



JTB

MODULAR BUILDINGS



THE

STANDARD

INCLUSIONS

WHAT WE'RE ALL ABOUT



The team at JMB Modular Buildings are inspired to create innovative and luxurious modular buildings.

Having operated in construction for over a decade, we were tired of building the same cookie cutter conventional homes. Upon discovery of modular living we fully embraced this innovative solution which is now rapidly becoming the future of construction around the world.

JMB Modular Buildings were honoured to be recognised at the 2019 Australian Construction Awards, shortlisted for 'Architectural Design' and runner up for 'Offsite Construction of the year'.



More recently we showcased our 'tiny home' display at the Melbourne Home Show, where thousands of people streamed through over the busy weekend. With so many positive comments the display won the award for 'Best Exhibit 37sqm-59sqm'.



We would love to hear from you and discuss your future modular project needs.





STANDARD INCLUSIONS

PRELIMINARIES

Home Owners Warranty Insurance

Structural Warranty – 7 years

Construction Insurance

Design Documentation, Including Structural Design *Custom Designs Not Included

Maintenance Period – 3 Months Following Completion

SITE & FOUNDATIONS

Services Terminated to the Building Perimeter

STRUCTURE

Conformance with Victorian Building Regulations 2018

Conformance with National Construction Code (NCC)

Compliance to Minimum BAL 12.5

EXTERNAL FINISHES

Cladding – Colorbond Corrugated Cladding *Upgrades Available

Exposed Roofing – Colorbond Corrugated Roof Sheetting *Upgrades Available

Concealed Roofing – Zincalume Roof Sheetting *Profile to Suit Roof Pitch

Gutters – Colorbond Slotted Quad Gutter

Fascia – Colorbond Finish

Box Gutters – Zincalume

Exposed Downpipes – Colorbond Finish

Exposed Cappings & Flashings – Colorbond Finish

Windows – Double Glazed, Powdercoated Aluminium Frame, Awning complete with Flyscreens

Sliding Doors – Double Glazed, Powdercoated Aluminium Frame complete with Flyscreens

Hinge Doors – Semi Solid Core Door. Paint Finish with Tri-Lock Deadlock Function and Lever Handle.

Decking – *Design Specific

Balustrade – 12mm Toughened Glass - *Design Specific

INTERNAL FINISHES

Ceiling Height – nom 2550mm *Design Specific

Plasterboard – 10mm to Walls and Ceilings *Water Resistant Plasterboard to Bathrooms

Cornice – Square Set

Windows – Plaster Reveals *No Architraves

Doors – Flush Semi Solid Core Door. Full Height. Paint Finish

Door Frames – Powdercoated Aluminum Frame. Full Height *No Architraves

Skirting – Powdercoated Aluminium Skirting 100mm

Flooring – Vinyl Floor Planks *living areas, kitchen and passages - Supply allowance \$60/m²

Flooring – Ceramic Tiles 600x300 *bathroom, ensuite & laundry - Supply allowance \$70/m²

Flooring – Carpet *bedrooms – Supply allowance \$70/m²

Paint – Low VOC Paint 3 Coat System *walls & ceilings

KITCHEN

Benchtop – Engineered Stone *Upgrades Available

Joinery – Laminate Finish *Upgrades Available

Joinery Accessories – Rubbish Bin and Cutlery Tray

Splashback – Tiles - Supply allowance \$70/m² *Glass Splashback Design Specific

Sink – Stainless Steel 1 ½ Bowl with Drainer

Tapware – Chrome Mixer

Oven – 600mm Stainless Steel Electric Westinghouse

Cook Top – 600mm Stainless Steel Electric Westinghouse

Rangehood – 600mm Fully Integrated Westinghouse

LAUNDRY

Benchtop – Laminate Laminex Finish *Upgrades Available

Joinery – Laminate Laminex Finish *Upgrades Available

Trough – 450x450 Stainless Steel Single Tub

Splashback – Wall Tile to Trough 300x300 - Supply allowance \$70/m²

Tapware – Chrome Gooseneck Mixer & Washing Machine Stops

BATHROOM

Shower – Tiled Shower Base 600x300 – Tile allowance \$70/m²

Shower Screen – Frameless 2100mm – No door

Vanity Unit – Laminate Laminex Finish *Upgrades Available

Vanity Unit Benchtop – Laminate Laminex Finish *Upgrades Available

Vanity Basin – Ceramic bowl *Upgrades Available

Recessed Mirror Shaving Cabinet

Toilet – Vitreous China Dual Flush Toilet with Concealed Cistern

Bath – Ceramic – Hob Mounted or Free Standing *Design Specific

Towel Rail – 900mm Chrome Single Rail

Toilet Roll Holder – Chrome Single

Tapware – Chrome Mixer

Shower Wall Tiles – 600x300 Ceramic Full Height. Supply allowance \$70/m²

Vanity Splashback – Feature Ceramic Tiles – Supply allowance \$70/m

ELECTRICAL

Internal GPO – 2 x double per bedroom, 2 x Kitchen / Living, 1 x Bathroom / Ensuite / Laundry
External GPO – 1 x double
Internal Lighting – LED Downlights to suit floor plan layout
External Lighting – 1 x LED Flood Light
TV point (Cabling only to antennae location)
Data point x 1
Heating & Cooling – 1 x 5kW Split Air Conditioner to Living Area
Ceiling Exhaust Fan – 1 x Bathroom / Ensuite
Smoke Detectors – In Accordance with National Construction Code (NCC)
Electrical Switchboard

SUSTAINABILITY

Minimum 7 Star Energy Compliance
Double Glazed Windows
Sealed Exhaust Fans
Weather Seals to Windows and External Sliding Doors
Weather Strip to External Doors
Insulation – Flooring R2.0 – External Walls R4.0 – Ceiling R4.0
Hot Water System – Chromagen Heat Pump 170L
Paint – Low VOC

EXCLUSIONS

Planning application & including preparation of documents
Disbursements (Planning Permit Fees, Building Permit Fees and other Authority Fees & Charges)
Feature Title Survey and Site Contour Survey
Soil Report
7 Star Energy Assessment & Rating
BAL rating Assessment & Report & Construction within Cyclonic Areas
Site Preparation, Including Site Demolition, Site Clearance & Excavation Footings
Transport and Cranage
Services Connections Including Upgrade of Existing Services Infrastructure
Rainwater Harvesting
Landscaping
Loose Furniture Including Window Furnishings & Coverings

Standard Inclusions are subject to availability and may be substituted with an equivalent alternative for client approval.

Optional extras are available upon request.

Standard Inclusions List as from May 2024 JMB Modular Buildings Intellectual Property are bound by copyright and are not to be used in any way.



JMB

MODULAR BUILDINGS

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