

*Based on land price provided at time of print. Plantation Homes does not have authority to negotiate land sale. Land is sold separately by Developer. All land enquiries to be made direct to Developer. House price is based on standard home with Reserve Collection inclusions and façade as specified, and Plantation Homes' preferred siting. Price does not include legal, stamp duty, registration fees or any other charges relevant to the acquisition of land. Price includes site costs but does not include any costs associated with satisfying wind rating requirements (other than N1 & N2, any window pricing is an allowance only) acoustic or bushfire requirements, non-standard scaffolding or traffic control, property identification survey, relaxation fee requirements, build over sewer/stormwater requirements, town planning code assessment requirements, non-standard dirt and grime prevention measures due to soil conditions, generator hire. Price is based on Level 1 Compaction Report being provided by the Developer for the nominated lot/estate & survey of land matching Developer Disclosure Plan, and waffle pod or monolithic concrete slab construction. Any non-standard slab upgrades due to engineer's site soil classifications are not included in this package. This package is based on information available from Developer Disclosure Plan only and assumes the finished house pad level will provide sufficient fall to the street for sewer and stormwater runoff. If sufficient fall cannot be achieved additional stormwater runs or importation of fill and retaining walls may be required which are not included in this package.

^Excludes COLORBOND® steel roofing upgrades required to cater for site specific proximity to industrial or marine influence conditions.

~Flooring offer includes timber look flooring (Superior Advanced Laminate Range) and Carpet (Hawkers Bay Range) as per standard flooring design plan excluding wet areas. Excludes additional laying costs and professional cleaning.

***HSTP fees location and size nominated at the time of trial siting and priced into the package price, customer to agree to location and sizing; any changes could incur extra cost. Final house location and platform level to be confirmed with review of HSTP design. It is assumed 400m² LAA (land application area) for HSTP, subject to engineer approval.

The floorplan shown is for the standard house design with standard façade, not the façade for this package and so will vary from actual floor plan. For dimensions and floorplan specific to the façade in this package please speak to one of our New Home Consultants. **National Construction Code 2022 (NCC22) compliance** is based on standard floorplan, base façade & inclusions based on mid-range colours. Any changes requested to the standard floorplan, base façade, inclusions, and colours darker than mid-range that may affect compliance will be quoted at sales stage and confirmed at tender. NCC22 compliance excludes whole-of-home assessment; Plantation Homes can only complete this assessment upon release of the house energy rating software by the Queensland Government. Copyright Henley Properties (QLD) Pty Ltd trading as Plantation Homes. All plans are copyright; no part may be used, reproduced, or copied by any means or in any form without the prior written permission of Plantation Homes. All rights reserved. QBCC 73955