



freedom home inclusions



THE CHAMPION STANDARD FOR FREEDOM HOME INCLUSIONS

In the crowded home building market, it seems every builder has a different understanding of what's "standard" in their home inclusions list.

So rather than following the lead of others, Champion Homes offers a "Not So Standard Freedom Home Inclusions List". As you will see in the following pages, this includes an extensive list of items that many builders only offer as extra's or upgrades.

The Champion standard is a long way from the minimum standard. It's what we believe every home owner expects in a new home. A turn key solution where you can just 'turn the key', walk in and enjoy a beautifully detailed, complete family home.

At Champion Homes, it's included.





THE BUILDING INDUSTRY'S BEST KEPT SECRET

'NOT SO STANDARD'

We recognise that every home owner is going to want air-conditioning. So rather than only offering it as an added extra – we have negotiated with some suppliers of Australia's top brands and include air-conditioning in every one of our homes (unless otherwise stated).

And that's just the beginning... grab a coffee, relax and browse through the exciting list of 'inclusions' that often are only found as extras elsewhere.

WE INCLUDE WHAT OTHERS DON'T

Fully ducted reverse cycle air conditioning or split system air conditioning (design specific)

Concrete driveway up to 25m² for single garage

Concrete driveway up to 55m² for double garage

Quality floor tiles to entry, kitchen and meals area from the *Champion Homes Select Range*

Quality carpet to balance of house from the *Champion Homes Select Range*

Tiles to porch from the *Champion Homes Select Range*

Tiles to patio area from the *Champion Homes Select Range*

Taubmans Premium Endure three coat wall paint system

Gas pack (subject to mains gas availability)

Standard insulation to walls and ceiling (excluding garage)

Standard council fees and requirements

Standard site costs



**EVERYTHING
YOU'D EXPECT
IS INCLUDED**



KITCHEN

THE HEART OF EVERY HOME

The kitchen is where appetites are created and satisfied, where families come together and where lasting memories are made.

Every 'cooking champion' needs a kitchen that does more than just prepare food...



CABINETRY

- A POLYTEC laminated doors with 1mm PVC edge in a wide range of colours from the *Champion Homes Select Range*.
- B POLYTEC 600mm overhead cupboards to match floor cupboards from the *Champion Homes Select Range*.

SPLASHBACK

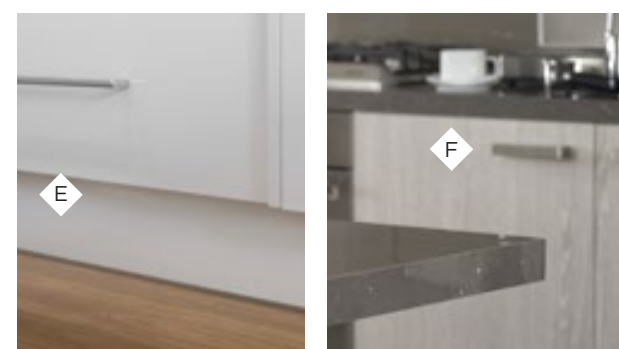
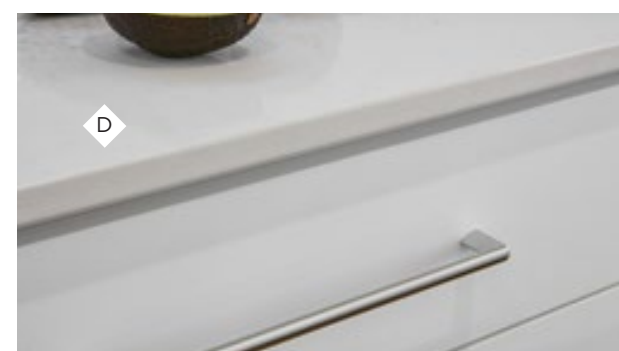
- C 600mm high tiled splashback to cooktop run from the *Champion Homes Select Range*.

BENCHTOP

- D 20mm CAESARSTONE benchtop in a wide variety of colours. Colours from the *Champion Homes Select Range*.
- E Kitchen kickboards to match your kitchen doors from the *Champion Homes Select Range*.

CUPBOARD DOOR HANDLES

- F Select from a contemporary and functional handle range available in a wide variety of styles. Satin or bright chrome finishes from the *Champion Homes Select Range*.
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SINK

- A CLARK R175 1 3/4 end bowl stainless steel sink with single drainer.

TAPWARE

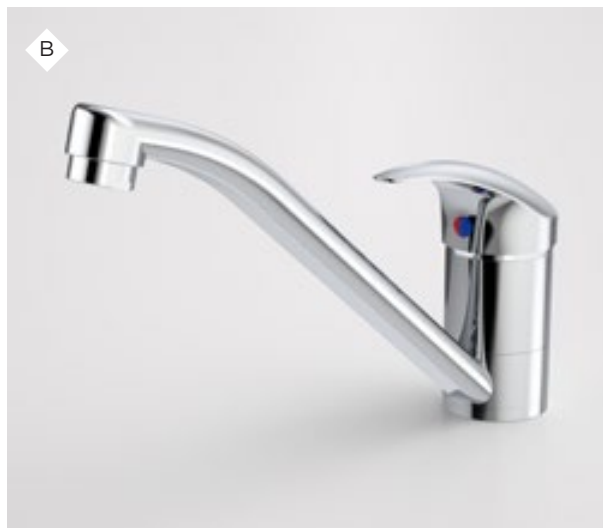
- B CAROMA Acqua sink mixer for your kitchen sink.

CUTLERY TRAY

- C Cutlery tray to kitchen top drawer.

PANTRY

- D Four white melamine shelves for easy cleaning (design specific).
-



STAINLESS STEEL APPLIANCES

RANGEHOOD

- A TECHNIKA 600mm slideout rangehood in stainless steel (SL10160I-4).

COOKTOP

- C TECHNIKA 600mm gas cooktop in stainless steel (H640STXPRO-3).

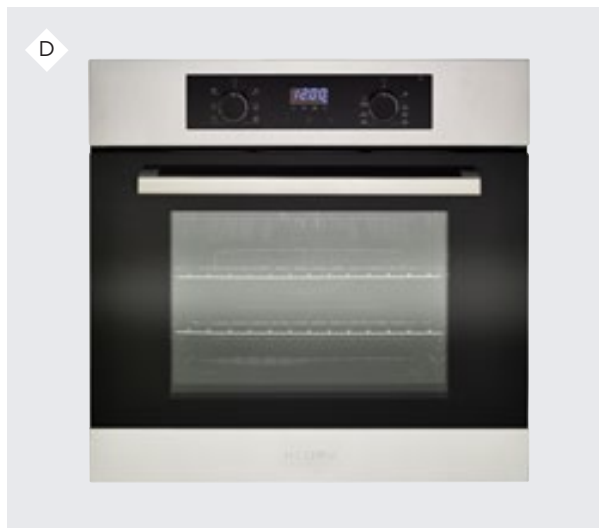
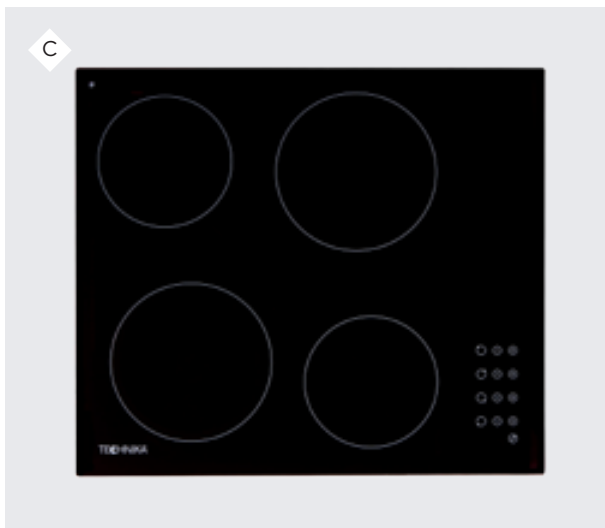
OR

- D TECHNIKA 600mm electric ceramic glass cooktop (CFE641-2).

OVEN

- E TECHNIKA 600mm oven in stainless steel (TO66PSS-5).

Code numbers are subject to change.



A woman and a young girl are shown in profile, facing each other and smiling warmly. They are both wearing light blue bathrobes and white towel turbans. The woman is on the right, and the girl is on the left. They appear to be in a bathroom, with a white sink and a silver faucet visible in the foreground. The background is softly blurred, showing a white wall and a window with light coming through. The overall mood is bright, clean, and relaxing.

BATHROOM

RELAX INTO A WATERY WORLD OF BLISS

Everyone deserves a luxurious bathroom.

A retreat where you can wake up or wile away time in a blissful, watery world.

Floating vanities, wide spacious showers and shiny, bright contemporary tapware set the palette for your own special bathroom retreat.

SHOWERSCREENS

- A Aluminium framed shower screens with sliding or pivot door. Clear laminated glass (design specific).

BATH

- B DECINA Bambino white rectangular bath designed to compliment your bathroom.

TILING TO WET AREA

- C Wall and floor tiles to wet areas from the *Champion Homes extensive select range*.

Tiling heights: Bathroom and ensuite shower recess 2000mm. 1200mm nominal around bath. Skirting tile to remainder.

Please note: Images of the tiling are not an accurate reflection of inclusions. Please refer to a Champion Homes' design consultant.



TOILET

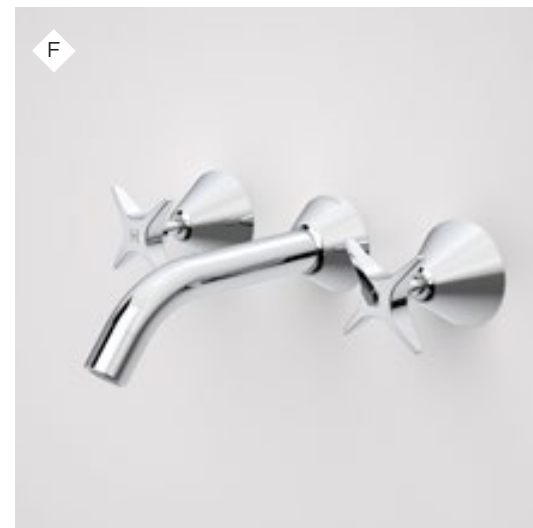
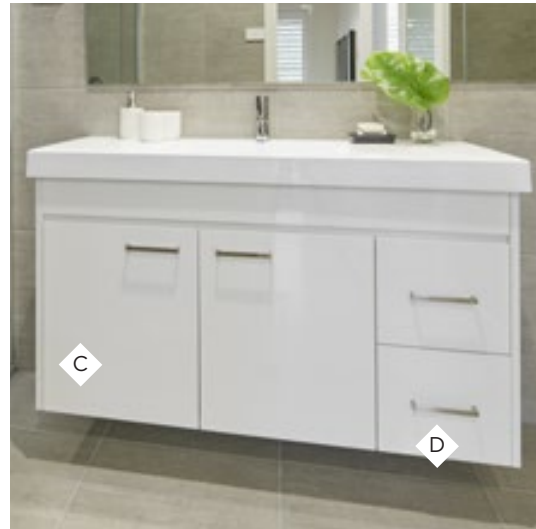
- A STYLUS Prima II close coupled toilet suite with ceramic cistern and soft close seat.
-

VANITY UNITS

- B White MANOOGA Stadium fully moulded top to main bathroom, ensuite and powder room with standard plug and waste (design specific).
 - C POLYTEC laminated doors square edge with two (2) drawers in a wide range of colours from the *Champion Homes Select Range* (drawers determined by vanity size).
 - D Wall hung.
-

TAPWARE

- E CAROMA Retro basin set in bright chrome to all vanities. From the *Champion Homes Select Range*.
 - F CAROMA Retro bright chrome bath set to main bathroom. From the *Champion Homes Select Range*.
 - G CAROMA Retro bright chrome shower head and taps for all your showers. From the *Champion Homes Select Range*.
-



BATHROOM ACCESSORIES

VANITY MIRRORS

- A Contemporary fully framed mirror over vanity unit.

TOWEL RAIL

- B CAROMA Retro double towel rail.

TOILET ROLL HOLDER

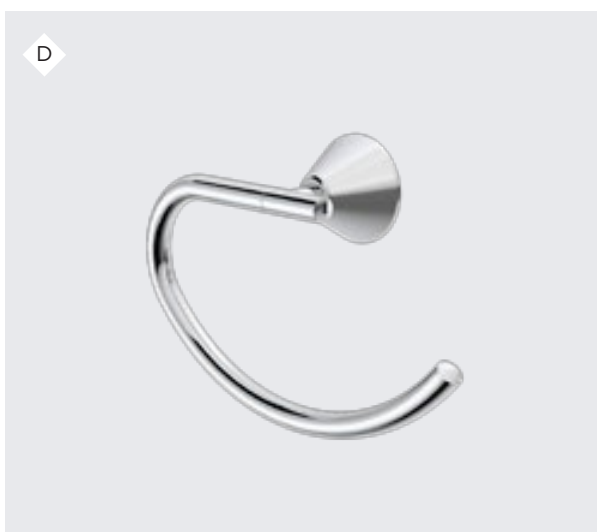
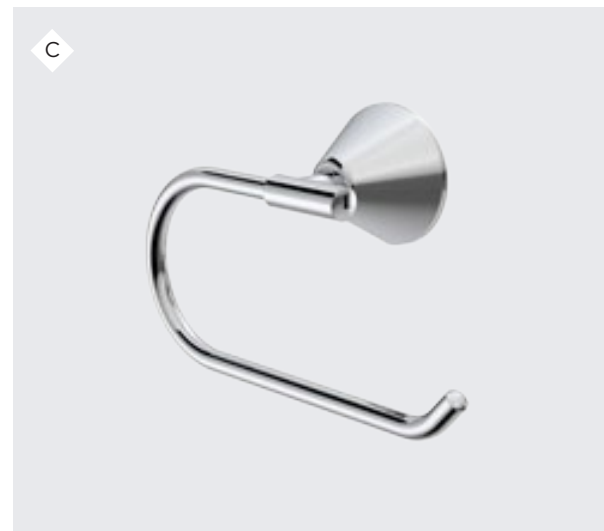
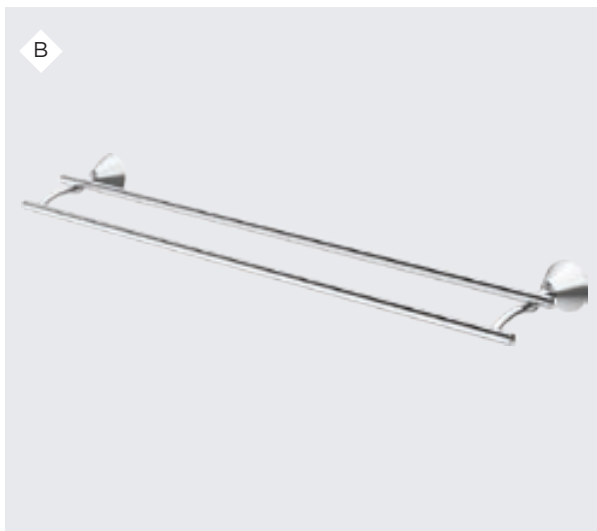
- C CAROMA Retro toilet roll holder.

TOWEL RING

- D CAROMA Retro towel ring to powder room (design specific).

SOAP DISH

- E CAROMA Retro soap dish.

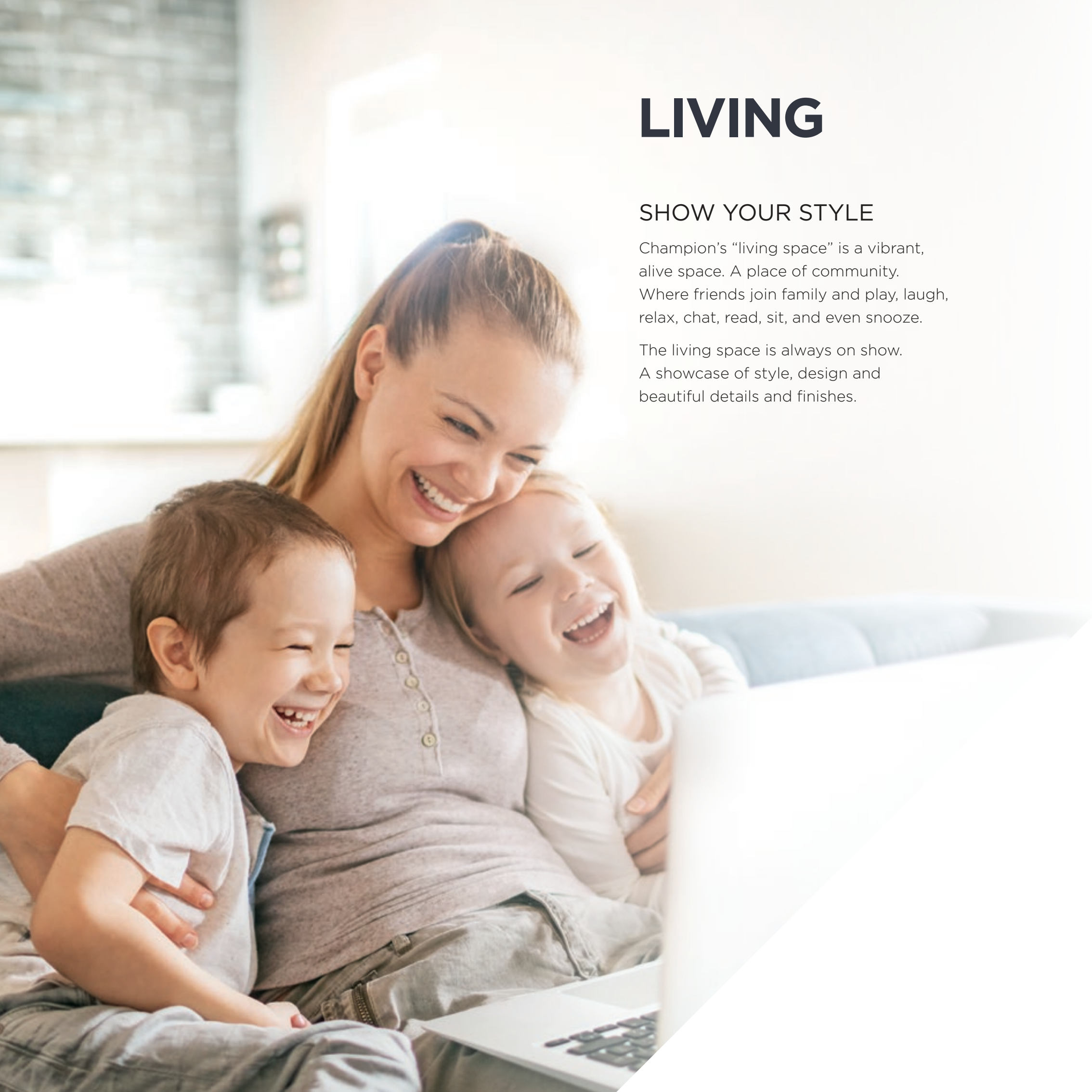


LIVING

SHOW YOUR STYLE

Champion's "living space" is a vibrant, alive space. A place of community. Where friends join family and play, laugh, relax, chat, read, sit, and even snooze.

The living space is always on show. A showcase of style, design and beautiful details and finishes.



ARCHITRAVES, SKIRTINGS AND CORNICES

- A 68mm x 18mm pencil round profile skirting and architraves with paint finish.
- B 90mm cove cornice at the junction of wall and ceiling.

INTERNAL CEILING HEIGHTS

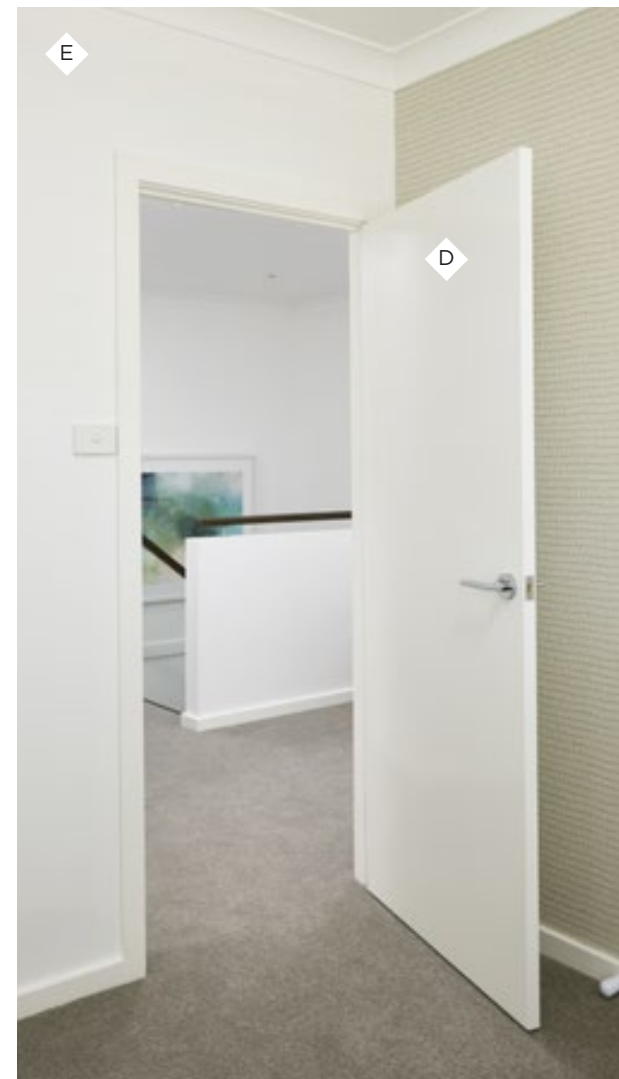
- C 2435mm internal ceiling height.

INTERNAL DOORS

- D CORINTHIAN flush, plain, primed internal hung doors with paint finish throughout.

INTERNAL WALL LININGS

- E Painted plasterboard.
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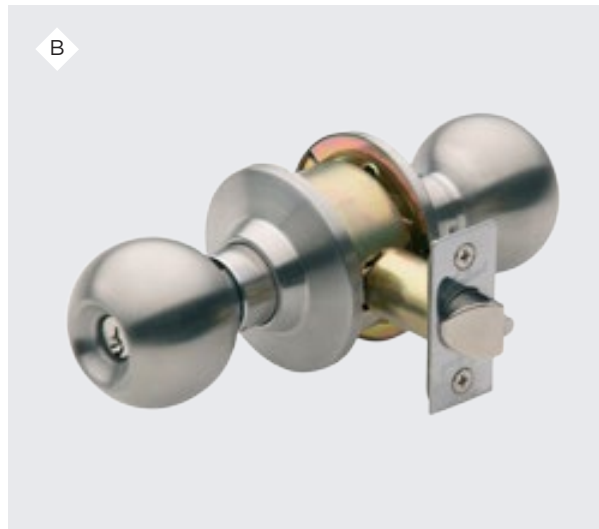
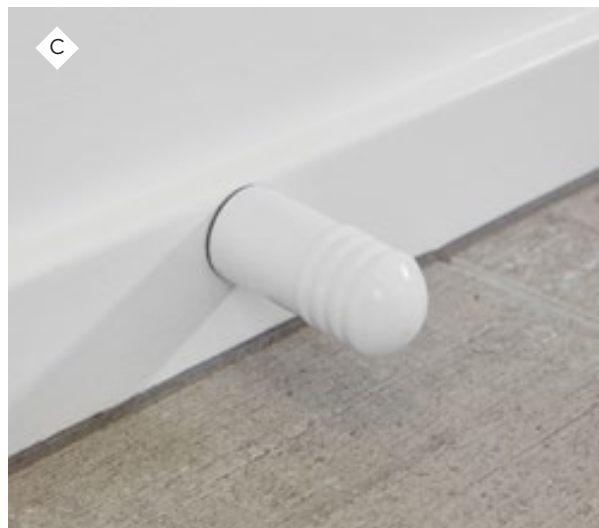


DOOR FURNITURE

- A GAINSBOROUGH Classic Series with a choice of bright or satin chrome back plate. Privacy locks to all bathrooms and WCs.
 - B Entry and laundry doors: GAINSBOROUGH Stronghold Series, Governor entrance set.
 - C White door stop to selected internal doors.
-

ROBES

- D CORINTHIAN hung, flush, plain primed internal doors with paint finish to bedroom robes. Includes one melamine shelf and hanging rail.
-



LINEN CUPBOARD

- A Four white melamine shelves to linen cupboard.

STAIRCASE

- B Contemporary painted timber balustrades, newels and handrail with MDF treads and risers*.

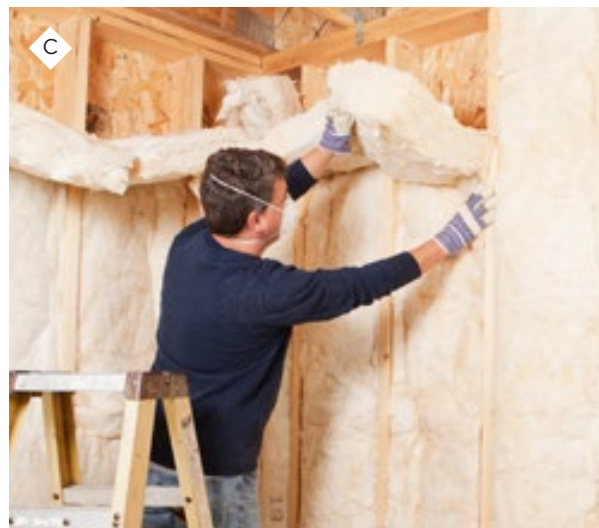
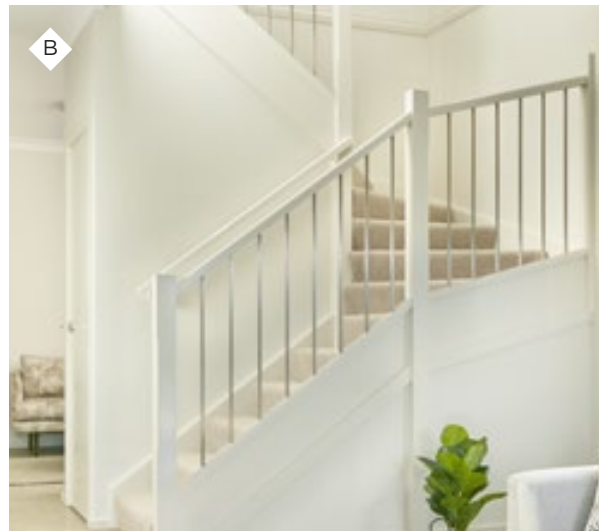
INSULATION

- C R2.0 insulation batts to living areas external walls. R3.5 insulation batts to ceilings of habitable areas below the roof.

*Please note: Staircase image is not an accurate reflection of inclusion. Please refer to a Champion Homes' Design Consultant.

GAS BAYONET

- D One internal gas bayonet point to the location of your choice (subject to gas mains availability).
-



A woman with dark hair, wearing a white long-sleeved shirt, is smiling as she folds laundry in a white basket. The basket contains a bright teal towel and other white items. In the background, a white garment is hanging on a rack. The scene is brightly lit, suggesting a clean and organized laundry room.

LAUNDRY

A PLACE FOR EVERYTHING...

...and everything in its place. There's nothing more satisfying than a laundry that works. And with the right mix of space and tapware, even the laundry can have style.

SPLASHBACK

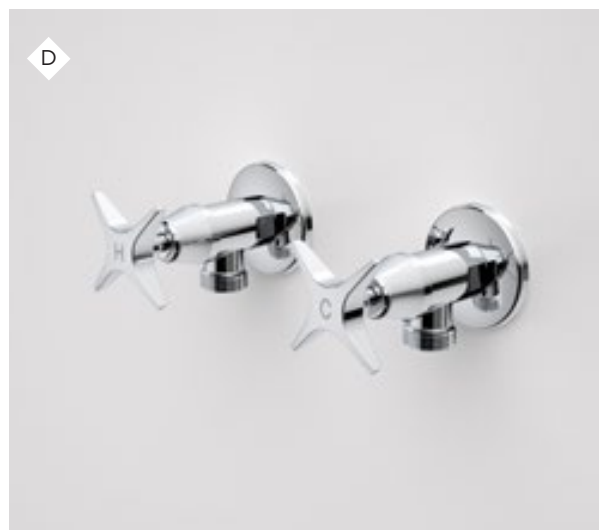
- A 600mm high splashback tiling over laundry tub and skirting tiles to remainder.

LAUNDRY TROUGH

- B CLARK 45 litre stainless steel tub with white metal cabinet.

TAPS

- C CAROMA Acqua mixer tap to laundry.
 - D CAROMA Retro washing machine set wall mounted to laundry for your convenience.
-



FINISHES

WHERE QUALITY MATTERS

The finishes in a home make all the difference. Quality TAUBMANS Endure paints ensures your home will look every bit as good in the years ahead as it does now. Reverse cycle air conditioning, plush carpets and quality tiles throughout. Perfect finishes for a perfect home.



PAINT FINISHES

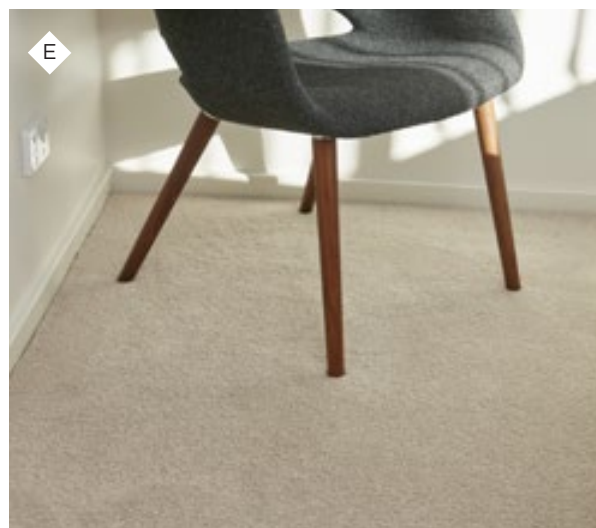
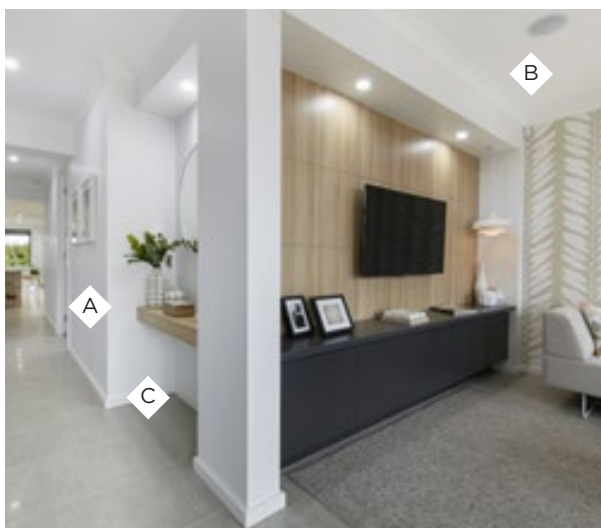
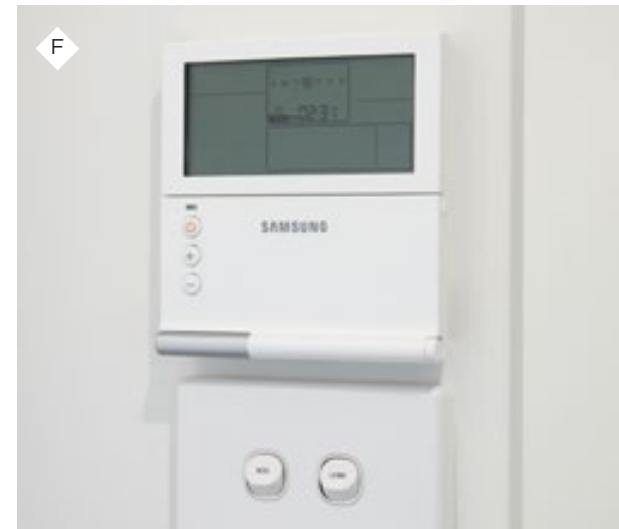
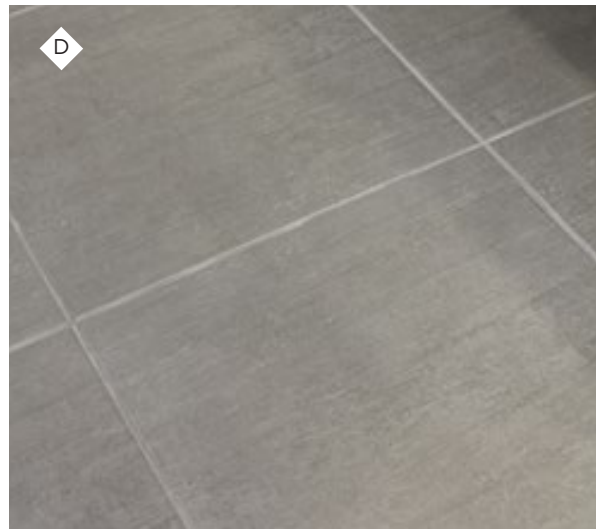
- A Walls: TAUBMANS ENDURE 3 (three) coat system in low sheen finish. Painted in one colour throughout the dwelling.
- B Ceiling: TAUBMANS 2 (two) coats ceiling white throughout the dwelling.
- C Paint to internal doors and woodwork. TAUBMANS gloss enamel finish, 1 (one) colour throughout the dwelling.

FLOOR COVERINGS

- D 450mm x 450mm quality ceramic floor tiles to entry, kitchen and meals from the *Champion Homes Select Range*.
- E Quality carpet to remainder of dwelling from the *Champion Homes Select Range*.

FULLY DUCTED REVERSE CYCLE AIR CONDITIONING

- F Cool and heat your home with the SAMSUNG reverse cycle ducted air conditioning system. Two zones with return air system will help you keep warm in winter and cool on those hot summer nights.
- OR**
- G SAMSUNG Split system air conditioning.



ELECTRICAL

BUILT FOR THE FUTURE

NBN is coming and we've prepared your home for seamless integration. When it comes to power, light, internet and television - you're wired.





ELECTRICAL*

Three phase underground mains provision for connection to meter.

Automatic electric circuit breakers, all earth leakage safety switches at power board.

1 (one) Bayonet light point with 1 (one) light switch to each room.

Two way switch to stairs. (Double storey dwelling only).

1 (one) Double power point to all rooms including garage.

1 (one) Single power point for fridge.

1 (one) Single power point for rangehood.

1 (one) Isolation switch for oven.

1 (one) Exhaust fan to WC (design specific).

1 (one) Telephone point to kitchen.

1 (one) Television point.

1 (one) External light point to eaves at external doors.

Hard wired smoke detectors with battery back-up as required.

Light switches and power points with white clip on/off covers.

NBN PROVISION

Underground conduit provision and draw wire from front boundary to under meter box.

NBN approved conduit provision and draw wire from under meter box to internal wall of garage.

1 (one) Double power point to internal wall of garage.

1 (one) Phone point and Cat6 data point on 1 (one) plate to wall of garage.

* As per Champion Homes standard electrical plan.

EXTERNAL FINISHES

NOT JUST A PRETTY FACE

There's much more to a Champion home than meets the eye. We call it our "turn key" approach to home building. We try and think of every little detail so all you have to do is "turn the key" and walk in. Nothing to do except open a bottle of your favourite bubbly and celebrate your beautiful new home.



EXTERNAL FACADE

- A Your external facade may include a choice of PGH bricks, BORAL concrete roof tiles, feature light weight cladding, feature render colour finish and feature timber trim, as per the “pre-selected” facade. Colorbond fascia, guttering and garage door/s all showcasing the character of your home.

DRIVEWAY

- B Plain concrete or colour over concrete driveway up to 25m² for single garage and 55m² for a double garage.

BRICKS

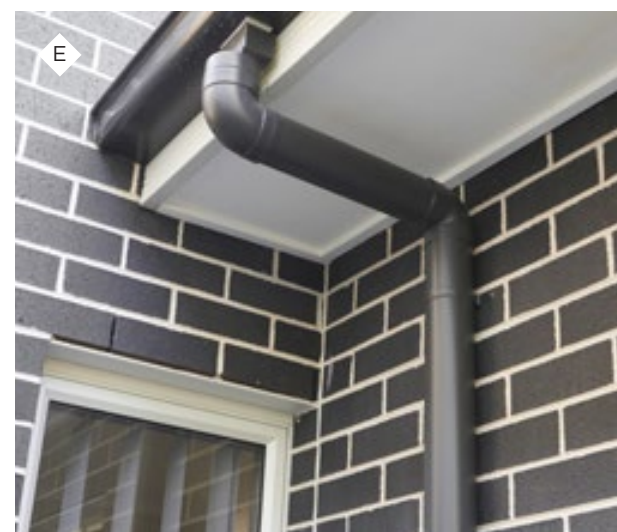
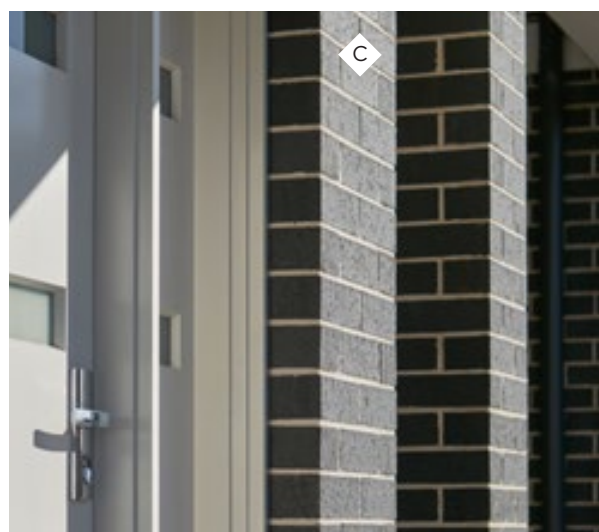
- C Selection of PGH bricks in a variety of colours from the *Champion Homes Select Range*. Mortar joints: off white, ironed finish.

ENTRY PORCH

- D Entry porch includes concrete slab, plus quality tiles to entry porch from the *Champion Homes Select Range*.

FASCIA, GUTTER AND DOWNPIPES

- E Maintenance free Colorbond fascia and gutter in a choice of colours from the *Champion Homes Select Range*. Painted PVC downpipes required where a charged system is used.
-



GARAGE DOORS

- A STEEL-LINE Colorbond roller door: The exclusive roller door curtain has a unique roll formed profile that is engineer-designed for superior strength, whilst maintaining a unique modern appearance sure to enhance the exterior of your home. Available in a variety of colours from the *Champion Home Select Range* (excludes "timber look" finish).

ROOFING

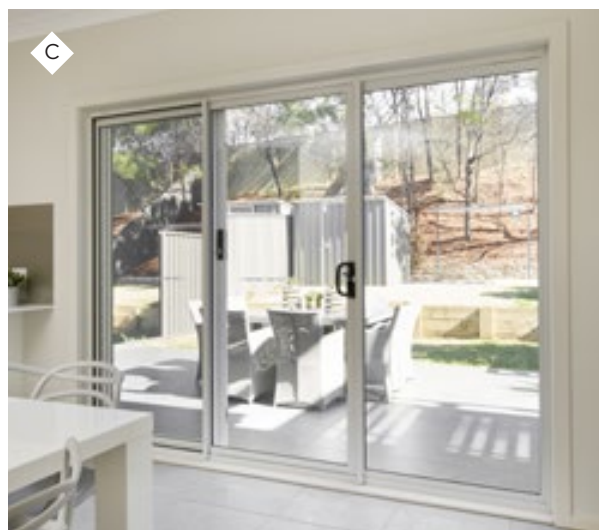
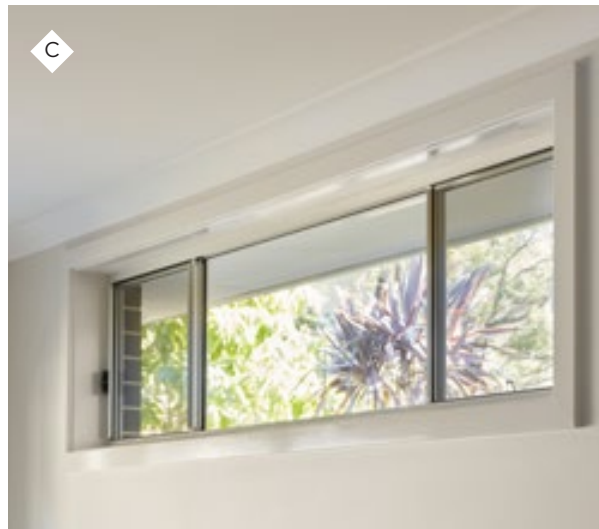
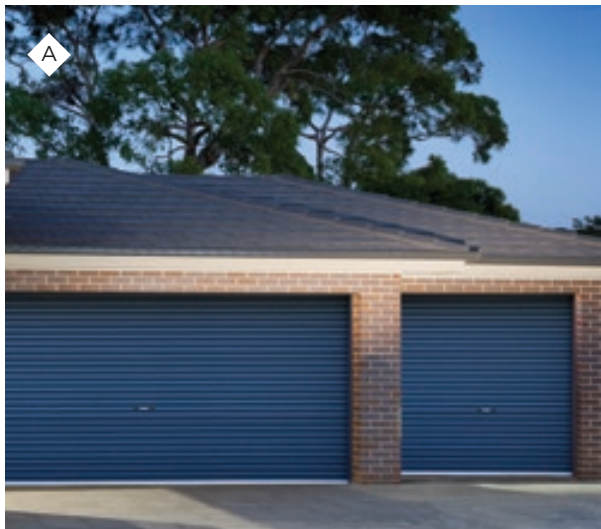
- B BORAL concrete roof tiles in a choice of two (2) profiles. Various colours available from the *Champion Homes Select Range*. Roof pitch: 22.5°.
-

WINDOWS AND DOORS

- C WIDELINE aluminium framed sliding windows and sliding doors in a wide variety of colours from the *Champion Homes Select Range*. Security keyed window and door locks. Obscure glazing to main bathroom, WC, ensuite and powder room windows.
-

OUTDOOR PATIO

- D Patio area includes concrete slab and quality tiles from the *Champion Homes Select Range*.
-

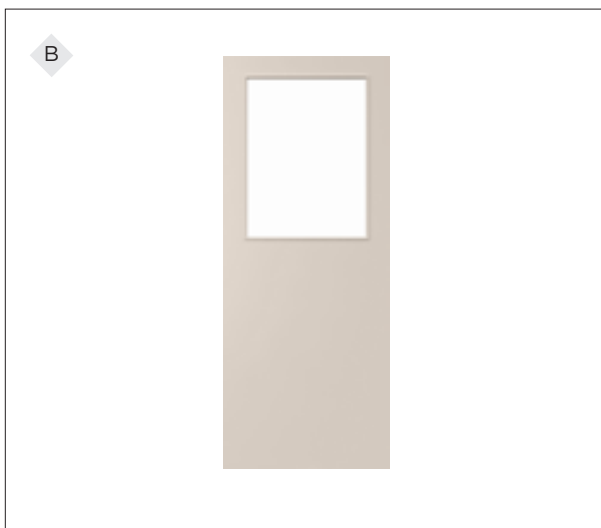


ENTRY DOOR

- A 820mm Contemporary CORINTHIAN Urban entry door designed for the modern home. Primed for paint finish. Available in a choice of six profiles to compliment your new home.
-

LAUNDRY DOOR

- B CORINTHIAN laundry door primed for paint finish with clear glass feature opening in the upper half of the door giving you a view to the outside, while maintaining a level of privacy on the inside.
-





ESSENTIAL FINISHES

UNSURPASSED VALUE

It's a Champion feeling knowing that your home inclusions list provides a true turn key solution. Which is exactly the way it should be. Our aim is to provide a comprehensive inclusions list that is unsurpassed in value.

Since 1998, Champion Homes has built a reputation for quality design, workmanship and service. This same attention to detail goes into everything we do, which is why our inclusions are 'not so standard'.

SITE COSTS

Based on a standard residential block.
Up to 500mm fall.

CONCRETE SLAB

Engineered designed concrete slab
to suit "M" or "H" classification.

COUNCIL FEES

Standard Council application fees.

FRAME

Timber frame and engineered roof
trusses, 450mm eaves to roof line,
90mm external wall framing to the
ground floor and first floor. Nominal
2435mm high ceilings to ground
floor and first floor.

RAINWATER TANK

A Slimline above ground, rainwater
tank available in a variety of colours.
Connected to all toilets, laundry and with
one external tap. Two external mains
water taps (one front and one rear).
Location selected by builder.

GAS PACKAGE

Gas hot water system. Gas bayonet
point for heating. Gas cook top.*

TERMITE TREATMENT

GRANITGUARD termite barrier system
is a natural, nontoxic, chemical free,
physical, termite protection system. It
has been installed in thousands of homes
throughout Australia as an effective
termite barrier. The system is approved
to Australian standards AS3660.1 and
has been approved for use in many local
Council areas throughout Australia.

HOT WATER SYSTEM

B RHEEM quality performance 6 star
continuous 26L gas wall mounted hot
water system.*





WE'VE GOT YOU COVERED

PROTECTING YOUR INVESTMENT

Building a home is a big investment. So we cross the 't's' and dot the 'i's' to ensure that you have the major certifications, warranties and guarantees in place to protect you, right down to your smoke detector certification.

With Champion you're in safe hands.

ON COMPLETION WE PROVIDE:

DA approved plans.

Home owners warranty insurance.

Survey certificate.

Engineers certificate.

Shadow diagrams (where applicable).

Statement of environmental effects.

Waste management report.

BASIX certificate.

Structural guarantee pursuant to the
Home Building Act.

17 weeks defects liability.

Insulation guarantee.

Shower screen and vanity mirror glazing
certificate.

Pest certificate.

Wet area waterproofing certificates.

Smoke detector certificate.

WH&S

Scaffolding as required.

All weather access as required.

Sediment control as required.

Trade waste compound as required.

Temporary construction fencing.

COLOUR CONSULTATION

A free consultation with our experienced
Interior Colour Consultant in our exclusive
Style Studio.



STYLE STUDIO

CHAMPION YOUR OWN STYLE:

With a little help from us

A house only truly becomes a home when you make it your own by adding your own character and style. This can be a daunting task unless you have a home design Champion.

The Champion Homes Style Studio is a design destination created solely for our customers.

The Style Studio is a rewarding, immersive experience. It's here that you'll be able to visualise and select colours, textures and finishing touches in everything from paint to stone surfaces, cabinetry to tapware, appliances to flooring from some of Australia's premium brands, including Caesarstone, Polytec, Caroma, Smeg and Taubmans.

And if it all gets too overwhelming? Simply grab a cappuccino and relax while one of our Colour Champions guides you through your choices and takes all the worry away.

We want you to fall in love with your new home, so we've created a space for you to get acquainted, transforming one of the most time-consuming customer experiences, into one of the most enjoyable.

The Style Studio - an exclusive Champion Homes experience.

A CHAMPION EXPERIENCE FROM START TO FINISH

**We've been building homes for almost two decades -
over 5,000 of them.**

That's a lot of experience. Experience that adds value and quality to every home we build.

You have to be able to trust your builder. We work hard to build that trust so that one day you will trust us to build your home - A Champion Home.





CALL 1800 118 747

For all enquiries relating to single or double storey homes or home and land packages.

championhomes.com.au

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