



**PANACHE  
INCLUSION**



# INCLUSION LIST

## FIXED SITE COSTS

Bulk Earthworks, excavation, leveling and site preparation.	Included
Waffle pod concrete slab as per engineer spec	Included
Concrete piers as specified by the engineer	Included
Concrete pump for Piering and ground floor slab	Included
Connect sewer, water, power and gas services to mains as required	Included
Provide conduit for NBN and telephone connections (IF AVAILABLE)	Included
Temporary all-weather access to cross-over	Included
Provide temporary site security fence to comply with WH & S requirements	Included
Termite Barrier protection to slab penetrations and perimeter	Included
On site temporary toilet	Included
Trade waste compound as required by council	Included
External scaffold and roof rail protection as required	Included

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## STATUTORY REQUIREMENTS

Contour and detailed surveys by registered surveyor	Included
Soil test and geotechnical report	Included
Slab design report by structural engineer & certification	Included
Standard Sydney Water Authority Approval fee	Included
Basix report	Included
DA or CDC Application including all plans and applicable fees	Included
Construction Certification inspections, fees, and Long Service Levy Home Owner Warranty	Included
Occupation certificate	Included

## BASIX REQUIREMENTS

Allowances for the purpose of complying with the Building Sustainability Index (BASIX) to ensure that new homes meet with the NSW Government's Water and Energy Efficiency targets	Included
Reduced flow water outlets including 4 Star rated shower heads	Included
Provide Dual Flushing Toilet Suites	Included
Insulation to external walls of living area and ceiling as per Basix report	Included
Rainwater tank as per Basix requirements (IF required)	Included

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## EXTERNAL FEATURES

Precise, Clean and Sturdy Structural timber	Included
Contemporary Pull Handle and lock kit to front entrance door	Included
Colorbond sectional Garage door with 2 remote controls and 1 mounted handset	Included
26 litre, instantaneous gas hot water system	Included
300 x 300 Tiles to front porch	Included
Powder coated aluminium windows & sliding doors with locks (only for openable windows)	Included
External garden taps (where applicable)	Included

## KITCHEN FEATURES

<b>40mm Stone Benchtop</b>	Included
Polytec finish to Kitchen cabinetry	Included
Feature finger-pull edge to all drawers and doors including soft-close hinges	Included
<b>FISHER &amp; PAYKEL 60cm Stainless Steel Oven</b>	Included
<b>FISHER &amp; PAYKEL 90cm Stainless Steel Gas Cooktop</b>	Included
<b>FISHER &amp; PAYKEL 90cm Stainless Steel Slide-out Rangehood</b>	Included
<b>FISHER &amp; PAYKEL Stainless Steel dishwasher</b>	Included
Designer cutlery drawers and tray. Drawer size subject to floor plan design	Included
Double bowl designer stainless steel Kitchen sink	Included
Goose neck Mixer Tap	Included
300 x 600 Tiled splashback	Included

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## INTERNAL FEATURES

Provide 90mm cove to ground and first floor living, Bedrooms, WIR, Powder Room and Laundry areas. Square set finish to builtin robes and Bathrooms	<b>Included</b>
Sliding doors to Alfresco area subject to floor plan design	<b>Included</b>
Wattyl "Endure range" premium paint to walls and ceilings throughout home (3 coat system)	<b>Included</b>
67mm x 18mm Half splay pine skirting and architraves (paint finish)	<b>Included</b>
<b>Semi Framed mirrored sliding doors to Wardrobes including three (3) drawers and three (3) internal shelves with hanging rail</b>	<b>Included</b>
Flush panel doors	<b>Included</b>
Brushed nickel Lever door furniture with privacy locks to all Bathrooms, Master Bedroom and Powder Room	<b>Included</b>
Natural gas heating point within house	<b>Included</b>
MDF internal staircase - paint finish & timber handrails (2 storey designs only)	<b>Included</b>
600 x 600 Tiles to the entire ground floor excluding garage and bedrooms (where applicable). <b>Builders range of 12mm laminate flooring to bedrooms.</b>	<b>Included</b>
4 White internal shelves to the walk-in pantry and linen cupboards (where applicable)	<b>Included</b>

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## BATHROOM, ENSUITE & POWDERROOM FEATURES

Ceramic tops to wall hung vanity units in all Bathrooms and Ensuite where applicable	Included
<b>Semi-frameless</b> shower screens in Main Bathroom & to Ensuite	Included
Square basin mixer, shower set & bath mixer in Bathroom and Ensuite (and powder if applicable)	Included
<b>Multi Functional shower head</b>	Included
4-star back to wall toilet suite to all Bathrooms and Powder Room	Included
Chrome Finish towel rails to Bathroom & Ensuite (size subject to design)	Included
Towel Ring to Powder Room	Included
Wall hung basin in Powder Room with splashback	Included
<b>Main Bathroom &amp; Ensuite: Provide Full height tiling</b>	Included
Skirting tile to all side of powder room and laundry	Included
Polished Edge Vanity mirrors to Bathroom & Ensuite only	Included
<b>Exhaust Fan to bathrooms</b>	Included
Chrome floorwaste	Included
Freestanding Bath tub (If shown on the plan)	Included
Obscured glaze to wet area windows	Included

## LAUNDRY FEATURES

<b>Drop in single bowl laundry sink with 20mm benchtop / Laundry Tub (Subject to layout)</b>	Included
Splash back tiles to the Laundry tub with Skirting	Included
300mm x 300mm floor tiles	Included
Washing machine taps	Included

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## ELECTRICAL FEATURES

<b>LED downlights in Kitchen, Living Area, Hallway &amp; bathrooms and 2 downlights in each bedrooms.</b>	<b>Included</b>
Power points and light switches. Double power points throughout with singles to dishwasher, fridge, microwave, oven. Layout as per electrical plan <b>(2 pp in each bedroom, 2 kitchen , 1 living &amp; 1 dining )</b>	<b>Included</b>
Earth leakage safety switch with circuit breakers	<b>Included</b>
Hard wired smoke detectors (with battery backup) to Australian Standards and Security Alarm	<b>Included</b>
2 Television points, 2 Data points and 2 telephone points through the house. Layout as per Included in electrical plan	<b>Included</b>
External weatherproof double GPO in Patio (where applicable)	<b>Included</b>
External LED downlight to the front porch ceiling (where applicable)	<b>Included</b>
<b>Video Intercom on Ground floor only</b>	<b>Included</b>
<b>Ducted Air-Conditioning with 2 zones</b>	<b>Included</b>

## ROOFING FEATURES

Concrete roof tiles / Metal roofs (Subject to layout)	<b>Included</b>
Thermoseal sarking to underside to tiled roof and 55mm anticon blanket to underside of metal roofs	<b>Included</b>
Colorbond fascia's and quad gutters (where applicable)	<b>Included</b>
Painted PVC downpipes	<b>Included</b>

## OTHER FEATURES

Colour through concrete driveway to the front of the house	<b>Included</b>
Plain concrete cross-over as per local authority requirements	<b>Included</b>
Supply and install Letter box	<b>Included</b>

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## LANDSCAPE FEATURES

1.8m height Boundary fencing (Colorbond / Timber as per Council requirements)	Included
Side access gate and fixed panel on other side	Included
All applicable retaining walls	Included
Feature established tree	Included
Feature planting to the front yard (as per landscape plan)	Included
Turf to back yard	Included
Clothline	Included

## WARRANTY

90-day maintenance period	Included
6-year Structural gaurantee	Included
Waterproofing certification	Included

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### **DISCLAIMER**

All prices quoted are inclusive of GST.

#### WARRANTIES AND GUARANTEES

6 Year Structural Guarantee

13 Weeks Warranty Service

All imagery and photography are used for illustration purposes only and may depict fixtures and features that are not supplied by The Bathla Group unless otherwise specified. These may include items such as furnifhings, landscaping, retaining walls, front fencing, letterbox, lighting, blinds, decorative finishes and facade upgrades. Please contact Bathla Group for full listing of inclusions.

Note: The Bathla Group has the right to review Inclusion and Pricing packages at any time and will be subject to all statutory & Development approvals.



# Inclusion



FISHER & PAYKEL  
OB60SC5CEX2



FISHER & PAYKEL  
CG905CNGX2



FISHER & PAYKEL  
HS90X4



Double bowl Square Sink



40mm Stone Benchtop



FISHER & PAYKEL  
DW60FC1X1

Disclaimer: The Bathla Group reserves the right to amend prices and specifications without prior notice or obligation. The inclusions are current at time of printing but subject to change depending on availability.



Gooseneck Mixer for Kitchen sink



Laundry Mixer



Drop in Laundry sink

**OR**



Semi Framed Sliding Wardrobe doors



Square bathtub



Laundry Tub



Bathtub spout



Bathroom Sink Mixer



Multi Functional Shower head



Back to wall toilet suite

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