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REGISTERED QUANTITY SURVEYORS ESTIMATED DEVELOPMENT COST REPORT

Client: Anthony Kayrouz

Project Description: Residential Dwelling with Garage Parking

Project Address: 11 Macquarie Road, Earlwood NSW

QPC Reference No: Q2024-CR191

Date of Assessment: 12th November, 2024

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1.0 Executive Summary

Estimated Development Cost

An instruction was received on 21st October, 2024 to complete an Estimated Development Cost Report for submission with DA documentation to Council. To this end we have carried out the following:

Project Description	Residential Dwelling with Garage Parking
Project Location	11 Macquarie Road, Earlwood NSW
Date of Assessment	12th November, 2024

Item	Cost (excl GST)
Demolition and Remediation	\$35,205
Construction (Item A)	\$1,114,958
Mitigation of Impact Items	N/A
Consultant Fees	\$57,508
Authority Fees (LSL)	\$2,787
Plant & Equipment (Item B)	Included in 'Construction' above
Fixtures, Fittings & Equipment	Included in 'Construction' above
Contingency	\$55,748
Escalation	\$0
TOTAL EDC (excl GST)	\$1,266,207
GST	\$126,621
TOTAL EDC (incl GST)	\$1,392,828

Gross Floor Area (AIQS)	Item
GFA m2 (AIQS)	340 m2
Construction Cost Only \$/m2 GFA (AIQS)	\$3,385 /m2

Table 1 - EDC Report Summary

The above calculation is accurate and addresses all stages and activities in the identified development proposal, at the date of this report.

Estimated Development Cost (EP&A Amendment Regulation 2023)

The proposed cost of carrying out the development is determined in accordance with 'Section 6' of the EP&A Regulation 2023 (EDC Reg) and PS-24-002 (the planning circular) as stipulated:

Estimated Development Cost

In this regulation, the estimated development cost, of proposed development, means the estimated cost of carrying out the development, including the following—

- the design and erection of a building and associated infrastructure,
- the carrying out of a work,
- the demolition of a building or work,
- fixed or mobile plant and equipment.

The estimated development cost does not include the following—

- amounts payable, or the cost of land dedicated or other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,
- costs relating to a part of the development that is the subject of a separate development consent or approval,
- land costs, including costs of marketing and selling land,
- costs of the ongoing maintenance or use of the development,
- GST.

Section 208 (EPA Regulation 2021)

The Total Cost of Works (EPA Reg - Clause 208) estimate as calculated by our firm can be summarised as follows:

Item	Amount
Total Cost of Works (EPA Reg - Clause 208)	\$1,328,439

Table 2 - Total Cost of Works (EPA Reg - Clause 208)

The proposed cost of carrying out the development is determined in accordance with Clause 208 of the EP&A Regulation as stipulated:

The costs of carrying out development include the costs of;

- Erection of a Building
- Demolition
- Excavation
- Site Preparation
- Decontamination or Remediation (Where Known)

The following costs and expenses must not be included in an estimate or determination of the proposed cost;

- The cost of the land on which the development will be carried out.
- The costs of repairs to a building or works on the land that will be kept in connection with the development.
- The costs associated with marketing or financing the development, including interest on loans.
- The costs associated with legal work carried out, or to be carried out, in connection with the development.
- Project management costs associated with the development.
- The cost of building insurance for the development.
- The costs of fittings and furnishings including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land.
- The costs of commercial stock inventory,
- The taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law.
- The costs of enabling access by people with disability to the development.
- The costs of any energy or water efficiency measures.
- The costs of development that is provided as affordable housing.
- The costs of development that is the adaptive reuse of a heritage item.

2.0 Basis of Report Preparation

This report has been prepared to determine the Estimated Development Cost for submission with DA documentation to the consent authority.

This report has been prepared in accordance with the following:

- Legislative and regulatory requirements of the consent authority for estimating the EDS, including the EP&A Act, EP&A Regulations, SEPPs and the Planning Circular.
- AIQS Practice Standard - Construction Cost Assessments for NSW Estimated Development Cost Reports.
- Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1

The estimate has been prepared based on a review of documentation supplied, including:

Consultant	Reference	Drawings:	Issue
SYDESIGN	24118	DA00 - DA24	C / D / E

Table 3 - Drawing Register

We note that no EIS (Environmental Impact Statement) has been provided therefore has not been reviewed in the preparation of this report.

Qualifications of Quantity Surveyor

Tony Sassine B.App.Sci (Hons), MAIQS, CQS, MAIPM

I, Tony Sassine confirm that I have proficient experience in project construction costs in NSW.

Q.P.C & C Pty Limited and its employees have no association with the parties concerned nor share any interest in the proposed development, thus eliminating any conflict of interest.

3.0 Scope of the Calculation of the EDC

The development proposes the construction of a residential dwelling with attached garage parking.

Item	Area	Comments
Parking	39 m2	2 x Car Spaces
Internal Areas	237 m2	
Balconies	25 m2	
Total Areas	301 m2	
Development Proponent	Anthony Kayrouz	

Table 4 - Development Information

Basis of Estimate

We advise that this is a genuine estimate of the construction costs prepared in accordance with the DA issue Architectural Plans only. A more detailed estimate can be prepared upon receipt of Structural Engineering and Services Documentation.

Quality

A schedule has been prepared to establish a quality basis to determine the costs of finishes. The finishes nominated are of a reasonable standard which is appropriate for the projects type and location.

The finishes and therefore costs may be subject to change based on future selections made by the developer or builder.

Exclusions

The following items have been excluded from this cost estimate:

- Land Costs, Holding Costs, Rates, Legals, Stamp Duty & the like
- Development Contributions
- Costs related to any part of the development subject to a separate development consent or approval
- Marketing costs
- Interest & Finance Charges
- Ongoing Maintenance or use of the development
- Finance Costs

4.0 Disclaimer

This cost estimate has been prepared for the purpose of providing an indicative development cost suitable for DA submission to Council. All reasonable professional care and skill have been exercised to validate the accuracy and authenticity of the information supplied. Any form of contractual, tortuous or other form of liability for any consequential loss or damage, which may result from other persons acting upon or using this estimate, will not be accepted.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Tony Sassine', with a horizontal line underneath.

Tony Sassine B.App.Sci (Hons), AAIQS
Managing Director



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ABN 78 074 731 963

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Appendix A

COUNCIL FORM

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Registered Quantity Surveyor's Detailed Cost Report

for development costs in excess of \$1,000,000

DATE OF REPORT:

12th November, 2024

DEVELOPMENT APPLICATION No.

CONSTRUCTION CERTIFICATE No.

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT DESCRIPTION:

Residential Dwelling with Garage Parking

DEVELOPMENT ADDRESS:

11 Macquarie Road, Earlwood NSW

DEVELOPMENT DETAILS

Gross Floor Area - Commercial		m2	Total Gross Floor Area	340	m2
Gross Floor Area - Residential	295	m2	Total Site Area	434	m2
Gross Floor Area - Retail		m2	Total Car Parking Spaces	2	No.
Gross Floor Area - Car Parking	39	m2			
Gross Floor Area - Other	6	m2			
Total Development Cost	\$	1,328,439			
Total Construction Cost	\$	1,265,180			
Total GST (Included Above)	\$	120,767			

ESTIMATE DETAILS

Excavation	\$	47,276	Fit-Out - Commercial	\$	
Cost per m2 of site area	\$	109.00 /m2	Cost per m2 of commercial area	\$	
Demolition & Site Prep	\$	38,726	Fit-Out - Residential	\$	471,133
Cost m2 metre of site area	\$	89.29 /m2	Cost per m2 of residential area	\$	1598.09 /m2
Construction - Commercial	\$		External Works / Landscaping	\$	140,838
Cost per m2 of commercial area	\$		Cost per m2 of site area	\$	324.71 /m2
Construction - Residential	\$	464,508	Professional Fees	\$	63,259
Cost per m2 of residential area	\$	1575.62 /m2	% of Development Cost	%	4.76
Construction - Retail	\$		% of Construction Cost	%	5.00
Cost per m2 of retail area	\$				
Car Park	\$	102,698			
Cost per m2 of site area	\$	236.78 /m2			
Cost per space	\$	51,349 /space			
			Total Development Cost:	\$	1,328,439
			<i>Incl GST</i>		

I certify that I have:

- ✓ Inspected the plans the subject of the application for development consent or construction certificate.
- ✓ Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- ✓ Referred to 'Section 6' of the Environmental Planning & Assessment Amendment (Estimated Development Cost) Regulation 2023.
- ✓ Referred to 'Section 208' of the Environmental Planning & Assessment Amendment (Determination of proposed cost of development) Regulation 2021.
- ✓ Included GST in the calculation of development cost
- ✓ Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1 (Appendix A2)

Signed:



Name: Tony Sassine

AIQS Membership Number: 1565

Position & Qualifications:

Managing Director, B.App.Sci (Hons), AAIQS



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Appendix B

ELEMENTAL ESTIMATE

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ELEMENTAL COST PLAN SUMMARY

Client: Anthony Kayrouz
Project Description: Residential Dwelling with Garage Parking
Project Address: 11 Macquarie Road, Earlwood NSW
Date: 12th November, 2024

ELEMENT	GFA Rate	% TOTAL	ELEMENTAL COST
SITE PREPARATION	\$81.24	2.40%	\$27,602
EXCAVATION	\$99.18	2.93%	\$33,697
SUBSTRUCTURE	\$215.44	6.36%	\$73,199
SUPERSTRUCTURE			
Upper Floors	\$156.85	4.63%	\$53,292
Roof	\$286.06	8.45%	\$97,195
External Walls	\$343.75	10.15%	\$116,795
Windows	\$133.96	3.96%	\$45,515
External Doors	\$7.36	0.22%	\$2,500
Internal Walls	\$21.65	0.64%	\$7,357
Internal Screens	\$8.39	0.25%	\$2,850
Internal Doors	\$16.42	0.49%	\$5,580
FINISHES			
Wall Finishes	\$145.42	4.30%	\$49,409
Floor Finishes	\$145.90	4.31%	\$49,572
Ceiling Finishes	\$57.27	1.69%	\$19,458
FITTINGS			
Fitments	\$281.37	8.31%	\$95,600
Sanitary Fixtures	\$17.13	0.51%	\$5,821
SERVICES			
Water & Gas Supply	\$155.99	4.61%	\$53,000
Heating, Ventilation & AC	\$52.98	1.56%	\$18,000
Fire Protection	\$4.24	0.13%	\$1,440
Electrical Light & Power	\$128.04	3.78%	\$43,505
Transportation Systems	\$0.00	0.00%	\$0
Special Services	\$0.00	0.00%	\$0
EXTERNAL WORKS	\$295.45	8.73%	\$100,384
Subtotal - Elements			\$901,771
Preliminaries	\$423.32	12.51%	\$143,832
Profit & Overheads	\$307.74	9.09%	\$104,560
Total Construction Cost	340 m2	100%	\$1,150,163
Professional Fees			\$57,508
Total Development Cost (Excluding GST)			\$1,207,672
Goods & Services Tax			\$120,767
Total Development Cost (Including GST)			\$1,328,439

ELEMENTAL COST PLAN BREAKUP

Client: Anthony Kayrouz
Project Description: Residential Dwelling with Garage Parking
Project Address: 11 Macquarie Road, Earlwood NSW
Date: 12th November, 2024

Item	Qty	Unit	Rate	Total
SITE PREPARATION				
Demolition	1	Item	\$ 25,000.00	\$ 25,000.00
Site Clearance	434	m2	\$ 6.00	\$ 2,602.38
EXCAVATION				
Cut & Fill Site	434	m3	\$ 30.00	\$ 13,011.90
Trim, level and compact entire building area.	396	m2	\$ 25.00	\$ 9,904.00
Detailed Foundation Excavation	49	m3	\$ 220.00	\$ 10,780.83
SUBSTRUCTURE				
Concrete, Reo & Labour to Footings	49	m3	\$ 650.00	\$ 31,852.44
Concrete Slab on ground to Dwelling	198	m2	\$ 140.00	\$ 27,731.20
Suspended Concrete Slabs		Excl.		\$ -
Allowance for Piers	1	Item	\$ 7,500.00	\$ 7,500.00
Driveways	44	m2	\$ 140.00	\$ 6,115.20
Subsoil Drainage				
Car Wash Pit		Excl.		\$ -
Stormwater Pits		Incl.		\$ -
Pump out tank		Excl.		\$ -
OSD Tank		Excl.		\$ -
SUPERSTRUCTURE				
Upper Floors				
L1 Suspended Concrete Slab	115	m2	\$ 310.00	\$ 35,715.10
Allowance for Structural Steel		Excl.		\$ -
Stairs	1	No.	\$ 15,000.00	\$ 15,000.00
Lift Shaft structural wall	N/A	Item	N/A	N/A
Termite Protection to Perimeter Wall	103	m	\$ 25.00	\$ 2,576.50
Roof				
Concrete Roof Structure	209	m2	\$ 355.00	\$ 74,305.05
Parapets to above	75	m2	\$ 250.00	\$ 18,787.50
Framed Roof Structure		Excl.		\$ -
Roof lining & plumbing		Excl.		\$ -
Skylight		Excl.		\$ -
Concrete Awnings	12	m2	\$ 350.00	\$ 4,102.00
External Walls				
Perimeter Walls	381	m2	\$ 260.00	\$ 99,127.08
Allowance for Hit & Miss Brickwork	53	m2	\$ 290.00	\$ 15,280.10
External screens/louvres	6	m2	\$ 400.00	\$ 2,388.00
Windows				
Aluminium framed windows & doors	91	m2	\$ 500.00	\$ 45,515.00
Commercial Glazing	N/A	Item	N/A	N/A
External Doors				
Automatic Doors	N/A	No.	N/A	N/A
External Hinged Doors		Incl.		\$ -

Roller Doors / Tilt Doors	1	No.	\$ 2,500.00	\$ 2,500.00
Internal Walls				
Party Walls	N/A	m2	N/A	N/A
Internal Walls	82	m2	\$ 90.00	\$ 7,357.14
Internal Screens				
Storage Cages		Excl.		\$ -
Semi Framed Shower Screen	3	No.	\$ 950.00	\$ 2,850.00
Internal Doors				
Front Door	1	No.	\$ 2,500.00	\$ 2,500.00
Internal Hinged Doors	5	No.	\$ 350.00	\$ 1,750.00
External Hinged Doors	1	No.	\$ 400.00	\$ 400.00
Glass Siding Doors		Excl.		\$ -
Internal Cavity Sliding Doors	1	No.	\$ 300.00	\$ 300.00
Hardware to above	7	No.	\$ 90.00	\$ 630.00
FINISHES				
Wall Finishes				
Plasterboard to Perimeter Walls	381	m2	\$ 30.00	\$ 11,437.74
Plasterboard to Party Walls		Excl.		\$ -
Insulation to above	381	m2	\$ 15.00	\$ 5,718.87
Plasterboard to Internal Walls	163	m2	\$ 30.00	\$ 4,904.76
Cornice to above	195	m	\$ 15.00	\$ 2,918.30
Painting to above	545	m2	\$ 20.00	\$ 10,895.00
Wall tiles to Wet Areas	4	No.	\$ 2,800.00	\$ 11,200.00
Skirting within unit	195	m	\$ 12.00	\$ 2,334.64
Floor Finishes				
Timber Flooring to living, dining & bedroom areas	209	m2	\$ 150.00	\$ 31,392.00
Carpet to lobby areas		Excl.		\$ -
Waterproofing to Wet Areas	4	No.	\$ 750.00	\$ 3,000.00
Tiling to Wet Areas	28	m2	\$ 150.00	\$ 4,155.00
Waterproofing to upper Balconies	25	m2	\$ 95.00	\$ 2,350.30
Tiling to Balconies & Terraces	58	m2	\$ 150.00	\$ 8,674.50
Ceiling Finishes				
Plasterboard to ceiling	237	m2	\$ 60.00	\$ 14,218.80
Access hatches per unit	1	No.	\$ 500.00	\$ 500.00
Soffit cladding		Excl.		\$ -
Painting to above	237	m2	\$ 20.00	\$ 4,739.60
FITTINGS				
Fitments				
Hinged Poly Doors on Wardrobe	2	No.	\$ 1,000.00	\$ 2,000.00
Walk-In-Wardrobe	2	No.	\$ 3,000.00	\$ 6,000.00
Master Walk-In-Robe	1	No.	\$ 7,500.00	\$ 7,500.00
Kitchen Joinery	1	No.	\$ 20,000.00	\$ 20,000.00
Kitchen Benchtops	1	No.	\$ 3,500.00	\$ 3,500.00
Kitchen Splashback	1	No.	\$ 1,500.00	\$ 1,500.00
Butlers Joinery	1	No.	\$ 17,000.00	\$ 17,000.00
Butlers Benchtops	1	No.	\$ 2,000.00	\$ 2,000.00
Butlers Splashback	1	No.	\$ 1,200.00	\$ 1,200.00
Joinery to Linen Cupboard	1	Item	\$ 1,500.00	\$ 1,500.00
BBQ Joinery incl top	1	Item	\$ 5,000.00	\$ 5,000.00
Vanity Joinery Polymarble Unit	4	No.	\$ 1,500.00	\$ 6,000.00
Mirrors	1	Item	\$ 1,000.00	\$ 1,000.00
Glass Balcony Balustrades	13	m	\$ 550.00	\$ 6,897.00

Internal Void Balustrades	11	m	\$ 550.00	\$ 6,303.00
Mail Boxes	1	No.	\$ 350.00	\$ 350.00
Clothes Line	1	Item	\$ 350.00	\$ 350.00
Required Signage		Incl.		
Appliance Package:	1	Item	\$ 7,500.00	\$ 7,500.00
Oven 900mm		Incl.		
Cooktop 900mm		Incl.		
Integrated Rangehood		Incl.		
Integrated Dishwasher		Incl.		
Sanitary Fixtures				
Toilet Suite Parisi in wall	4	No.	\$ 450.00	\$ 1,800.00
Urinals		N/A		\$ -
Bath Tubs & Tapware	1	No.	\$ 650.00	\$ 650.00
Vanity Mixer	4	No.	\$ 180.00	\$ 720.00
Shower Mixer & Rose	4	No.	\$ 250.00	\$ 1,000.00
External Shower Mixer & Rose		Excl.		\$ -
Kitchen Sink & Tapware	1	No.	\$ 350.00	\$ 350.00
Butlers Skink & Tapware	1	No.	\$ 351.00	\$ 351.00
Storage Room Sink & Tapware		Excl.		\$ -
BBQ Area Sink & Tapware		Excl.		\$ -
Laundry Tub & Tapware	1	No.	\$ 350.00	\$ 350.00
Bathroom Accessories	4	No.	\$ 150.00	\$ 600.00
SERVICES				
Water & Gas Supply				
Sanitary plumbing and drainage (Units)	1	No.	\$ 45,000.00	\$ 45,000.00
Sanitary plumbing and drainage (Commercial)	N/A	Item	N/A	N/A
Stormwater Pits, OSD, Etc.	1	Item	\$ 5,000.00	\$ 5,000.00
Allowance for standard sewer connection		Incl.		\$ -
Rainwater Tanks	1	Item	\$ 2,000.00	\$ 2,000.00
Supply of Hot Water Units	1	No.	\$ 1,000.00	\$ 1,000.00
Gas Reticulation		Incl.		\$ -
Heating, Ventilation & AC				
Air Conditioning Ducted System	1	Item	\$ 15,000.00	\$ 15,000.00
Ventilation to Wet Areas	5	No.	\$ 500.00	\$ 2,500.00
Ventilation to Kitchen	1	No.	\$ 500.00	\$ 500.00
Stair Pressurisation		Excl.		
Mechanical Ventilation		Excl.		\$ -
Fire Protection				
Booster - Sprinkler		Excl.		\$ -
Fire Sprinklers to Basement		Excl.		\$ -
Fire Sprinklers to Upper Levels		Excl.		\$ -
Booster - Hydrant		Excl.		\$ -
Diesel Pump		Excl.		\$ -
Fire Hydrant Per Level		Excl.		\$ -
Fire Indicator Panel (FIP)		Excl.		\$ -
Emergency Warning & Intercommunication System (EWIS)		Excl.		\$ -
Thermal Detectors		Excl.		\$ -
Smoke Detectors	8	No.	\$ 180.00	\$ 1,440.00
Electrical Light & Power				
Electrical Services (parking)	39	m2	\$ 60.00	\$ 2,358.00
Electrical Services (dwelling)	237	m2	\$ 140.00	\$ 33,177.20
Electrical Services (balconies)	58	m2	\$ 60.00	\$ 3,469.80
Extra over for floor heating		Excl.		\$ -
Temporary Electrical Boards	1	No.	\$ 1,000.00	\$ 1,000.00

Registered Quantity Surveyors Detailed Cost Report

Connection Fees	1	No.	\$ 500.00	\$ 500.00
Substation		Excl.		
Light fittings to Units	1	No.	\$ 3,000.00	\$ 3,000.00
Light fittings to Parking Areas		Incl.		\$ -
Light fittings to External Areas		Incl.		\$ -
Transportation Systems				
Passenger Lift		Excl.		\$ -
Escalators & Moving Walks		Excl.		\$ -
Car Lift		Excl.		\$ -
Turn Tables		Excl.		\$ -
Special Services				
Laundry chute		Excl.		\$ -
Garbage Chute Per Level		Excl.		\$ -
Garbage Carousel & Compactor		Excl.		\$ -
EXTERNAL WORKS				
Landscaping	134	m2	\$ 90.00	\$ 12,078.00
Planterbox/retaining walls	4	m	\$ 750.00	\$ 2,940.00
Concrete to External Pathways & Pool Surrounds	25	m2	\$ 180.00	\$ 4,548.60
Construction of Pool incl. Plant and Filtration	1	Item	\$ 60,000.00	\$ 60,000.00
Pool Fencing	9	m	\$ 450.00	\$ 4,194.00
Gate to above	1	No.	\$ 750.00	\$ 750.00
Tiling of Pool Area	4	m2	\$ 150.00	\$ 645.00
Outside Boundary Works	15	m	\$ 400.00	\$ 6,140.00
Front Fence		Incl.		\$ -
Boundary/Divisional Fencing	83	m	\$ 110.00	\$ 9,088.20
Subtotal (Trades)				\$ 901,770.73
Preliminaries & Labour	15.95%	%		\$ 143,832.43
Profit & Overheads	10.00%	%		\$ 104,560.32
Total Construction Cost (Excluding GST)				\$ 1,150,163.48



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Appendix C

FINISHES SCHEDULE

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SCHEDULE OF FINISHES

Client:	Anthony Kayrouz
Project Description:	Residential Dwelling with Garage Parking
Project Address:	11 Macquarie Road, Earlwood NSW
Date:	12th November, 2024

BASEMENT

Perimeter Walls:	Dintel / Blockwork
Mechanical Ventilation	Excluded
Fire Sprinklers	Excluded

STRUCTURE

Generally	Load Bearing Brickwork Structure
Perimeter Walls	Face Brickwork
Upper Levels	Concrete Slabs
Roof Type	Timber Framed
Roof Finish	Roof Tiles
Windows & Doors:	Powdercoated Aluminium Framed
Balcony Balustrades:	Powdercoated Aluminium Framed
Passenger Lift	Included

INTERNAL

Doors:	Solid Core Doors
Door Furniture:	Satin Chrome Lever
Wardrobes:	Hinged Poly Doors on Wardrobe
Walls:	Plasterboard & Paint
Ceilings:	Plasterboard & Paint
Cornice:	Shadowline
Skirting/Architrave:	92mm MDF (Selected Profile)
Air Conditioning:	Ducted System
Blinds:	Vertical Fabric Blinds
Intercom:	Included
Alarm:	Included

FLOOR FINISHES

Bedrooms:	Floorboards
Living & Dining:	Floorboards
Kitchens:	Floorboards
Bathroom, Ensuite, Laundry:	Tiles
Balcony:	Tiles

KITCHEN

Joinery:	Laminate Finish Floor & Wall Cupboards
Cupboard Hardware:	Stainless steel handles or concealed
Benchtop:	40mm Ceaserstone or similar
Splashback:	20mm Stone
Sink:	Double Bowl Undermount

APPLIANCES

Oven:	90cm Stainless steel oven with digital clock.
Cooktop:	90cm Stainless steel 4 burner incl wok.
Rangehood:	90cm Stainless steel slide out range.
Dishwasher:	90cm Stainless steel dishwasher.
Microwave:	Excluded
Dryer:	Excluded
Hot Water System:	Gas Instantaneous fixed in recess box.

BATHROOM & ENSUITE

Vanity:	Polyurethan Cabinet with Polymarble Top
Basin:	Included in Vanity
Mirror:	Full width of vanity hung on wall.
Shower Screen:	Semi Framed Shower Screen
Toilet Suite:	Concealed Cistern Suite
Accessories:	All accessories to be chrome.
Floor Waste:	Smart Tile Floor Waste

LAUNDRY

Tub:	30L Drop In Tub
Tapware:	Flick mixer with telescopic spout.