



STEEL FRAME HOMES



1988 John G. King greets a friendly koala on a building site.

Alpha Collection homes are available in a range of sizes, which are indicative only. The required block frontage and width is subject to the fall and orientation of your land and developer and council guidelines. Floorplans in this brochure are based on the standard facade option (Neo facade for single storey products and Manchester facade for double storey products). Whilst every endeavour has been made to ensure the accuracy of the information provided, all images are for illustration purposes only and may depict fixtures, finishes and features either not supplied or above standard design specification. These items may include decorative light fittings, wall finishes, furniture, window furnishings, fireplaces, cladding, in built joinery, facades and landscaping such as planter boxes, retaining walls, water features, fencing and barbeque's. Geographical restrictions and travel surcharges may apply depending on building location. BAL 12.5 and 6 star energy rating based on standard plans only. For detailed home pricing and standard design inclusions regarding homes and your build location, please contact a JG King Homes representative. Information in this brochure is correct at the time of printing. This information is to be used as a guide only and JG King Homes makes no warranties about the accuracy or completeness of the information. JG King Homes reserves the right to alter or withdraw floorplans and facades at any time without notice. Copyright © 2021. Reproduction in any form either in whole or part is forbidden. JG King Pty Ltd (T/A J G King Homes) ABN 21 006 627 210 Registered Building Practitioner Licence CDB-U 49366. JGK1023 May 2021.

Victoria's largest builder of steel frame homes.

In 1985, John G. King began building steel frame homes in Ballarat. His vision was to pioneer a new standard of home building, using exclusively Australian made Truecore® steel.

In our first year of operations 35 homes were delivered. Today, JG King Homes has grown to a business that proudly builds for over 1,000 families each year. With 10 offices all around Victoria, we're trusted by families for timeless home designs and safe, strong, highly considered builds.

Despite the recognition and accolades JG King Homes has won over the years, seeing our customers enjoy their homes is still the biggest reward of all.

We are Victoria's largest builder of steel frame homes, but as a family-owned company, JG King Homes understands the importance of building an unrivalled home.

“ A home that exceeds all expectations and that you will love for a lifetime. That is our heritage, our legacy, and our mission. ”



📍 JG King Homes Offices





Since 1985 we have proudly built over 20,000 homes.



Why build with JG King Homes?



TRUECORE STEEL FRAME



COLORBOND STEEL ROOF



TERMITE RESISTANT



BUSHFIRE PROTECTION



50 YEAR STRUCTURAL WARRANTY



MULTI AWARD WINNING BUILDER



OVER 20,000 HOMES BUILT



MELBOURNE & REGIONAL VICTORIA



Why we build with steel.



SAFER

It's a choice for your future that's built to stand the test of time.

- ✓ Steel is non-combustible making your home less likely to ignite in a house or bushfire.
- ✓ Damage from floods and harsh weather is minimised.
- ✓ Steel does not rot or deteriorate over time.



STRONGER

Your new home will be protected by the strength of a steel frame.

- ✓ Steel won't split, warp, or swell so cracking plasterboards, door jamming, and window sticking are less likely to occur.
- ✓ With 1 in 5 houses affected by termites in Victoria, have peace of mind with a 100% termite and borer proof steel frame.



HEALTHIER

Healthy people and healthy planet.

- ✓ Steel frames and trusses don't need to be treated with harsh chemicals to meet construction standards. Plus, there is no requirement for ongoing pesticide treatment, making our frames allergy free.
- ✓ Approximately 22 pine trees are cut down to make a timber frame home, where as steel is 100% recyclable and can be continually recycled without any loss in quality, the definition of sustainable.








SMARTER

Since 1985, we've been investing in steel frame homes, so your home will be a great investment for you.






- ✓ Your steel frame home is lighter and more durable than timber.
- ✓ Added assurance with a 50-year structural warranty.
- ✓ Manufactured in Australia, Truecore® steel has a blue finish. This is a patented coating that provides enhanced corrosion resistance.

Choose the right design for you.

12.5m BLOCK WIDTH

Block Depth	Design	Page	Total m2	Total Sq					
25m	RATHDOWNE 284	23	282.27	30.38	4	2.5	3	1	2
28m	RATHDOWNE 310	25	308.37	33.19	4	2.5	3	2	2

14m BLOCK WIDTH

Block Depth	Design	Page	Total m2	Total Sq					
30m	ALEXANDER 356	13	349.22	37.59	4	2.5	3	1	2
27m	ARENA	15	327.26	35.23	4	2.5	3	1	2
28m	BELGRAVE 333	17	332.41	35.78	4	2.5	3	1	2
30m	BELGRAVE 377	19	375.51	40.42	5	2.5	4	1	2
28m	SPENCER 322	27	316.51	34.07	4	2.5	3	1	2





Double Storey Facade Options

Browse Alpha's range of unrivalled double storey designs and you're bound to discover something that suits you. Combining a refreshed palette of complementary materials to create texture and intrigue, Alpha facade designs impress. An elegant, enduring Colorbond® roof is included with every home.





MORRIS



WINSTON



THOMPSON

All images are for illustration purposes only. Facade renders displayed are based on 14m wide floorplans.

Alexander

Alexander is our double storey entertainer. With more than half of the ground floor allocated to expansive living spaces, you can throw as many parties as you like and have plenty of room for them! Enjoy seamless indoor / outdoor living downstairs. Upstairs offers privacy with four bedrooms and walk-in linen closets on both floors providing extra storage and convenience.



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Alexander 356

Ground Floor

First Floor



12.00m EXTERIOR WIDTH 20.00m EXTERIOR LENGTH

37.59 SQUARES 349.22m² TOTAL HOUSE AREA

14.00m BLOCK WIDTH

30.00m BLOCK DEPTH

Arena

Three living areas, a study, cloak room and storage, storage, storage are the highlights in Arena. A sprawling, spacious master suite tucked into its own area assures privacy away from the three additional bedrooms. Add the light-filled study on the ground floor and you have no shortage of places to retreat to, for some quiet down time. The huge open plan family area flows onto an optional alfresco for year round integrated indoor-outdoor living.



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Arena

Ground Floor



First Floor



11.95m EXTERIOR WIDTH 18.14m EXTERIOR LENGTH

35.23 SQUARES 327.26m² TOTAL HOUSE AREA

14.00m BLOCK WIDTH

27.00m BLOCK DEPTH

Belgrave

If you're looking for a large family home that offers it all, Belgrave is for you. The choice of three or four living areas plus a study means everyone has their own space when they need time out. Easy access into the laundry from the garage allows you the convenience to drop bags before entering the home. Clever storage under the staircase as well as a large walk-in pantry, will help you and your family maintain the most organised lifestyle.

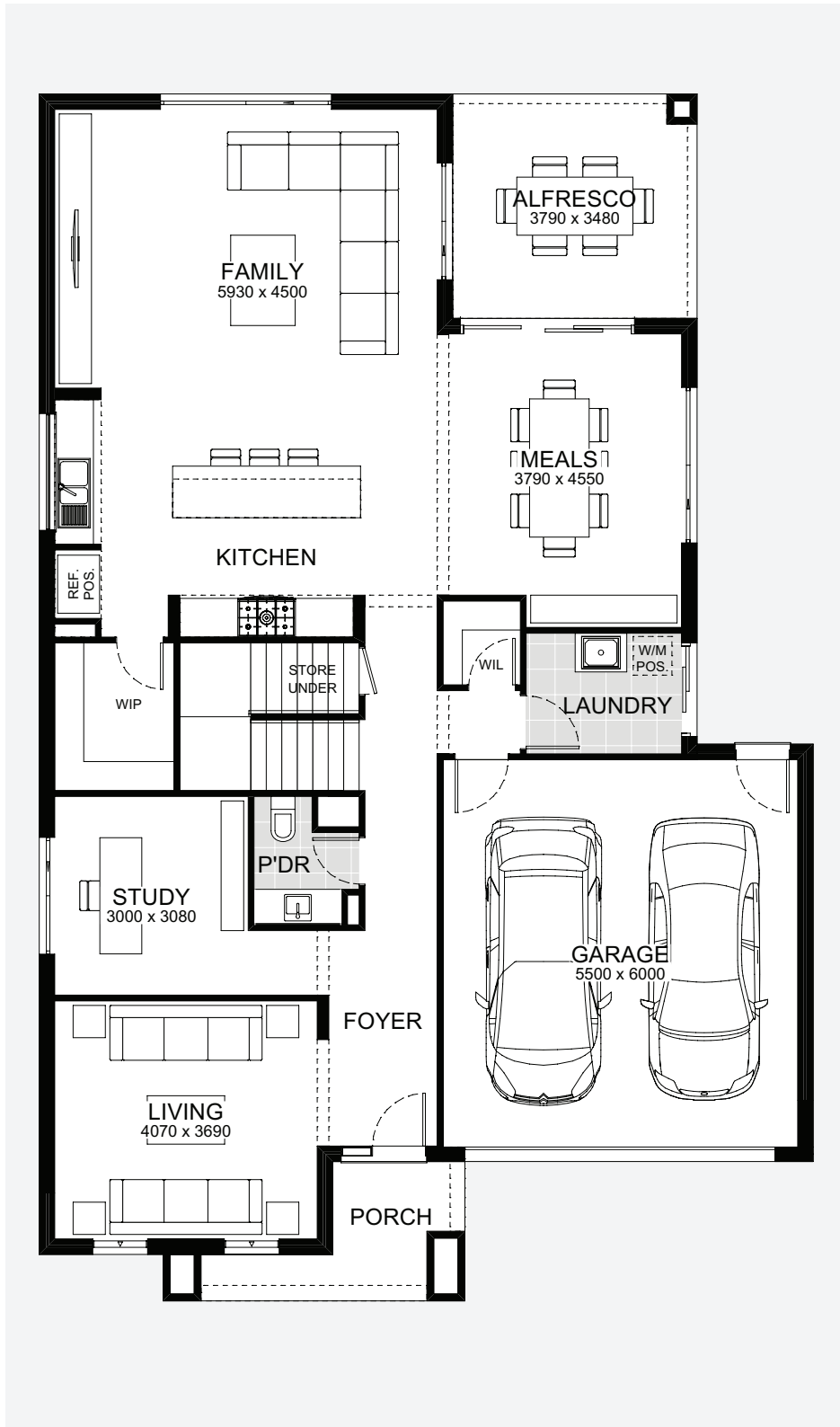


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Belgrave 333

Ground Floor

First Floor



12.00m EXTERIOR WIDTH 17.99m EXTERIOR LENGTH

35.78 SQUARES 332.41m² TOTAL HOUSE AREA

14.00m BLOCK WIDTH

28.00m BLOCK DEPTH

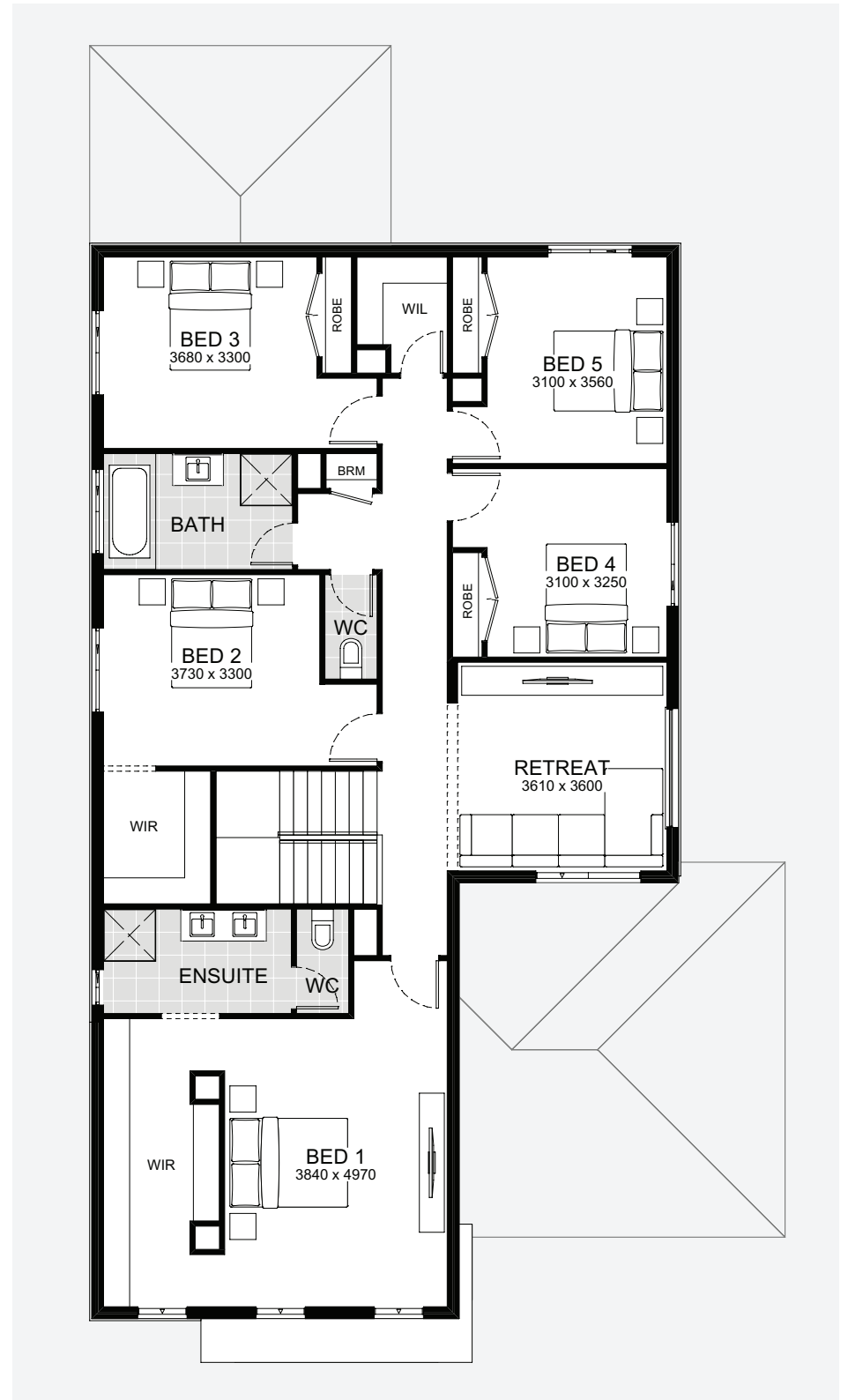
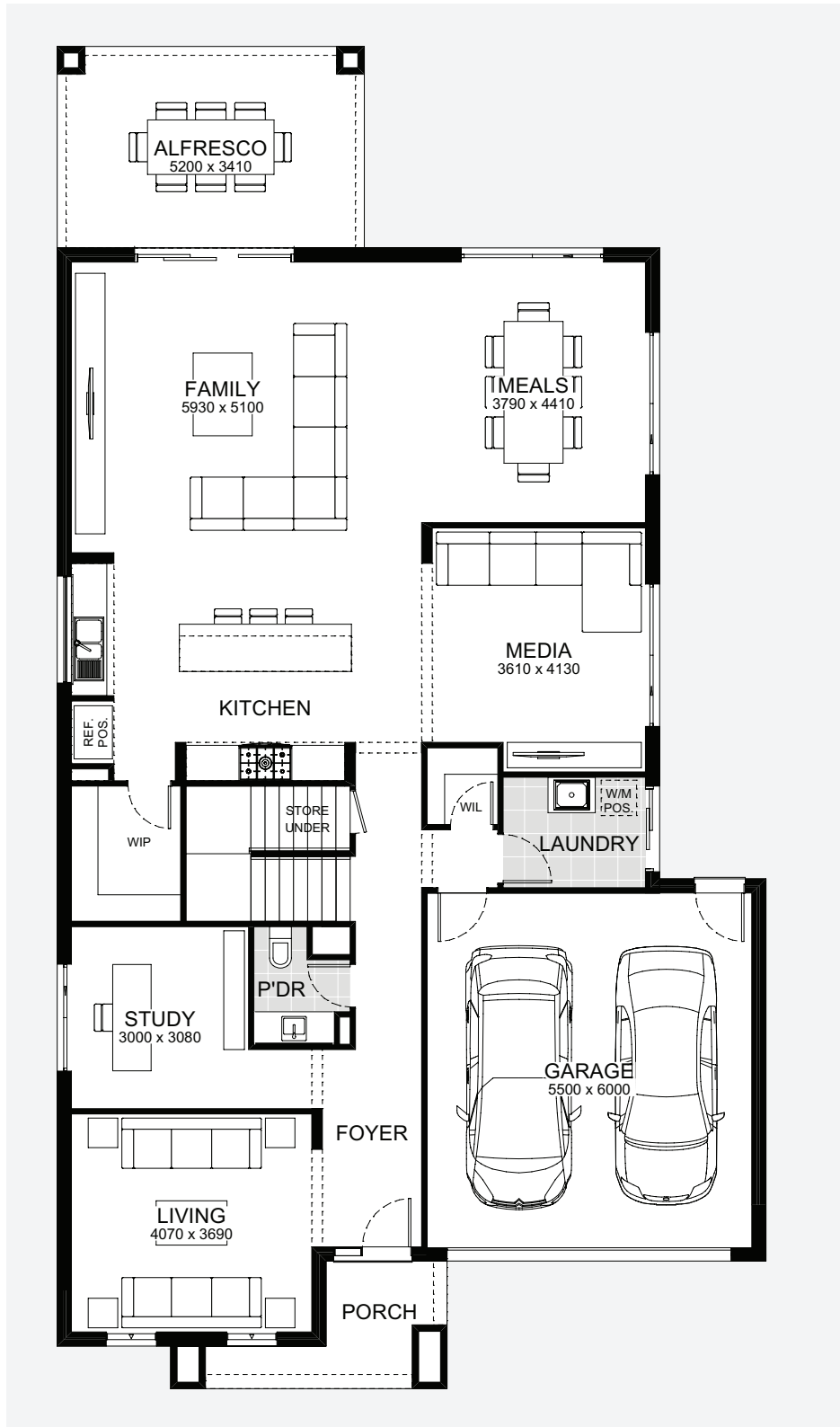


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Belgrave 377

Ground Floor

First Floor



12.00m EXTERIOR WIDTH 22.00m EXTERIOR LENGTH

40.42 SQUARES 375.51m² TOTAL HOUSE AREA

14.00m BLOCK WIDTH

30.00m BLOCK DEPTH





Rathdowne

Designed to suit a narrow block of land without compromising on space, Rathdowne offers everything the family will need. A living area placed at the front of the home creates a great space for greeting guests separate from the open plan kitchen, family, meals and alfresco area at the rear of the home. Four bedrooms plus a study mean there's ample room for a growing family.

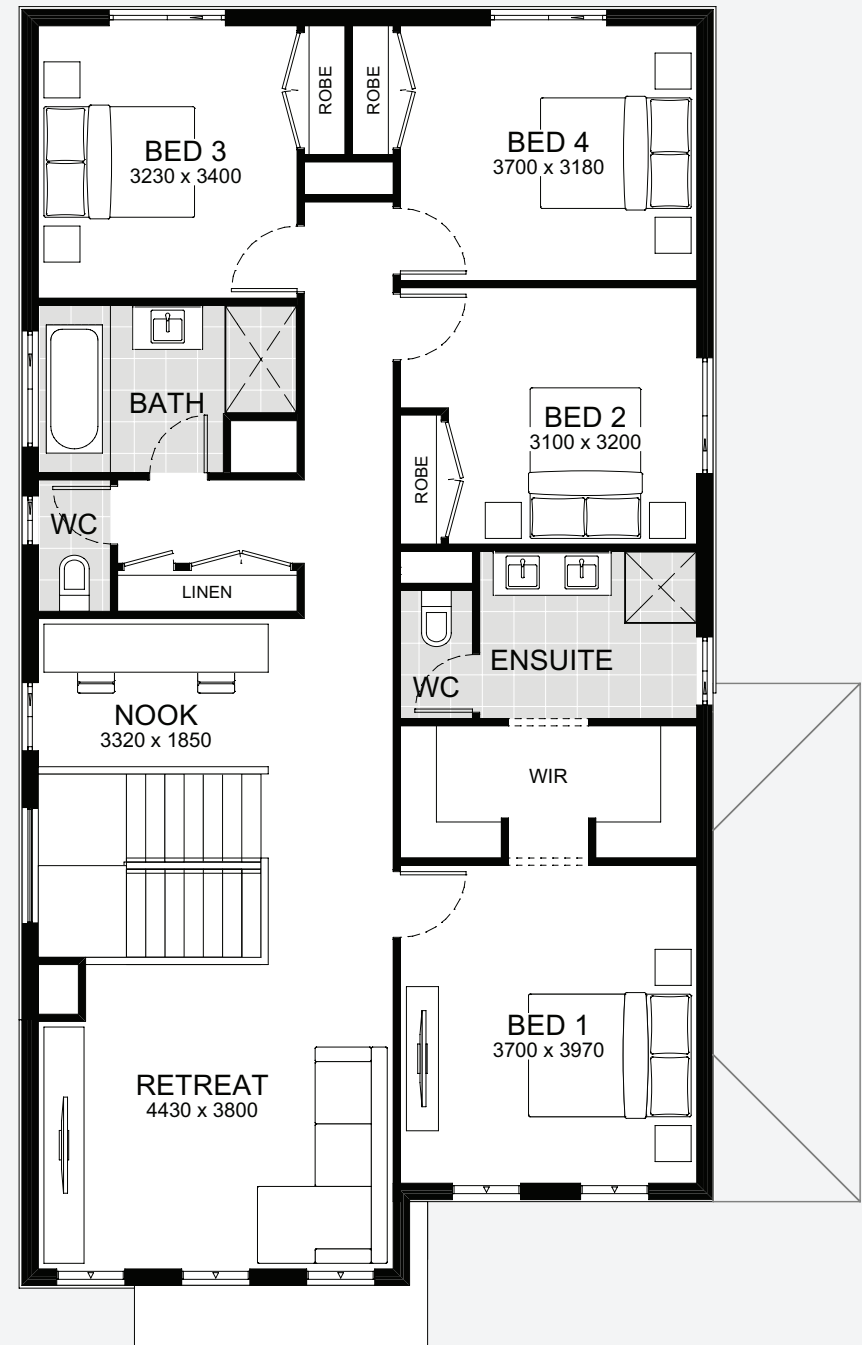
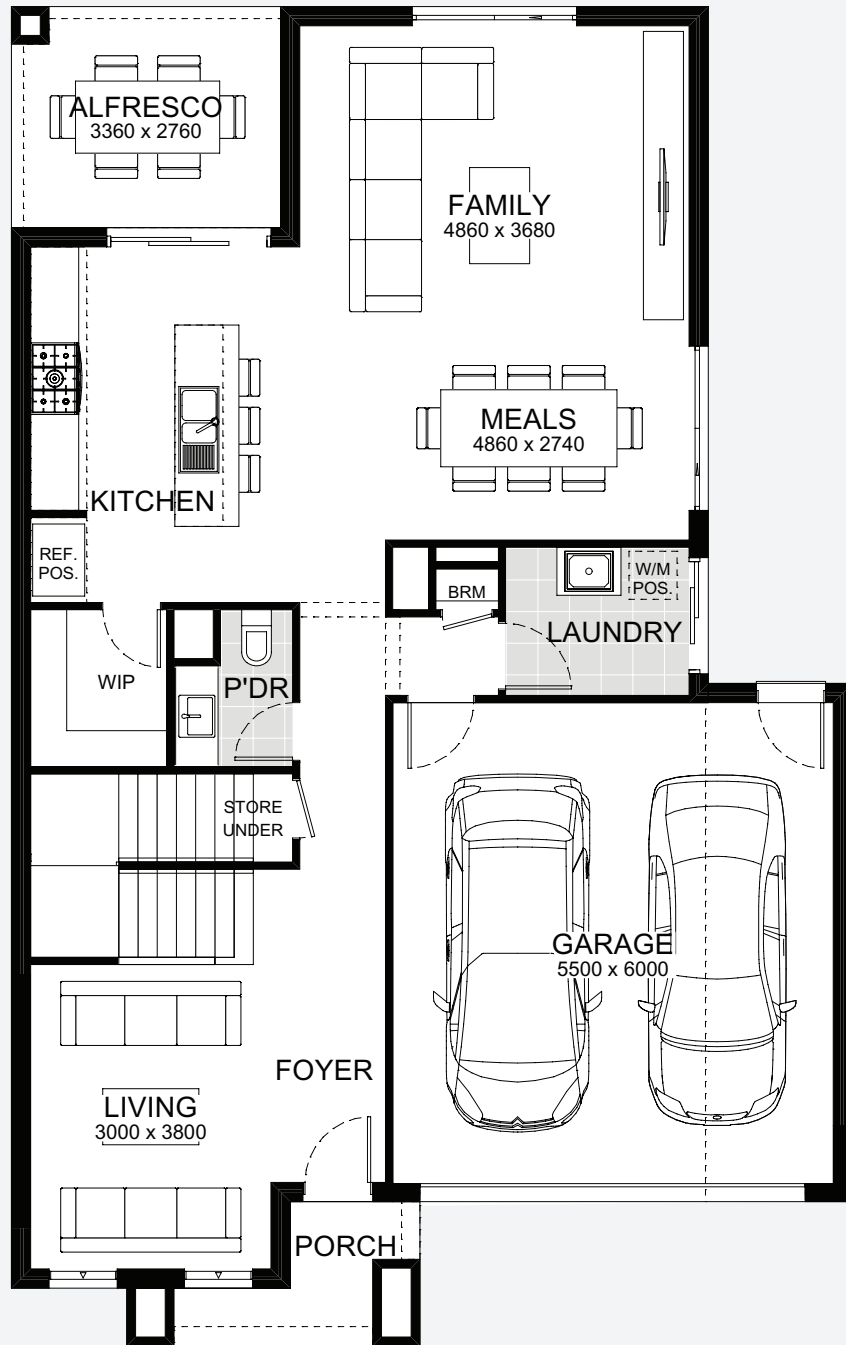


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Rathdowne 284

Ground Floor

First Floor



10.50m EXTERIOR WIDTH 16.00m EXTERIOR LENGTH

30.38 SQUARES 282.27m² TOTAL HOUSE AREA

12.50m BLOCK WIDTH

25.00m BLOCK DEPTH

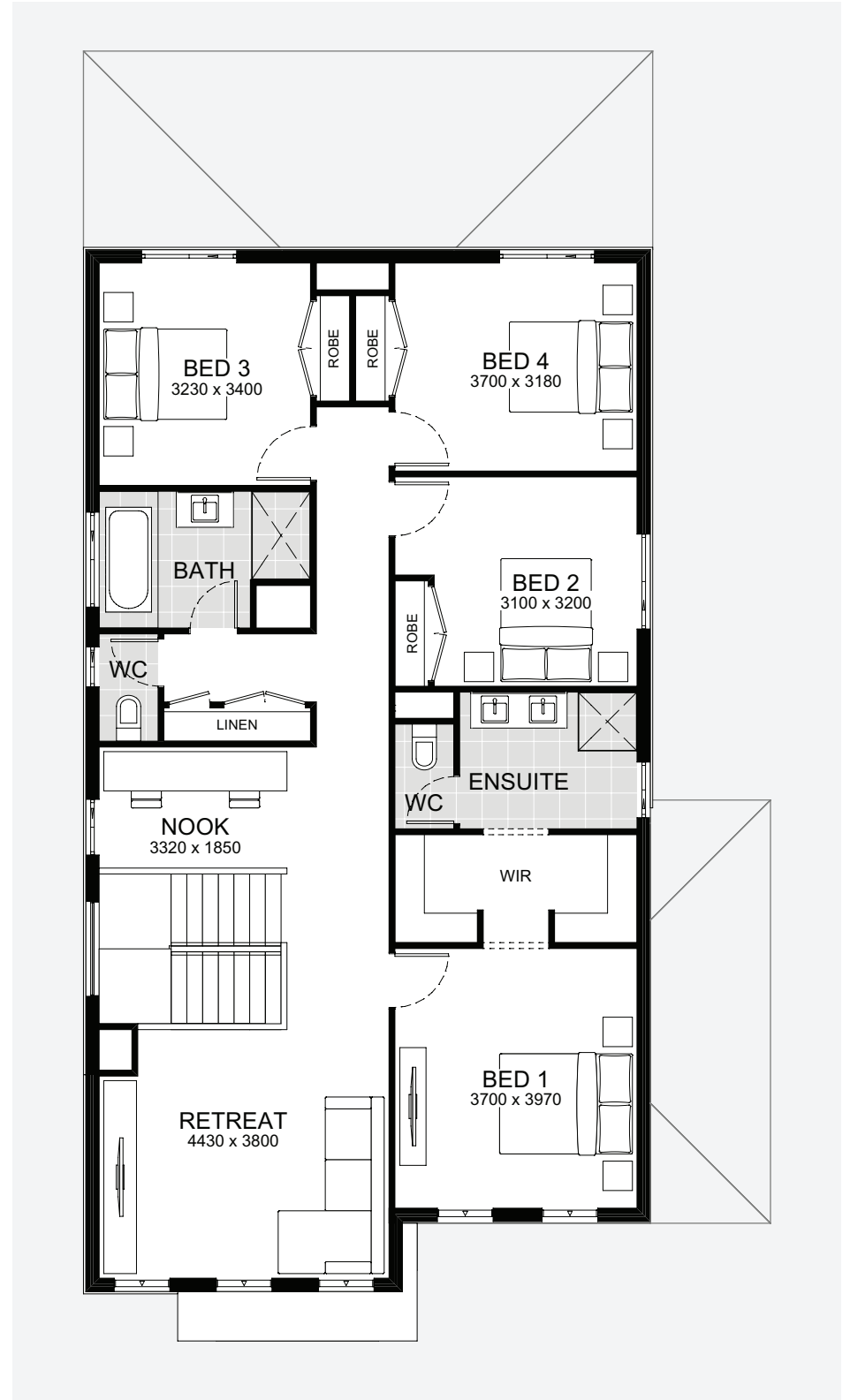
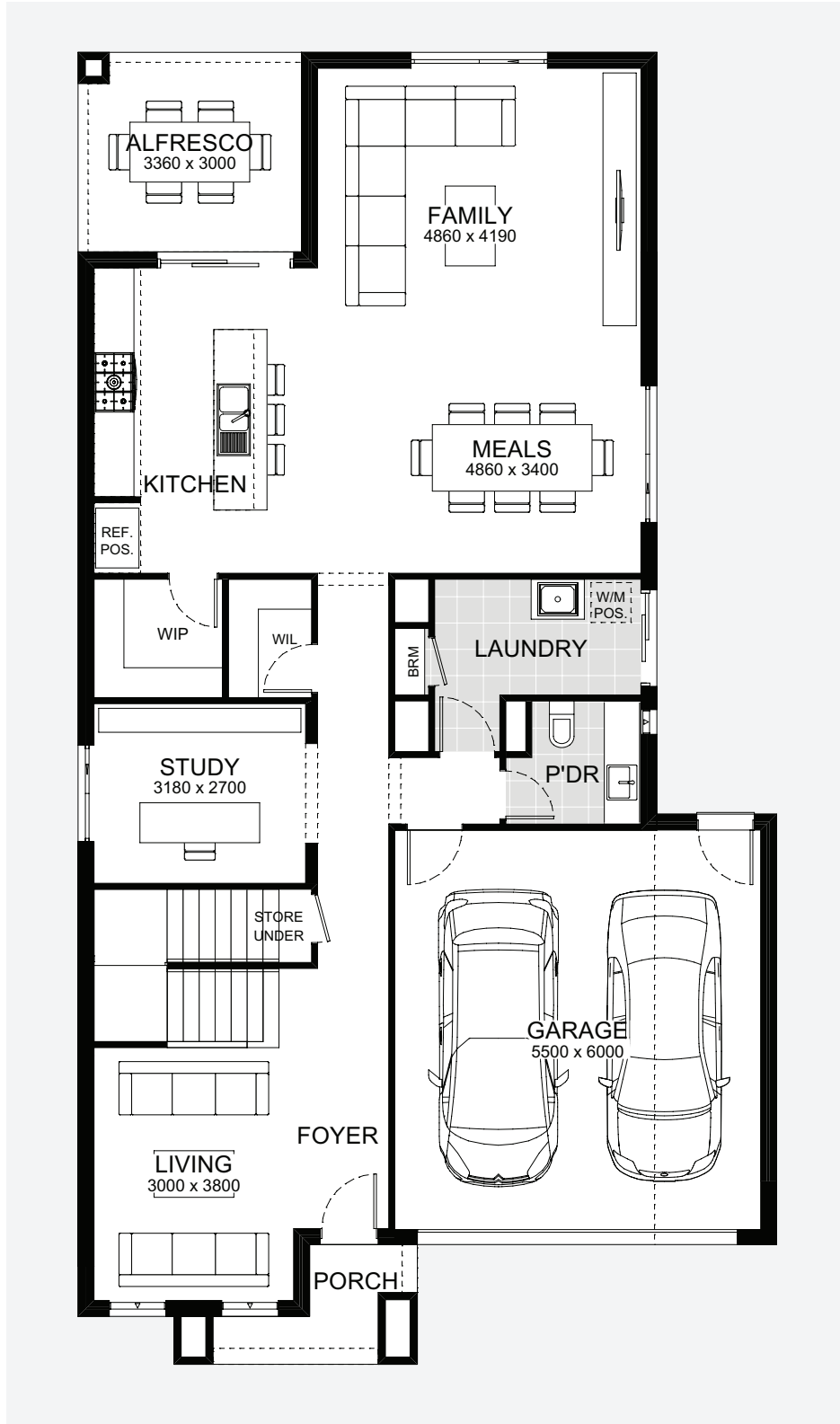


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Rathdowne 310

Ground Floor

First Floor



10.50m EXTERIOR WIDTH 19.00m EXTERIOR LENGTH

33.19 SQUARES 308.37m² TOTAL HOUSE AREA

12.50m BLOCK WIDTH

28.00m BLOCK DEPTH

Spencer

Does your block of land have amazing views from the first floor? Look no further than Spencer's reverse living design. Generously sized windows will make view gazing a daily delight, allowing plenty of sun to enter the home. Downstairs, enjoy the privacy of an office or study at the front of the home as well as an additional living retreat that opens up to a covered alfresco. Four bedrooms and two bathrooms complete this contemporary design.

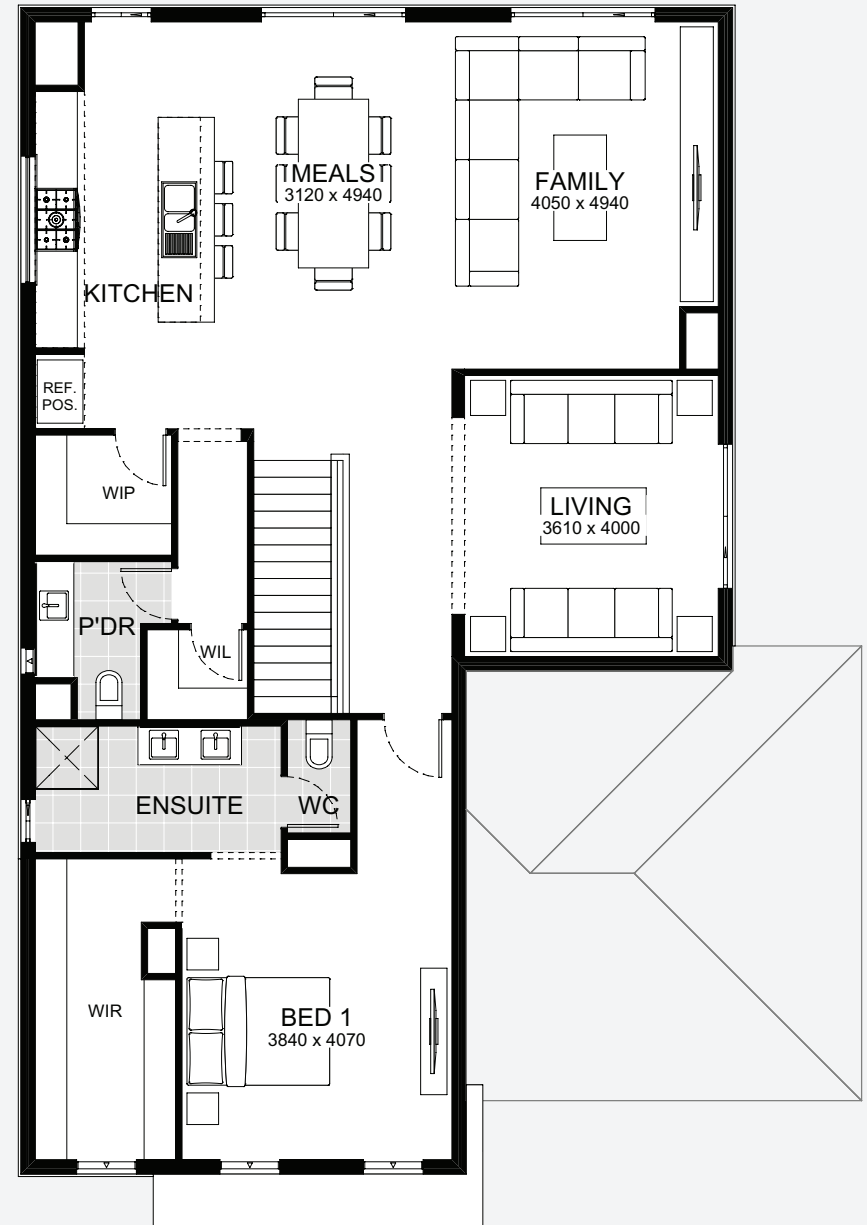
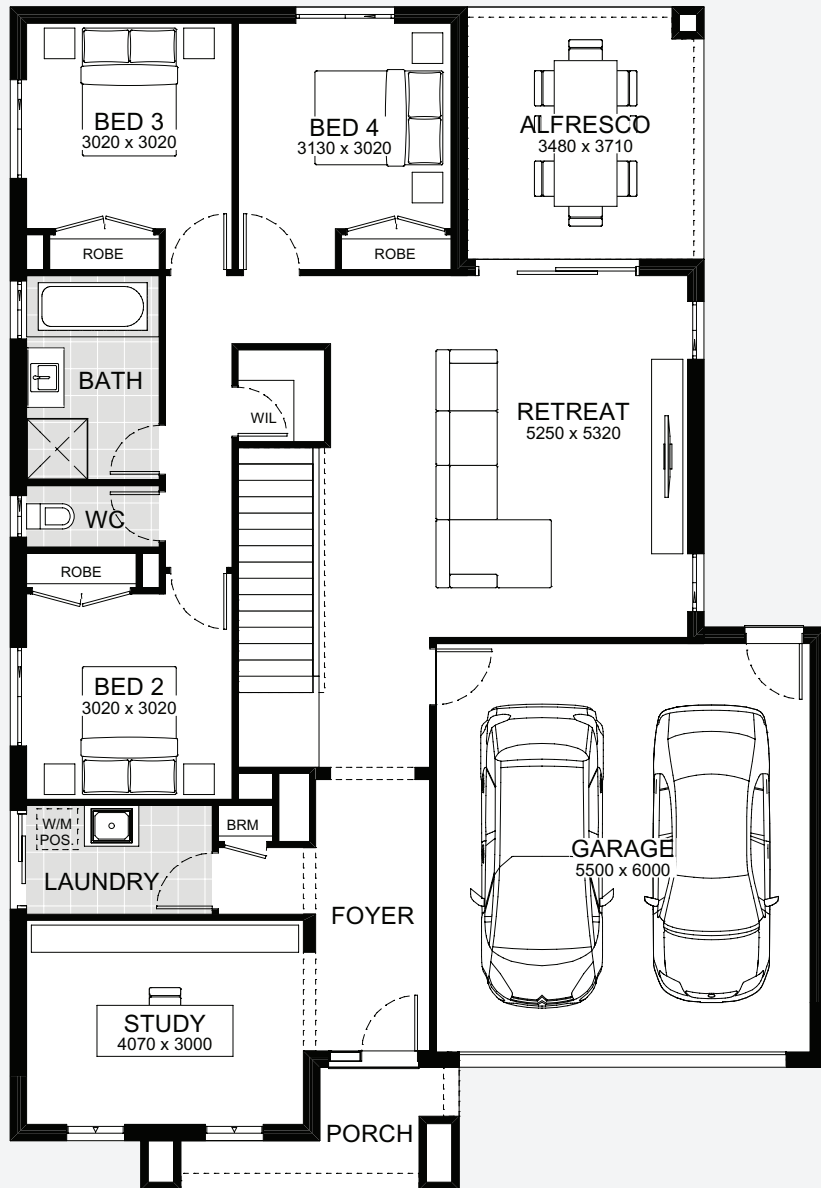


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Spencer 322

Ground Floor

First Floor



12.00m EXTERIOR WIDTH 16.67m EXTERIOR LENGTH

34.07 SQUARES 316.51m² TOTAL HOUSE AREA

14.00m BLOCK WIDTH

28.00m BLOCK DEPTH



