



STANDARD ALLOWANCES

Our Standard Allowances

At Build Buddy, we make the journey of building your home simple and flexible. We understand everyone has their own style and budget, so we've created a one-size-fits-all starting point that you can tweak to make your own.

This document outlines the standard allowances that form the basis of your **Initial Estimate**. These allowances offer a good mix of value and style, and provides you with a complete base to start selecting your own fixtures and finishes throughout your new home.

Make It Yours

You can adjust this base to fit what you want:



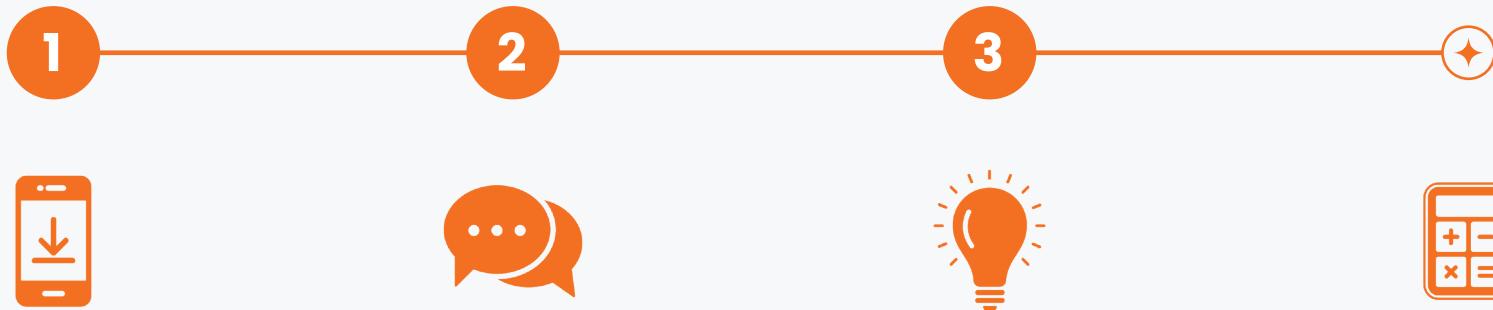
Want more luxury? No problem, you can add higher-end features.



On a tighter budget? That's okay too, you can choose more affordable options.



HOW YOUR INITIAL BUDGET IS ESTIMATED?



Download the Build Buddy app to create your user account and start your home building journey

Schedule your **free initial design consultation** with a member of the Build Buddy design team

Finalise your Concept Home Design and receive site survey and geotech reports

Working with your Pricing Estimator, receive a Bill of Quantities with an Initial Estimation based on these Standard Allowances

**THE CHOICE IS
ALWAYS YOURS!**

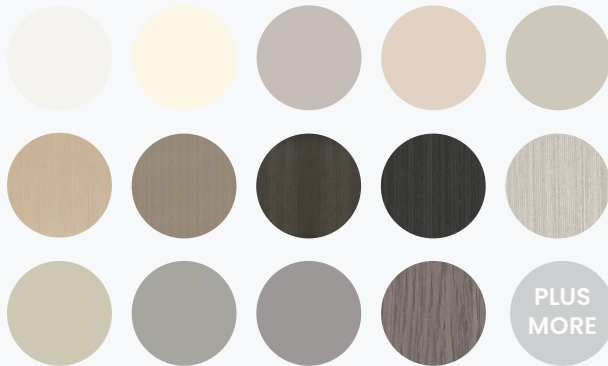
JOINERY

The finest finishes and features have been carefully selected to enhance both style and functionality.

**Z
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Your choice of gourmet cabinets to suit any taste and style

Your kitchen comes with fully lined Polytec cabinets, finished with a single colour square edge laminated door fronts, panels and kickboards, in your choice of decorative finish.



Images are indicative only. Options available are from Build Buddy Standard Allowances at the time of selection appointments.

STORAGE

Pantry (WHERE APPLICABLE)

Four white melamine shelves.

Scullery (WHERE APPLICABLE)

Matching kitchen finishes and fixtures with a single bowl sink.

Additional cabinets included

Make the most of your kitchen space with a matching fully lined cabinet above your fridge.

DESIGNER QUALITY FINISHES



Seamless overhead cupboards

Fully lined white melamine overhead cupboards finished with square edge coloured 'seamless' melamine door fronts.



Bank of 4 fully lined drawers

On metal drawer runners finished with square edge laminated coloured drawer fronts, with cutlery tray to top drawer.



Kitchen bulkheads

Painted plasterboard finish over all cupboards to upgrade your kitchen's overall look.



Standard fridge opening

Designed to fit a standard double door fridge with a matching fully lined overhead cabinet.



Soft close

Soft close feature to all kitchen drawers and cabinets.

WIDE RANGE OF DOOR HARDWARE

Your choice of stylish handles to lower cabinet doors and drawers from Build Buddy range.



PLUS
MORE

QUALITY SURFACES

Durable surfaces give your kitchen a smart, tactile elegance that stands the test of time.

Choose your own custom stone benchtop with a tiled splashback

20mm stone benchtop in your choice of colour, design and profile. Plus, your choice of tiled splashback to underside of overhead cabinets.



Images are indicative only. Options available are from Build Buddy Standard Allowances at the time of selection appointments. No allowance has been made for a waterfall edge.



Overmount drop-in double bowl sink

Clark Polar range overmount drop-in double bowl sink with two (2) chrome basket wastes.



Sink mixer

This durable design Liano II mixer with easy grip handle style is made to last.



DESIGNER SINKWARE

Make clean-up a pleasure with a functional mixer tap and a quality sink.

QUALITY APPLIANCES

Form and function are the key to making the heart of your home work.



Stainless steel built-in Fisher & Paykel microwave oven with trim kit



Fisher & Paykel stainless steel dishwasher



Stainless steel Fisher & Paykel canopy rangehood with LED lighting



900mm Fisher & Paykel stainless steel electric oven



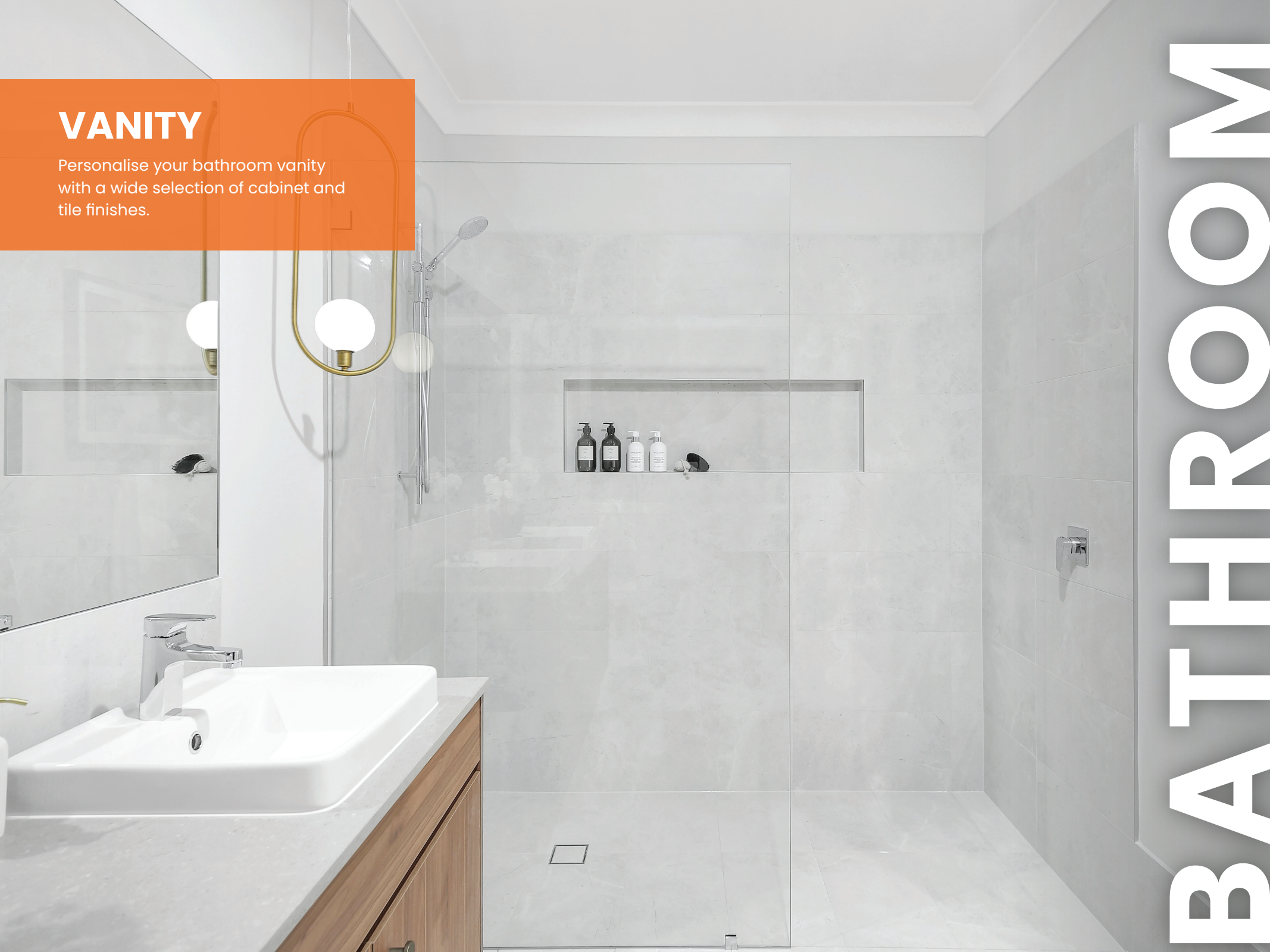
900mm Fisher & Paykel stainless steel electric cooktop

FISHER & PAYKEL

**THE CHOICE IS
ALWAYS YOURS!**

VANITY

Personalise your bathroom vanity with a wide selection of cabinet and tile finishes.



BATHROOM

VANITY AND ACCESSORIES



Tiled splashback
Ceramic tiles to vanity splash back to 200mm high.



Vanity mirror
A frameless polished edge mirror.



Basin mixer
Your durable chrome Luna mixer with an easy grip style is made to last.



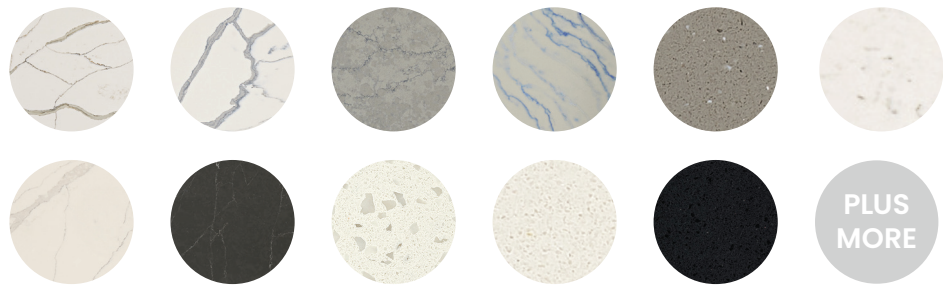
Door handles
Your choice of vanity door handles from the Build Buddy range.



Semi-Recessed Basin
Luna Semi semi-recessed counter basin with straight lines that integrates seamlessly with your cabinetry and features a chrome pop-up plug.

Contemporary vanity design of your choice

Contemporary floating style vanity design with Polytec door fronts and 20mm stone benchtop in your choice of colour, design and profile.



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SHOWER AND BATH

Relax and unwind in your contemporary bathtub and shower.

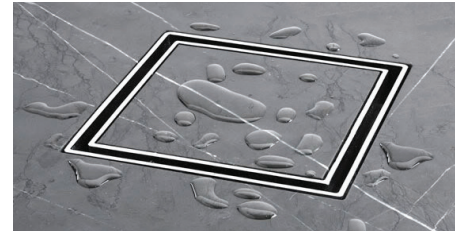


WASTES



Chrome basin waste

Provides a matching look to your designer basins. Separate plug is provided.



Smart tile shower floor waste

Integrated floor waste compliments your modern new home.

SHOWER NICHE



Tiled shower niche

Tiled niches (600x300mm) to two showers of your choice.

BATHS



Freestanding bathtub

Caroma Urbane II 1775mm acrylic white bath tub to one bathroom (where suitable, otherwise 1580mm)



Built-in acrylic bathtub

Additional Caroma Maxton 1675mm acrylic white bath tub to additional bathrooms (where suitable, otherwise 1525mm)

TAPWARE



Shower rail

Features an ergonomic Luna hand shower bracket with push button for easy height adjustment.



Bath spout

A sleek Luna bath spout design with a polished chrome surface to compliment your modern bathroom.



Matching Wall mixers

Shower and bath Luna wall mixer features a polished chrome mixer with clean lines and smooth surfaces for a contemporary finish.

SHOWER SCREEN



Semi-frameless shower screen

Semi-frameless shower screens with pivot door, chrome trim and clear laminated glass.

CUSTOMISABLE FINISHES

No detail is overlooked in your new bathroom design

Add your personal touch with your choice of bathroom tiling

Your choice of ceramic wall tiles to shower areas to 2100mm high. Ceramic floor tiles to bathrooms and ensuites with skirting to 300mm high, and 150mm high skirting to separate toilets and powder rooms. Ceramic tiles to the bath hob and riser to 500mm high with a chrome edge trim, where applicable. Bath splashback tiling to your walls up to 400mm high.

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Toilet roll holder

A modern Luna toilet roll holder design to suit your other accessories.



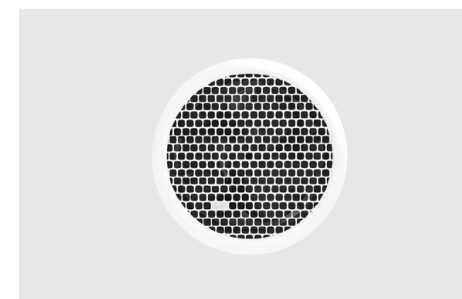
Double towel rail

Contemporary Luna double towel rail design for a sleek look, easy installation and fuss-free maintenance.



Light, heating and fan

Combined fan/light/heater (2 bulb) unit to bathroom & ensuite (non ducted)



Exhaust fan

Powder room exhaust fan where applicable (no window)



Coupled toilet

Soft close Caroma Luna coupled toilet suite with Cleanflush* technology.

THE CHOICE IS ALWAYS YOURS!



LAUNDRY

Take the stress out of laundry time with a range of contemporary fixtures and finishes.



LAUNDRY



**THE CHOICE IS
ALWAYS YOURS!**



Fully lined laundry cabinet

Contemporary built-in laundry cabinet (1200mm long), finished in your choice of colour to door fronts, panels and kickboards, along with a 33mm laminated benchtop.



Large stainless steel tub

Clark Radiant 45L stainless steel drop in tub, integrated into your laminated laundry cabinet, which has been customised in your choice of colour finish.



Sink mixer

This durable Stylus Verdi sink mixer with easy grip handle style is made to last.



Laundry Door

Bring natural light inside with a solid core door with painted finish and clear glazing



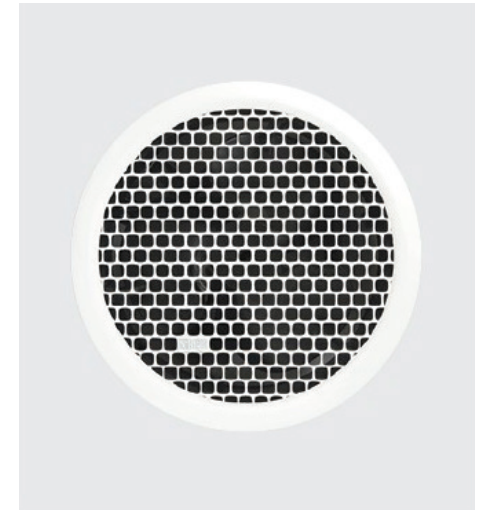
Level door handle

Lock up securely with a keyed door handle and a double cylinder deadbolt lock.



Oyster style light fitting

Durable and reliable light lets you find your way around at any hour.



Exhaust fan

Standard non-ducted exhaust fan on single storey or laundry with external access. Ducted included on double storey or where laundry has no external access.



Power and water provisions

Concealed under-tub washing machine taps for added laundry utility. A double power point is also included for all your ironing and white goods needs.



Ceramic tiled splashback

Protect your laundry walls with your choice of ceramic splashback tiles behind the tub, up to 300mm high.



Ceramic tiling to laundry floor

Your choice of ceramic tiling to the laundry floor with matching tile skirting to 300mm high.

**THE CHOICE IS
ALWAYS YOURS!**

**YOU HAVE THE
FREEDOM TO
CHOOSE!**

QUALITY FLOORS THROUGHOUT

From the ceiling to the floor, your new home will have quality inclusions at every touchpoint.

INTERIOR

Modern ceramic tiles to match your lifestyle

Your choice of ceramic tiles to entry, hallway, family, kitchen and meals areas.



Soft, contemporary carpet for any taste

Your choice of carpet to all other internal areas including staircase to two storey designs.



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HIGH CEILINGS



Plenty of room to move with high ceilings

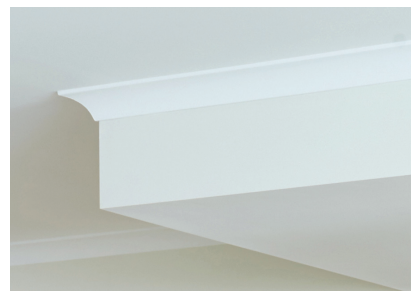
Both single and double storey homes feature high ceilings measuring 2590mm, giving your new home a sense of spaciousness and letting more natural light flow throughout.

WALLS



Skirting and architraves

67mm x 18mm skirting and architraves with painted finish in your choice of profile and colour.



Cove cornice

90mm cove cornice throughout your home, excluding bathrooms

STAIRCASE



Staircase to double storey designs only

Solid staircase with pine timber handrails, newel posts and cappings with Dulux gloss paint finish. Black powder coated square steel balusters. Carpet on treads and risers to match the internal areas of your home.

PAINT

Make YOUR style statement WITH COLOUR

Dulux 3 coat paint system to walls and gloss paint to timberwork. Let your home reflect your style with your choice of paint to the walls and ceiling.

Dulux



LIGHTING AND ELECTRICAL



Garage lighting

Twin-tube



Oyster style light fittings

LED to kitchen, bedrooms and living areas. LED downlight to porch and outside laundry (where allowable)



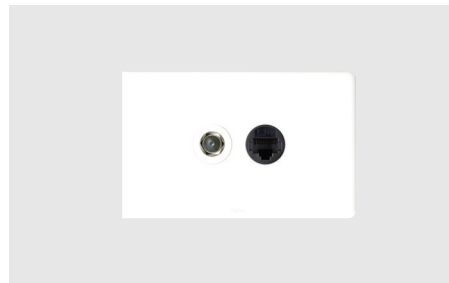
Smoke detectors

Hard-wired and interconnected smoke detectors with back up battery.



Power points throughout

Double power points throughout with singles to dishwasher and microwave.



TV outlet points

2 TV outlet points for single storey, 3 TV outlet points for double storey.

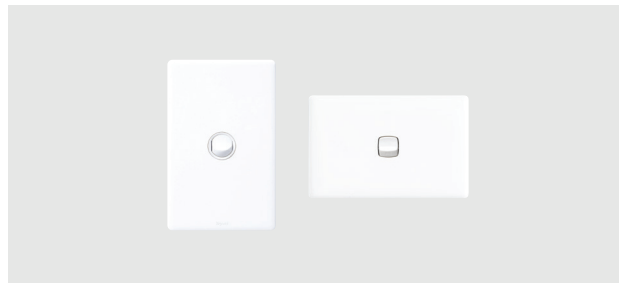


1 telephone point



2 data points

1 data point for single storey, 2 data points for double storey.



Light switches throughout

Vertical or horizontal white wall mounted light switches.



**THE DECISION IS
ALL YOURS.**



YEAR-ROUND COMFORT

Enjoy year-round comfort with a day/
night ducted air conditioning system
(suitable to the size of the home).

INTERNAL DOORS

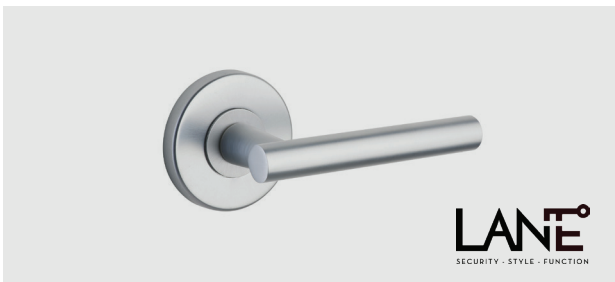
Enjoy some peace and quiet with our stylish door furniture options.



**THE CHOICE IS
ALWAYS YOURS!**

2040mm high hollow core Hume Linear range panel doors

With privacy locks (Bathrooms, Ensuites, Powder Rooms and Master Bedroom), and Dulux gloss paint to all timber work including doors, architraves and skirting.



Lever door hardware

Lane Cambridge in a satin brushed chrome



Chrome finish door hinges

Hinges to each internal door (lift-off hinges where required).



Door stops throughout

All internal doors come with door stops.

WARDROBES



Mirrored sliding doors

2100mm high aluminium semi frameless mirrored sliding doors to built in wardrobes.



Wardrobe shelving

Single white melamine shelf with white hanging rail and bank of 3 drawers to wardrobes and walk-in-robos.

LINEN CUPBOARD



Four white melamine shelves

Provide easy storage for your all your family linens.



Linen cupboard doors to match

2040mm high hollow core Hume Linear panel with painted finish to linens (match internal doors).

STORAGE

You'll have plenty of room for your clothing, linens and small items.

**YOU HAVE THE
FREEDOM TO
CHOOSE!**

OUTDOOR LIVING

Enjoy an indoor-outdoor lifestyle and entertain in your beautifully finished alfresco area.

EXPLORE

ALFRESCO CEILING



Well-finished alfresco ceiling

You are protected from the weather with 10mm water resistant plasterboard ceiling linings to Alfresco area under the main roof.

ALFRESCO FLOOR



Tiled alfresco floor

Choose from a wide range of ceramic tiles to the Front Porch, Balcony and Alfresco area with a 150mm riser tile to external edge.

ALFRESCO AND PORCH LIGHTING



Alfresco lighting

Clean style light fittings with LED globe to alfresco areas.



External entry lights

Find your way around with front porch and outside laundry light.

EXPAND YOUR LIVING SPACE OUTSIDE

Fully finished and tiled porch and alfresco included with every Build Buddy Home.

KERB APPEAL

Your choice of finishes extends to the exterior, allowing you to add your personal touch.



Brickwork options for the Australian environment



Make a stylish first impression with your choice of Austral bricks.

Also includes

- Your choice of flush, raked or ironed mortar joints
- Face brick infill over garage door
- External wall using brick veneer wall system



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ROOF



Metal Roof

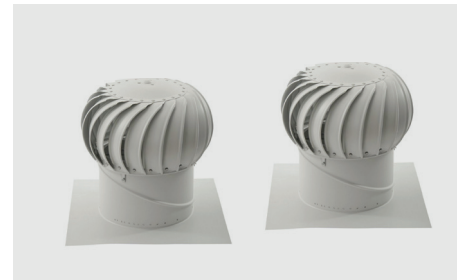
Quality Colorbond steel metal roof.

Colorbond



Reflective foil insulation

Reflective foil insulation (sarking) to underside of steel roof.



Two rotary roof ventilators

Increase natural airflow durable ventilators in your choice of colour.



450mm fibre cement eaves lining

Sturdy cement lining to your wide eaves (including front porch) add the finishing touch.

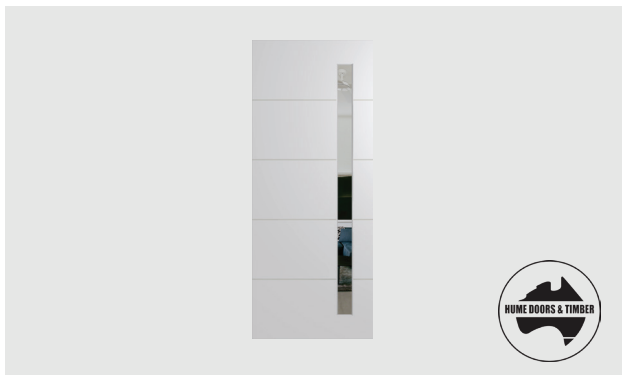


Matching Fascia, gutters and downpipes

Designed to look great and protect your home from the changing Australian climate. Colorbond painted UPVC 90mm downpipes to match your fascia and gutters.

Colorbond

EXTERNAL DOORS



Front entry door

Solid core front Hume 2040mm x 820mm entry door with clear/translucent glazing with painted finish and weather seal.



Single sliding door to family room

With powdercoat finish in your choice of colour.



Front door handle

Lane Corvan Buckingham lever door handle with deadlock is available in a satin brushed chrome.

WINDOWS



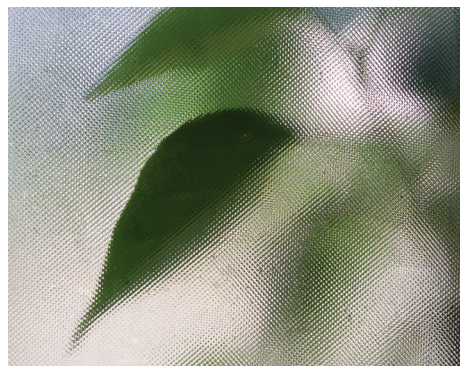
Aluminium frames

With powdercoat finish in your choice of colour.



Keyed locks

Keep your home secure with keyed locks to all windows in your home.



Obscure glass windows

Obscure glass to bathroom, ensuite and separate toilet (where applicable).



Fly screens

With fibreglass mesh to all opening windows and rear sliding door.

**THE CHOICE IS
ALWAYS YOURS!**

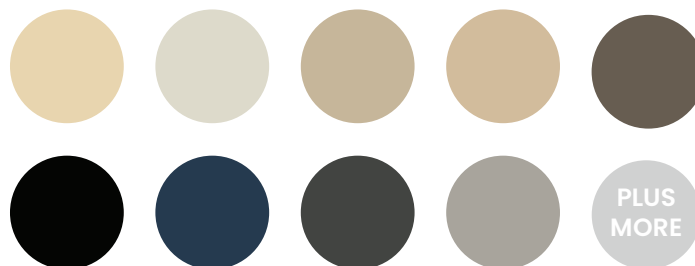


Arrive in style with your choice of automatic garage door

Your Build Buddy home comes with a Colorbond 2100mm high* sectional garage door in your choice of colour and style. Also includes an automatic opener and two remotes.

Colorbond®

Images are indicative only. Options available are from Build Buddy Standard Allowances at the time of selection appointments.



DOORS AND WINDOWS

Make a stylish first impression for friends and family with a wide range of external options.



QUALITY INSIDE AND OUT

From your foundations to your frame, everything at the core of your new build has been included with quality and sustainability in mind.

ESSENTIALS

FRAME



Frames, trusses and waterproofing

- 'T2' treated radiata pine prefabricated frames and trusses to suit plans (stabilised radiata pine stud walls)
- Waterproofing to all wet areas and external balcony areas

FOUNDATIONS



Solid concrete slab

- Structural bored concrete piling
- Internal drainage and plumbing
- Smooth finish to garage
- Termite treatments to slab penetrations and perimeter



Termite Protection

- 50 year warranty from date of installation
- Conforms to all Australian building authorities and standards

INSULATION



External walls

R2.0 glasswool insulation batts to suit BASIX requirements (excluding garage)

Ceiling insulation

R3.5 glasswool insulation batts to suit BASIX requirements (excluding garage)

ELECTRICAL, PLUMBING AND GAS



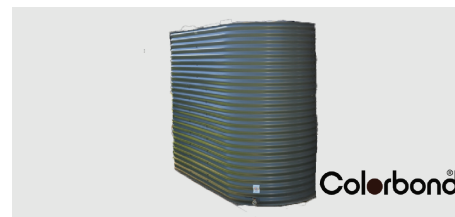
Roof mounted TV antenna

This Super Multiband UHF antenna consists of 45 elements for reception of UHF channels 21-69 in medium type reception areas.



Electrical meterbox

Electrical meterbox with single phase metering equipment. Includes RCD safety switch and circuit breakers to meter box.



Metal water tank

3,000L Colorbond metal water tank with pump and mains water diverter or reticulated recycled water to suit site and BASIX requirements.



Hot water system

Rinnai 26L hot water heater.



2 external garden taps

1 potable water, 1 rain or recycled water



1 gas bayonet to living

Subject to availability of natural gas.

**WE INCLUDE CONNECTIONS
OF ALL YOUR SERVICES TO
MAINS AS REQUIRED**

Site Cost Allowances

- Balanced cut and fill up to 1m fall over the site (500mm cut and 500mm fill) to achieve a level building platform
- Export of ENM/Natural material (spoil) for a Site scrape
- House Siting and associated Drafting Fees (excludes variations and facade design)
- Cost Estimate Consultant Fees
- Council Authority Approval Fees
- Public Liability & Construction Insurance
- Utility Service Connections (up to 8m from a connection point within the property boundary)
- Contour Survey and setout by Registered Surveyor
- Structural Engineer Design and Certification
- Geotechnical Soil and Exposure Classification Report
- Sediment Control Measures & Temporary All Weather Access
- Temporary Fencing (up to 40 lineal metres) for WHS
- Temporary Toilet Hire
- Scaffolding to WHS Requirements
- House Clean upon completion
- Owner Builder Course
- Permit Fees

Your own Construction Buddy

To Guide You Through Construction

Select and appoint your own Construction Buddy (a real-life, local, experienced building professional) to help you along your building journey. The role your Construction Buddy plays is completely up to you.

Whether you prefer a more involved role or wish to delegate tasks entirely, we offer tiered packages tailored to meet your specific needs and preferences.

Reporting directly to you, selecting and nominating your Construction Buddy will be one of the most important roles in taking on a residential building project.

See Tiered Packages on the next page →



CONSTRUCTION BUDDY SERVICE LEVEL	INCLUDED IN STANDARD ALLOWANCES		
	TIER 1	TIER 2	TIER 3
	The essential package for safety, quality and compliance	The complete Quality Assurance support package	Full Construction Buddy service including on-site coordination, quality assurance, and support
Coordination of all service providers <ul style="list-style-type: none"> Communicate with Trades and Suppliers Schedule and monitor onsite works Focused on efficiency and budget Ensures compliant onsite Health and Safety 			✓
7 critical inspections <ul style="list-style-type: none"> Site Establishment Concrete Slab Frame & Structural Steel Roof Construction Brickwork/ Cladding / Enclose Services Rough in & insulation Finishing & Fit-Outs 	✓	✓	✓
Experienced QA reviews <ul style="list-style-type: none"> Complete Build Buddy Quality Assurance checklists on behalf of customers for each service provider. Conduct spot checks on material quality and installation methods. 		✓	✓
Review and advice on all quotes received			✓
Telephone support		✓	✓
Onsite safety reviews <ul style="list-style-type: none"> Inspect safety protocols and adherence during both weekly and critical stage visits. Report on concerns and provide corrective recommendations. 	✓	✓	✓
Building contract			
Home owner warranty insurance			
Anticipated time requirements	7 Inspections, 3 hours per inspection (inc travel time) 21 Hours	38 weeks, 1 Inspection per week 2 hours per inspection (inc travel time) 1 hour support per week	38 weeks, 2 inspection per week 1.5 hours per inspection (inc travel time) 2 hours coordination & support

Looking for more support?
Remember the choice is always yours.

Whether you are planning to do 'a little' or to do 'a lot', with different Tiers of Construction Buddy, there are different levels of support to match your needs. It is your choice, from simple quality control support all the way up to "take care of it all for me".

World's First Online Display Village

Find your dream home from the comfort of your couch.

Explore 40+ Virtual Homes: Walk through beautifully designed homes from any device, to help you find your perfect fit.

Discover 130+ Floor Plans: Architecturally designed range, from granny flats to mansions, for a fraction of the price of an architect.

Transparent Pricing: Every design shows a *Complete Build Price, giving you a clear idea of how much it would cost to build your selected floorplan with Build Buddy.



*Our Complete Build Price factors in the cost of building your chosen home design on a standard block of land with standard site costs, inclusive of all the Build Buddy Standard Allowances and with an owner-builder using the Build Buddy platform.

We have provided a quality starting point and a level of inclusion, fixtures and finishes that will satisfy most tastes but yet one that is fully customisable to suit your style and budget.

Complete build price has been provided as an 'apples-for-apples' comparison against the cost of a volume home builder with the exact same design and allowances. Complete build price excludes the following, and additional costs may be required depending on the site:

- Window furnishings e.g. curtains or blinds
- Any item outside of the Build Buddy allowances brochure e.g. fireplace
- Demolition or site preparation works for sites with more than 500mm fall
- Tree removal
- Measures required for contaminated soils, highly reactive soils and land burdened by water tables to sub-surface
- Traffic control, work zone permits or other measures required for site access e.g. tight access or site on a main road
- Tiger tails for overhead power lines
- Sewer encasement (where sewer mains are running through land)
- High voltage or other specialty service mains
- Easements
- Sites where the land slopes to the rear (requires special Hydraulic stormwater design and control measures)
- Bushfire prone areas including reports and protection measures
- Flood zones including reports and building methodology costs
- Heritage preserved areas including reports and design changes required
- Zero lot boundary
- Sites subject to vibration control reports and measures
- Re-drafting or major design changes from the original design
- Additional council specific or additional certifier fees above what has been allowed for building approval applications
- Retaining walls
- Full or part landscaping
- Driveways and council crossovers
- Swimming pools
- Fencing



Expert Guidance & Support

EMAIL – CALL – ONLINE CHAT

Our experienced building consultants are always available to help you with any questions you may have along the way. Whether it is a question about a specific consultant or contractor, or whether you are confused about the council approval process, or whether it is a technical support issue ... no matter what it is, reach out and they will respond within one business day.



The Future of Home Building



Build Buddy may amend these specifications and inclusions at any time without notice. Images are indicative only. Photographs and other images used may show fixtures, fittings or finishes which are not supplied by Build Buddy, or which are only available in some designs, or when selected as additional upgrades at an additional cost. No allowance has been made for additional site requirements or covenants that may be applicable to individual lots or housing estates. BASIX requirements will be assessed on an individual site bases and additional costs may apply. Please speak to a Build Buddy Expert who may able to assist you with any questions. Correct as at 03/06/24.