

RIVERLANDS

56 Prescott Parade, Milpera, NSW 2214

Stage 1 Site 3A & 3C

Job No. MB-10245

INTERNAL FINISHES SCHEDULE

Issue 03

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Issue Register

Issue	For	Date	Distribution	Amendment	By
01	DA	07.09.2023	BA, TH, TK	Initial issue	AT
02	DA	03.11.2023	BA, TH, TK	Added Site 3C house types to Matrix. Added joinery pull handle. Revised carpet and upgrade appliance specifications.	AT
03	DA	05.11.2023	BA, TH, TK	Clarified upgrade stone splashback, bath waste and shower niche.	AT

Key

Black – Standard Inclusions

Blue – Upgrades

Upgrade Selection Matrix

SITE	Lot Number	House Type	Interior Scheme	Upgrade options – Hybrid timbergrain plank flooring; Hybrid timbergrain stairs; Recessed Stair step lights; Black Door Hardware, Tapware & Accessories; Upgrade Stone benchtops; Kitchen Stone splashback; Smeg Chef appliance package; Miele Chef appliance package; Induction Cooktop; Fully Integrated Dishwasher; Built in MW oven; Integrated Fridge; Laundry appliances; Kitchen sink pull-out mixer; Kitchen sink accessory package; Bathroom & Ensuite mirror cabinets; Upgrade Bathroom back to wall bath; Above counter basins with mid tower mixers; Bathroom & Ensuite Dual Shower on rail; Linear shower floor wastes; Laundry pull-out mixer; Kitchen LED strip light; Kitchen Island pendant lights; Walk in Pantry timbergrain shelves; Power Room Feature paint; White Wardrobe fit out (Other Bedrooms); Timbergrain full carcass wardrobe fit out (Bed 1); Wardrobe white glass sliding doors; Security Screens to doors; Security Alarm; Digital Door lock; Smart light Dimmers; Smart Home Package; Ceiling fans; EV charging provision; Solar Battery Storage	prev. issue	this issue
3A	3-01	221AC-DF40-F1				
	3-021	220AA-DF40-F7				
	3-022	220AA-DF40-F4				
	3-031	220AA-DF40-F6				
	3-032	220AA-DF40-F3				
3C	3-071	220AN-NG4D-F1			02	
	3-072	220AK-DF40-F6			02	
	3-081	220AK-DF40-F2			02	
	3-082	220AA-DF40-F3			02	
	3-09	221L-DF40-F1			02	

Schedule of PC Items

Package	Area	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Door Hardware	Entry Doors	Entry Lever	Polished Chrome (CP)	Assa Abloy	Lockwood Velocity Element Lever Small rose			
		Deadbolt	Polished Chrome (CP)	Assa Abloy	Lockwood Paradigm 005 Deadbolt	To be keyed alike to the front door		
	Other External Painted Doors	Entry Lever	Polished Chrome (CP)	Assa Abloy	Lockwood Velocity Element Lever Small rose			
		Deadbolt	Polished Chrome (CP)	Assa Abloy	Lockwood Paradigm 005 Deadbolt	To be keyed alike to the front door		
	Aluminium framed hinged fully glazed doors	Door Furniture	Satin Stainless Steel	Window supplier	Doric DS1500/5 Swan lever on narrow style long plate with cylinder hole			
		Door lock	Satin Stainless Steel	Window supplier	Doric DS1295 Mortice Lock with long throw bolt	To be keyed alike to the front door		
	External Aluminium Hinged Door	Door Furniture	Satin Stainless Steel	Window supplier	Doric DS1500/5 Swan lever on narrow style long plate with cylinder hole			
		Door lock	Satin Stainless Steel	Window supplier	Doric DS1295 Mortice Lock with long throw bolt	To be keyed alike to the front door		
	Internal Doors – General	Passage Lever Set	Polished Chrome (CP)	Assa Abloy	Lockwood Velocity Element Lever Small rose			
	Internal Door – Ensuite, Bath, Powder Room, Separate WC & Bedroom 1	Privacy Lever Set	Polished Chrome (CP)	Assa Abloy	Lockwood Velocity Element Lever Small rose			
	Internal Door – Linen/storage	Fixed Lever Set	Polished Chrome (CP)	Assa Abloy	Lockwood Velocity Element Lever Small rose			
	Internal Cavity Sliding Door	Door Furniture	Bright Chrome	Assa Abloy	Lockwood Rectangular Flush Pull, Vertical mount, concealed fixing 145x40mm			
	Internal Cavity Sliding Door with privacy	Door Furniture	Bright Chrome	Assa Abloy	Lockwood Symmetry Round Cavity Sliding Door Privacy Set DP, 7400CPDP			
	Door stops	Wall mounted	Satin Stainless steel	Assa Abloy	Lockwood A300 Wall stop Projection 75mm			
		Floor mounted	Chrome plated	Assa Abloy	A280 Round door stop floor mounted	To be only used where a wall mounted door stop is not suitable		
	Door Fixing	Exterior Door Hinges	Zinc Plated	Contractor	Standard Exterior Hinges	(NB: screw heads to match hinge finish)		
		Internal Door Hinges	Chrome Plated	Contractor	Loose Pin Hinges	(NB: screw heads to match hinge finish)		
Upgrade Black Door Hardware		Exterior & Interior Doors	Matt Black	Assa Abloy	Lockwood Nero Paradigm 005 Locks and Lockwood Nero Element Lever Small rose.	Include sliding door hardware, door hinges & strikes.		
Window Hardware	Generally	Windows Hardware/locks & winders	Black	Window supplier	Lockable	All windows to be keyed alike		
Door Seals	Entry / External Hinged Doors / Garage Internal Door	Door Seals	Aluminium Anodised Satin Clear	Raven	Storm seals - Door frame seal & Door bottom seal RP3			
Floor wastes	Generally	Floor wastes	Bright Chrome Plated Brass with tile insert to match floor tile		Bermuda Square tiled over floor waste 100x100mm			
	Upgrade Ensuite Shower & Ground floor showers (where applicable)	Floor wastes	Bright Chrome Plated Brass with tile insert to match floor tile		Bermuda Linear tiled over floor waste 80mm wide	Refer plan for shower length. Located at wall opposite shower door		

Schedule of PC Items

Package	Area	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Window Insect Screens	Operable Windows (Excludes sliding & hinged doors)	Insect Screens	Black	Window supplier	Fibreglass mesh with frame to match window frames	Metal mesh where required for BAL Zone		
Upgrade External Door Security Screens	External Hinged and Sliding Doors	Security Screens	Black screen, frame and hardware	PRW Security Doors + Screens	Amplimesh Supascreen To all hinged and sliding external doors. Include door locks keyed alike. (without horizontal rails)	Suitable for applicable BAL Zone		

Schedule of PC Items

Package	Area	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Tapware	Kitchen	Sink Mixer	Chrome	GWA	Caroma Liano II Sink mixer Code 96379C56A	5 Star WELS		
		Upgrade Sink Mixer with pull out spray	Chrome	GWA	Caroma Liano II Pull Out Sink mixer Code 96380C56A	5 Star WELS		
	Laundry	Mixer	Chrome	GWA	Stylus Basis R3 Pin Sink Mixer BAS020C5F	5 Star WELS Located On Laundry Tub		
		Upgrade Sink Mixer with pull out spray	Chrome	GWA	Caroma Liano II Pull Out Sink mixer Code 96380C56A	5 Star WELS		
		Machine Stop Cocks	Chrome - Circular head	Plumbing Contractor	Concealed Stop Cocks	Concealed Under Laundry Tub		
	Ensuite & Bathroom	Bath Spout & Mixer Set	Chrome	GWA	Caroma Luna Bath Outlet & Mixer on back plate Code 68186C6A	Spout Length 230mm		
		Shower Mixer	Chrome	GWA	Caroma Luna Shower mixer Code 68184C			
		Shower on rail	Chrome	GWA	Caroma Urbane II Shower on rail Code 99631C4E	4 Star WELS		
		Upgrade Shower on rail with overhead shower	Chrome	GWA	Caroma Urbane II Dual Shower on rail with overhead Code 99660C4E	4 Star WELS		
		Basin Mixer	Chrome	GWA	Caroma Luna Basin Mixer Code 68181C6A	5 Star WELS		
		Upgrade Mid Tower Basin Mixer	Chrome	GWA	Caroma Luna Mid Tower Basin Mixer Code 68182C6A	5 Star WELS		
		Basin Mixer	Chrome	GWA	Caroma Luna Basin Mixer Code 68181C6A	5 Star WELS		
	Powder Room & Separate WC Full depth vanity (where applicable)	Upgrade Mid Tower Basin Mixer	Chrome	GWA	Caroma Luna Mid Tower Basin Mixer Code 68182C6A	5 Star WELS		
		Basin Mixer	Chrome	GWA	Caroma Luna Basin Mixer Code 68181C6A	5 Star WELS		
	Powder Room & Separate WC Mini Wall basin (where applicable)	Concealed Stop Cocks	Chrome - Circular head	Plumbing Contractor	Mini stop quarter turn pin lever			
		Sink & Basin Mixer Stops / Dishwasher Stop	Chrome - Circular head	Plumbing Contractor	Concealed Stop Cocks			
	WC's	Cistern Tap	Chrome	Plumbing Contractor	Mini cistern stop (concealed in cistern)			
	External	Hose Tap	Brass	Plumbing Contractor	Hose Cock with threaded outlet			
	Upgrade Black Tapware, Showers & Accessories (Includes kitchen, laundry and powder room where applicable)		Finish: matt Black	GWA	Equal to specification in Matt Black finish			


Schedule of PC Items

Package	Area	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Sanitaryware	Kitchen	Sink	Stainless Steel	GWA	Clark Polar double bowl under mount sink Code PPL20BU			
		Upgrade Kitchen Sink Accessory Package	Stainless steel & Timber	GWA	Clark Polar Stainless Steel Draining Basket Code A5014 and Drainer tray Code A5015 plus Clark Polar Timber Chopping Board Code A5013			
	Laundry	Tub	Stainless Steel	GWA	Clark Square 35L Laundry Sink 1 tap hole Code CL20001.1	Washing Machine Stops concealed under Tub		
	Ensuite, Bathroom	Basin	Vitreous China Colour: White	GWA	Caroma Luna Inset with tap landing, 1 tap hole Code 899215W, Chrome covered waste			
		Upgrade Basin	Vitreous China Colour: White	GWA	Caroma Liano II Pill 530 Above Counter Basin. Includes White ceramic pop up plug and waste Code 852800W	with Luna Mid Tower Mixer		
		WC	Vitreous China Colour: White	GWA	Clark Round High Profile Seat Back to wall with soft close seat and concealed back inlet, s trap. Code CL30044.W4S	4 Star WELS		
		Bath	Acrylic Colour: White	GWA	Caroma Luna freestanding back to wall bath 1400. Code LU4WFW.			
			Chrome	Reece	Art Australia Bath pop down waste 40mm Code 21811.01			03
		Upgrade Bath	Acrylic Colour: White	GWA	Caroma Urbane II Freestanding Back to Wall Bath 1600mm, Code AU6WFW.			
			Chrome	Reece	Art Australia Bath pop down waste 40mm Code 21811.01			03
	Powder Room & Separate WC - Full depth Vanity (Where applicable)	Basin	Vitreous China Colour: White	GWA	Caroma Luna Inset with tap landing, 1 tap hole Code 899215W, Chrome covered waste			
		Upgrade Basin	Vitreous China Colour: White	GWA	Caroma Liano II Pill 530 Above Counter Basin. Includes White ceramic pop up plug and waste Code 852800W	with Luna Mid Tower Mixer		
	Powder Room & Separate WC - Mini Vanity (Where applicable)	Basin & Vanity	Vitreous China Colour: White	Reece	ADP Glacier Mini 400, wall hung vanity with ceramic top, Lite interior, bevel grip pull, chrome universal pop up plug and waste Size: 400x220mm	Polytec Woodmatt - Finish to match selected scheme Feature Timbergrain finish		
		Waste		Reece	Space saver waste			
	Powder Room & Separate WC (Where applicable)	WC	Vitreous China Colour: White	GWA	Clark Round High Profile Seat Back to wall with soft close seat and concealed back inlet, s trap. Code CL30044.W4S	4 Star WELS		
Wet Area Fittings	Bath / Ensuite	Towel Rail x 2	Chrome	GWA	Caroma Luna 630mm Code 99612C			
		Toilet roll holder	Chrome	GWA	Caroma Luna Toilet roll holder Code 99607C			
		Mirror	Frameless Silver Mirror	Pro Shower Screens & Wardrobes	Polished edges, safety backed	Concealed fixings		
		Frameless shower screen	Frame Colour: Bright Silver	Pro Shower Screens & Wardrobes	Frameless Shower screen with 10mm toughened clear glass and patch hinges to door with knob handle. Aluminium channel to wall, silicon to floor.			
	Powder Room & Separate WC	Hand Towel Rail	Chrome	GWA	Caroma Luna hand towel rail Code 99611C			
		Toilet roll holder	Chrome	GWA	Caroma Luna Toilet roll holder Code 99607C			
		Mirror	Frameless Silver Mirror	Pro Shower Screens & Wardrobes	Polished edges, safety backed	Concealed fixings		


Schedule of PC Items

Package	Area	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Standard Smeg Appliance Package	Kitchen	900mm Cooktop	Black Glass	Smeg	SE394EMTBAU, Electric			
		900mm Oven – Under Bench/Wall	Stainless Steel	Smeg	UBOSFRA9300TVX, Electric			
		900mm Concealed Rangehood	Stainless Steel	Smeg	PUM910X	Full height joinery		
		Dishwasher – Built under	Stainless Steel	Smeg	DWAU6214X2	3.5 star energy 5 star WELS		
		Microwave	Space only		N/A			
Upgrade Smeg Fully Integrated Dishwasher	Kitchen	Dishwasher	Fully Integrated with joinery panel to match adjacent cupboard	Smeg	DWAF16214-2	3.5 star energy 5 star WELS		
Upgrade Smeg Induction Cooktop	Kitchen	900mm Cooktop	Black Glass	Smeg	PIP2951D, Electric Induction			
Upgrade Smeg Built in MW Oven	Kitchen	Microwave Oven	Stainless Steel	Smeg	Integrated MW Oven SM031XT		02	
Upgrade Chef Smeg Appliance Package	Kitchen	900mm Cooktop	Black Glass	Smeg	SIM6964R Dolce Stil Novo		02	
		900mm Oven – Under Bench/Wall	Stainless Steel	Smeg	SFPR9606WTPNR Dolce Stil Novo Pyrolytic cleaning WiFi		02	
		900mm Concealed Rangehood	Stainless Steel	Smeg	PUM910X		02	
		Microwave / Speed Oven	Stainless Steel	Smeg	SOA4606WM2PNR Dolce Stil Novo 45cm Speed Oven WiFi		02	
		Dishwasher	Fully Integrated with joinery panel to match adjacent cupboard	Smeg	DWAF16214-2	3.5 star energy 5 star WELS	02	
Upgrade Chef Miele Appliance Package	Kitchen	900mm Cooktop	Black Glass	Miele	KM 7594-2 FL, Electric Induction			
		900mm Oven – Under Bench/Wall	Stainless Steel	Miele	H 7890 BP M Touch Pureline Cleansteel Pyrolytic oven WiFi		02	
		900mm Concealed Rangehood	Stainless Steel	Miele	DA 2698			
		Microwave / Speed Oven	Stainless Steel	Miele	M 7840 BM Pureline Cleansteel 45cm Speed Oven Wi Fi		02	
		Dishwasher	Fully Integrated with joinery panel to match adjacent cupboard	Miele	G 5263 SCVi BK Active Plus	4.5 star energy 6 star WELS		
Upgrade Integrated Fridge	Kitchen	Integrated Fridge	Integrated Fridge with joinery panel to match main joinery	Fisher & Paykel	Integrated Fridge French Door 525L RS90A1		02	
		Fridge Pull Handle	Joinery Handle Inox Look	Nover	Furnipart Vista 502686 336mmL (320mm CTC)	BLACK HARDWARE UPGRADE Anthracite Furnipart Vista 502682	02	
Fridge water point	Kitchen fridge space					Refer drawings for location		
Dishwasher water point	Under kitchen sink				Dishwasher water connection to be located under sink, adjacent to dishwasher and to be clear of bin location			

Schedule of PC Items

Package	Area	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Kitchen Accessories	Kitchen under sink	Double Bin	White	Kitchen Contractor	Lincoln Sentry Double White plastic bin with lid KRB06, 2 x 15 litre			
	Kitchen Drawer	Cutlery Tray	Grey	Kitchen Contractor	Lincoln Sentry Classica	Refer drawings for size		
Upgrade Laundry Appliances	Laundry	Heat pump dryer	White	BSH Home Appliances	Bosch WTX88M20AU 8kg Heat pump dryer	Energy 10 stars		
		Washing machine	White	BSH Home Appliances	Bosch WAX32K41AU. Washing machine 10kg RPM 1600 i-DOS dosing system	Energy 5 stars Water WELS 5 stars		
		Stacking Kit 	White	BSH Home Appliances	Bosch WTZ11400			

Lighting

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Light Fittings	Generally	Down light	Colour: Matt White LED 11watt 3000K 100mm dia.	Electrical Contractor	Beacon Lighting LEDlux Century downlight kit. (Code 365134).			
	Stairs Wall Light	Wall Light	Colour: White LED 10 watt, 3000K (W120 x H100 x D94) mm	Electrical Contractor	Beacon MFL By Masson Cuba Code: 309045	W1 Mount at 2000 AFL		
	Under stair store	Wall light	White trim 60(d) x 82(w) x 82(h) mm	Electrical Contractor	Beacon Lighting LEDlux Miles Wall Bracket 6 Watt 3000k	W2 1800mm AFL unless noted otherwise, ceiling height may vary.		
	Garage	Ceiling Light	LED linear light Polycarbonate diffuser 600mm length Inbuilt LED driver	Electrical Contractor	Pierlite Eco LED Batten PIE ECOBAT202E4 20Watt LED 4000k White			
	Entry Porch & Balcony External Wall Light	Up/Down Wall Light	Colour: Graphite LED Up/down exterior wall bracket LED 6W, 3000K (D93 x W40 x H123) mm	Electrical Contractor	Beacon Lighting Lucci LEDlux Vice Code: 220883 IP44	WP1 Mount at 2000 AFL		
	Rear Garage & Courtyard External wall Light	Flood Wall light with sensor	Colour: Black LED 6Watt, 4000K	Electrical Contractor	Beacon Lighting LEDlux Helley II Twin LED Spot Light with Sensor Code: 240292	WP2 Mount at 2100 AFL		
Upgrade Recessed Stair step light	Stair step wall light	Stair Step light	Colour – UV textured white LED step light 65(d) x 90(w) x 90(h)mm	Electrical Contractor	Light Culture Unios Cuadro Small wall recessed light CUAD0002.TW30.F LED 2 Watt 3000k warm white	W3 X 5 in lieu of wall up/down lights Locate at 350mm above stair tread		
Upgrade Kitchen Island Pendant Light	Kitchen Island	Pendant Light	Oil Rubbed Bronze LED lamp	Electrical Contractor	Alfred 1 Light Pendant	In lieu of down lights over kitchen island bench Install with underside @1800mm AFL		
Upgrade LED Kitchen Lighting	Kitchen	Recessed LED Strip lighting	Anodised Aluminium with frosted cover	Hafele	833.72.705 Recessed LED strip light, Warm White 3000K LED	Located under overhead cupboards – to be continuous behind rangehood		
Exhaust fan	Powder room, separate WC, Laundry, Bathroom & Ensuite	Ducted Exhaust Fan	Colour: White 150mm dia. ducting 	Electrical Contractor	Ventair Airbus 250 Round Model: PVPX250WH Round diffuser to match Air conditioning supply air grilles, install with low resistance non-return backdraft damper	Refer to Architectural Electrical Drawing Ceiling mounted		



Electrical

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Electrical	Generally	Electrical Plates – GPO's	Finish: Moulded Plastic Colour: White	Electrical Contractor	HPM/Legrand Range: Excel Life Dedicated Plate Series	Refer to Architectural Electrical Drawing Horizontal plates		
		Electrical Plates – Light Switches	Finish: Moulded Plastic Colour: White	Electrical Contractor	HPM/Legrand Range: Excel Life Dedicated Plate Series	Refer to Architectural Electrical Drawing Vertical plates		
	Kitchen	Above benchtop GPO's	Finish: Moulded Plastic Colour: Matt Silver	Electrical Contractor	HPM/Legrand Range: Excel Life Dedicated Plate Series	Refer to Architectural Electrical Drawing Horizontal plates		
		NOTE: Dishwasher GPO to be located under sink adjacent to dishwasher and clear of bin location. Dishwasher water connection to be located below GPO location adjacent to dishwasher and clear of bin location.						
		Electrical Plates – Light Switches	Finish: Moulded Plastic Colour: White	Electrical Contractor	HPM/Legrand Range: Excel Life Dedicated Plate Series	Refer to Architectural Electrical Drawing Vertical plates		
	Wet Areas	Electrical Plates – GPO's	Finish: Moulded Plastic Colour: White	Electrical Contractor	HPM/Legrand Range: Excel Life Dedicated Plate Series	Refer drawings for GPO orientation DGPO to be located inside mirror cabinet when upgrade cabinet selected		
		Electrical Plates – GPO's on feature wall tile only	Finish: Moulded Plastic Colour: Matt Silver	Electrical Contractor	HPM/Legrand Range: Excel Life Dedicated Plate Series	Refer to Wet Area Drawings for feature wall location Refer drawings for GPO orientation		
		Electrical Plates – Light Switches	Finish: Moulded Plastic Colour: White	Electrical Contractor	HPM/Legrand Range: Excel Life Dedicated Plate Series	IP66 Rated (Where applicable) Vertical plates		
	USB Charging points	Kitchen x 1 and Master Bedroom x 2	Double GPO with USB Type A + C charging points	Electrical Contractor	HPM/Legrand Range: Excel Life Dedicated Plate Series ED777USB2ACWE	Refer to Architectural Electrical Drawing Horizontal plates		
Exterior Weatherproof DGPO	Rear Patio	Exterior Weatherproof DGPO	Finish: Moulded Plastic Colour: Limestone Grey	Electrical Contractor	HPM/Legrand Range: Aqua Life Double Powerpoint			
TV Outlet	All Living, family, sitting Areas	Free to air TV	Finish: Moulded Plastic Colour: White	Electrical Contractor	HPM/Legrand Range: Excel Life Dedicated Plate Series	Refer to Architectural Electrical Drawing Horizontal plates		
Phone Outlet	Adjacent Kitchen & Bed 1	Phone	Finish: Moulded Plastic Colour: White	Electrical Contractor	HPM/Legrand Range: Excel Life Dedicated Plate Series	Refer to Architectural Electrical Drawing Horizontal plates		
Data Outlet	All Bedrooms, Living, family & Study Area (where applicable)	Data	Finish: Moulded Plastic Colour: White	Electrical Contractor	HPM/Legrand Range: Excel Life Dedicated Plate Series	Refer to Architectural Electrical Drawing Horizontal plates		
Upgrade Security Alarm	Generally	Security System	Touchscreen pad Internal/External siren and strobe	Zurcorp	Bosch 2000 – 8 zone security system with 4.3" touch screen Pad, 2 x 4 Button Remote with Control Module and garage door option. (SS105/SS170)	4 x Sensors – Double Storey		
Smoke Alarm	Generally	Smoke Alarm	Colour: White	Electrical Contractor	HPM/Legrand 643085 Photoelectric Smoke Alarm	Refer to Architectural Electrical Drawing		
Garage Door Opener & Remote Control	Garage	Remote Control Auto Garage Door Opener				Allow power for installation		
TV Aerial	Roof	Television Antenna		Hills Antenna	Tru-Band™ Metro Plus (Black Arrow) FB608582	Installed on roof		
Upgrade Smart Home Package	Generally	Smart Home Package	Contact Kris Leffler Ph 0408 488 367	Harvey Norman Commercial	Google Nest Voice control and touch screen, Max Voice assistance/music player and Mesh 2 Pk Wi-Fi system, Legrand Excel Life smart light switches throughout, Biometric/coded/swipe/Key smart Lock, Smart Video Doorbell, Security Cameras with motion sensor floodlights, Pro-Control remote Audio-Visual control system			

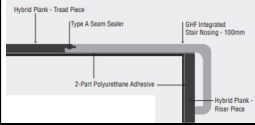
Electrical

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Hot Water Unit	Rear yard	Heat Pump Hot Water Unit		Rheem	Ambiheat HDC-270 Heat Pump 551270			
Air Conditioning	Generally	Zoned Heating & Cooling	Fully ducted air conditioning White Round supply registers Outdoor unit size 580Dx1320Wx990H – top discharge	Costa Air	Actron Classic Series 2 2 Zones 1 x wall control Filtered return air grille Size 10Kw - up to 7 outlets Size 13Kw - up to 8 outlets Size 15Kw - up to 9 outlets 3 Phase 20amp with RCD protection terminated at switchboard and 3 phase 20amp WP Isolator	Unit size varies with house size refer contractor. External rear condenser location on slab 1700x700mm. Provide internal tundish if required (only if the gutter is not accessible for drains)		
		Airconditioning Smart control panel	White	Costa Air	Neo WiFi wall Controller – Programmable thermostat Wi Fi remote app access	Requires internet connection		
Solar PV System	Roof - PV panels, Garage - Inverter	Solar PV system and monitoring system	14 x 415W Trina Solar Panels Installed on Clenergy PV-ezRack system. Solar Edge Inverter + DC Optimisers Generation Monitoring	Harvey Norman Commercial Solar	Min. 5kW Panel System	Refer drawings for roof type		
Upgrade Solar Battery Storage	Garage - Battery	Solar Battery System	Tesla Powerwall II Tesla App Monitoring	Harvey Norman Commercial Solar	13.5Kw battery storage	Refer drawings for roof type		
Provision for EV Car Charger	Garage	EV Charger	White	Electrical Contractor	Provision for EV Charger Dedicated AC EV charger at up to 7kW (32 Amp, single phase).	Suitable for type 2 charging		
Upgrade Ceiling fans	Living, Dining and Bedrooms	Ceiling fans	White	Electrical Contractor	Mercator Instinct DC Ceiling Fan with Remote – White 1370mm	Refer electrical plan for location		

General Finishes

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Doors / Fixings	Generally	External Entry Door	Primed for Paint Finish / Translucent Glass	Corinthian Doors		Door model: Refer to external finishes schedule		
		Internal Doors	35mm Pre-hung Hollow Core Flush. Primed for Paint Finish	Corinthian Doors	Chrome hinges and latches	Refer to Painting for Colour Include undercut to door for bathroom, ensuite and WC without an external openable window		
		Linen Cupboard Doors	35mm Pre-hung Hollow Core Flush. Primed for Paint Finish	Corinthian Doors	Chrome hinges and latches	Refer to Painting for Colour		
Internal Linings	Walls - Generally	Plasterboard	Paint Finish	CSR	10mm Plasterboard	Refer to Painting for Colour		
	Ceilings - Generally	Plasterboard	Paint Finish	CSR	10mm Supa-cell	Refer to Painting for Colour		
	Walls - Wet Areas	Fibre Cement	Paint Finish	CSR	6mm Villaboard	Refer to Painting for Colour		
Cornices	Generally	Plasterboard	Paint Finish		Square Set	Refer to Painting for Colour		
	Bathroom & Ensuite	Plasterboard	Paint Finish		Square Set	Refer to Painting for Colour		
Mouldings	Generally	Skirting	Pine primed for paint finish	Ezi Trim Plus	90 x 18mm DAR	Refer to Painting for Colour		
		Architraves	Pine primed for paint finish	Ezi Trim Plus	42 x 18mm DAR	Refer to Painting for Colour		
	Wet Areas	Architraves	Pine primed for paint finish / Sealed All round	Ezi Trim Plus	42 x 18mm DAR	Refer to Painting for Colour		
Wardrobes	Walk In Robe	Shelf	Finish: White Melamine		Particle Board 16mm (x1)			
		Pelmet Fascia	Finish: White Melamine		Rebated Pelmet 92 x 18mm			
		Hanging Rail	Finish: Chrome					
	Sliding Door Wardrobes	Sliding Doors	Silver Mirror with Aluminum Bright Natural Frame	Pro Shower Screens & Wardrobes	Framed Silver Mirror sliding doors	Refer Customer Selection		
		Upgrade Sliding Wardrobe Doors	White Colour backed clear Glass with Aluminum Bright Natural Frame	Pro Shower Screens & Wardrobes	Framed Colour backed glass sliding doors	Refer Customer Selection		
		Shelf	Finish: White Melamine		Particle Board 16mm (x1)			
		Pelmet Fascia	Finish: White Melamine		Rebated Pelmet 92 x 18mm			
		Hanging Rail	Finish: Chrome					
		Reveals	Square Set with Bright Natural Aluminium Extrusion					
	White Wardrobe fit out – no carcass (Bedroom 1)		Finish - White Melamine	Pro Shower Screens & Wardrobes	Drawer Runners – Hafele Matrix Box slim, white, soft close, full extension Drawer Handle – Hafele Code 106.69.433, 204mm long, brushed nickel. Hanging Rails – Hafele OVA Rail and support	Refer Customer Selection Note – No carcass to rear. Drawer location may vary with wardrobe length and number of sliding doors.		
			Double hanging, single hanging and 1 drawer set with shelves over and full-length top shelf.					
	Upgrade White Wardrobe fit out – no carcass (Other bedrooms)		Finish - White Melamine	Pro Shower Screens & Wardrobes	Drawer Runners – Hafele Matrix Box slim, white, soft close, full extension Drawer Handle – Hafele Code 106.69.433, 204mm long, brushed nickel. Hanging Rails – Hafele OVA Rail and support	Refer Customer Selection Note – No carcass to rear. Drawer location may vary with wardrobe length and number of sliding doors.		
			Double hanging, single hanging and 1 drawer set with shelves over and full-length top shelf.					
	Upgrade Timbergrain Wardrobe fit out – Full carcass (Bedroom 1)	Robe fit out	Melamine Decorative board 16mm MR MDF E0 Wardrobe range with matching 1mm edging	Polytec	To match feature timbergrain joinery for selected scheme	Refer to Detail drawing Vertical grain on sides and back with horizontal grain on shelves, base and top.		

General Finishes

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Storage	Linen Cupboards	Shelving	Finish: White Melamine		Particle Board 16mm (x4)			
		Pelmet Fascia	Finish: White Melamine		Rebated Pelmet 92 x 18mm			
	Cloak Cupboards	Shelving	Finish: White Melamine		Particle Board 16mm (x1)			
		Pelmet Fascia	Finish: White Melamine		Rebated Pelmet 92 x 18mm			
		Hanging Rail	Finish: Chrome		Hafele OVA Rail and support			
	Broom Cupboards	Shelving	Finish: White Melamine		Particle Board 16mm (x1)			
Staircase		Pelmet Fascia	Finish: White Melamine		Rebated Pelmet 92 x 18mm			
		Treads	E0 MDF – Carpeted	Stair Contractor / Flooring contractor		<i>Refer to Flooring</i>		
		Risers	E0 MDF – Carpeted	Stair Contractor / Flooring contractor		<i>Refer to Flooring</i>		
		Upgrade Hybrid Timbergrain Stairs Treads & Risers	Hybrid Timbergrain Plank Treads & Risers with integrated nosing 	Stair Contractor / Flooring contractor	Square tread MDF stair structure Adhesive fixed GHF Integrated nosing 100mm x 40 and Hybrid plank	<i>Refer Scheme for colour for finish</i>		
		Stringers (Closed)	Painted E0 MDF	Stair Contractor		<i>Refer to painting</i>		
		Dwarf Wall	Painted		Plasterboard	<i>Refer to Detail drawing</i>		
		Dwarf Wall – Timber Capping	Painted		110x18mm Pine with recessed shadow line	<i>Refer to Detail drawing</i>		
		Handrail	European Oak Finish: Integrain UltraClear Interior Satin	Stair Contractor	Profile : Round - 40mm Dia	<i>Refer drawings for location</i>		
		Handrail Bracket for Round handrail	Stainless Steel Extended concealed fixings curved top polished	Stair Contractor	Emro Products	<i>Refer drawings for location</i>		
		Stair void Movement Joint			Rondo Expansion Joint			



Painting

Package	Location	Area	Finish / Description	Supplier	Colour	Comments	prev. issue	this issue
Painting	Generally	Walls (including low height balustrade walls)	Pure Performance Prep Coat (Tinted) with microban + Pure Performance Interior matt with microban	Taubmans	Colour: Whitehouse Code: T160-1	3 Coat Paint System Low VOC		
		Powder room / Laundry Walls	Pure Performance Prep Coat (Tinted) with microban + Pure Performance Interior matt with microban	Taubmans	Colour: Whitehouse Code: T160-1	3 Coat Paint System Low VOC		
		Upgrade Powder room / Separate WC Feature wall paint	Pure Performance Prep Coat (Tinted) with microban + Pure Performance Interior matt with microban	Taubmans	Colour: Rocky Point Code: NH100	3 Coat Paint System Low VOC		
		Ceilings	Tradex ceiling (2 coats)	Taubmans	Ceiling White			
		Skirtings / Architraves	Pure Performance Prep Coat (Tinted) with microban + Pure Performance Trim Semi Gloss (2 coats)	Taubmans	Colour: Whitehouse Code: T160-1	Low VOC		
		Doors	Pure Performance Prep Coat (Tinted) with microban + Pure Performance Trim Semi Gloss (2 coats)	Taubmans	Colour: Whitehouse Code: T160-1	Low VOC		
	Bath / Ensuite	Ceilings	Tradex ceiling (2 coats)	Taubmans	Ceiling White			
	Stairs	Stringers/ Handrail/ Low height wall balustrade timber capping/ Timber Posts/Dado Rails	Pure Performance Prep Coat (Tinted) with microban + Pure Performance Trim Semi Gloss (2 coats)	Taubmans	Colour: Whitehouse Code: T160-1	Low VOC		

Internal Finishes - Scheme 1 (Coastal)

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Joinery	Kitchen	Benchtop and water fall end panels	Reconstituted Stone 40mm Edge Profile: Square apron	Quantum Quartz	Alpine White Low Silica	Mitre corners Polished to all exposed surfaces Silicon between joinery and benchtop: Ardex Ultra White		
		Upgrade Stone Benchtop and water fall end panels	Reconstituted Stone 40mm Edge Profile: Square apron	Smart Stone	NewGen New York Cararra Low Silica	Mitre corners Polished to all exposed surfaces Silicon between joinery and benchtop: Ardex Ultra White		
		Main Joinery	Polyurethane satin Edge Profile: Square	Kitchen Contractor	Colour: White 30% Gloss	Include soft close drawers & hinges Full height		
		Feature Timber grain Joinery	16mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Coastal Oak Woodmatt	To overhead cupboards and Island front feature strip		
		Upgrade Pantry timbergrain shelves	16mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Coastal Oak Woodmatt			
		Kickboard			To match adjacent joinery			
		Carcase	HMR Melamine, 16mm	Kitchen Contractor	Colour: White			
		Joinery Handle	Sharknose Pull to drawers and doors below benchtop Concealed pull to overhead cupboards Push to open as noted					
		Bifold doors (where applicable)	Polyurethane satin Edge Profile: Square	Kitchen Contractor	Colour: White 30% Gloss	Hettich Wingline top running sliding bi fold door system, Joinery Handle		
			Joinery Handle Inox Look	Nover	Furnipart Vista 502686 336mmL (320mm CTC)	BLACK HARDWARE UPGRADE Anthracite Furnipart Vista 502682	02	
	Ensuite / Bath / Powder room & Separate WC (Where applicable) – Vanity Unit	Vanity – Benchtop	Reconstituted Stone 20mm Edge Profile: Square	Quantum Quartz	Colour: Alpine White Low Silica	Silicon between feature wall tile, main wall tile and benchtop: Ardex Ultra White		
		Upgrade Stone Vanity Benchtop	Reconstituted Stone 20mm Edge Profile: Square	Smart Stone	NewGen New York Cararra Low Silica	Polished to all exposed surfaces Silicon between feature wall tile, main wall tile and benchtop: Ardex Ultra White		
		Feature Timber grain Joinery	16mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Coastal Oak Woodmatt			
		Carcase	HMR Melamine, 16mm	Kitchen Contractor	Colour: White			
		Joinery Handle	Sharknose Pull					
		Upgrade Mirror Cabinet	Mirror cabinet external sides	Kitchen Contractor	Polytec Coastal Oak Woodmatt	DGPO to be located inside mirror cabinet when upgrade selected		
			Mirrored Doors	Kitchen Contractor	4mm polished edge frameless silver mirror			
			Shelves 16mm MR E0, Melamine	Kitchen Contractor	Polytec Coastal Oak Woodmatt	Allow 20mm gap at shelf front for appliance cable access		
			Carcase 16mm MR E0, Melamine	Kitchen Contractor	Polytec Coastal Oak Woodmatt			
	Laundry joinery	Benchtop	Reconstituted Stone 20mm Edge Profile: Square	To match kitchen selection				
		Cabinets (including overheads)	16mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Coastal Oak Woodmatt	Include soft close drawers & hinges		
		Kickboard			To match adjacent joinery			
		Carcase	HMR Melamine, 16mm	Kitchen Contractor	Colour: White			
		Joinery Handle	Sharknose Pull to doors below benchtop Concealed pull to overhead cupboards Push to open where noted					



Internal Finishes - Scheme 1 (Coastal)

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Tiles	External Entry Porch, Rear Patio, Balcony & Thresholds	Floor Tiles	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Pearl Grip Size: 298x600mm Grout: Ardex Misty Grey			
	Main Floor tile	Floor Tiles	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Pearl Matt Size: 298x600mm Grout: Ardex Misty Grey	Refer drawings for tile extent Note: Align joints between adjacent rooms Silicon between timber skirting and floor tile: Ardex Misty Grey		
	Laundry / Powder Room	Floor Tiles	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Pearl Matt Size: 298x600mm Grout: Ardex Misty Grey	Refer drawings for tile extent Note: Align joints between adjacent rooms		
		Skirting Tiles	Vitrified Tile Fixed: Horizontally / Stack bond	Tiling Contractor	To match floor tile	Note: Skirting tile cut at 100mm high Silicon between skirting tile and floor tile: Ardex Misty Grey		
	Bath / Ensuite	Floor Tiles	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Pearl Matt Size: 298x298mm Grout: Ardex Misty Grey			
		Wall Tiles (Full height)	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Pearl Matt Size: 298x600mm Grout: Ardex Misty Grey	Refer drawings for tile setouts Align joints with adjacent wall tiles Silicon between feature wall tile and floor tile: Ardex Misty Grey		
		Shower tiled over recessed wall niche 	Tiled over shower niche Finished size 300mm high x 600mm wide	Tiling Contractor	Atlantis Showers Easy Niche Tile Over	Align with horizontal tile joints		03
	Kitchen	Splashback - Tiles	Glazed Ceramic Fixed: Horizontal Stretcher bond	Tiling Contractor	Skheme Ditto White Gloss Size: Mosaic sheet Grout: Ardex Ultra White	Silicon between splashback tile and joinery: Ardex Ultra White Chrome tile trim to open edges		
	Laundry	Splashback	Glazed Ceramic Fixed: Horizontal Stretcher bond	Tiling Contractor	Skheme Ditto White Gloss Size: Mosaic sheet Grout: Ardex Ultra White	Silicon between splashback tile and joinery: Ardex Ultra White Chrome tile trim to open edges		
	Separate WC / Powder Room	Splashback	Glazed Ceramic Fixed: Horizontal Stretcher bond	Tiling Contractor	Skheme Ditto White Gloss Size: Mosaic sheet Grout: Ardex Ultra White	Silicon between splashback tile and joinery: Ardex Ultra White Chrome tile trim to open edges		
Upgrade Kitchen Stone Splashback	Kitchen & Separate WC/Powder Room	Splashback - Stone	To match benchtop stone selection (Includes Separate WC / Powder room full depth vanity splashback, excludes mini vanities)					03
Carpet	First Floor Bedrooms, corridor, sitting & Stairs (Inc. Linen & Robes)	Carpet	50% wool 50% Synthetic, plush pile	Carpet Contractor	Victoria Carpets City Living Plush 35 Plaza	Refer to Floor Plans for location of Carpet	02	
		Underlay		Dunlop	Silver foam underlay			
Upgrade Hybrid timbergrain plank flooring	Ground floor Entry, Living, Dining, kitchen and family (Inc. Linen) Excludes powder room & laundry	Hybrid Plank	Hybrid Plank	Godfrey Hirst	Metropol 1500 Brass Oak 520 1500x228x6.5mm			
		Note: Hybrid plank flooring to be installed without perimeter quad beading. Skirting to be fitted post floor installation and provision to be made for protection of installed flooring against scratching or impact damage. Kitchen island end panels to be undercut to conceal timber flooring ends.						

Internal Finishes - Scheme 2 (Oak)

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Joinery	Kitchen	Benchtop and waterfall end panels	Reconstituted Stone 40mm Edge Profile: Square apron	Quantum Quartz	Luna White Low Silica	Mitre corners Polished to all exposed surfaces Silicon between joinery and benchtop: Ardex Ultra White		
		Upgrade Stone Benchtop and waterfall end panels	Reconstituted Stone 40mm Edge Profile: Square apron	Smart Stone	NewGen Leonardo La Vena Low Silica	Mitre corners Polished to all exposed surfaces Silicon between joinery and benchtop: Ardex Ultra White		
		Main Joinery	Polyurethane satin Edge Profile: Square	Kitchen Contractor	To match Dulux Half Vanilla Quake S14A1H 30% gloss	Include soft close drawers Full height		
		Feature Timber grain Joinery	16mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Prime Oak Woodmatt	To overhead cupboards and Island front feature strip		
		Upgrade Pantry timbergrain shelves	16mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Prime Oak Woodmatt			
		Kickboard			To match adjacent joinery			
		Carcase	HMR Melamine, 16mm	Kitchen Contractor	Colour: White			
		Joinery Handle	Sharknose Pull to drawers and doors below benchtop Concealed pull to overhead cupboards Push to open as noted					
		Bifold doors (where applicable)	Polyurethane satin Edge Profile: Square	Kitchen Contractor	To match Dulux Half Vanilla Quake S14A1H 30% gloss	Hettich Wingline top running sliding bi fold door system		
			Joinery Handle Inox Look	Nover	Furnipart Vista 502686 336mmL (320mm CTC)	BLACK HARDWARE UPGRADE Anthracite Furnipart Vista 502682	02	
	Ensuite / Bath / Powder room & Separate WC (Where applicable) – Vanity Unit	Vanity – Bench top	Reconstituted Stone 20mm Edge Profile: Square	Quantum Quartz	Luna White Low Silica	Silicon between feature wall tile, main wall tile and benchtop: Ardex Ultra White		
		Upgrade Stone Vanity Benchtop	Reconstituted Stone 20mm Edge Profile: Square	Smart Stone	NewGen Leonardo La Vena Low Silica	Polished to all exposed surfaces Silicon between feature wall tile, main wall tile and benchtop: Ardex Magellan Grey		
		Feature Timber grain Joinery	16mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Prime Oak Woodmatt			
		Carcase	HMR Melamine, 16mm	Kitchen Contractor	Colour: White			
		Joinery Handle			Shark nose			
		Upgrade Mirror Cabinet	Mirror cabinet external sides	Kitchen Contractor	Polytec Prime Oak Woodmatt	DGPO to be located inside mirror cabinet when upgrade selected		
			Mirrored Doors	Kitchen Contractor	4mm polished edge frameless silver mirror			
			Shelves 16mm MR E0, Melamine	Kitchen Contractor	Polytec Prime Oak Woodmatt	Allow 20mm gap at shelf front for appliance cable access		
			Carcase 16mm MR E0, Melamine	Kitchen Contractor	Polytec Prime Oak Woodmatt			
	Laundry	Benchtop	Reconstituted Stone 20mm Edge Profile: Square	To match kitchen selection				
		Cabinets (including overheads)	16mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Prime Oak Woodmatt	Include soft close drawers & hinges		
		Kickboard			To match adjacent joinery			
		Carcase	HMR Melamine, 16mm	Kitchen Contractor	Colour: White			
		Joinery Handle	Sharknose Pull to doors below benchtop Concealed pull to overhead cupboards Push to open where noted					

Internal Finishes - Scheme 2 (Oak)

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Tiles	External Entry Porch, Rear Patio, Balcony & Thresholds	Floor Tiles	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Gris Grip Size: 298x600mm Grout: Ardex Magellan Grey			
	Main Floor tile	Floor Tiles	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Gris Matt Size: 298x600mm Grout: Ardex Magellan Grey	Refer drawings for tile extent Note: Align joints between adjacent rooms Silicon between timber skirting and floor tile: Ardex Misty Grey		
	Laundry / Powder Room / Separate WC	Floor Tiles	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Gris Matt Size: 298x600mm Grout: Ardex Magellan Grey	Refer drawings for tile extent Note: Align joints between adjacent rooms		
		Skirting Tiles	Vitrified Tile Fixed: Horizontally / Stack bond	Tiling Contractor	To match floor tile	Note: Skirting tile cut at 100mm high Silicon between skirting tile and floor tile: Ardex Magellan Grey		
	Bath / Ensuite	Floor Tiles	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Gris Matt Size: 298x298mm Grout: Ardex Magellan Grey			
		Feature Wall Tiles Bathroom – Bath wall Ensuite – Shower wall (unless noted otherwise on dwg)	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Gris Matt Size: 298x600mm Grout: Ardex Magellan Grey	Refer drawings for tile setouts Align joints with adjacent wall tiles Silicon between feature wall tile and floor tile: Ardex Magellan Grey		
		Wall Tiles (Full height)	Glazed Ceramic Fixed: Horizontal Stack bond	Tiling Contractor	Skheme SKM-23298K Basics 298 White Gloss, Rectified Size: 298x600mm Grout: Ardex Ultra White	Refer drawings for tile setouts (special order size to match feature wall tile size) Silicon between main wall tile and floor tile: Ardex Ultra White		
		Shower tiled over recessed wall niche 	Tiled over shower niche Finished size 300mm high x 600mm wide	Tiling Contractor	Atlantis Showers Easy Niche Tile Over	Align with horizontal tile joints		03
	Kitchen	Splashback – Tiles	Glazed Ceramic Fixed: vertical	Tiling Contractor	Skheme Savoy Grey Gloss Size: Mosaic sheet Grout: Ardex Ultra White	Silicon between splashback tile and joinery: Ardex Ultra White Chrome tile trim to open edges		
	Laundry	Splashback	Glazed Ceramic Fixed: vertical	Tiling Contractor	Skheme Savoy Grey Gloss Size: Mosaic sheet Grout: Ardex Ultra White	Silicon between splashback tile and joinery: Ardex Ultra White Chrome tile trim to open edges		
	Separate WC / Powder Room	Splashback	Glazed Ceramic Fixed: vertical	Tiling Contractor	Skheme Savoy Grey Gloss Size: Mosaic sheet Grout: Ardex Ultra White	Silicon between splashback tile and joinery: Ardex Ultra White Chrome tile trim to open edges		
Upgrade Kitchen Stone Splashback	Kitchen & Separate WC/Powder Room	Splashback - Stone	To match benchtop stone selection (Includes Separate WC / Powder room full depth vanity splashback, excludes mini vanities)					03
Carpet	First Floor Bedrooms, corridor, sitting & Stairs (Inc. Linen & Robes)	Carpet	50% wool 50% Synthetic, plush pile	Carpet Contractor	Victoria Carpets City Living Plush 35 Plaza	Refer to Floor Plans for location of Carpet		05
		Underlay		Dunlop	Silver foam underlay			
Upgrade Hybrid timber grain plank flooring	Ground floor Entry, Living, Dining, kitchen and family (Inc. Linen) Excludes powder room & laundry	Hybrid Plank	Hybrid Plank	Godfrey Hirst	Metropol 1500 Brass Oak 520 1500x228x6.5mm			
		Note: Hybrid plank flooring to be installed without perimeter quad beading. Skirting to be fitted post floor installation and provision to be made for protection of installed flooring against scratching or impact damage. Kitchen island end panels to be undercut to conceal timber flooring ends.						



Internal Finishes - Scheme 3 (Walnut)

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Joinery	Kitchen	Benchtop and waterfall end panels	Reconstituted Stone 40mm Edge Profile: Square apron	Quantum Quartz	Colour: Polar White Low Silica	Mitre corners Polished to all exposed surfaces Silicon between joinery and benchtop: Ardex White		
		Upgrade Stone Benchtop and waterfall end panels	Reconstituted Stone 40mm Edge Profile: Square apron	Smart Stone	Colour: NewGen Davinci Blanco Low Silica	Mitre corners Polished to all exposed surfaces Silicon between joinery and benchtop: Ardex White		
		Feature Joinery	Polyurethane satin Edge Profile: Square	Kitchen Contractor	Colour: To match Dulux Half Vanilla Quake S14A1H 30% gloss	Include soft close drawers Full height		
		Feature Timber grain Joinery	16mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Notaio Walnut Woodmatt	To overhead cupboards and Island front feature strip		
		Upgrade Pantry timbergrain shelves	16mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Notaio Walnut Woodmatt			
		Kickboard			To match adjacent joinery			
		Carcase	HMR Melamine, 16mm	Kitchen Contractor	Colour: White			
		Joinery Handle	Sharknose Pull to drawers and doors below benchtop Concealed pull to overhead cupboards Push to open as noted					
		Bifold doors (where applicable)	Polyurethane satin Edge Profile: Square	Kitchen Contractor	Colour: To match Dulux Half Vanilla Quake S14A1H 30% gloss	Hettich Wingline top running sliding bi fold door system		
			Joinery Handle Inox Look	Nover	Furnipart Vista 502686 336mmL (320mm CTC)	BLACK HARDWARE UPGRADE Anthracite Furnipart Vista 502682	02	
	Ensuite / Bath / Powder room & Separate WC (Where applicable) – Vanity Unit	Vanity – Bench top	Reconstituted Stone 20mm Edge Profile: Square	Quantum Quartz	Colour: Polar White Low Silica	Silicon between feature wall tile, main wall tile and benchtop: Ardex White		
		Upgrade Stone Vanity Benchtop	Reconstituted Stone 20mm Edge Profile: Square	Smart Stone	Colour: NewGen Davinci Blanco Low Silica	Polished to all exposed surfaces Silicon between feature wall tile, main wall tile and benchtop: Ardex White		
		Feature Timber grain Joinery	16mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Notaio Walnut Woodmatt			
		Carcase	HMR Melamine, 16mm	Kitchen Contractor	Colour: White			
		Joinery Handle			Sharknose			
		Upgrade Mirror Cabinet	Mirror cabinet external sides	Kitchen Contractor	Polytec Notaio Walnut Woodmatt	DGPO to be located inside mirror cabinet when upgrade selected		
			Mirrored Doors	Kitchen Contractor	4mm polished edge frameless silver mirror			
			Shelves 16mm MR E0, Melamine	Kitchen Contractor	Polytec Notaio Walnut Woodmatt	Allow 20mm gap at shelf front for appliance cable access		
			Carcase 16mm MR E0, Melamine	Kitchen Contractor	Polytec Notaio Walnut Woodmatt			
Joinery	Laundry	Benchtop	Reconstituted Stone 20mm Edge Profile: Square	To match kitchen selection				
		Cabinets (including overheads)	16mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Notaio Walnut Woodmatt	Include soft close drawers & hinges		
		Kickboard			To match adjacent joinery			
		Carcase	HMR Melamine, 16mm	Kitchen Contractor	Colour: White			
		Joinery Handle	Sharknose Pull to doors below benchtop Concealed pull to overhead cupboards					

Internal Finishes - Scheme 3 (Walnut)

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
			Push to open where noted					


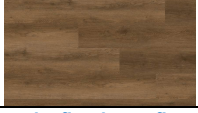
Internal Finishes - Scheme 3 (Walnut)

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Tiles	External Entry Porch, Rear Patio, Balcony & Thresholds	Floor Tiles	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Greige Grip Size: 298x600mm Grout: Ardex Misty Grey			
	Main Floor tile	Floor Tiles	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Greige Matt Size: 298x600mm Grout: Ardex Misty Grey	Refer drawings for tile extent Note: Align joints between adjacent rooms Silicon between timber skirting and floor tile: Ardex Misty Grey		
	Laundry / Powder Room / Separate WC	Floor Tiles	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Greige Matt Size: 298x600mm Grout: Ardex Misty Grey	Refer drawings for tile extent Note: Align joints between adjacent rooms		
		Skirting Tiles	Vitrified Tile Fixed: Horizontally / Stack bond	Tiling Contractor	To match floor tile	Note: Skirting tile cut at 100mm high Silicon between skirting tile and floor tile: Ardex Misty Grey		
	Bath / Ensuite	Floor Tiles	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Greige Matt Size: 298x398mm Grout: Ardex Misty Grey			
		Wall Tiles (Full height)	Vitrified Tile Fixed: Horizontal Stack bond	Tiling Contractor	Skheme Tibet Greige Matt Finish Size: 298x600mm Grout: Misty Grey	Refer drawings for tile setouts Align joints with adjacent wall tiles Silicon between feature wall tile and floor tile: Ardex Misty Grey		
		Shower tiled over recessed wall niche 	Tiled over shower niche Finished size 300mm high x 600mm wide	Tiling Contractor	Atlantis Showers Easy Niche Tile Over	Align with horizontal tile joints		03
	Kitchen	Splashback – Tiles	Glazed Ceramic Fixed: Herringbone 45 degree	Tiling Contractor	Skheme Weave White Satin Size: Mosaic Sheet Grout: Ardex Ultra White	Silicon between splashback tile and joinery: Ardex Ultra White Chrome tile trim to open edges		
	Laundry	Splashback	Glazed Ceramic Fixed: Herringbone 45 degree	Tiling Contractor	Skheme Weave White Satin Size: Mosaic Sheet Grout: Ardex Ultra White	Silicon between splashback tile and joinery: Ardex Ultra White Chrome tile trim to open edges		
	Separate WC / Powder Room	Splashback	Glazed Ceramic Fixed: Herringbone 45 degree	Tiling Contractor	Skheme Weave White Satin Size: Mosaic Sheet Grout: Ardex Ultra White	Silicon between splashback tile and joinery: Ardex Ultra White Chrome tile trim to open edges		
Upgrade Kitchen Stone Splashback	Kitchen & Separate WC/Powder Room	Splashback - Stone	To match benchtop stone selection (Includes Separate WC / Powder room full depth vanity splashback, excludes mini vanities)					03
Carpet	First Floor Bedrooms, corridor, sitting & Stairs (Inc. Linen & Robes)	Carpet	50% wool 50% Synthetic, plush pile	Carpet Contractor	Victoria Carpets City Living Plush 31 Riverside	Refer to Floor Plans for location of Carpet		02
		Underlay		Dunlop	Silver foam underlay			
Upgrade Hybrid Hybrid timbergrain plank flooring	Ground floor Entry, Living, Dining, kitchen and family (Inc. Linen) Excludes powder room & laundry	Hybrid Plank	Hybrid Plank	Godfrey Hirst	Metropol 1500 Burl Oak 560 1500x228x6.5mm			
		Note: Hybrid plank flooring to be installed without perimeter quad beading. Skirting to be fitted post floor installation and provision to be made for protection of installed flooring against scratching or impact damage. Kitchen island end panels to be undercut to conceal timber flooring ends.						

Internal Finishes - Scheme 4 (Bottega)

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Joinery	Kitchen	Benchtop and waterfall end panels	Reconstituted Stone 40mm Edge Profile: Square	Quantum Quartz	Colour: Alpine White Low Silica	Mitre corners Polished to all exposed surfaces Silicon between joinery and benchtop: Ardex Ultra White		
		Upgrade Stone Benchtop and waterfall end panels	Reconstituted Stone 40mm Edge Profile: Square apron	Smart Stone	Colour: NewGen New York Cararra Low Silica	Mitre corners Polished to all exposed surfaces Silicon between joinery and benchtop: Ardex Ultra White		
		Main Joinery	Polyurethane satin Edge Profile: Square	Kitchen Contractor	Colour: White Satin 30% gloss	Include soft close drawers Full height		
		Feature Timber grain Joinery	16mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Bottega Oak Woodmatt	To overhead cupboards and Island front feature strip		
		Upgrade Pantry timbergrain shelves	16mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Bottega Oak Woodmatt			
		Kickboard			To match adjacent joinery			
		Carcase	HMR Melamine, 16mm	Kitchen Contractor	Colour: White			
		Carcase to feature joinery	HMR Melamine, 16mm	Kitchen Contractor	Colour Black			
		Joinery Handle	Sharknose Pull to drawers and doors below benchtop Concealed pull to overhead cupboards Push to open as noted					
		Bifold doors (where applicable)	Polyurethane satin Edge Profile: Square	Kitchen Contractor	Colour: White Satin 30% gloss	Hettich Wingline top running sliding bi fold door system		
			Joinery Handle Inox Look	Nover	Furnipart Vista 502686 336mmL (320mm CTC)	BLACK HARDWARE UPGRADE Anthracite Furnipart Vista 502682	02	
	Ensuite / Bath / Powder room & Separate WC (Where applicable) – Vanity Unit	Vanity – Bench top	Reconstituted Stone 20mm Edge Profile: Square	Quantum Quartz	Colour: Alpine White Low Silica	Silicon between feature wall tile, main wall tile and benchtop: Ardex Ultra White		
		Upgrade Stone Vanity Benchtop	Reconstituted Stone 20mm Edge Profile: Square	Smart Stone	Colour: NewGen New York Cararra Low Silica	Polished to all exposed surfaces Silicon between feature wall tile, main wall tile and benchtop: Ardex Ultra White		
		Feature Timber grain Joinery	16mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Bottega Oak Woodmatt			
		Carcase	HMR Melamine, 16mm	Kitchen Contractor	Colour: Black			
		Joinery Handle			Sharknose			
		Upgrade Mirror Cabinet	Mirror cabinet external sides	Kitchen Contractor	Polytec Bottega Oak Woodmatt	DGPO to be located inside mirror cabinet when upgrade selected		
			Mirrored Doors	Kitchen Contractor	4mm polished edge frameless silver mirror			
			Shelves 16mm MR E0, Melamine	Kitchen Contractor	Polytec Bottega Oak Woodmatt	Allow 20mm gap at shelf front for appliance cable access		
			Carcase 16mm MR E0, Melamine	Kitchen Contractor	Polytec Bottega Oak Woodmatt			
	Laundry	Benchtop	Reconstituted Stone 20mm Edge Profile: Square	To match kitchen selection				
		Cabinets (including overheads)	16mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Bottega Oak Woodmatt	Include soft close drawers & hinges		
		Kickboard			To match adjacent joinery			
		Carcase	HMR Melamine, 16mm	Kitchen Contractor	Colour: Black			
		Joinery Handle	Sharknose Pull to doors below benchtop Concealed pull to overhead cupboards Push to open where noted					

Internal Finishes - Scheme 4 (Bottega)

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Tiles	External Entry Porch, Rear Patio, Balcony & Thresholds	Floor Tiles	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Grafito Grip Size: 298x600mm Grout: Ardex Slate Grey			
	Main Floor tile	Floor Tiles	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Grafito Matt Size: 298x600mm Grout: Ardex Slate Grey	Refer drawings for tile extent Note: Align joints between adjacent rooms Silicon between timber skirting and floor tile: Ardex Misty Grey		
	Laundry / Powder Room / Separate WC	Floor Tiles	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Grafito Matt Size: 298x600mm Grout: Ardex Slate Grey	Refer drawings for tile extent Note: Align joints between adjacent rooms		
		Skirting Tiles	Vitrified Tile Fixed: Horizontally / Stack bond	Tiling Contractor	To match floor tile	Note: Skirting tile cut at 100mm high Silicon between skirting tile and floor tile: Ardex Charred Ash		
	Bath / Ensuite	Floor Tiles	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Grafito Matt Size: 298x298mm Grout: Ardex Slate Grey			
		Feature Wall Tiles Bathroom – Bath wall Ensuite – Shower wall (unless noted otherwise on dwg)	Vitrified Tile Fixed: Horizontal Stack bond	Tiling Contractor	Skheme Tibet Grafito Matt Size: 298x600mm Grout: Ardex Slate Grey	Refer drawings for tile setouts Align joints with adjacent wall tiles Silicon between feature wall tile and floor tile: Ardex Charred Ash		
		Wall Tiles (Full height)	Glazed Ceramic Fixed: Horizontal Stack bond	Tiling Contractor	Skheme SKM-23298K Basics 298 White Gloss, Rectified Size: 298x600mm Grout: Ardex Ultra White	Refer drawings for tile setouts (Special order size to match feature wall tile size) Silicon between main wall tile and floor tile: Ardex Ultra White		
		Shower tiled over recessed wall niche	Tiled over shower niche Finished size 300mm high x 600mm wide	Tiling Contractor	Atlantis Showers Easy Niche Tile Over	Align with horizontal tile joints 		03
	Kitchen	Splashback - Tiles	Glazed Ceramic Fixed: Vertical stack bond	Tiling Contractor	Skheme Scoop Charcoal Size: Mosaic Grout: Ardex Ultra White	Silicon between splashback tile and joinery: Ardex Magellan Grey Chrome tile trim to open edges		
	Laundry	Splashback	Glazed Ceramic Fixed: Vertical stack bond	Tiling Contractor	Skheme Scoop Charcoal Size: Mosaic Grout: Ardex Ultra White	Silicon between splashback tile and joinery: Ardex Magellan Grey Chrome tile trim to open edges		
	Separate WC / Powder Room	Splashback	Glazed Ceramic Fixed: Vertical stack bond	Tiling Contractor	Skheme Scoop Charcoal Size: Mosaic Grout: Ardex Ultra White	Silicon between splashback tile and joinery: Ardex Magellan Grey Chrome tile trim to open edges		
Upgrade Kitchen Stone Splashback	Kitchen & Separate WC/Powder Room	Splashback - Stone	To match benchtop stone selection (Includes Separate WC / Powder room full depth vanity splashback, excludes mini vanities)					03
Carpet	First Floor Bedrooms, corridor, sitting & Stairs (Inc. Linen & Robes)	Carpet	50% wool 50% Synthetic, plush pile	Carpet Contractor	Victoria Carpets City Living Plush 38 Metropolis	Refer to Floor Plans for location of Carpet		02
		Underlay		Dunlop	Silver foam underlay			
Upgrade Hybrid timbergrain plank flooring	Ground floor Entry, Living, Dining, kitchen and family (Inc. Linen) Excludes powder room & laundry	Hybrid Plank	Hybrid Plank	Godfrey Hirst	Metropol 1500 Burl Oak 560 1500x228x6.5mm			
		Note: Hybrid plank flooring to be installed without perimeter quad beading. Skirting to be fitted post floor installation and provision to be made for protection of installed flooring against scratching or impact damage. Kitchen island end panels to be undercut to conceal timber flooring ends.						