



New Home Tiers

Quick Guide

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Use this overview to compare the four tiers. Pricing shown is a guide and helps set expectations early. Your final price depends on site conditions, engineering, and selections.

Tier	Name	What It Is	Typical Features	Pricing
1	Project Home	Proven plan library with efficient delivery and selections.	Standard structure; standard ceiling heights; packaged fixtures/finishes; base lighting plan; standard façade options.	Typically from \$ 875,000.00
2	Custom New Home	A one-off floor plan delivered with project-home methods and specification.	Similar spec to Tier 1 on a custom plan; limited structural variation; packaged joinery & PC items; minor façade tweaks.	Typically from \$ 1,050,000.00
3	neully.	Design-led, fully custom by an architectural designer—mid to high finish, refined detailing, controlled complexity.	Upgraded envelope (glazing/insulation); curated façade palette; premium joinery; engineered stair options; targeted voids; integrated lighting/AC planning.	Typically from \$ 1,500,000.00
4	Ultra Luxury New Home	Showcase ultra luxury home with elevated structural expression and feature-rich brief.	Complex geometry; off form concrete, planter boxes, large double-height spaces; advanced screening; custom landscape integration; bespoke interiors; sculptural stairs.	Typically from \$ 3,000,000.00

Inclusions vs Options (Light Guide)

Project Home:

Inclusions: standard structural systems; base electrical & lighting; laminate kitchens/vanities; tiled wet areas to standard heights. Options: façade upgrades; higher ceilings; stone benchtops; additional glazing; upgraded appliances; alfresco enhancements.

Custom New Home:

Inclusions: Tier 1 spec on a one-off plan; minor structural adjustments; packaged joinery and PC items. Options: curated façade package; stair upgrade; joinery upgrades; performance glazing; additional lighting layers.

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Inclusions: architectural-designer-led documentation; curated exterior palette; premium joinery to kitchen/vanities; targeted single void allowance; engineered stair options; integrated lighting/AC planning; performance glazing options. **Options:** second void or larger voids; expanded screening systems; full-height tiling; stone to secondary wet areas; integrated landscape allowances; skylight strategies beyond standard.

Ultra Luxury New Home:

Inclusions: advanced structural solutions; multiple feature elements; bespoke interiors; integrated landscape design coordination. Options: complex façade screening systems; atriums and double/triple-height volumes; water features; fully custom skylight systems; one-off artisan details.

Notes & Assumptions:

Rates exclude demolition, extensive retaining or piling, major service upgrades, unusually difficult access, and premium appliance packages. Pricing is subject to detailed design, engineering, energy reports, and site investigation. All allowances and inclusions are confirmed in preconstruction to maintain budget alignment.



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Make it Yours.