

LUXURY INCLUSIONS



GENERAL

- ✓ Self assessable council fees, portable long service leave and BSA. Not including relaxations, GIA, MCU, code assessment, acoustic assessment or other assessments or materials required to achieve compliance.
- ✓ Construction insurance
- ✓ Soil test and engineer designed footing and slab
- ✓ Soil allowance to "M" class 1 (No allowance for piers)
- ✓ Allowance for heavy machine earthworks to cut/fill a block up to 400mm total (200mm equal cut and fill and block not to exceed 600sqm in size)
- ✓ Waffle pods and slab design as per engineers design, constructed to suit local requirements and wind loading as per Australian Standards
- ✓ Treated pre-fabricated timber trusses and stick frame as per Structural Engineers design and Australian Standards
- ✓ House constructed for "N2" wind rating conditions
- ✓ Roof pitch as per approved plan
- ✓ **2570mm ceiling height to single storey homes and ground floor of double storey homes**
- ✓ 2440mm ceiling height to first floor of double storey homes
- ✓ Six-year structural warranty and twelve-month defect liability maintenance warranty
- ✓ Physical termite barrier to perimeter and physical collar ties to all penetrations
- ✓ Standard working drawings

EXTERNAL

- ✓ **Render and paint to front facade with 1m side returns**, remaining walls in Austral Bricks™ face brick selected from one (1) of the 'Everyday Life', 'Urban One', 'Coastal' or 'Wilderness' range with off-white mortar
- ✓ **COLORBOND® steel roof** or Bristle™ Concrete 'Classic' roof tiles with COLORBOND® steel fascia and gutter
- ✓ Sectional COLORBOND® steel garage door with three (3) remote controls
- ✓ All downpipes painted to match house
- ✓ Two (2) external garden taps
- ✓ Sewer connection from house to infrastructure with a maximum connection distance of six (6) metres
- ✓ Stormwater to street with allowance for up to a six (6) metre setback
- ✓ Aluminium frame sliding windows and glass doors keyed alike
- ✓ Corinthian® 820mm 'Madison' range entry door – with clear glass and painted in a wide range of colours
- ✓ Bright chrome entrance set and deadlock to external doors
- ✓ Lockable entrance set on garage door to house where applicable

INTERNAL

- ✓ Three (3) coat Taubmans® paint system to all internal walls
- ✓ Two (2) coat Taubmans® flat white paint to ceiling and cornice
- ✓ Gloss paint to doors, architraves and skirting **in gloss white**

- ✓ 67mm skirting in splayed profile
- ✓ 42mm architrave to match skirting
- ✓ **Framed 2040mm mirror sliding robe doors to all bedrooms**
- ✓ **2040mm 'Quickslide' doors to linen**
- ✓ Built-in robes to all bedrooms, inclusive of painted top shelf, **one (1) robe tower** and chrome hanging rail
- ✓ Linen press with four (4) shelves
- ✓ **Square set ceiling to living areas and entry**, 75mm cornice with cove profile throughout rest of home
- ✓ 10mm plasterboard to all walls and ceiling
- ✓ Villaboard® internal lining to bathroom, laundry and ensuite walls where required only. Greenboard® internal lining to remaining bathroom, laundry, ensuite and W.C. walls where required only
- ✓ Gainsborough 'G4 Series' lever door handles to all passage and robe doors
- ✓ Corinthian® 2040mm Internal painted flush panel, '**Motive**' or '**Impressions**' range (without glass) passage doors

KITCHEN

- ✓ **900mm stainless steel gas cooktop**
- ✓ 600mm stainless steel electric multifunction oven
- ✓ **900mm stainless steel canopy or slide-out rangehood**
- ✓ 600mm stainless steel freestanding dishwasher
- ✓ **20mm Smartstone® benchtops in the 'Essentials' range**
- ✓ Tiled kitchen splashback from builders range to a height of 600mm (650mm above cooktop)
- ✓ Fully laminated cupboards to a height of 2250mm
- ✓ **Laminate cupboards and laminate benchtops to walk-in-pantry with two (2) shelves above to a height of 1950mm** (design specific)
- ✓ Overhead wall units where stated on plan. **Painted bulkhead over wall units**
- ✓ Stainless steel 1 ¾ bowl sink with one (1) tap hole
- ✓ **Sink mixer pin handle from builders range**
- ✓ Laminated kickboards - colour to match cupboards or a brushed stainless look

LAUNDRY

- ✓ 45L drop-in stainless steel laundry tub **and laminate cupboard**
- ✓ Tiles to floor and skirting with laundry tub splashback to a height of approximately 600mm from builders range
- ✓ Sink mixer to laundry from builders range

ENERGY EFFICIENCY

- ✓ Energy efficiency report which is design specific and which determines the energy rating requirements for the house
- ✓ Wall wrap to external framed walls
- ✓ Sarking to underside of roof including garage and R2.5 Ceiling Batts to roofed ceilings (excluding garage, patio and alfresco) if COLORBOND® roof or R2.5 Ceiling Batts to roofed areas (excluding garage, patio and alfresco) if concrete roof tiles are installed
- ✓ Builders range 21L instantaneous gas hot water system

ELECTRICAL

- ✓ 6.3kW reverse cycle inverter split system air conditioning to living or family
- ✓ Heat/fan/light to bathroom and ensuite
- ✓ Exhaust fan light combo to Powder Room / W.C. areas where no natural ventilation is available (design specific)
- ✓ Two (2) double power points to Bed 1
- ✓ One (1) double power point to other Bedrooms
- ✓ Two (2) double power points to Living and Kitchen, Family and Media (where applicable) rooms.
- ✓ One (1) double power point to Meals, Bathroom, Ensuite, Laundry and Garage
- ✓ One (1) external water proof power point
- ✓ Two (2) T.V. points
- ✓ Two (2) phone points
- ✓ Two (2) LED downlights to each Bedroom
- ✓ One (1) LED downlight to WIR (where applicable)
- ✓ Four (4) LED downlights to Living
- ✓ Two (2) LED downlights to Kitchen, Meals, Family, Hallway, Garage and Alfresco
- ✓ One (1) LED downlight to WIP (where applicable), W.C., Entry and Laundry
- ✓ Allowance for multiple photo-electric, hard-wired interconnected smoke alarms (as required to comply with QLD legislation)
- ✓ Standard earth leakage circuit breakers
- ✓ Standard single phase connection underground
- ✓ Switch board to be located at external side wall of house which is closest to electrical pillar at nature strip near boundary
- ✓ One (1) exterior side wall light, two (2) facade wall lights and one (1) LED sensor downlight to front patio ceiling
- ✓ 100% energy efficient lighting. 80% is required by code
- ✓ One (1) Ceiling fan to each bedroom, living and family, allowance is for up to six (6) fans in total (design specific)

BATHROOM & WATER CLOSETS

- ✓ Laminated benchtops in range of colours **from the 'Designer' range**
- ✓ Fully laminated vanity units with one (1) drawer set **from the 'Designer' range**. Wall mounted or with kick boards
- ✓ Tiles to walls and floors - **wall tiles to 1.9m in shower and ensuite**, and skirting tiles to remaining wet areas including water closet / powder room (design specific).
- ✓ Tiled shower bases with no hobs in lowset designs (and ground floor showers only for highset designs) and full waterproofing under tiles
- ✓ **Frameless mirror 900mm high and to the width of vanity**
- ✓ Basin - **vessel or semi-recessed** from builders range
- ✓ Close coupled toilet suite with soft close toilet seat from builders range
- ✓ White bath from builders range
- ✓ Chrome double towel rail 600mm and toilet paper holder from builders range
- ✓ **Chrome round pin basin mixer and round pin lever shower/bath mixer from builders range**
- ✓ **Satin jet shower and rail set from builders range**
- ✓ **One (1) tiled recessed niche per shower**
- ✓ **Semi-frameless showerscreens** with clear safety glass

STAIRS

- ✓ Provide builders selection carpeted stairs with Timber Handrail. Includes half height plaster wall to stair void

FLOOR COVERINGS

- ✓ Ceramic tiles to wet areas, kitchen, meals and one (1) family or living area from selected builders range - alternate sizes may incur additional labour fees
- ✓ Carpet and foam underlay to all bedrooms and one (1) family or living area from selected builders range

WINDOW TREATMENT

- ✓ Obscure glass to bathroom, W.C. and ensuite windows
- ✓ Sliding aluminium framed windows with key locks
- ✓ Fly Screens to all aluminium framed windows and sliding glass doors
- ✓ **Block out roller blinds to all windows and sliding glass doors** with exception to wet rooms

LANDSCAPING

- ✓ Professional landscape package which includes a single feature garden to front or rear yard (**approx. 12m²**)
- ✓ Plants will be either native or succulents for easy maintenance
- ✓ Fully turfed to front boundary and rear yard with gravel/ stones to least predominant side of home. Standard provision is for lot sizes up to 450m². (Corner lots may incur additional expenses as will turfing of nature strip / foot paths if requested)
- ✓ Exposed aggregate driveway (unsealed) with single entry point from road widened to garage entry (noting kerb cut and foot path removal involve additional costs)
- ✓ Patio and alfresco in exposed aggregate (unsealed)
- ✓ Single row pavers to clothesline. Maximum standard allowance of twelve (12) pavers
- ✓ **Rendered** or metal letterbox
- ✓ 1.8m treated pine paling fence with hardwood posts (allowance for half share of the cost of boundary fences only, up to 65lm)
- ✓ One (1) pedestrian gate to one (1) side for access to rear (where applicable)

CLEANING

- ✓ External – Builder will clean all builders debris etc. from the site to enable landscaping to proceed unhindered
- ✓ Internal – Professional cleaning throughout to ensure the property is respectable at handover (Allowance for two (2) cleans only)

MISCELLANEOUS

- ✓ Standard television antenna with coaxial cable to splitter
- ✓ Standard fold-out clothesline
- ✓ Alfresco dining area incorporated under main roof (design specific)

A maximum of 3 hrs is allowed for your colour consultation with a Pantha Homes Design Consultant. Colour and Product Selection changes to design and full working plans must be confirmed and signed prior to Building Approval being lodged; unless necessary to comply with Covenant or Council regulations. An administration fee of \$200 Inc GST will be charged for each additional change made thereafter. All variations must be finalised and signed by the Client and Builder within 14 days of the applicable work commencing. Pantha Homes Pty Ltd will not be responsible for any changes not implemented if these conditions are not adhered to by either client, client's agent or builder. Inclusions are current at time of production. Errors and omissions excluded. Pantha Homes Pty Ltd reserves the right to alter inclusions without notice.

Bolded items indicate additional features over and above 'ESSENCE' specifications