



New Home Inclusions

JDL

The background image shows a bright, minimalist interior. On the right, a black-framed window with multiple panes is set into a white wall. In the foreground, a white architectural element, possibly a wall or a large planter, runs diagonally across the frame. Below it, a wooden handrail is visible, suggesting a staircase. The floor is made of dark wood planks. The overall lighting is soft and even, creating a clean and modern aesthetic.

Our standard inclusions are the things other builders call upgrades.

This document sets out what every JDL new home includes as standard, and the allowances behind the price, so you can compare builders on a like for like basis.

The prices we provide at concept stage are preliminary and site specific. As the design develops every allowance is confirmed, and the final number is locked in under a Fixed Price contract before construction starts.



This overview compares the four tiers available to you when choosing a pathway to build your new home . Pricing will depend on site conditions, engineering, selections and the size of your desired floorplan.

Tier	Name	What It Is	Typical Features
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.
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.
3	JDL	Design-led & fully customised by a specialist designer, with premium finishes, refined detailing, & carefully controlled complexity.	Upgraded envelope (glazing/insulation); curated façade palette; premium joinery; engineered stair options; targeted voids; integrated lighting/AC planning.
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.



Design

All design is completed in house by the JDL design team, so there is one source of truth from concept through construction. The design stage covers all documentation up to the point a contract is signed, and is priced separately from the construction price. As a guide, design and interiors are 3% of the construction cost. It includes:

- Concept drawings
- Design development
- Working drawings
- Interior design, including the Colours and Selections process with our design team
- Consultants coordinated by JDL, including engineering, soil test, survey, energy efficiency assessment, and town planning where applicable
- Private certification

How We Work, and Why It Matters

A project builder gives you a plan to choose from and a supervisor you'll meet perhaps twice. JDL is built differently. Around 30 people are on our payroll, including our own carpentry crews, not trades booked in when the market allows. It's why our projects and sites keep moving when others stall.

- Our own carpentry crews and site team, employed by us
- We run JackApp, a construction management system, across every project
- Photographs and a written note of what happened on your site, every working day
- A site meeting with your supervisor, weekly or fortnightly
- Your project schedule and reports in a client portal, available to you at any time

Site Costs

Site costs are site specific. Preliminary pricing carries the following standard allowances, confirmed before contract.

- M Class concrete slab to the engineer's standard design
- Site cut to suit 500mm of fall across the block
- Soil test, contour survey and structural engineering completed as part of our design process
- Connection to an existing standard sewer connection point located within 6m of the house
- Connection to an existing 20mm water connection from the existing water meter located within 6m of the house
- Standard single phase electrical connection to a riser bracket mounted on the house
- Two stormwater lines run to the kerb or connection point within 9m of the house
- Set out of the house, concrete slab design and engineer's inspection of the slab system
- Temporary construction fencing
- Full height scaffold allowed on all projects

Termite Protection

Three part termite protection system:

- Kordon barrier system to slab penetrations and perimeter
- Physical ant caps
- 75mm visual inspection barrier

Energy Efficiency

Designed and assessed to achieve a 7 star NatHERS rating, with the following included as standard:

- Sarking under all roof sheeting
- Ceiling insulation to the upper level
- Insulation between the two floor levels
- Insulation to all external walls

Structural

- LVL engineered timber frame, not a standard pine frame
- 2700mm ceiling heights to both lower and upper levels
- Engineered timber trusses and floor systems
- Bracing and tie down to suit an N2 Wind Classification

External

- Colorbond metal roofing, fascias and gutters
- Scyon Linea or Scyon Axon cladding
- Bradnams aluminium windows and sliding doors, a mixture of the Essential and Signature ranges
- Aluminium or timber entrance door, allowance \$3,500
- Exposed aggregate concrete driveway, approx 60m2 plus crossover
- Panel lift garage door in Colorbond colours, with remote operation

- Turfing allowance of \$12,000
- Boundary fencing, front fencing and retaining walls are not included in preliminary pricing, these are site specific and priced during design

Patio & Alfresco

- Tiled patio and alfresco areas
- Lined alfresco ceilings
- Ceiling fans to alfresco areas
- Inbuilt BBQ and bar fridge included as standard

Internal

- Square set ceilings as standard
- All plasterboard battened off trusses and floor systems for a better finish
- Flush panel internal doors, 2340mm high
- Gainsborough door hardware throughout
- 90mm skirting and 66mm architraves
- Three coat Resene paint system

Electrical & Air Conditioning

- Electrical allowance of \$40,000 approx per house, covering all lights, fans, power points, data cabling and a permanent power pole to the front of the job
- Provision for future battery installation
- Solar system included as standard, allowance \$12,500
- Daikin or Mitsubishi Heavy Industries ducted air conditioning, fully zoned with temperature sensors in each zone and wall mounted MyAir tablet control, \$22,000 approx
- 315L–350L electric hot water system

Flooring

- Raw engineered timber flooring to the lower level, able to be sanded and polished multiple times through its life
- Mid range carpet to the entire upper level, \$70 per m2 approx
- All wet areas tiled floor to ceiling
- Tile supply allowance of \$50 per m2

Kitchen

- 20mm engineered stone benchtops
- Polytec matte or woodgrain cabinetry, all soft close with a better grade of runners
- Butler's pantry included as standard
- Bar to the main kitchen area generally included
- Appliance allowance of \$12,000 approx

Bathrooms & Ensuites

- Full height tiling to all bathrooms and ensuites
- Parisi tapware, fittings and fixtures
- Freestanding back to wall bath
- 2400mm high frameless glass shower screens
- Half height shower walls in lieu of tiled niches
- Mirrored shaving cabinets included as standard

Laundry

- Polytec cabinetry with engineered stone benchtops
- Laundry tub and tapware to match the rest of the home

Cabinetry & Joinery

A complete cabinetry package is priced into every home, typically \$135,000 approx on a 350m2 house. This includes:

- Kitchen, butler's pantry and laundry cabinetry with stone benchtops
- Master walk in robe with specialty fit out, \$15,000–\$20,000 approx
- Built in robes to all secondary bedrooms, including doors and full internal fit out
- Linen cupboards, mudroom and drop zone joinery
- Vanities, stone vanity tops and shaving cabinets to all bathrooms
- Window furnishings to the whole home, \$12,000–\$15,000 approx

General

- HIA Fixed Price contract
- 12 month maintenance period
- 6 year 3 month structural warranty
- Brisbane City Council plumbing and drainage fees
- QBCC insurance
- QLeave portable long service leave levy and contractors all risk insurance
- End of build house clean and builders rubbish removal from site
- Our design team remains on standby to answer questions throughout construction



Typical Allowances

The numbers behind our pricing on a typical 5 bedroom, 3 bathroom home of approx 350m2. We publish these so you can see what is actually carried in a JDL price, and compare other quotes on a like for like basis. All allowances are inc GST.

Item	Typical Allowance
Plumbing	\$45,000 approx
Electrical (lights, fans, power, data, future battery provision)	\$40,000 approx
Solar system	\$12,500
Ducted air conditioning, fully zoned with sensors and MyAir control	\$22,000 approx
Cabinetry package (kitchen, pantry, laundry, robes, linen, vanities, stone tops)	\$135,000 approx
Window furnishings to the whole home	\$12,000 – \$15,000
Plumbing fixtures (Parisi)	\$14,000 – \$15,000
Appliance package	\$12,000 approx
Turfing	\$12,000
Tile supply	\$50 per m2 (\$10,000 approx)
Carpet to upper level, mid range	\$70 per m2 approx
Frameless shower screens, 2400mm high	\$2,500 each approx
Entrance door	\$3,500

- Every allowance above is included in our preliminary pricing.
- When comparing quotes, check whether these items are included at all, and if they are, what allowance is carried.
- A lower headline price with light allowances becomes a higher final price during the build.





JDL

It's what you want to come home to™

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