



Panelhome

Capabilities Statement

Systemised residential construction for the Australian market



Core Capabilities

Panelhome specialises in engineered residential construction using the proprietary **Panelok™ building system** — a steel-framed, factory-manufactured panel system designed for the Australian market.

We provide end-to-end delivery capability for developers, landowners and project sponsors requiring certainty, speed and structural performance beyond conventional construction methods.

Design & Planning Services

In-house architectural capability, approvals coordination and compliance pathways including bushfire, acoustic and energy efficiency requirements.

Engineered Building Systems

Proprietary steel-framed construction technology with factory-controlled manufacturing and precision site installation capability.

Project Delivery & Oversight

Full programme management through proprietary project platform, quality control and integrated builder coordination.

Our Differentiators



Certainty Through Approvals

Established pathways through planning and compliance processes, reducing programme risk and approval delays.



Speed and Predictability

Factory precision and structured site delivery eliminate variability. Lock-up achieved in weeks, not months.



Australian Conditions

System engineered specifically for heat, wind, termites, bushfire risk and challenging site conditions.



Control & Repeatability

Systemised approach enables consistent delivery across multiple dwellings with reduced defects and programme certainty.

The Panelok Building System

Proprietary Technology Platform

Panelok is a fully engineered, steel-framed panel construction system developed specifically for Australian building conditions and regulatory requirements.

The system replaces conventional on-site construction variability with factory-manufactured precision and structured site assembly, delivering superior structural performance, speed and quality control.

Technical Specifications & Performance Characteristics



Australian Climate Specification

Engineered for extreme heat, high wind loads, cyclonic conditions, termite resistance and bushfire attack level (BAL) requirements across all climate zones.



Non-Combustible Steel Structure

Structural steel framing with non-combustible wall assemblies providing compliance confidence across all building classifications and fire safety requirements.



Accelerated Site Programme

Factory-manufactured components reduce on-site duration by 60-70%. Weather-tight enclosure achievable in under three weeks from foundation completion.



Manufacturing Tolerances

Tight factory tolerances ($\pm 2\text{mm}$) eliminate on-site rework, reduce trade coordination issues and ensure consistent panel-to-panel performance.



Thermal & Acoustic Performance

Continuous insulated panels deliver superior energy efficiency ratings. Enhanced acoustic separation through mass-loaded wall assemblies.



Design Flexibility

Full architectural flexibility with conventional finish aesthetics. Projects deliver as premium residential product, not modular or prefabricated appearance.

Optimal Project Applications

Panelhome's capabilities deliver measurable advantage in project contexts where conventional construction methods present elevated risk, cost or programme challenges.

Challenging Site Conditions

Capability: Integrated steel flooring and platform floor systems designed for sloping, unstable or restricted access sites.

Advantage: Reduced groundworks, minimal cut and fill requirements, and structural spanning capability over difficult terrain. Eliminates extensive retaining wall requirements and reduces site preparation costs by 30-40%.

Bushfire-Prone Zones

Capability: Non-combustible construction and engineered detailing for BAL-12.5 through BAL-FZ compliance.

Advantage: Opens development opportunities in bushfire zones where timber framing is non-compliant. System-based approach to bushfire construction reduces design complexity and approvals risk.

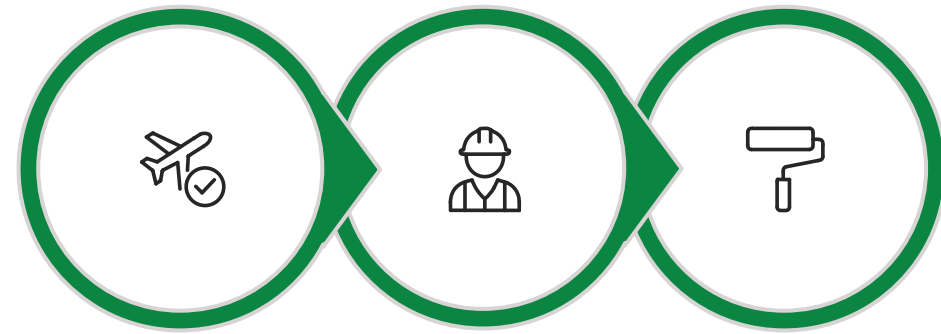
Multi-Dwelling & Volume Projects

Capability: Repeatable panel manufacturing, standardised dwelling types and systematic installation processes.

Advantage: Consistency across townhouses, duplexes and medium-density residential. Reduced variability delivers tighter budget control, accelerated programme and minimised defect liability.

Delivery Model & Methodology

Panelhome delivers projects through a **structured three-phase methodology**, with defined scopes, transparent pricing and controlled handover points between phases.



Phase 1:
Planning

Phase 2:
Build

Phase 3:
Finishes

This methodology ensures risk allocation is clear, programme milestones are protected, and quality standards are maintained from concept through to practical completion.

PHASE 1

Planning, Approvals & Design Services

Service Scope

Panelhome provides **in-house architectural services** with system-specific design capability. Our team designs to maximise the structural and programmatic advantages of the Panelok system.

We coordinate **statutory approvals pathways** including specialist compliance for bushfire, acoustic, energy efficiency and accessibility requirements.

Early coordination with structural, hydraulic and energy consultants ensures compliance confidence and eliminates costly redesign during construction phases.

Deliverables

- Compliant dwelling designs optimised for system performance
- Development approval and construction certificate documentation
- Coordinated consultant reports and compliance pathways
- Fixed-price design and approvals scope

Commercial Structure: Phase 1 is delivered as a defined professional services engagement with transparent, fixed-fee commercial terms agreed prior to commencement.



Structural Envelope to Weather-Tight Enclosure

Phase 2 represents Panelhome's core delivery capability — structural envelope and weather-tight enclosure to lock-up standard. This phase controls the critical path elements that determine programme certainty and cost predictability.

Standard Scope of Work

- Panelok **steel flooring system** (where site conditions require elevated floor platforms)
- **Structural wall panels** — external perimeter and internal load-bearing walls
- **Roof structure** to engineer's specification
- **External glazing** — windows and external door frames installed
- **Weather-tight envelope** — render-ready external façade with completed waterproofing

Programme Performance

Following foundation completion and sign-off, **lock-up is typically achieved within two weeks**, subject to site logistics and sequencing requirements.

This compressed envelope programme significantly reduces exposure to weather delays, site security risks, holding costs and programme contingency.

Indicative Pricing (Budget Guidance)

Structural home package (supply and delivery): Approximately \$750 per m² of gross floor area

Steel flooring system (where required): Approximately \$250 per m² of floor platform area

Pricing excludes GST, installation labour, statutory certifications, engineering and project-specific approvals. Final pricing confirmed following scope and design finalisation.

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- ❑ **Installation & Project Management:** Panelhome manages installation through experienced installation crews and provides on-site supervision, quality control and full programme visibility via proprietary project management platform.

Internal Fit-Out & Completion Works

Following lock-up, projects transition to finishing trades under coordination of **approved licensed builders** operating to agreed specifications and quality standards.

Delivery Structure

For **volume residential developments**, Panelhome engages a **regional licensed building contractor** to act as construction licensee and deliver finishing works to completion.

This structure ensures compliance with state licensing requirements whilst maintaining programme discipline and specification control established in earlier phases.

Panelhome's Role in Phase 3

- Programme coordination and milestone tracking
- Specification management and quality oversight
- Trade coordination and defect management
- Final inspection and handover coordination

- ❏ **Licensing & Builder Partnership:** Panelhome has secured undertakings from appropriately licensed regional builders to support delivery under their construction licence for projects meeting agreed scope, commercial terms and regulatory requirements.

Commercial Structure: Phase 3 costs are finalised once dwelling types, finishes schedules and staging are confirmed. Transparent cost breakdowns provided throughout.



 ENGAGEMENT

Contact & Further Information

For project enquiries, technical specifications or to discuss how Panelhome's capabilities can support your development requirements, we welcome the opportunity to engage further.

All enquiries are treated confidentially and responded to within two business days.

