

Premium Finishes *Included as Standard*


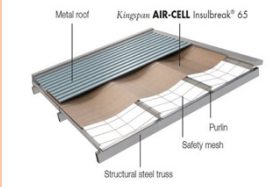
“A big “Thank you” to George and Katerina for building our beautiful & humble abode. With their outstanding professionalism and extensive knowledge in the building business, we are proud to recommend them to anyone who is looking to build their dream house. We have come across several builders but About Homes is the best by far. We are just overwhelmed on how our house turned out to be. Special Thanks as well to Soula, Vivian and Nick who is behind the success on building our house. “Thank you” & more power to About Homes!”


John and Mercy



“We chose to build our dream house with About homes due to George's friendly and flexible approach. Throughout the build process, we valued being able to speak directly to George and Katerina in order to get exactly what we wanted. We absolutely love our home and have no regrets building with this honest, high quality and reliable family business!”




Laura And Vish

<h1 style="text-align: center;">Lite Inclusions</h1>	<h1 style="text-align: center;">*Most Popular*</h1> <h1 style="text-align: center;">Premium</h1> <h2 style="text-align: center;">Included as Standard</h2>
GENERAL INCLUSIONS AND SERVICES	GENERAL INCLUSIONS AND SERVICES
CONTRACT <i>HIA – Northern Territory Building Contract</i>	CONTRACT <i>HIA – Northern Territory Building Contract</i>
ENGINEERING <i>Drafting / engineering / Inspections / Permit to Occupy</i>	ENGINEERING <i>Drafting / engineering / Inspections / Permit to Occupy</i>
SOIL CLASSIFICATION REPORT <i>S” class type</i>	SOIL CLASSIFICATION REPORT <i>S” class type</i>
POWER, WATER, SEWERAGE <i>Underground connections: up to 10lm</i>	POWER, WATER, SEWERAGE <i>Underground connections: up to 10lm</i>
CONSTRUCTION	CONSTRUCTION
FOOTINGS AND FLOOR SLABS <i>Reinforced concrete to suit class S” site classification (not including piers and beams)</i>	FOOTINGS AND FLOOR SLABS <i>Reinforced concrete to suit class S” site classification (not including piers and beams)</i>
SITE PREPARATION WORKS <i>If required this will be at an additional cost to the owners</i>	SITE PREPARATION WORKS <i>If required this will be at an additional cost to the owners</i>
ROCK BREAKER / HAMMER <i>If required this will be at an additional to the owners</i>	ROCK BREAKER / HAMMER <i>If required this will be at an additional to the owners</i>
TERMITE TREATMENT <i>Under slab and perimeter as per AS 3660</i>	TERMITE TREATMENT <i>Under slab and perimeter as per AS 3660</i>
SUSTAINABLE ENERGY	SUSTAINABLE ENERGY
ENERGY EFFICIENCY RATING <i>5-6 stars minimum</i>	ENERGY EFFICIENCY RATING <i>5-6 stars minimum</i>
HOT WATER SYSTEM <i>250L Rinnai – Off peak electric storage system</i>	HOT WATER SYSTEM <i>300L Rinnai Prestige solar system</i> <div data-bbox="1143 1649 1350 1742" style="text-align: right;">  </div>
INSULATION <i>Ametalin – SilverSark – Extra Heavy Duty Roof Insulation</i>	INSULATION <i>Air-cell Insulbreak 65</i> <div data-bbox="1075 1825 1350 2011" style="text-align: right;">  </div>

OUR OBLIGATIONS	OUR OBLIGATIONS
MAINTENANCE WARRANTY <i>1 year</i>	MAINTENANCE WARRANTY <i>1 year</i>
STRUCTURAL GUARANTEE <i>6 years</i>	STRUCTURAL GUARANTEE <i>6 years</i>
NONSTRUCTURAL GUARANTEE <i>1 year</i>	NONSTRUCTURAL GUARANTEE <i>1 year</i>
COMPANY INSURANCE <i>Construction Insurance, All risks public liability, Residential Building Cover (Master Builders Fidelity Fund Insurance)</i>	COMPANY INSURANCE <i>Construction Insurance, All risks public liability, Residential Building Cover (Master Builders Fidelity Fund Insurance)</i>
EXTERNAL FINISHES	EXTERNAL FINISHES
ROOF <i>Hip style roof: Colorbond sheeting</i> <i>Roof line fascia: Colorbond sheeting</i> <i>Dresses eaves: Colorbond sheeting</i> <i>Veranda ceiling: Colorbond sheeting</i> <i>Porch ceiling: Colorbond sheeting</i> <i>Roof gables: nil</i>	ROOF <i>Hip or Skillion style roof: Colorbond sheeting</i> <i>Dressed eaves: 6mm cement fiber sheeting</i> <i>Roof fascia: Colorbond</i> <i>Facade gables: 6mm cement fiber sheeting and express joints</i> <i>Side and back gables: Colorbond sheeting</i>
ALL WALLS <i>Block work core filled and rendered</i>	ALL WALLS <i>Block work core filled and rendered</i>
RENDERING <i>Textured finish</i>	RENDERING <i>Smooth or Textured finish</i>
EXTERNAL FLOORS <i>Plain grey concrete to veranda, porch, carport/garage, driveway, mowing strips</i>	EXTERNAL FLOORS <i>Exposed aggregated concrete to veranda, porch, carport/garage, driveway, mowing strips</i>
EXTERNAL PAINTING <i>One main color allowance (1 undercoat and 2 coats of Acrylic paint)</i> <i>One internal wall feature color allowance</i> <i>External ceilings standard white</i>	EXTERNAL PAINTING <i>One main color allowance (1 undercoat and 2 coats of Acrylic paint)</i> <i>One internal wall feature color allowance</i> <i>External ceilings standard white</i>
GARAGE <i>Lockable with remote controls</i>	GARAGE <i>Lockable with remote controls</i>
SECURITY SYSTEM <i>Aluminium amplimesh security screens (honeycomb style) to veranda door and sliding windows</i> <i>Alugard security system to louvered windows</i>	SECURITY SYSTEM <i>ALUGARD security screens to veranda door and windows</i> 
MAIL BOX <i>1 item only</i>	MAIL BOX <i>From builders standard range (6 styles to choose from)</i>
CLOTHES LINE <i>21m wall mounted, lift up</i>	CLOTHES LINE <i>21m wall mounted, lift up</i>
MOWING STRIPS <i>600mm wide</i>	MOWING STRIPS <i>600mm wide</i>

<p>ENTRANCE DOOR <i>Hume doors 920mm (builder's selected range)</i> VER1, XN1, TX5</p>	<p>ENTRANCE DOOR <i>Hume doors 920mm or 1200mm (builder's selected range)</i> 16 Styles to choose from</p>
<p>INTERNAL DOORS <i>Hume hollow core doors 820mm and 720mm</i> <i>(Humes moulded panel range)</i> DEN, CHA, VIE</p>	<p>INTERNAL DOORS <i>Hume hollow core doors 820mm and 720mm</i> <i>(Accent Range)</i> <i>Lockwood Angular level lockable from inside for bedroom doors and lockable from both side for other external doors (Laundry and garage) (Builder's selected range)</i> 14 Styles to choose from Humes Doors: 5 years Guarantee</p>
<p>ENTRANCE HANDLE AND LOCK Lockwood Nexion Mechanical Lockset</p>	<p>ENTRANCE HANDLE AND LOCK Lockwood 142 or 143 Entrance handle 600mm long double cylinder deadbolt <i>(Builder's selected range)</i></p> 
<p>HANDLES FOR INTERNAL DOORS Lockwood 63 round rose leversets: privacy and passage sets (L3)</p>	<p>HANDLES FOR INTERNAL DOORS Lockwood 63 round rose lever sets: privacy and passage sets (L3, L4, L34)</p>
<p>INTERNAL FINISHES</p>	<p>INTERNAL FINISHES</p>
<p>CEILING 2700mm high plasterboard with 90mm painted</p>	<p>CEILING 2700mm high plasterboard with 90mm cornices painted white</p>
<p>INTERNAL FLOOR Plain grey concrete tiled <i>(ceramic or porcelain tiles)</i></p>	<p>INTERNAL FLOOR Plain grey concrete tiled <i>(ceramic or porcelain tiles)</i></p>
<p>AIR-CONDITIONING Rinnai wall mounted split system throughout</p>	<p>AIR-CONDITIONING Daikin L series wall mounted split system throughout</p> 
<p>TILING</p>	<p>TILING</p>
<p>INTERNAL FLOORS Ceramic or porcelain tiles up to \$25 per m2, square lay <i>(Builder's selected range)</i></p>	<p>INTERNAL FLOORS Ceramic or porcelain tiles up to \$35 per m2, square lay to be selected from 2 major tile shops in Darwin</p>
<p>BATHROOMS Ceramic or porcelain tiles, 2m high in shower, 800mm on top of bath tub, one row of tiles on top of vanity and skirting all around</p>	<p>BATHROOMS Ceramic or porcelain tiles floor to ceiling</p>
<p>WC Ceramic or porcelain tiles, floor and skirting only</p>	<p>WC Ceramic or porcelain tiles, floor and skirting only</p>
<p>KITCHEN SPLASH BACK Ceramic or porcelain tiles, square lay up to 600mm high</p>	<p>KITCHEN SPLASH BACK Ceramic or porcelain tiles, square lay up to 600mm high</p>
<p>LAUNDRY SPLASH BACK 1 row of ceramic or porcelain tiles, floor and skirting only</p>	<p>LAUNDRY SPLASH BACK 1 row of ceramic or porcelain tiles, floor and skirting only</p>

PAINTING	PAINTING
INTERNAL WALLS, FRAMES AND DOORS <i>1 main color (1 undercoat and 2 coats of Acrylic paint) throughout the house</i>	INTERNAL WALLS, FRAMES AND DOORS <i>1 main color (1 undercoat and 2 coats of Acrylic paint) throughout the house</i>
FEATURE WALL INTERNAL <i>No allowance</i>	FEATURE WALL INTERNAL <i>1 wall only different solid color</i>
CEILING <i>Standard white</i>	CEILING <i>Standard white</i>
INTERNAL DOORS <i>Acrylic enamel gloss finish</i>	INTERNAL DOORS <i>Acrylic enamel gloss finish</i>
CABINETS AND OTHER ALLOWANCES	CABINETS AND OTHER ALLOWANCES
KITCHEN BENCH TOP <i>20mm Essastone no side fall 2 colors to choose from</i>	KITCHEN BENCH TOP <i>20mm caesarstone no side fall 12 colors to choose from</i> 
MAIN BATHROOM AND ENSUITE BENCH TOP <i>20mm Essastone no sidefall</i>	MAIN BATHROOM AND ENSUITE BENCH TOP <i>20mm caesarstone no sidefall</i>
KITCHEN CUPBOARDS, 2M HIGH <i>Laminex natural finish standard white Hinged doors and up to 7 drawers all soft closing</i>	KITCHEN CUPBOARDS UP TO THE CEILING <i>Laminex natural or silk finish complete range Polytec Melamine matt or sheen range Hinged doors and up to 7 drawers all soft closing</i>
MASTER BEDROOM <i>Walk-in robe open shelving 16mm laminex standard white</i>	MASTER BEDROOM <i>Walk-in robe open shelving 16mm Laminex standard white</i>
MAIN BATHROOM AND ENSUITE VANITY <i>Laminex natural finish standard white Hinged doors only soft closing</i>	MAIN BATHROOM AND ENSUITE VANITY <i>Laminex natural or silk finish complete range Polytec Melamine matt or sheen range Hinged doors and drawers all soft closing</i>
BEDROOM ROBES, 2M HIGH <i>16mm Laminex standard white, 1800mm wide, up to the ceiling with sliding mirrors</i>	BEDROOM ROBES, UP TO THE CEILING <i>16mm Laminex standard white, 1800mm wide, up to the ceiling with sliding mirrors</i>
LAUNDRY <i>Metal laundry cabinet</i>	LAUNDRY <i>Build-in underbench only laundry cabinet and caesarstone top</i>
LINEN, 2M HIGH <i>16mm Laminex standard white with sliding doors, shelves and broom section</i>	LINEN, UP TO THE CEILING <i>Build in with hinged doors soft closing, shelves and broom section Laminex natural or silk finish complete range Polytec Melamine matt or sheen range</i>
APPLIANCES	APPLIANCES
Westinghouse oven 60cm Westinghouse ceramic cooktop 60cm Westinghouse slideout rangehood 60cm	Smeg oven 60cm - SAC56IX Smeg ceramic cooktop 60cm - SA6IIXC-I Smeg retractable rangehood – SAH46OSS-2 

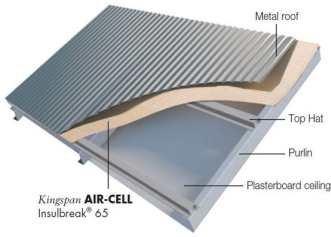
PLUMBING	PLUMBING
<i>19mm standard residential connection</i>	<i>19mm standard residential connection</i>
<i>Garden taps x 2</i>	<i>Garden taps x 2</i>
<i>Water provision for fridge and dishwasher</i>	<i>Water provision for fridge and dishwasher</i>
PLUMBING FITTINGS AND ACCESSORIES <i>Specific items only</i>	PLUMBING FITTINGS AND ACCESSORIES <i>Variety of items to choose from</i>
	 
<i>Laundry metal cabinet</i>	<i>1000mm wide built-in laundry cabinet</i>
MIRRORS <i>Fully framed wall mirrors in main bathroom and ensuite, full length of the vanity and 900mm high</i>	MIRRORS <i>Fully framed wall mirrors in main bathroom and ensuite, full length of the vanity and 900mm high</i>
SHOWER SCREENS <i>Fully framed clear glass screens to shower cubicles only</i>	SHOWER SCREENS <i>Semi-frame clear glass screens to shower cubicles only</i>
ELECTRICAL	ELECTRICAL
<i>Single phase</i>	<i>Single phase</i>
<i>Electricity meter installation fees and electricity account during construction</i>	<i>Electricity meter installation fees and electricity account during construction</i>
<i>Provision for fridge, microwave and dishwasher</i>	<i>Provision for fridge, microwave and dishwasher</i>
<i>All ceiling fans standard white</i>	<i>All ceiling fans standard white</i>
<i>All power points and switches standard Clipsal 2000 Series</i>	<i>All power points and switches standard Clipsal 2000 Series</i>
	

CREATE YOUR ALL-INCLUSIVE PACKAGE

<i>Home design:</i>	
<i>Starting price with LITE Inclusions:</i>	
<i>Starting price with Premium Inclusions:</i>	

WE CAN QUOTE FOR ANY OF THE FOLLOWING

Tick	Description	Quote
	<i>Invisuguard Security screens to all windows and sliding doors</i>	
	<i>3000m height ceilings</i>	
	<i>Shadow line corners</i>	
	<i>Mail box block work, rendered and painted to match house colors</i>	
	<i>Walk-in robe with Laminex natural or Silk finish complete range</i>	
	<i>Bedroom robes with Laminex natural or Silk finish complete range</i>	
	<i>Additional drawers or pull-outs in kitchen</i>	
	<i>Overhead cabinet in laundry</i>	
	<i>Other electrical appliances eg. microwave, dishwasher, fridge</i>	
	<i>Upgrade options for Plumbing fittings and Accessories: Please ask to see our All Inclusive selections Guide</i>	
	<i>Undermount kitchen sink and/or bathroom vanities</i>	
	<i>Frameless Clear glass shower screens</i>	
	<i>Stainless steel fans</i>	
	<i>Clipsal Impress push button light switches</i>	
	<i>Bathroom mirror lights</i>	
	<i>Electrical provision only for feature lights internal, external or chandeliers: Lights to be supplied by owners</i>	
	<i>Digital pad lock for main entrance</i>	
	<i>600mm kitchen splashback: glass, mirror or caesarstone standard range</i>	
	<i>Glass, mirror or caesarstone behind rangehood</i>	



RINNAI Solar hot water system

Dressed eaves and roof line fascia

AIR-CELL INSULBEAK 65

ALU-GARD security sceens

LED down lights throughout

Lockwood handles and locks

Daikin Inverters throughout

Humes doors internal and external

Caesarstone bench tops

Smeg kitchen appliances

Laminex silk finish cabinets

Soft closing all hinged doors and drawers

Build-in laundry cabinet

Semi-frame shower screens

Floor to ceiling tiling in bathrooms

10 years warranty to all plumbing fittings

Floor to ceiling robes

Exposed aggregated concrete (mowing strips, veranda, driveway, porch)

Prewired for Austar and NBN

Rinnai[®]



LOCK UP WITH LOCKWOOD[®]

caesarstone[®]

smeg
technology with style

DAIKIN
AIR CONDITIONERS



inspire
Caroma

Laminex[®]
Inspire your space



ALU-GARD
ALUMINIUM SECURITY SCREENS

All Our Material Purchased From Local Businesses

Are you looking for fresh home ideas, modern designs, customized floor plans, eye catching home facades, quality work, and competitive prices?

You are at the right place!

- *Choose from our uniquely designed family homes or we can take your ideas for a custom home from conception to completion.*
- *Email us your preferred house plan and we will get back to you with the best possible quote for you.*
- *Our unique strategy will simplify this initial process for you and you'll be able to concentrate on the fun part of the construction (choosing colors, kitchen and bathroom finishes) and looking forward to move in.*
- *Meet with our in-house financial adviser to help you with your borrowing capacity.*
- *We will also assist you and guide you from start to finish keeping you updated with the construction order and progress.*
- *Check our website for a huge variety of house and Land package options or give us a call for a friendly chat.*

Keeping our clients happy and stress free is a MUST!

Our aim is, upon completion of your home, to be proud of choosing us as your Builder and recommend us to others with no hesitation.