

Westbuilt

INCLUSIONS & PRICING 2025





Crafting homes, building dreams.

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Discover a new standard

At Westbuilt, we focus on creating homes designed to suit your lifestyle. Our modular homes honour comfort, luxury, and durability in each design; made to last a lifetime in style. Your dream home, your way, only with Westbuilt.



WHY WE STAND OUT?

- ✓ Custom, modern designs built to last
- ✓ 10-year structural warranty
- ✓ 7-star energy rating
- ✓ National Construction Code 2022 compliance
- ✓ Faster, sustainable builds than traditional methods

If you're looking for the perfect solution to building your dream home, Westbuilt is the answer. Our modular homes are top-of-the-line for quality, sustainability, and luxury. We create beautiful homes that are known for their durability in all Australian environments, utilisation of space, and modern designs. Westbuilt tailors each modular home to elevate your lifestyle and give you the dream home you deserve.

All images are for illustrative purposes only. They may feature upgrades & items that are not part of the Standard Gold Inclusions range. All information is correct at the time of print. Pricing, materials and specifications may be subject to change. Please refer to your contract for all final inclusions.

HAMILTON



Quality Control & Warranty

- Your home is constructed in a controlled environment using an internationally recognised ISO-accredited quality control and safety management system.
- 10-year structural warranty. (Statutory warranty = 7 years)
- 12-month minor defects warranty.
- All appliance/major manufacturer's warranties.

Council

- All homes include an allowance for Westbuilt to complete the council approvals for your home. This includes a soil test, plumbing design, energy efficiency assessment, engineering and the relevant council fees.
- All insurances, including home warranty insurance and long service leave levy. (Where applicable)

Structure

- Foundations designed to suit a moderately reactive soil site, including concrete piers and adjustable steel stumps.
- Fully engineered steel chassis with termite-treated structural flooring and LGS (Light gauge steel) steel wall and roof framing to suit N3 wind rating.



BANGALOW

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Exterior Cladding



Wall Cladding

Weathertex Selflok, Primelok and Architectural panels from the builder's selection are fully painted using a **Wattyl** external painting system.

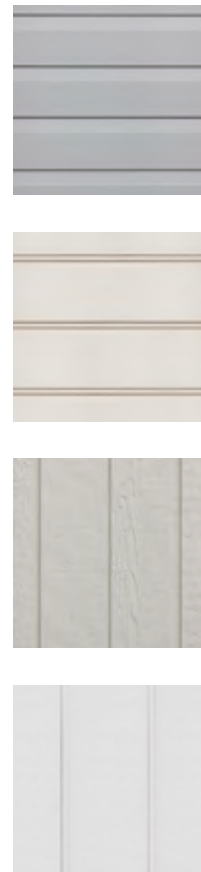


Windows

Vantage windows by **AWS** with tinted Energy Tech Low-e energy efficient glass by **Viridian** and flyscreens to all openable sections.



Weathertex Exterior Cladding



Horizontal & Vertical*

Weathertex ticks all the boxes, it's 100% natural, made from 97% hardwood and 3% paraffin wax. We have a very unique manufacturing process and the only product of its kind in the world containing NO added silica, glues, resins or formaldehydes. Weathertex a better choice for you, your family and the planet... naturally!




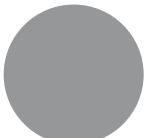









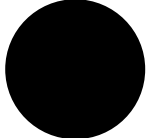


Roof, Ridge Cap, Barge Cap & Gutters

The choice of external colours plays a crucial role in your home's heat absorption and overall energy efficiency. Dark colours absorb more heat, increasing the temperature inside your home, while light colours reflect heat, helping to keep interiors cooler. Each colour has a SA (Solar Absorptance) number that rates it from lowest heat retention to highest heat retention i.e. Shale Grey has a SA of 0.44 whereas Monument has a SA of 0.73.

Colorbond®

.....

					
Dover White™	Surfmist®	Southerly®	Shale Grey™	Bluegum®	Windspray®
					
Classic Cream™	Paperbark®	Evening Haze®	Dune®	Gully®	Jasper®
					
Wallaby®	Basalt®	Woodland Grey®	Ironstone®	Deep Ocean®	Manor Red®
					
Pale Eucalypt®	Cottage Green®	Monument®	Night Sky®		

NEWPORT

*EXTERNAL COLOURS OPTIONS ARE DEPENDANT ON YOUR HOME'S ENERGY EFFICIENCY RATING.
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Internal Linings



Gyprock plasterboard internal wall coverings with a 3-part **Wattyl** professional painting system.

GYPROCK® **wattyl**®



Supaceil™



Aquachek™ 10mm

Insulation

- ✓ Your home is fully insulated with foil roof insulation, R3.0 insulation batts to ceilings, R2.7 High-Performance insulation batts to all external walls and R1.5 underfloor insulation.
- ✓ Each home is custom-designed and assessed by a qualified energy assessor to comply with the current NCC requirement for a 7-star energy rating.



★ ★ ★ ★ ★ ★ ★
7 STAR
ENERGY RATING



Doors & Internal Fixout



Decorative front entry, half-glass laundry doors, and moulded panel internal doors by **Hume**.

Lane stainless steel door furniture.



LANE
SECURITY · STYLE · FUNCTION

Hume Front/Entry Doors

Hume Internal Doors

Lane Handles



Westminster SR 65mm



Lane Hardware
The Lane Touch Plus has been designed to enhance both the look and security of your entry doors.

*ALL LANE HARDWARE AVAILABLE IN BRUSHED SATIN OR POLISHED CHROME





Kitchen & Appliances

Cabinetry

Custom-built kitchen and pantry cabinetry, including **Laminex** cupboard fronts and **Caesarstone** benchtops. All drawers and cupboards include soft closers.

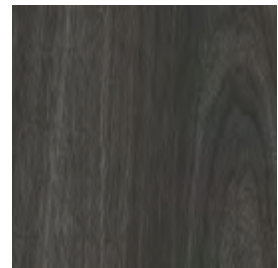
Laminex® **caesarstone**®

Appliances

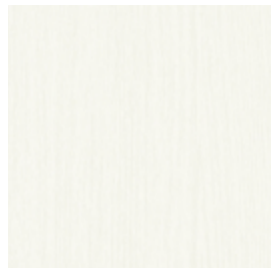
Fisher & Paykel kitchen appliances, including a multifunction oven, electric cooktop and dishwasher.

FISHER & PAYKEL

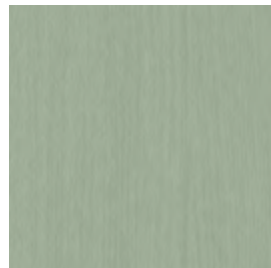
Laminex Kitchen & Pantry Cabinetry



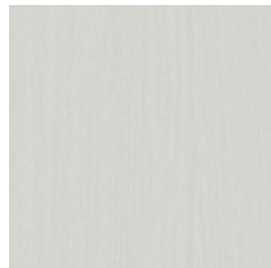
Midnight Oak
Truescale Natural



Chalk White
AbsoluteGrain



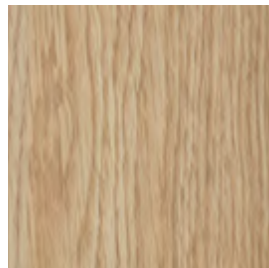
Bayleaf AbsoluteGrain



Oyster Grey
AbsoluteGrain



French Navy Natural



Classic Oak Carbide



Appliances



Fisher Paykel 60cm Built-In Oven



Fisher Paykel 60cm Ceramic
Electric Cooktop



Fisher Paykel 60cm Integrated
Rangehood



Fisher Paykel 60cm Freestanding
Dishwasher Sanitise Series 5

+ MORE



Fisher Paykel 60cm Stainless Steel
Gas Cooktop

+ MORE



Bedrooms



Custom-built robes and linens with hanging space and shelving units.

Office benches, seats and other cabinetry.
(Where applicable)



Wet Areas

- Fully tiled wet areas, including tiles to the ceiling on all walls in the bathroom and ensuite from **Beaumont Tiles**.
- Semi-frameless laminated glass pivot-door shower screens and back-to-wall bath where applicable.
- Vanity and tapware from **Reece** from builders selection.
- Back-to-wall toilet suite with soft close seat.
- All wet areas are fully waterproofed to comply with NCC and Australian Standards.



Reece Bathroom



Mizu Drift Mk2 W/Bath Mixer Kit CP



Roca The Gap Rnd Ccbtn RL OH Bk/In (4*)



Posh Domaine BTW FS Bath 1700x750 WH Nof



Mizu Drift Single Towel Rail 700mm CP



Mizu Drift Twin W/Rail 300 BR O/H BN



Mizu Drift MK2 G/Neck Sink Mixer CP



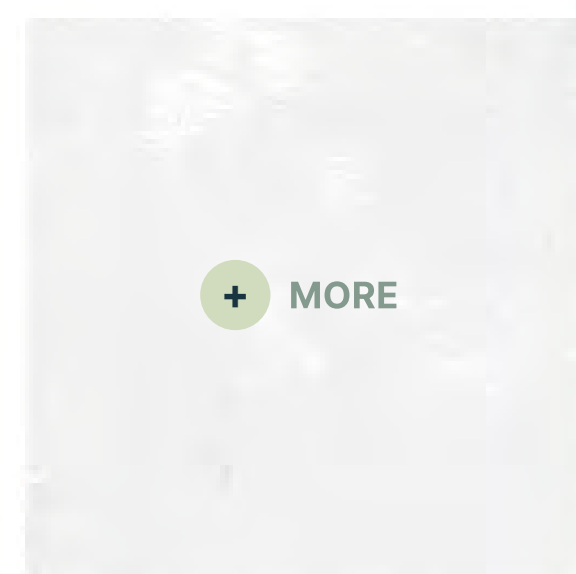
Mizu Drift Mk2 Shower Mixer Kit CP



Mizu Drift Brass O/Head Shwr 200 CP

*HEATED TOWEL RAILS ARE OPTIONAL EXTRAS

Beaumont Tiles



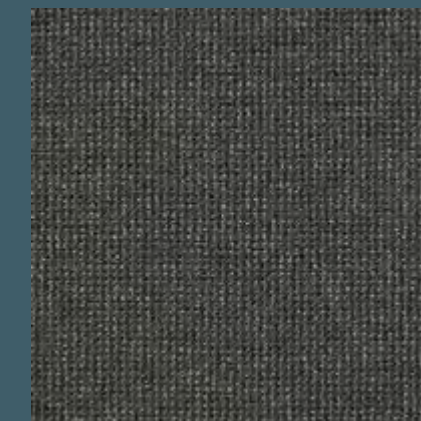
+ MORE



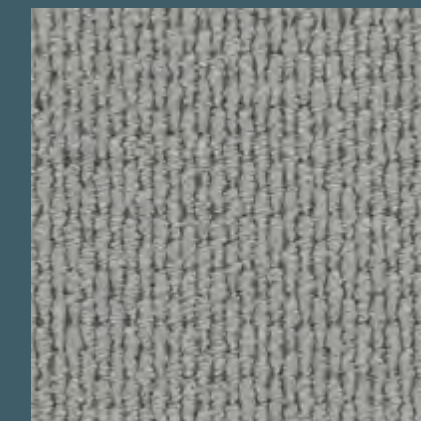
Floorcoverings



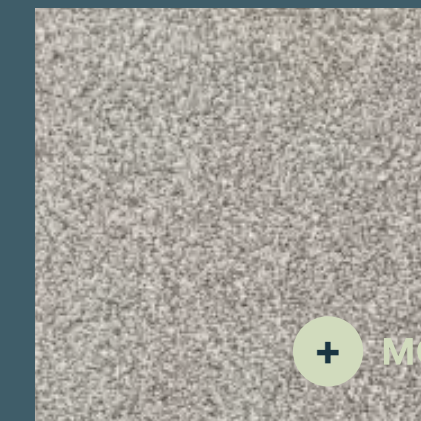
Solution-dyed Nylon carpet with underlay to bedrooms, walk-in robe, and modular designer vinyl plank floorcoverings for kitchen, dining and living from **Andersens**.



Avenue
Moreland (1 of 9 colour options)

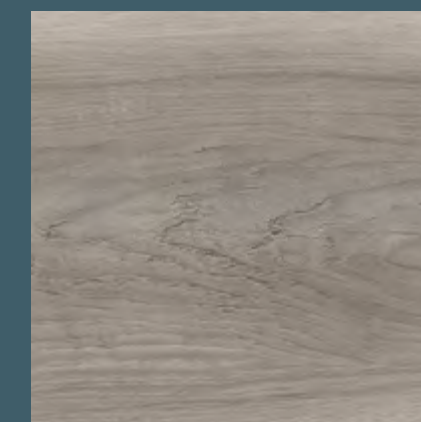


Crusade
Tomb (1 of 9 colour options)

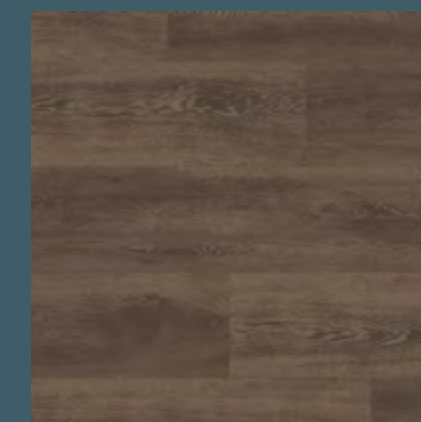


Valisar
White Dune (1 of 8 colour options)

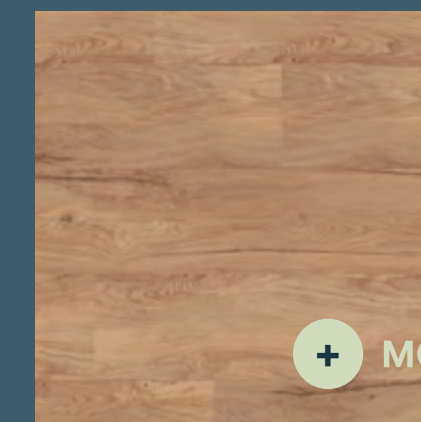
+ MORE



Nova
Dean
(1 of 10 colour options)



Looselay Designer Plank
Vivaria European Oak
(1 of 12 colour options)



Looselay Designer Plank
Traditional Oak
(1 of 12 colour options)

+ MORE



Electrical, Plumbing & Airconditioning

- A 1200mm ceiling fan in the bedrooms and living area has LED downlights throughout. External wall lights are provided for the front and rear doors.
- 2 x USB Charging Powerpoints
- Hardwired interconnected photoelectric smoke alarms.
- Ducted Airconditioning throughout homes with **MyAir** zone controller (if applicable)
- Electric hot water system by **Reece**

reece

Verandahs & Landings

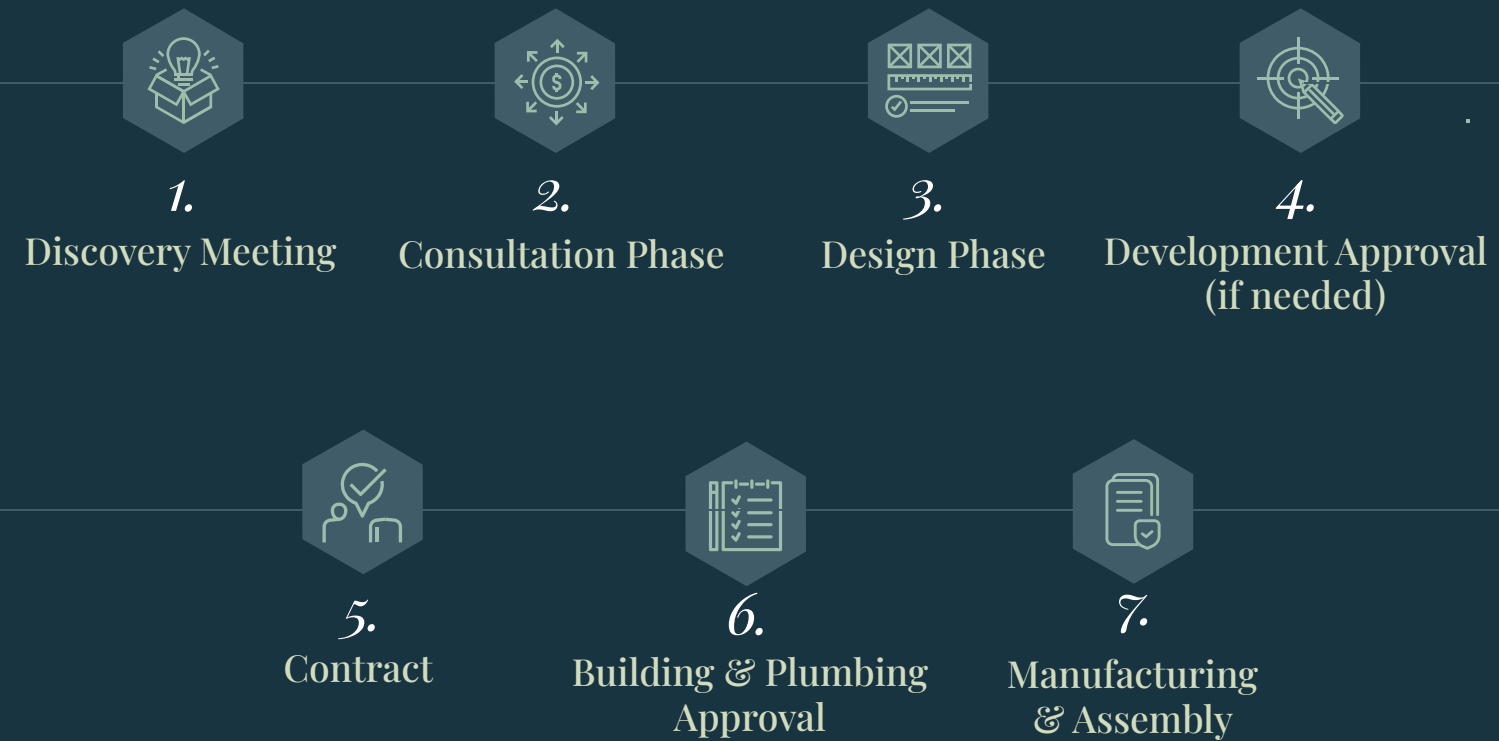


Insulated panel roofing to verandah with oiled natural hardwood decking.

Painted treated pine horizontal subfloor skirting. (Where applicable)

Our Process

We've been designing, building, and installing modular homes since 1993. Our process has been streamlined and fine-tuned to ensure your build runs like clockwork.



Exclusions/Optional Extras

- Bank Finance Costs.
- Demolition, Site Clearing, Cutting and Filling.
- Development Applications, Second Dwellings and Siting Concessions.
- Moreton Bay Island barge and building allowances.
- Remote Area sites.
- Bushfire, Cyclone, Landslip, Ecological, Koala Habitat Areas.
- Coastal areas (within 1km of the coast may incur additional charges).
- Onsite connections to power, water, sewerage, and onsite sewerage system.
- Water meter and property pole connections.
- Reactive soil types and rocky sites.
- Subject to change without notice.



Just like a traditional build, the cost of a modular home design and build depends on a number of factors, such as location, inclusions, and build size.

MODULAR HOME DESIGN	LIFESTYLE	TOTAL SIZE M ²	FLOOR / VERANDAH M ²	BED	BATH	*FROM \$
Moreton 116	Urban	116	98 / 24	2	1.5	\$484,430
Moreton 176	Urban	176	146 / 30	2	2	\$581,620
Moreton 236	Urban	236	190 / 46	3	2	\$681,360
Moreton 257	Urban	257	211 / 46	4	2	\$735,720
Ascot 155	Urban	155	119 / 36	2	2	\$542,650
Ascot 238	Urban	238	223 / 15	3	2	\$792,320
Ascot 303	Urban	303	287 / 15	4	2	\$1,004,140
Newport 191	Urban	191	174 / 17	3	2	\$738,580
Newport 219	Urban	219	199 / 20	4	2	\$789,100
Samford 90	Urban	90	62 / 28	2	1	\$346,320
Samford 105	Urban	105	74 / 31	2	2	\$401,600
Burleigh 295	Seaside	295	256 / 39	4	2	\$1,195,180
Noosa 183	Seaside	183	158 / 24	3	2	\$714,540
Noosa 218	Seaside	218	182 / 36	4	2	\$797,390
Noosa 275	Seaside	275	229 / 46	5	2	\$925,280
Hamilton 121	Seaside	121	98 / 23	2	2	\$496,170
Hamilton 146	Seaside	146	121 / 25	3	2	\$545,710
Hamilton 201	Seaside	201	177 / 24	4	2	\$746,220
Bangalow 107	Acreage	107	93 / 14	2	1	\$460,350
Bangalow 126	Acreage	126	111 / 15	2	2	\$526,090
Bangalow 148	Acreage	148	133 / 15	3	2	\$580,220
Bexhill 109	Acreage	109	92 / 17	2	1	\$455,200

At Westbuilt, our prices are tailored to the home. Our modular builds are as unique as our clients, so every home is priced differently.

MODULAR HOME DESIGN	LIFESTYLE	TOTAL SIZE M ²	FLOOR / VERANDAH M ²	BED	BATH	*FROM \$
Bexhill 139	Acreage	139	122 / 17	2	2	\$553,730
Bexhill 187	Acreage	187	169 / 18	3	2	\$711,960
Bexhill 217	Acreage	215	198 / 17	4	2	\$843,390
Burnett 203	Acreage	203	168 / 35	3	2	\$773,030
Burnett 237	Acreage	237	202 / 35	4	2	\$888,570
Burnett 278	Acreage	278	234 / 44	5	2	\$999,500
Emerald 109	Acreage	109	69 / 40	2	1	\$359,760
Emerald 129	Acreage	129	82 / 47	2	2	\$408,320
Glenvale 219	Acreage	214	174 / 40	4	2	\$923,380
Glenvale 253	Acreage	253	210 / 43	5	2	\$1,000,960
Maleny 218	Acreage	218	174 / 44	3	2	\$742,170
Maleny 250	Acreage	250	206 / 44	4	2	\$815,590
Maleny 304	Acreage	304	254 / 50	5	2	\$919,050
*Adavle 152	Urban	153	120 / 31	3	2	\$424,420
*Adavale 179	Urban	179	144 / 35	4	2	\$470,290
*Adavale 218	Urban	218	176 / 42	5	2	\$583,390
*Alpha 113	Urban	113	99 / 13	3	1	\$348,840
*Alpha 177	Urban	177	144 / 33	4	2	\$479,730
*Diamantina 177	Urban	177	146 / 31	3	2	\$468,860
*Diamantina 202	Urban	202	171 / 31	4	2	\$544,740
*Winton 145	Urban	145	121 / 24	3	2	\$415,910
*Winton 178	Urban	178	149 / 28	4	2	\$486,860

Pricing is based on sites within 200km of Warwick with our Standard Gold level inclusions. Prices for delivery will vary greatly depending on the distance to your block of land and your site conditions. Optional verandahs are at an additional cost.

*Our Outback inclusions are different from those listed in this pricing and inclusions guide. Please speak with your Sales Consultant to discuss the Outback inclusion levels.

ENQUIRIES

1800 688 044

HEAD OFFICE

07 4660 1660

485 East Street, Warwick QLD 4370

FACTORY

38-48 Project Street, Warwick QLD 4370

WARWICK DISPLAY VILLAGE

485 East Street, Warwick QLD 4370

LOGANHOLME DISPLAY VILLAGE

3938 Pacific Highway, Loganholme QLD 4129

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