

Palladio Homes

✓ Quality Comes Standard

Luxury Inclusions

ANNEXURE 'B'

Connections & Earthworks

All construction and warranty insurances
Council building and application fees (based on Gold Coast City Council)
Engineers & Surveyor fees
Underground power, sewer, storm water & water connection to 600m² lot with 6m setback
HIA Building Contract
Physical termite treatment to entire dwelling
"S" class engineered concrete slab
500mm total fall over house pad made up of 250mm equal cut and fill
Bulk concrete peiring if required for 250mm cut and fill
N2 Wind Rating

External

Brick veneer construction
Clay bricks from the Palladio Luxury Range
Concrete roof tiles from the Palladio Luxury Range
450mm eaves to entire home
Colorbond metal fascia/gutter
Powder coated aluminium balustrade with round posts, rails & balusters
Painted PVC downpipes
Colorbond panel lift garage door, with two remote control handsets
2 Garden taps
2 Yard Gulleys
Concrete Floor to Alfresco (Design Specific)

Internal Inclusions

2400mm ceiling heights throughout
Cover Grade Staircase with powder coated round black balusters, timber posts and handrail
One (1) Melamine shelf to robes with hanging rail under
Four (4) melamine shelves to linen cupboards
Dulux three (3) coat paint system throughout
42mm architrave and 67mm skirting throughout
90mm Cornice throughout

Windows

Powder coated aluminium windows & sliding doors
Keyed alike window locks to all opening windows
Toughened clear glazing to wet area windows

Hot Water Service

24L Continuous flow gas hot water

Energy Efficiency

Insulation throughout to achieve a six (6) star energy rating

Tapware

Flickmixer water efficient tapware throughout

Kitchen

SMEG S/Steel 900mm Gourmet cooking appliances
Ceramic tile splashback from the Palladio Luxury Range
Laminated kitchen cabinetry with melamine shelves
20mm CaesarStone benchtops from the Palladio Luxury Range
Overhead cupboards to kitchen
Four (4) melamine shelves to pantry
1 ¾ bowl stainless steel drop in kitchen sink
Provision for dishwasher
Provision for microwave

Bathroom/Ensuite/WC/Powder Room

Laminated cabinetry with melamine shelves to all vanities
20mm CaesarStone benchtops from the Palladio Luxury Range
Vitreous china above counter basins
Ceramic floor tiling to all wet areas from the Palladio Luxury Range
Ceramic tile skirting (200mm high) from the Palladio Luxury Range
Ceramic wall tiles to showers (2100mm high) from the Palladio Luxury Range
Frameless mirror to vanity tops with arised edges
Semi-frameless chrome finish shower screens with pivot action doors and clear safety glass
Carina 1525mm acrylic white designer bath
Close coupled china toilet suites
Double towel rail to Ensuite & Bathroom, towel ring to Powder room, toilet roll holder to all WC's
Torrential II Rail Hand Shower

Laundry

White laundry cabinet with 45L stainless steel tub
Ceramic floor tiling and Ceramic floor tile skirting
200mm high and Ceramic tile splashback from the Palladio Luxury Range

Doors & Door Furniture

Half glazed door to Laundry with Gainsborough 540 S/S Entrance Set lock
Hume 820mm paint grade front entry door from the Trend range
External Door Furniture: Gainsborough 540 S/S Entrance Set and 850 Double cylinder deadbolt with 980 Slimline Satin Chrome backing plate
All external hinged doors to be keyed alike
2040mm Flush Panel hinged doors throughout including door stops
Vinyl sliding robe doors
Gainsborough Sofia series passage sets throughout in Bright Chrome

Electrical

Single phase meter board with circuit breakers
Double power points: ten (10) to single storey designs, fifteen (15) to double storey designs
Single power points: six (6) for microwave, cooktop, rangehood, dishwasher, refrigerator & automatic garage door
TV points: one (1) to single storey designs, two (2) to double storey designs
Exhaust fans to all non-ventilated bathrooms, ensuites, powder rooms and WC's
Provision for 1 phone point to Kitchen
Smoke detectors hardwired to 240 volt power and include battery back up
Earth leakage safety switches
One batten holder with energy efficient globe per room and two (2) external

Floor Coverings

Ceramic Tiles to main living areas from the Palladio Luxury Range
Carpet to Bedrooms, Study, Media and Rumpus areas from the Palladio Luxury Range

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Inclusions List as at February 2013

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