



STANDARD INCLUSIONS

URBAN CRIBS.



enquiries@urbancribs.com.au



07 3376 6788



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WELCOME

Urban Cribs homes are delivered using a hybrid construction model, combining Modern Methods of Construction (MMC) with traditional on-site building.

This approach allows:

- Faster overall build timelines
- Earlier commencement of construction
- Greater cost certainty
- High-quality outcomes consistent with traditional homes

The Four Key Stages

1. Site Discovery
2. Design & Review
3. Construction (Hybrid MMC + On-Site Works)
4. Completion & Handover

CONSTRUCTION

Construction carried out by:

Kerdic Pty Ltd

QBCC Licence No. 22903

KERDIC

IMPORTANT NOTE

Standard inclusions may vary slightly depending on home design, engineering requirements, and site conditions.

Urban Cribs reserves the right to substitute equivalent products where required, without compromising quality or performance.

Optional upgrades are indicative only until confirmed in writing

- Final pricing is subject to design development, engineering, site conditions, and supplier availability
- Not all upgrades are suitable for all floor plans or sites
- Equivalent product substitutions may occur without compromising quality or performance

STANDARD INCLUSIONS

At Urban Cribs, we believe quality should be standard.

All Urban Cribs homes are delivered with high-quality materials, robust construction, and thoughtfully selected finishes, designed for durability, comfort, and long-term performance.

BUILT-IN PERFORMANCE STANDARDS

All Urban Cribs homes include the following as standard:

- Luxury custom cabinetry throughout
- Low BAL rating included
- Seismic-rated construction
- N3 wind rating as standard
- Cyclone-resilient roof design, including:
- Primary insulated metal roofing
- Secondary steel-plated waterproof layer beneath the roof (providing an additional barrier in extreme weather events)

FOUNDATIONS

- Engineered steel screw pile footing system (concrete-less foundations), including proprietary systems
- Mechanically installed and designed in accordance with relevant Australian Standards and structural engineering requirements

The foundation system is designed for standard residential site conditions up to and including AS 2870 Class M soils, based on the following assumptions:

- Normal ground conditions
- No uncontrolled or deep fill
- No rock, hard shale, or abnormal subsurface obstructions
- Standard residential wind classification and structural loading
- Reasonable site access for installation equipment

Note: This price includes a maximum fall of 300 mm in any direction. Any fall exceeding 300 mm will necessitate longer posts and additional scaffolding, which will be charged as a variation.

Pile depth, spacing, diameter, and configuration are determined by the project structural engineer based on site-specific conditions and building loads.

Have any questions? Reach out at enquiries@urbancribs.com.au

STANDARD INCLUSIONS

FOUNDATION EXCLUSIONS & VARIATIONS

The following are not included and, if required, will be treated as a variation:

- Soil classifications exceeding Class M (including Class H, E, P, or problem sites)
- Rock excavation, refusal conditions, or hard subsurface obstructions
- Uncontrolled or deep fill
- Additional piles, increased pile depths, or alternative footing systems required due to site conditions
- Engineering requirements exceeding standard residential assumptions
- Restricted or difficult site access affecting foundation installation

Any additional foundation requirements arising from site investigation, engineering design, or authority requirements will be costed as a variation.

MMC INSTALLATION & CRANE ACCESS

Foundations and installation pricing are based on standard crane access and lifting assumptions suitable for Modern Methods of Construction (MMC).

The following are not included and may result in a variation:

- Restricted or narrow site access
- Overhead services or obstructions within crane swing or lift zones
- Sloping or irregular sites requiring additional crane time, lift engineering, or alternative installation methods

COUNCIL FEES

Council application fees for Brisbane & Ipswich, including plumbing approvals, are included for standard sites up to 600sqm with suitable machinery access. Lots exceeding 600sqm may incur additional council or approval fees.

(Other council areas may incur additional fees)

DRAINAGE & SERVICES

- *Stormwater and sewer connections included*
- *Electrical connection to mains (up to 12m allowance)*
- *Standard inclusions apply to sites up to 600sqm*

Note: Most councils provide water meters. If a water meter is not supplied for your lot, additional council fees may apply for installation.

STANDARD INCLUSIONS

STRUCTURE

- Heavy-duty structural steel framing
- Lightweight steel infill panels to external walls
- Lightweight steel framing to internal walls
- 2400mm nominal internal ceiling height (measured to framing members)
- Fibre cement lining to bathroom walls
- Acrylic waterproofing to bathroom wet areas

ROOFING

- Insulated metal roofing system
- Design-specific guttering and drainage

WINDOWS & DOORS

- Double-glazed, toughened glass aluminium-framed windows and external doors
- Painted pine architraves, skirting, and jamb sets (excluding wet areas)

INSULATION & BUILDING ENVELOPE

- Walls: Rockwool batt insulation
- Ceiling: Rockwool batt insulation
- Sarking: Rigid air barrier to walls and ceilings

EXTERNAL CLADDING

- Fibre cement weatherboard profile cladding (as per design)
- Feature powder-coated aluminium screening (as per design)
- Feature powder-coated aluminium window hoods (as per design)

FLOOR & WALL FINISHES

- Heavy-duty vinyl plank flooring to Living areas & Bedrooms
- Plasterboard internal wall and ceiling linings
- Paint finish or laminated feature panels (as per design)
- P50-style shadow line cornice

STANDARD INCLUSIONS

KITCHEN

- Custom designed and built kitchen cabinetry
- Cupboard fronts in 2-pac or laminate/melamine (as per design)
- Drawer units with soft-close runners
- Cutlery drawer with organiser insert
- Non-silica quartz benchtops
- Tiled splashback or splashback to match benchtop (as per design)
- Stainless steel undermount sink
- Kitchen mixer tap
- Midea appliances, including:
 - Electric cooktop
 - Under-bench oven
 - Rangehood

BATHROOMS

- Wall and floor tiles (as per design)
- Custom vanity units with soft-close drawers
- Feature mirror (as per design)
- Bathroom accessories:
 - Towel rail
 - Soap holder
 - Toilet roll holder
 - Vanity mixer tap
- Wall mixer to shower with water-saving shower head
- Shower screen (as per design)

LAUNDRY

- Stainless steel laundry tub
- Custom-fitted laundry cabinetry with overhead cupboards (as per design)
- Washing machine stops (appliances not included)
- Linen cupboard (as per design)

BEDROOMS

- Custom designed and built-in wardrobes (as per design)

STANDARD INCLUSIONS

PLUMBING

- Midea electric heat pump hot water system, sized by dwelling type:
 - Studio & 1 Bedroom: 170L
 - 2 Bedroom: 170L–200L
 - 3 Bedroom: 200L–280L
 - 4 Bedroom: 280L–300L

Final hot water capacity may be adjusted based on occupancy, number of bathrooms, fixture selection, and peak demand requirements. Any upgrade or change from the standard allocation will be treated as a variation.

- Stylish tapware throughout (as per design)

ELECTRICAL

- LED downlights throughout
- Internal switchboard
- Double power points throughout
- TV points to living room and bedrooms
- Photoelectric smoke alarms with battery backup
- Ceiling fans:
 - Living area(s)
 - One (1) to each bedroom

URBAN ESSENTIALS

POPULAR UPGRADES

Carports

- Single or double carport
- Freestanding or integrated with dwelling
- Roof form and materials to match home design
- Size and configuration to suit site conditions

Air Conditioning

- Reverse-cycle air conditioning for year-round comfort
- Typically includes living area and main bedroom
- Final system size and locations confirmed during design phase

Heating

- Energy recovery systems available if required, recommended for cold climates.

Security Screens

- Stainless steel mesh security screens
- Improved security, ventilation, and insect protection
- Applicable to nominated doors and windows

Joinery

- Luxury robe fit-out / kitchen options are available at an additional cost, including Shaker profiles for a more traditional look.

URBAN FEATURE

ARCHITECTURAL UPGRADES

Feature Garage / Semi-Enclosed Carport

- Architecturally designed semi-enclosed parking structure
- Combination of solid walls, feature screening, and/or operable panels
- Enhanced weather protection, privacy, and street presence
- Designed as a garage-style carport, not a fully enclosed garage

Note: Garage/carports are not standard and are only included where specifically documented and approved.



URBAN CRIBS.

LET'S GET STARTED

Thank you for taking the time to read through the
Urban Cribs Standard Inclusions.

If you have questions or would like to begin your
journey, our team is ready to assist.



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