

# ESSENCE 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
- ✓ 2440mm framed timber ceiling height to single and 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

- ✓ Walls in Austral Bricks™ face brick selected from one (1) of the 'Everyday Life', 'Urban One', 'Coastal' or 'Wilderness' range with off-white mortar
- ✓ 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 doors – all 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 system to ceiling and cornice
- ✓ Gloss paint to doors, architraves and skirting colour matched to walls

- ✓ 67mm skirting in splayed profile
- ✓ 42mm architrave to match skirting
- ✓ Framed 2040mm vinyl sliding doors to all bedroom robes and linen
- ✓ Built-in robes to all bedrooms, inclusive of painted top shelf and hanging chrome rail
- ✓ Linen press with four (4) shelves
- ✓ 75mm cornice with cove profile throughout 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 passage doors

## KITCHEN

- ✓ 600mm stainless steel gas cooktop
- ✓ 600mm stainless steel electric multifunction oven
- ✓ 600mm stainless steel slide out rangehood
- ✓ 600mm stainless steel freestanding dishwasher
- ✓ Laminated benchtop in a range of colours from the 'Polytec' Matt range
- ✓ Tiled kitchen splashback from builders range to a height of 600mm (650mm above cooktop)
- ✓ Fully laminated cupboards to a height of 2100mm
- ✓ Four (4) shelves to walk-in-pantry to a height of 1950mm (design specific)
- ✓ Overhead wall units where stated on plan
- ✓ Stainless steel 1 ¾ bowl sink with one (1) tap hole
- ✓ Sink mixer cast spout from builders range
- ✓ Laminated kickboards colour to match cupboards or brush stainless look kickboards

## LAUNDRY

- ✓ 45L drop-in stainless steel laundry tub within plastic cabinet unit
- ✓ 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
- ✓ R2.5 Ceiling Batts to roofed ceilings (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 photoelectric, 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 light 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 AND WATER CLOSETS

- ✓ Laminated benchtops in a range of colours from the 'Polytec' standard range
- ✓ Fully laminated vanity units with one (1) drawer set from the 'Polytec' range. Wall mounted or with kick
- ✓ Tiles to walls and floors - wall tiles to 1.9m in shower recess only and skirting tiles to remaining areas including water closet / powder room (design specific)
- ✓ Splashback tiles above vanities to a height of approximately 200mm and splashback tiles to bath to approximately 600mm
- ✓ Tiled shower bases with no hobs in lowset designs (and ground floor showers only for highset designs) and full waterproofing under tiles
- ✓ Framed edge mirror 900mm high to be the width of vanity
- ✓ Basin 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
- ✓ Chrome basin and shower/bath mixers from builders range
- ✓ Shower and rail set from builders range
- ✓ One (1) ceramic white soap holder to each shower recess
- ✓ Framed 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

## WINDOWS

- ✓ 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
- ✓ Vertical 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. 8m<sup>2</sup>)
- ✓ 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 450m<sup>2</sup>. (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
- ✓ Brick 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 65m)
- ✓ 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.

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