

RIVERLANDS

56 Prescot Parade, Milperra, NSW 2214

Stage 1 Site 3B

Job No. MB-10245

INTERNAL FINISHES SCHEDULE

Issue 01

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**MIRVAC
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Issue Register

Issue	For	Date	Distribution	Amendment	By
01	DA	23.05.2025	BA, AH, AC, JK	Initial issue	AT

Key














Black – Standard Inclusions

Blue – Upgrades



Upgrade Selection Matrix

SITE	Lot Number	House Type	Interior Scheme	<p>Upgrade Selections –</p> <p>Hybrid timbergrain plank flooring; Hybrid timbergrain stairs; Stair recessed step lights; Veined Sintered Stone kitchen benchtops; Kitchen Stone splashback; Smeg Chef appliance package; Miele Chef appliance package; Fully Integrated Dishwasher; Smeg built in microwave; Integrated Fridge; Laundry appliance package; Kitchen sink pull-out mixer; Kitchen sink accessory package; Bathroom & Ensuite mirror cabinets; Urbane II Bathroom back to wall bath; Veined Sintered Stone vanity benchtops; Above counter basins with mid tower mixers; Bathroom & Ensuite Shower on rail with overhead; Linear ensuite shower floor waste; Laundry pull-out mixer; Kitchen LED strip light; Kitchen Island pendant lights; Walk in Pantry timbergrain shelves; Power Room Feature wall paint; White Wardrobe fit out (Other Bedrooms); Timbergrain full carcass wardrobe fit out (Bed 1); Wardrobe white colourbacked glass sliding doors; Security Screens to doors; Black Door Hardware, Shower screen fittings, Tapware & Accessory package; Security Alarm; Smart light Dimmers; Smart Home Package; Ceiling fans <u>including</u> lights; Ceiling fans <u>excluding</u> lights; Solar Battery Storage</p>	prev. issue	this issue
3B	3-041	220AM-DF4D-F10				
	3-042	219S-DF4D-F2				
	3-051	215AR-SF4A-F1				
	3-052	215AQ-SF4A-F1				
	3-061	215AR-SF4A-F1				
	3-062	215AQ-SF4A-F1				











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		
		Hinge 	Matt Black Powdercoat	Mccallum Hinges	A104MBLK Heavy Duty Fast Fix 130mm. Aluminium Heavy Duty Interfold Hinge – Wrap-around Face Fix		04	
	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 FP2-120 PS, 120x50mm			
	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)		


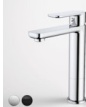

Schedule of PC Items

Package	Area	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Upgrade Black Hardware, Tapware, Shower screen, Showers & Accessories (Includes all doors, kitchen, bathrooms, laundry and powder room where applicable)		Exterior & Interior Doors	Matt Black	Assa Abloy/Emro/ GWA/Pro shower screens	Lockwood Nero Paradigm 005 Locks and Lockwood Nero Element Lever Small rose. Door stop Emro - Wall Mounted Matt Black 50012MB-75mm - Floor Mounted Matt Black 50003MB	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 RP60			
Floor wastes	Generally	Floor wastes	Bright Chrome Plated Brass with tile insert to match floor tile		Bermuda Square tiled over floor waste 100x100mm with leak control flange. 			
	Upgrade Ensuite Shower (Includes ground floor ensuite where applicable to plan)	Floor waste	Stainless steel with stainless steel linear grate	Tiling Contractor	Stormtech 100ppi20 	Refer plan for shower length. Located at wall opposite shower door		
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 Dual Shower on rail with overhead shower	Chrome 	GWA	Caroma Urbane II Dual Shower on rail with overhead 200mm rose. 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		


Schedule of PC Items

Package	Area	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Tapware	Powder Room & Separate WC Full width vanity (where applicable)	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		
	Powder Room & Separate WC Mini Wall basin (where applicable)	Basin Mixer	Chrome 	GWA	Caroma Luna Basin Mixer Code 68181C6A	5 Star WELS		
		Concealed Stop Cocks	Chrome - Circular head	Plumbing Contractor	Mini stop quarter turn pin lever			
	Sink & Basin Mixer Stops / Dishwasher Stop	Concealed Stop Cocks	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 Hardware, Tapware, Shower screen, Showers & Accessories (Includes all doors, kitchen, bathrooms, laundry and powder room where applicable)			Finish: matt Black	Assa Abloy/Emro/ GWA/Pro shower screens	Equal to specification to standard or upgrade customer selection in Matt Black finish			








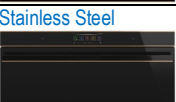



Schedule of PC Items

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			
			Upgrade Bath 	Acrylic Colour: White Chrome	GWA Reece	Caroma Urbane II Freestanding Back to Wall Bath 1600mm, Code AU6WFW, Art Australia Bath pop down waste 40mm Code 21811.01		
	Powder Room & Separate WC - Full width 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		






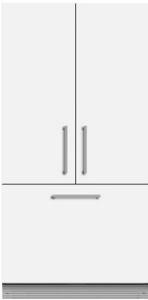

Schedule of PC Items

Package	Area	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
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	Left hand post		
		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 heat soaked 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 UPGRADE Include 12mm MR MDF white melamine finish backing with upgrade stone splashback		






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	PIP2951D, Electric Induction Ultra low profile	5 cooking zones 9 power levels End cooking timer 5		
		900mm Oven – Under Bench/Wall	Stainless Steel 	Smeg	SFRA9300TVX, Electric 8 cooking functions Vapour Clean Classic Aesthetic	85 Litres		
		900mm Concealed Rangehood	Stainless Steel 	Smeg	PUM910X Ducted to exterior	Full height joinery		
		Dishwasher – Built under	Stainless Steel 	Smeg	DWAU6214X2	3.5 star energy 5 star WELS 5 Programs 14 place settings		
		Microwave	Space only		N/A			
Upgrade Smeg Fully Integrated Dishwasher	Kitchen	Dishwasher	Fully Integrated with joinery panel to match adjacent cupboard. 	Smeg	DWAF16214-4	3.5 star energy 5 star WELS 5 Programs 14 place settings		
Upgrade Smeg Built in MW Oven	Kitchen	Microwave Oven	Stainless Steel 	Smeg	Integrated MW Oven SM031XT	31 Litre capacity 5 power levels 6 Programmed cooking functions		
Upgrade Chef Smeg Appliance Package	Kitchen	900mm Cooktop	Black Glass 	Smeg	SIM6964R Dolce Stil Novo	6 cooking zones 9 power levels End cooking timer 6 Pause option.		
		900mm Oven – Under Bench/Wall	Stainless Steel 	Smeg	SFPR9606WTPNR Dolce Stil Novo Pyrolytic cleaning WiFi 10 cooking functions	85 Litres Soft close Advanced touch control Smart cooking WI-FI connectivity		
		900mm Concealed Rangehood	Stainless Steel 	Smeg	PUM910X Ducted to exterior			
		Microwave / Speed Oven	Stainless Steel 	Smeg	SOA4606WM2PNR Dolce Stil Novo 45cm Speed Oven WiFi Vapour Clean 10 traditional cooking functions 5 microwave functions	40 Litres Soft close Advanced full touch control WI-FI connectivity		
		Dishwasher	Fully Integrated with joinery panel to match adjacent cupboard. 	Smeg	DWAF16214-4	3.5 star energy 5 star WELS		









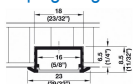
Schedule of PC Items

Package	Area	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Upgrade Chef Miele Appliance Package	Kitchen	900mm Cooktop	Black Glass 	Miele	KM 7594-2 FL, Electric Induction	5 cooking zones incl. 4 PowerFlex areas and 28 cm cooking zone Short heating-up times – TwinBooster rangehood – automatic Con@ctivity function		
		900mm Oven – Under Bench/Wall	Stainless Steel 	Miele	H 7890 BP M Touch Pureline Cleansteel Pyrolytic oven WiFi	90L capacity Large touch display with movement sensor Camera in the oven Pyrolytic cleaning Moisture Plus Fast even heat distribution – TwinPower		
		900mm Concealed Rangehood	Stainless Steel 	Miele	DA 2698 Ducted to exterior	Unique user convenience – Con@ctivity Powerful – 890 m3/h in Booster setting		
		Microwave / Speed Oven	Stainless Steel 	Miele	M 7840 BM Pureline Cleansteel 45cm Speed Oven Wi Fi	43 Liters Large touch display with movement sensor PerfectClean Network-enabled WiFi appliance Soft open and close		
		Dishwasher	Fully Integrated with joinery panel to match adjacent cupboard 	Miele	G 5263 SCVi BK Active Plus	4.5 star energy 6 star WELS QuickPowerWash Hot water connection 5 Programs 14 place settings		
Upgrade Integrated Fridge	Kitchen	Integrated Fridge	Integrated Fridge with joinery panel 	Fisher & Paykel	Integrated Fridge French Door 525L RS90A1	GPO to be in cupboard above fridge		
		Fridge Pull Handle	Joinery Handle Inox Look 	Nover	Furnipart Vista 502686 336mmL (320mm CTC)	BLACK HARDWARE UPGRADE Anthracite Furnipart Vista 502682		
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 drawer size		
Upgrade Laundry Appliances	Laundry	Heat pump dryer 	White	BSH Home Appliances	Bosch WTX88M20AU 8kg Heat pump dryer	Energy 10 stars Include plumbing hose connection to waste under tub.		
		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 	Matt White trim 100mm dia. Cut-out 90mm dia.	Beacon Lighting	Lucci LEDlux Century Dimmable Downlight Kit (fixed) IP44, IC-4 Code: SKU 365134 11 Watt LED lamp 3000K Warm White.	Cut-out 90mm dia.		
	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 30(d) x175(w) x 90(h) mm	Electrical Contractor	Martec Integra wall light MLX134510W-White 10W, 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: Black LED Up/down exterior wall bracket LED 2 x 5W, GU10 LED 3000K (D81 x W68 x H150) mm	Electrical Contractor	Havit Lighting Accord Code: HV3632T-BLK IP54	WP1 Mount at 2000 AFL		
	Rear Garage & Courtyard External wall Light	Flood Wall light with sensor 	Colour: Black LED 2 x 15Watt LED 3000K	Electrical Contractor	Havit Lighting Twin LED Spot Light with Sensor Code: HV3794T-BLK	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) x90(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	833.72.865 Recessed LED strip light, Warm White 3000K LED	Located under overhead cupboards – to be continuous behind rangehood		










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	Electrical Plates – Above benchtop GPO's	Finish: Moulded Plastic Colour: White	Electrical Contractor	HPM/Legrand Range: Excel Life Dedicated Plate Series	Refer to Architectural Electrical Drawing Horizontal plates Note: Cooktop isolation toggle switch to be located on splashback DGPO.		
		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 	Finish: Moulded Plastic Colour: White	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 	Sectional Garage Door Automatic opener 3 x remote handsets	Steel Line		Allow power for installation		
TV Aerial	Roof	Television Antenna		Hills Antenna	Tru-Band™ Metro Plus (Black Arrow) FB608582	Installed on roof		



Electrical

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Upgrade Security Alarm	Generally	Security System 	Touchscreen pad, Internal siren, Slim External siren with 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 Locate external siren on underside of balcony above garage or on side of house at first floor ceiling level set back from front façade.		
Upgrade Smart light switches and Dimmers	All Bedrooms, Living, dining & family and hallways/corridor Excludes wet areas and garage	Smart light Dimmers 	Finish: Moulded Plastic Colour: White	Electrical Contractor	Legrand Excel Life Smart switches with Dimmers. Includes Netamo Starter Kit. Return Service by electrician post-handover after internet has been connected by owner.	Refer to Architectural Electrical Drawing Horizontal plates Note: Not available if smart home package selected.		
Upgrade Smart Home Package	Generally	Smart Home Package	Contact Kris Leffler Ph 0408 488 367	Harvey Norman Commercial	<div><div><div>1. Legrand Excel Life smart light switches throughout with Legrand Gateway</div><div>2. Hafele Bio metric Door Lock DL8800 & Genesis Gateway</div><div>3. Google nest hub max x 1</div><div>4. Google nest audio x 4</div><div>5. Google chromecast x 1</div><div>6. Google wifi x 3pack</div><div>7. Google nest outdoor floodlight camera x 2</div><div>8. Google doorbell x 1</div><div>9. HNC Post handover/internet installation service by electrician.</div></div><div><div><div>Harvey Norman</div><div>SMART TECHNOLOGIES OFFERING</div></div><div><div><div><div>1. legrand</div><div>2.</div></div><div><div>HAFELE</div><div>3.</div></div><div><div>Google Nest</div><div>4.</div></div><div><div>5.</div><div>6.</div></div><div><div>7.</div><div>8.</div></div></div><div><div><div>1. LEGRAND EXCEL LIFE</div><div>2. HAFELE SMART DOOR LOCK</div><div>3. GOOGLE NEST HUB MAX</div><div>4. GOOGLE NEST AUDIO</div><div>5. GOOGLE CHROMECAST</div><div>6. GOOGLE WIFI</div><div>7. GOOGLE NEST OUTDOOR FLOODLIGHT CAMERA</div><div>8. GOOGLE NEST VIDEO DOORBELL</div></div></div></div></div></div>			
Hot Water Unit	Side or Rear yard	Heat Pump Hot Water Unit 		Rheem	Ambiheat HDC270 R513a HP 240v Single Phase/10Amp 270L (571D270R5).	Refer plan for location		
Provision for EV Car Charger	Garage	EV Charger Provision 	White	Electrical Contractor	Provision for EV Charger Dedicated AC EV charger at up to 7kW (32 Amp, single phase).	Suitable for type 2 charging		

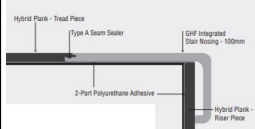

Electrical

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
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		
Air Conditioning	Generally	Zoned Heating & Cooling 	Fully ducted air conditioning White round supply registers Outdoor unit size 320Dx940Wx990H 320Dx940Wx1430H Front discharge	Daikin	Inverter Three Phase Zoned Wall controller - Main Zone ground floor/Sub Zone first floor Filtered return air grille. 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 1100x500mm.		
			Indoor unit size 360Dx1520Wx935L	Daikin	FDYAN125AV1- RZA125C2Y1 FDYAN140AV1- RZA140C2Y1 FDYAN160AV1- RZA160C2Y1	Unit size varies with house size, refer contractor. Provide internal tundish if required (only if the gutter is not accessible for drains)		
			Indoor unit size 470Dx1200Wx997L 470Dx1400Wx997L	Daikin	FDYQN180LCV1-RZQ180M2Y1 FDYQN200LCV1- RZQ200MY1			
		Airconditioning Smart control Panel 	White	Daikin	AirHub WiFi wall Controller – Programmable thermostat Wi Fi remote app access 7" screen with wireless sensor	Requires internet connection		
Solar PV System	Roof - PV panels, Garage - Inverter	Solar PV system 	12 x 440W Jinko Tiger Neo Solar Panels Installed on Cleenergy PV-ezRack system for tiled roofs. Sungrow Inverter (3-phase) with live energy monitoring.	Harvey Norman Commercial Solar	Min. 5kW PV Panel System (String)	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 house plan		
Upgrade Ceiling fans Excluding Light	Living, Dining and Bedrooms	Ceiling fans 	White	Electrical Contractor	Mercator Instinct DC Ceiling Fan with Remote – White 1370mm Depth 191mm	Refer electrical plan for location (Included where required for NatHERS)		
Upgrade Ceiling fans Including Light	Living, Dining and Bedrooms	Ceiling fans 	White	Electrical Contractor	Mercator Instinct DC Ceiling Fan with Remote – White 1370mm Depth 237mm	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		
Access Hatch	Corridor	Access Panel		EzConcept	AccessDor Access Panel Concealed frame			
Mouldings	Generally	Skirting	Pine primed for paint finish	Corinthian	92 x 18mm DAR	Refer to Painting for Colour		
		Architraves	Pine primed for paint finish	Corinthian	42 x 18mm DAR	Refer to Painting for Colour		
	Wet Areas	Architraves	Pine primed for paint finish / Sealed All round	Corinthian	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 Full height	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. Full height	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					
		Reveal & Pelmet	Painted timber		Primed pine	Refer to Detail drawing		
	White Wardrobe fit out – no carcass (Bedroom 1)		Finish - White Melamine Double hanging, single hanging and 1 drawer set with shelves over and full-length top shelf.	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 – Fumware Oval Chrome Rail with end support	Refer Customer Selection Note – No carcass to rear. Drawer location may vary with wardrobe length and number of sliding doors.		
	Upgrade White Wardrobe fit out – no carcass (Other bedrooms)		Finish - White Melamine Double hanging, single hanging and 1 drawer set with shelves over and full-length top shelf.	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 – Fumware Oval Chrome Rail with end support	Refer Customer Selection Note – No carcass to rear. Drawer location may vary with wardrobe length and number of sliding doors.		
	Upgrade Timbergrain Wardrobe fit out – Full carcass (Bedroom 1)	Robe fit out	Melamine Decorative board 18mm MR MDF E0 Wardrobe range with matching 1mm edging 16mm MR MDF E0 to drawer carcass and drawer boxes	Kitchen Manufacturer	To match feature Polytech timbergrain joinery for selected scheme, including box drawers. Hettich Quadro Soft close drawer runners. Drawer Handle – Hafele Code 106.69.433, 204mm long, brushed nickel. Hanging Rails – Fumware Oval Chrome Rail with end support	Refer to Detail drawing. Vertical grain on sides and back with horizontal grain on shelves, base and top.		




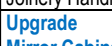
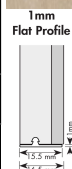
General Finishes

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		Refer to Flooring		
		Risers	E0 MDF – Carpeted	Stair Contractor / Flooring contractor		Refer to Flooring		
		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	Refer Matrix for colour scheme		
		Stringers (Closed)	Painted E0 MDF	Stair Contractor		Refer to painting		
		Dwarf Wall	Painted		Plasterboard	Refer to Detail drawing		
		Dwarf Wall – Timber Capping	Painted		110x18mm dressed pine with recessed shadow line	Refer to Detail drawing		
		Handrail	European Oak Finish: Integrain UltraClear Interior Satin	Stair Contractor	Profile : Round - 40mm Dia	Refer drawings for location		
		Handrail Bracket for Round handrail 	Stainless Steel Extended concealed fixings curved top polished	Stair Contractor	Emro Products SS80CT	Refer drawings for location		
		Stair void Movement Joint			Rondo Expansion Joint P35			

Painting

Package	Location	Area	Finish / Description	Supplier	Colour	Comments	prev. issue	this issue
Painting	Generally	Walls Including low height balustrade walls)	Dulux EnvirO2 Interior Acrylic Sealer Undercoat (Primer) Dulux EnvirO2 Interior Low Sheen (2 Coats)	Dulux	Colour: Brume Quarter Code: S12A1Q 	3 Coat Paint System Low VOC		
		Powder room / Laundry Walls	Dulux EnvirO2 Interior Acrylic Sealer Undercoat (Primer) Dulux EnvirO2 Interior Low Sheen (2 Coats)	Dulux	Colour: Brume Quarter Code: S12A1Q 	3 Coat Paint System Low VOC		
		Upgrade Powder room / Separate WC Feature wall paint	Dulux EnvirO2 Interior Acrylic Sealer Undercoat (Primer) Dulux EnvirO2 Interior Low Sheen (2 Coats)	Dulux	Colour: Brume Code: S12A1 	3 Coat Paint System Low VOC		
		Ceilings	Dulux EnvirO2 Interior Acrylic Sealer Undercoat (Primer) Dulux EnvirO2 Ceiling Flat (2 Coats)	Dulux	Colour: Vivid White Code: SW1G1 	Low VOC		
		Skirtings / Architraves	Dulux Professional Total Prep (Primer) Dulux Aquanamel Semi Gloss (2 coats)	Dulux	Colour: Brume Quarter Code: S12A1Q 	Low VOC		
		Doors	Dulux Professional Total Prep (Primer) Dulux Aquanamel Semi Gloss (2 coats)	Dulux	Colour: Brume Quarter Code: S12A1Q 	Low VOC		
	Bathroom, Ensuite, WC, Powder room	Ceilings	Dulux EnvirO2 Interior Acrylic Sealer Undercoat (Primer) Dulux EnvirO2 Ceiling Flat (2 Coats)	Dulux	Colour: Vivid White Code: SW1G1 	Low VOC		
	Stairs	Walls, Low height walls, capping	Dulux EnvirO2 Interior Acrylic Sealer Undercoat (Primer) Dulux EnvirO2 Interior Low Sheen (2 Coats)	Dulux	Colour: Brume Quarter Code: S12A1Q 	3 Coat Paint System Low VOC		
		Stringers	Dulux Professional Total Prep (Primer) Dulux Aquanamel Semi Gloss (2 coats)	Dulux	Colour: Brume Quarter Code: S12A1Q 	Low VOC		











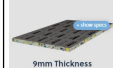

Internal Finishes - Scheme 1 (Coastal)

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Joinery	Kitchen	Benchtop and water fall end panels.	Stone 40mm Edge Profile: Square apron	WK Stone	Quantum Zero Colour: Alpine White	Mitre corners Finish all exposed surfaces Silicon between joinery and benchtop: Ardex Ultra White		
		 Upgrade Kitchen Stone Benchtop and water fall end panels.	Veined Stone 40mm Edge Profile: Square apron	Smart Stone	Sintered Collection Classic Colour: Calacatta Bianco	Mitre corners Finish all exposed surfaces Silicon between joinery and benchtop: Ardex Ultra White		
		Main Joinery	Polyurethane satin Edge Profile: Square 18mm MR E0 MDF	Kitchen Contractor	Colour: White 30% Gloss	Include white Hettich Atira soft close drawers & hinges. Full height.		
		Feature Timber grain Joinery	18mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Coastal Oak Woodmatt	To overhead cupboards and Island front feature strip		
		 Upgrade Pantry timbergrain shelves	18mm 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 18mm MR E0 MDF	Kitchen Contractor	Colour: White 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 Anthraxite Furnipart Vista 502682		
	Ensuite / Bath / Powder room & Separate WC (Where applicable) – Vanity Unit	Vanity – Benchtop	Stone 20mm Edge Profile: Square	WK Stone	Quantum Zero Colour: Alpine White	Silicon between feature wall tile, main wall tile and benchtop: Ardex Ultra White		
		 Upgrade Stone Vanity Benchtop	Veined Stone 20mm Edge Profile: Square	Smart Stone	Sintered Collection Classic Colour: Calacatta Bianco	Includes laundry and full width vanity to powder room and WC where applicable. Finish all exposed surfaces. Silicon between feature wall tile, main wall tile and benchtop: Ardex Ultra White		
		Feature Timber grain Joinery	18mm 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 18mm MR E0MDF, Melamine	Kitchen Contractor	Polytec Coastal Oak Woodmatt	DGPO to be located inside mirror cabinet when upgrade selected		
			Mirrored Doors	Kitchen Contractor	Polytec 4mm polished edge silver mirror, 1mm flat polished profile edge Back Polytec Coastal Oak Woodmatt	Overlay Doors Hinges Hettich Soft Close Shallow Cup. 1.5mm Hinge plates		
			Shelves 18mm MR E0MDF, Melamine	Kitchen Contractor	Polytec Coastal Oak Woodmatt	Allow 20mm gap at shelf front for appliance cable access		
			Mirror cabinet carcass 18mm MR E0MDF, Melamine	Kitchen Contractor	Polytec Coastal Oak Woodmatt			
								

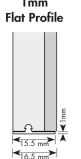
Internal Finishes - Scheme 1 (Coastal)

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Joinery	Laundry joinery	Benchtop	Stone 20mm Edge Profile: Square	To match bathroom benchtop selection.				
		Cabinets (including overheads)	18mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Coastal Oak Woodmatt	Include Hettich soft close 165 hinges to overlap doors Cable/Hose manager Artia 3282066.572.BN Brushed Nickel		
		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 x length	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 tile over recessed wall niche 	Tiled over shower niche Finished size 300mm high x 600mm wide	Tiling Contractor	Atlantis Showers EasyNiche Tile Over	Align with horizontal tile joints		
	Kitchen	Splashback – Tiles 	Glazed Ceramic Fixed: Vertical stack 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: Vertical stack 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: Vertical stack 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 Width vanity splashback, excludes mini vanities)					
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		
		Underlay		Dunlop	Silver foam underlay Springtred Extra 			
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.						






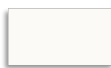




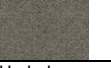
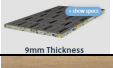

Internal Finishes - Scheme 2 (Oak)

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Joinery	Kitchen	Benchtop and waterfall end panels	Stone 40mm Edge Profile: Square apron	WK Stone	Quantum Zero Luna White	Mitre corners Finish all exposed surfaces Silicon between joinery and benchtop: Ardex Ultra White		
		Upgrade Kitchen Stone Benchtop and waterfall end panels.	Veined Stone 40mm Edge Profile: Square apron	Smart Stone	Sintered Collection Classic Bianco Angelico	Mitre corners Finish all exposed surfaces Silicon between joinery and benchtop: Ardex Ultra White		
		Main Joinery	Polyurethane satin Edge Profile: Square 18mm MR E0 MDF	Kitchen Contractor	Colour: To match Dulux Half Vanilla Quake S14A1H 30% gloss	Include white Hettich Atira soft close drawers & hinges. Full height.		
		Feature Timber grain Joinery	18mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Prime Oak Woodmatt	To overhead cupboards and Island front feature strip		
		Upgrade Pantry timbergrain shelves	18mm 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 18mm MR E0 MDF	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		
	Ensuite / Bath / Powder room & Separate WC (Where applicable) – Vanity Unit	Vanity – Bench top	Stone 20mm Edge Profile: Square	WK Stone	Quantum Zero Luna White	Silicon between feature wall tile, main wall tile and benchtop: Ardex Ultra White		
		Upgrade Stone Vanity Benchtop	Veined Stone 20mm Edge Profile: Square	Smart Stone	Sintered Collection Classic Bianco Angelico	Includes laundry and full width vanity to powder room and WC where applicable. Finish all exposed surfaces. Silicon between feature wall tile, main wall tile and benchtop: Ardex Magellan Grey		
		Feature Timber grain Joinery	18mm 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 18mm MR E0MDF, Melamine	Kitchen Contractor	Polytec Prime Oak Woodmatt	DGPO to be located inside mirror cabinet when upgrade selected		
			Mirrored Doors	Kitchen Contractor	Polytec 4mm polished edge silver mirror, 1mm flat polished profile edge Back Polytec Coastal Oak Woodmatt	Overlay Doors Hinges Hettich Soft Close Shallow Cup. 1.5mm Hinge plates		
			Shelves 18mm MR E0MDF, Melamine	Kitchen Contractor	Polytec Prime Oak Woodmatt	Allow 20mm gap at shelf front for appliance cable access		
			Mirror cabinet carcase 18mm MR E0MDF, Melamine	Kitchen Contractor	Polytec Prime Oak Woodmatt			
								

Internal Finishes - Scheme 2 (Oak)

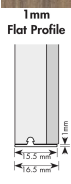
Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Joinery	Laundry	Benchtop	Stone 20mm Edge Profile: Square	To match bathroom benchtop selection.				
		Cabinets (including overheads)	18mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Prime Oak Woodmatt	Include Hettich soft close 165 hinges to overlap doors Cable/Hose manager Artia 3282066.572.BN Brushed Nickel		
		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 x length	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 	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 tile over recessed wall niche 	Tiled over shower niche Finished size 300mm high x 600mm wide	Tiling Contractor	Atlantis Showers EasyNiche Tile Over	Align with horizontal tile joints		
	Kitchen	Splashback – Tiles 	Glazed Ceramic Fixed: vertical Size: Mosaic sheet	Tiling Contractor	Skheme Light Grey Pickett Gloss (SKH-17211) 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 Size: Mosaic sheet	Tiling Contractor	Skheme Light Grey Pickett Gloss (SKH-17211) 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 Size: Mosaic sheet	Tiling Contractor	Skheme Light Grey Pickett Gloss (SKH-17211) 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 Width vanity splashback, excludes mini vanities)					
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		
		Underlay		Dunlop	Silver foam underlay Springtred Extra 			
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)




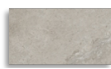
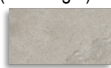





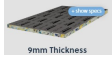
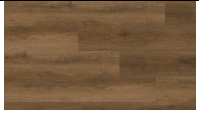
Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Joinery	Kitchen	Benchtop and waterfall end panels	Stone 40mm Edge Profile: Square apron	WK Stone	Quantum Zero Colour: Polar White	Mitre corners Finish all exposed surfaces Silicon between joinery and benchtop: Ardex White		
		Upgrade Kitchen Stone Benchtop and waterfall end panels	Veined Stone 40mm Edge Profile: Square apron	Smart Stone	Sintered Collection Classic Bellini Bianco	Mitre corners Finish all exposed surfaces Silicon between joinery and benchtop: Ardex White		
		Main Joinery	Polyurethane satin Edge Profile: Square 18mm MR E0 MDF	Kitchen Contractor	Colour: To match Dulux Half Vanilla Quake S14A1H 30% gloss	Include white Hettich Atira soft close drawers & hinges. Full height.		
		Feature Timber grain Joinery	18mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Notaio Walnut Woodmatt	To overhead cupboards and Island front feature strip		
		Upgrade Walk in Pantry timbergrain shelves	18mm 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 18mm MR E0 MDF	Kitchen Contractor	Colour: To match Dulux Half Vanilla Quake S14A1H 30% gloss	Hettich Wingline top running sliding bifold door system		
		Joinery Handle	Inox Look	Nover	Furnipart Vista 502686 336mmL (320mm CTC)	BLACK HARDWARE UPGRADE Anthractite Furnipart Vista 502682		
	Ensuite / Bath / Powder room & Separate WC (Where applicable) – Vanity Unit	Vanity – Bench top	Stone 20mm Edge Profile: Square	WK Stone	Quantum Zero Colour: Polar White	Silicon between feature wall tile, main wall tile and benchtop: Ardex White		
		Upgrade Stone Vanity Benchtop	Veined Stone 20mm Edge Profile: Square	Smart Stone	Sintered Collection Classic Bellini Bianco	Includes laundry and full width vanity to powder room and WC where applicable. Finish all exposed surfaces. Silicon between feature wall tile, main wall tile and benchtop: Ardex White		
		Feature Timber grain Joinery	18mm 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 18mm MR E0MDF, Melamine	Kitchen Contractor	Polytec Notaio Walnut Woodmatt	DGPO to be located inside mirror cabinet when upgrade selected		
			Mirrored Doors	Kitchen Contractor	Polytec 4mm polished edge silver mirror, 1mm flat polished profile edge Back Polytec Coastal Oak Woodmatt	Overlay Doors Hinges Hettich Soft Close Shallow Cup. 1.5mm Hinge plates		
			Shelves 18mm MR E0MDF, Melamine	Kitchen Contractor	Polytec Notaio Walnut Woodmatt	Allow 20mm gap at shelf front for appliance cable access		
			Mirror cabinet carcass 18mm MR E0MDF, Melamine	Kitchen Contractor	Polytec Notaio Walnut Woodmatt			



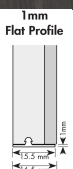
Internal Finishes - Scheme 3 (Walnut)

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Joinery	Laundry	Benchtop	Stone 20mm Edge Profile: Square	To match bathroom benchtop selection.				
		Cabinets (including overheads)	18mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Notaio Walnut Woodmatt	Include Hettich soft close 165 hinges to overlap doors Cable/Hose manager Artia 3282066.572.BN Brushed Nickel		
		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 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 Magellan Grey			
	Main Floor tile	Floor Tile 	Vitrified Tile Fixed: Stack bond	Tiling Contractor	Skheme Tibet Greige 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 Greige 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 x length	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 Magellan Grey			
		Wall Tiles (Full height) 	Vitrified Tile Fixed: Horizontal Stack bond	Tiling Contractor	Skheme Tibet Greige Matt Finish 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 Misty Grey		
		Shower tile over recessed wall niche 	Tiled over shower niche Finished size 300mm high x 600mm wide	Tiling Contractor	Atlantis Showers EasyNiche Tile Over	Align with horizontal tile joints		
	Kitchen	Splashback – Tiles 	Glazed Ceramic Fixed: Herringbone 45 degree	Tiling Contractor	Skheme Weave White Matt Size: Mosaic Sheet Grout: Ardex Ultra White	Silicon between splashback tile and joinery: Ardex Ultra White		
	Laundry	Splashback 	Glazed Ceramic Fixed: Herringbone 45 degree	Tiling Contractor	Skheme Weave White Matt Size: Mosaic Sheet Grout: Ardex Ultra White	Silicon between splashback tile and joinery: Ardex Ultra White		
	Separate WC / Powder Room	Splashback 	Glazed Ceramic Fixed: Herringbone 45 degree	Tiling Contractor	Skheme Weave White Matt 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 Width vanity splashback, excludes mini vanities)					
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		
		Underlay		Dunlop	Silver foam underlay Springtred Extra 	9mm Thickness		
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.						













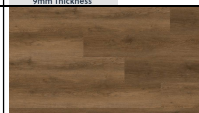
Internal Finishes - Scheme 4 (Bottega)

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Joinery	Kitchen	Benchtop and waterfall end panels	Stone 40mm Edge Profile: Square	WK Stone	Quantum Zero Colour: Alpine White	Mitre corners Finish all exposed surfaces Silicon between joinery and benchtop: Ardex Ultra White		
		Upgrade Kitchen Stone Benchtop and waterfall end panels	Veined Stone 40mm Edge Profile: Square apron	Smart Stone	Sintered Collection Classic Calacatta Bianco	Mitre corners Finish all exposed surfaces Silicon between joinery and benchtop: Ardex Ultra White		
		Main Joinery	Polyurethane satin Edge Profile: Square 18mm MR E0 MDF	Kitchen Contractor	Colour: White Satin 30% gloss	Include white Hettich Atira soft close drawers & hinges. Full height.		
		Feature Timber grain Joinery	18mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Bottega Oak Woodmatt	To overhead cupboards and Island front feature strip		
		Upgrade Pantry timbergrain shelves	18mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Bottega Oak Woodmatt			
		Kickboard			To match adjacent joinery			
		Carcase	HMR Melamine, 16mm	Kitchen Contractor	White to main joinery Black to timbergrain joinery			
		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 18mm MR E0 MDF	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		
	Ensuite / Bath / Powder room & Separate WC (Where applicable) – Vanity Unit	Vanity – Bench top	Stone 20mm Edge Profile: Square	WK Stone	Quantum Zero Colour: Alpine White	Silicon between feature wall tile, main wall tile and benchtop: Ardex Ultra White		
		Upgrade Stone Vanity Benchtop	Veined Stone 20mm Edge Profile: Square	Smart Stone	Sintered Collection Classic Calacatta Bianco	Includes laundry and full width vanity to powder room and WC where applicable. Finish all exposed surfaces. Silicon between feature wall tile, main wall tile and benchtop: Ardex Ultra White		
		Feature Timber grain Joinery	18mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Bottega Oak Woodmatt			
		Carcase	HMR Melamine, 16mm	Kitchen Contractor	Black to timbergrain joinery			
		Joinery Handle			Sharknose			
		Upgrade Mirror Cabinet	Mirror cabinet external sides 18mm MR E0MDF, Melamine	Kitchen Contractor	Polytec Bottega Oak Woodmatt	DGPO to be located inside mirror cabinet when upgrade selected		
		Mirrored Doors		Kitchen Contractor	Polytec 4mm polished edge silver mirror, 1mm flat polished profile edge Back Polytec Coastal Oak Woodmatt	Overlay Doors Hinges Hettich Soft Close Shallow Cup. 1.5mm Hinge plates		
		Shelves	18mm MR E0MDF, Melamine	Kitchen Contractor	Polytec Bottega Oak Woodmatt	Allow 20mm gap at shelf front for appliance cable access		
		Mirror cabinet carcase	18mm MR E0MDF, Melamine	Kitchen Contractor	Polytec Bottega Oak Woodmatt			
								

Internal Finishes - Scheme 4 (Bottega)

Package	Location	Item	Finish / Description	Supplier	Model	Comments	prev. issue	this issue
Joinery	Laundry	Benchtop	Stone 20mm Edge Profile: Square	To match bathroom benchtop selection.				
		Cabinets (including overheads)	18mm pre-finished melamine MR E0 MDF	Kitchen Contractor	Polytec Bottega Oak Woodmatt	Include Hettich soft close 165 hinges to overlap doors Cable/Hose manager Artia 3282066.572.BN Brushed Nickel		
		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/Stackbond	Tiling Contractor	To match floor tile Note: Skirting tile cut at 100mm high x length	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 	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 tile over recessed wall niche 	Tiled over shower niche Finished size 300mm high x 600mm wide	Tiling Contractor	Atlantis Showers EasyNiche Tile Over	Align with horizontal tile joints		
	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		
	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		
	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 Width vanity splashback, excludes mini vanities)					
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		
		Underlay		Dunlop	Silver foam underlay Springtred Extra 			
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.						