131 Dixon Road,
East Rockingham WA 6168
9599 1500
ABN 17 051 265 546
BRN 8429

# Project Details

| | |
|---|---|
| **Lot Address** | Lot 130 (#15) Rapollo Gr, MADORA BAY |
| **Specification** | Shelford Quality Homes – Display Home |
| **Sales Consultant** | Martyn Ferris |
| **Prestart Consultant** | Samantha Sumich Email : samantha@shelford.com.au |
| **Client** | Shelford – Display Home |
| **Postal Address** | C/O 131 Dixon Road, East Rockingham, 6168 |
| **Contact Number** | 9599 1500 |
| **Email** | |

| OUTSTANDING SELECTION FROM PRESTART | *SELECTION FORM UPDATED |
|---|---|
| Electrical Account | 24.11.21 |
| Fireplace+ Mantel | 11.10.21 |
| Aggregate Selection + stones (TBC with Landscaping selections) | 08.08.22 |
| Security/ Intercom Confirmation | |
| Light Fittings/Pendants – Bed 1,2,3 &4 | N/A |
| Light Fittings/Pendants – Entry | 08.09.22 |
| Light Fittings/Pendants – Porch | 08.09.22 |
| Light Fittings/Pendants – Family & Kitchen | 08.09.22 |
| Light Fittings/Pendants – Ensuite & Bathroom | 08.02.22 |
| Fans-Alfresco | 12.10.21 |
| Hanging Rail -Laundry | 23.06.22 |
| Padded Bench Seated – Family Room | |
| Flush Pulls + Hinges + Cavity Slider set | 03.03.22 |
| Barn Door Furniture Track | 19.01.22 |
| Barn Door Furniture | 03.03.22 |
| Custom Robe Fitout | Sent 12.10.21 |
| Tiling | 26.09.22 |
| Painting – Internal Doors/Frames, Nosings & Walls | 14.09.22 |
| Decking Selection | 12.01.22 |
| Carpet Selection | 09.06.21 |
| LetterBox | 12.01.22 |
| Gate | 11.01.22 |
| Window Coverings | 09.06.21 |
| Airconditioning | 13.06.22 |
| Fans – Bed 1,2,3 &4 | 18.10.21 |
| *Unless dated the above items are still outstanding | |

**PROJECT DETAILS REVISION & POST CONTRACT VARIATION/AMENDMENT RECORD ONLY**

| Revision No. | VO No./Amdmt | Details | Initials | Approval Date |
|---|---|---|---|---|
| Rev 1 | 1-58 | Variations | SS | 150921 |
| Rev 1 | 58-65 | Variations | SS | 12/10/21 |
| Rev 1 | 66-71 | Variations | SS | 5/11/21 |
| Rev 2 | 72-96 | Variations | SS | 11/01/22 |
| Rev3 | 97-98 | Amendment – Barn Track details / Cabinetry Colour<br>Variation – Ceiling Lining | SS | 27/01/22 |
| Rev4 | | Amendment Sliding Door Hardware Colour - Silver | SS | 02/02/22 |
| Rev5 | | Amendment Ceiling Lining Entry Theatre, Games & Bed 1 | SS | 16/02/22 |
| Rev6 | 99 | Variation - Intercom | SS | 03/03/22 |
| Rev6 | 100 | Variation Note- Confirmation of Cavity Door Furniture | SS | 03/03/22 |
| Rev7 | 101-102 | Variation – Trilock reselection + Vinyl Flooring reselection | SS | 09/03/22 |
| Rev 8 | amendment | Amendment- Airconditioning Quote 001163 | SS | 11/03/22 |
| Rev 9 | 103 | Variation – Laundry + Scullery carcass | SS | 05/05/22 |
| Rev10 | 104 | Variation – Custom Robe Fitout /Mirror Doors | SS | 06/05/22 |
| Rev11 | 105 | Variation – Requote Custom Robe Fitout /Mirror Doors | SS | 12/05/22 |
| Rev12 | 106-107 | Variation – Window Treatment + Carpet | SS | 10/06/22 |
| Rev13 | 108 | Variation – Airconditioning Quote | SS | 13/06/22 |
| Rev14 | 109-113 | Velux & Sky Tunnels details updated<br>Tiles & Flooring & Cabinetry | SS | 29/06/22 |
| Rev15 | 114 | Variation – Front Gable Vent | SS | 08/07/22 |
| Rev16 | 115-127 | Variations -Garage Door, Shower Screens, Cabinetry | SS | 10/08/22 |
| Rev17 | 128 | Variations – Security / Intercom | SS | 10/08/22 |
| Rev18 | 129 | Variation – Hinges - Standard | SS | 24/08/22 |
| Rev19 | 130 | Variation – Scotia to Porch /Veranda | SS | 25/08/22 |
| Rev20 | amendment | Amendment – Fireplace details updated | SS | 05/09/22 |
| Rev21 | 131 | Variation – Garage Door | SS | 06/09/22 |
| Rev22 | 132-133 | Variation – Electrical + Cabinetry | SS | 08/09/22 |
| Rev23 | 134 | Variation Cabinetry amendments | SS | 08/09/22 |
| Rev24 | 135 | Variation – Internal Doors | SS | 08/09/22 |
| Rev25 | 136 | Variation – Internal Doors | SS | 13/09/22 |
| Rev26 | 137 | Variation – Internal Painting | SS | 14/09/22 |
| Rev27 | 138 | Variation – Basins reselection | SS | 14/09/22 |
| Rev28 | 139 | Variation – Electrical – Display Sign | SS | 15/09/22 |
| Rev29 | 140 | Variation- Tile amendment | SS | 20/09/22 |
| Rev30 | 141 | Variation – Fireplace Mantle | SS | 21/09/22 |
| Rev31 | 142 | Variation – Fridge/Freezer DGPO + Cabinetry | SS | 29.09.22 |
| Rev32 | 143-144 | Variation - Cabinetry | SS | 29.09.22 |
| Rev33 | 145 | Variation -Light Fittings | SS | 29.09.22 |
| Rev34 | 146-151<br>152 | Variation – Aggregate & ceilings<br>Variation – Front landscaping amendment | SS | 12.10.22 |
| Rev35 | 153 | Variation – Kitchen & Scullery plumbing accessories | SS | 04.11.22 |
| Rev36 | 154 | Variation – Garage Door Colour -Perisher White | SS | 17.11.22 |
| Rev37 | 155 | Variation – Garden lighting | SS | 29.11.22 |
| Rev38 | amendment | Amendment – Garden lighting details | SS | 01.12.22 |
| Rev39 | 156 | Variation – Powder Room Mirror Size | SS | 16.12.22 |
| Rev40 | 157 | Variation – Alfresco - Cladding | SS | 10.01.23 |
| Rev41 | 158 | Variation – Pot -Front plinth | SS | 01.02.23 |
| Rev42 | 159 | Variation – Fan extension rods | SS | 07.02.23 |
| Rev43 | 160-161 | Variation – Retic amendment + GPO Laundry | SS | 16.02.23 |
| Rev44 | amendment | Note- Gimbal Lights – Natural Light 4000 | SS | 16.02.23 |
| Rev45 | 162 | Variation – Translucent film to cavity sliders | SS | 08.03.23 |

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|---|---|---|---|---|
| Rev46 | amendment | Entry passage cladding details | SS | 04.07.23 |
| Rev 47 | amendment | Note – Colorbond alternative selections | SS | 30.09.24 |

| **PRELIMINARIES** | | | **VO#** |
|---|---|---|---|
| **Notes** | **For all Owner supplied items, Owner to provide setouts and datasheets for installation and administration purposes** | | |
| | *Planning fees* | **Excluded** | |
| | *Building permit fees* | **Included** | |
| | *Building services levy* | **Included** | |
| | *Construction Training Fund levy* | **Included** | |
| | *Water Authority Fee* | **Included - Single connection** | |
| | *Plan preparation* | **Included** | |
| | *Engineers' details/drawings* | **Included - Footings/Slab details ( Class 'A' site only)** | |
| | *Contour survey* | **Included** | |
| | *Contract works insurance* | **Included** | |
| | *Housing Indemnity insurance* | **Included** | |
| | *Engineers Site inspection report* | **Included** | |
| | *Soil test report* | **Excluded - To be charged by variation if required by Engineer** | |
| | *Bush Fire Attack Level Assessment* | **Included BAL -Low** | **57** |
| | *Western Power dome upgrade* | **Excluded - To be charged by variation if required by Engineer** | |
| | *Headworks* | **Excluded** | |
| | *Septic application and fees* | **Excluded** | |
| | *Energy Assessment* | **Included** | |
| | *Noise Assessment* | **Excluded- not required** | |
| | *DMM Box* | **Excluded** | |

| **SITEWORKS** | | | **VO#** |
|---|---|---|---|
| | *Consumer Pole* | **Excluded** | |
| | *Site security (temporary) fencing* | **Excluded** | |
| | *Demolition* | **Excluded** | |
| | *Removal of fence for boundary wall* | **Excluded - To be charged by Variation if required by Builder** | |
| | *Temporary fence for boundary wall* | **Excluded - To be charged by Variation if required by Builder** | |
| | *Removal of existing Crossover* | **Excluded** | |
| | *Retaining* | **Excluded** | |

| SITEWORKS | | | VO# |
|---|---|---|---|
| | *Earthworks* | **Included - refer to 'Provisional Sums' section** | |
| | *Fill* | **Excluded** | |
| | *Finished Floor Level* | **As per Site plan** | |
| | *Compaction Certificate* | **Included - refer to 'Provisional Sums' section** | |
| | *Access track & turning area* | **Excluded** | |
| | *Soil Type* | **Class "A" site** | |
| | *Temporary Power* | **Included - Single phase** | |
| | *Temporary Account Reference Number* | [redacted] | |
| | *Site Re-peg* | **Included** | |
| | *Hard Digging/Rock removal/Dewatering* | **Excluded** | |
| | *Sewer run-in* | **Included** | |
| | *Septic installation* | **Excluded** | |
| | *Water run-in* | **Included** | |
| | *Power run-in* | **Included** | |
| | *Waste Bin/Litter Control* | **Included** | |
| | *Coastal conditions upgrade* | **Excluded** | |
| **Notes** | - **Additional run-in costs to be charged by Variation if required**<br>- **Any repairs for damage caused to existing verges, crossovers & driveways (as a result of works during the course of construction and do not form part of the works) will be charged by Variation if required**<br>- **Earthworks includes to strip building area and perimeter apron up to 1800mm of organic material (unless noted otherwise)** | | |

| CONCRETOR | | | VO# |
|---|---|---|---|
| | *Termite control* | **Chemical Spray** | |
| | *Single Brick boundary wall* | **Included - Single brick- Homeguard or similar** | |
| | *Double Brick boundary cavity wall* | **Excluded** | |
| | *Footings* | **380mm x 280mm** | |
| | *Footing Reinforcement* | **F8TM** | |
| | *Floor* | **100mm thick with F62 mesh** | |
| | *Floor Reinforcement* | **F62 with 25mm top cover** | |
| | *Ducted vacuum system* | **Excluded** | |
| | *Under-floor heating* | **Excluded** | |
| | *Engineering upgrade (Class 'S' & 'M')* | **Excluded** | |
| | *Concrete pump* | **Included to footings and slab excluding Garage hardstand** | |
| | *Drive/Path/Porch/Alfresco* | **Excluded – refer to 'Brick Paving' section** | |
| | *Garage hardstand* | **100mm thick, grey smooth** | |
| | *Exposed Aggregate* | **Included - refer to 'External Works' section** | **94** |
| | *Recessed Sills* | **Included to Family/Dining & Games** | **1** |

| CONCRETOR | | | VO# |
|---|---|---|---|
| | *Engineers details and Engineer Job number* | **M Perez Shelford 11/10/21** | |
| **Notes** | | | |

| EXTERNAL BRICKWORK | | | VO# |
|---|---|---|---|
| | *Site Classification* | **'A'** | |
| | *Manufacturer* | **Austral** | |
| | *Batch* | **N/A** | |
| **Face Brickwork** | *Face Brick Size* | **2c to Garage boundary wall only** | **75** |
| | *Face Brick* | **French Brie** | **75** |
| | *Laying* | **Laid 1/3rd bond generally, laid stretcher bond** | **75** |
| **Rendered Brickwork** | *Brick* | **Utility brick to rendered extents** | **75,94 152** |
| | *Quoining type* | **N/A** | |
| | *Contrasting Sills – Face brick* | **N/A** | |
| **Brick Piers** | *Type/Location* | **To front elevation as per plans** | |
| **Brick band** | *Type* | **2c rendered brick band projecting 30mm** | |
| | *Location* | **Front Elevation - refer to Elevations** | |
| **Corbelling** | *Type/Dimensions/Location* | **N/A** | |
| **Keystone feature** | *Type/Dimensions/Location* | **N/A** | |
| **MORTAR** | | | |
| **Face & Feature brick brickwork** | *Colour* | **Cream** | |
| | *Type* | **Standard** | |
| | *Joints* | **Rolled** | |
| **Rendered brickwork** | *Colour* | **Grey** | **75,94 152** |
| | *Type* | **Standard** | **75,94 152** |
| | *Joints* | **Flush** | **75,94 152** |
| **Feature brickwork/cladding** | *Type* | **Included – Refer to 'Roof Structure' section** | |
| | *Extent* | **To front elevation** | |
| **Render** | *Type* | **Refer to 'Plasterer' section** | **75,94** |
| **Feature render** | *Type/Location* | **N/A** | |
| **Wall insulation** | *Type/Location* | **Refer to 'Insulation' section** | **66** |
| **Screen Fencing** | *Type/Location* | **Excluded** | |
| **Weephole Mesh** | | **Excluded** | |
| **Notes** | | | |

| INTERNAL BRICKWORK | | | VO# |
|---|---|---|---|
| | *Manufacturer* | **Midland Brick** | **54,58 59,74 77 80,83** |
| | *Type* | **Maxibrick** | **54,58 59,74 77 80,83** |
| **Mortar** | *Colour* | **Grey** | **54,58 59,74 77 80,83** |
| | *Joints* | **Flush** | |
| **Face bricks** | *Colour/Joints* | **N/A** | |
| | *Brick ties* | **Galvanised** | |
| | *Reinforced brickwork – Class 'M', 'S'* | **Excluded** | |
| **Columns** | | **Excluded** | |
| **Feature render** | *Pattern/Location* | **Excluded** | |
| **Notes** | | | |

| ALUMINIUM JOINERY | | | VO# |
|---|---|---|---|
| **Aluminium windows and sliding doors** | *Manufacturer* | **Jason Windows** | **2,5,58, 60, 62,70 86** |
| | *Colour* | **Pearl White** | |
| | *Locks* | **Included - Breezelocks** | |
| | *Glass type* | **Single glazed Low E glass Sliding Doors and windows to Family/Dining + games room , Clear generally and Satin Lite obscure to Ensuite & Bath** | **2,70,86** |
| | *Sliding door furniture* | **Silver** | |
| **Special glazing** | *Type/Location* | **N/A** | |
| **Special windows** | *Type/Location* | **N/A** | |
| **Glazing bars** | *Pattern/Position* | **Double Sided to front elevation** | **82** |
| **Internal windows** | *Colour/Position/Type* | **N/A** | |
| **Aluminium Flyscreens/Flydoors** | *Type* | **Included to windows and sliding doors (excludes hinged doors)** | |
| | *Colour* | **Pearl White** | |
| **Security doors** | *Type/Location* | **Excluded** | |
| **Hinged** | *Type* | **Sentry EG Series single lite hinged door - 1200mm wide** | **81** |
| | *Colour* | **Pearl White** | **81** |
| | *Glazing type* | **Clear** | **81** |
| | *Door furniture/colour* | **Gainsborough Omni Enchant Double Cylinder 8905ENCSS Stainless Steel** | **6** |

| ALUMINIUM JOINERY | | | VO# |
|---|---|---|---|
| | *Location* | **Entry** | |
| **Glazing bars** | *Pattern/Position* | **Double Sided to front door** | **81** |
| **Recessed Sills** | *Location* | **Included to Family/Alfresco + Games/Alfresco** | **1** |
| **Notes** | **Key to display home (common key)** | | |

| METAL DOOR FRAMES | | | VO# |
|---|---|---|---|
| | *Doorframes (Height 2040mm)* | **N/A** | |
| | *Doorframes(Height 2340mm)* | **Metal deluxe** | **7,79,83** |
| | *Special door frames – No./location* | **N/A** | |
| | *Other* | **N/A** | |

| METALWORK | | | VO# |
|---|---|---|---|
| | *Internal lintels* | **Hot dipped galvanised** | **74,84** |
| | *External lintels/T-bars* | **Hot dipped galvanised** | |
| | *Meter Box* | **Comb. Gas/Electrical - lockable w/ viewing window** | |
| | *DMM Box/ Load Centre* | **N/A** | |
| | *Special steel works (ie Gables)* | **N/A** | |
| | *Posts* | **2No. 125mm SHS (painted) to Brick Piers as per plan** | |
| | *Posts* | **1No 90mm SHS (painted) to Family Room window as per plan** | **72** |
| | *Coastal Condition* | **Excluded** | |
| | *Other* | **N/A** | |

| TIMBER JOINERY | | | VO# |
|---|---|---|---|
| | *Entry frame* | **Excluded see 'Aluminium Joinery' section** | |
| | *Entry frame grade* | **Excluded** | |
| | *Side Light* | **Excluded** | |
| | *Highlights* | **Excluded** | |
| | *Windows* | **Excluded** | |
| | *Internal jambs* | **Included – 2No. Cavity sliding unit flush jamb to Kitchen/Scullery** | **9** |
| | *External jambs* | **Included – Garage/Rear** | **8** |
| | *Kapur Glulam* | **Included 198 x 60mm** | |
| | *LVL Beams* | **Included** | |
| | *External Studwork* | **Included – Timber studwork to Front elevation** | |
| | *Exterior Cladding* | **Included – Refer to "Roof Structure" section** | |
| **Notes** | | | |

| ROOF STRUCTURE | | | VO# |
|---|---|---|---|
| | *Type* | **Standard timber roof & ceiling structure to AS1684 (Engineered roof truss system may be used at Builders discretion)** | **89** |

| ROOF STRUCTURE | | | VO# |
|---|---|---|---|
| | *Roof frame* | **H2 treated pine to AS1684 & BCA** | |
| | *Coastal conditions* | **Excluded** | |
| | *Roof pitch* | **25° 38' - As shown on drawings** | |
| | *Eaves* | **Boxed and lined** | |
| | *Fascia finish* | **Nexteel Nextstar – Rebated Fascia** | |
| | *Fascia Colour* | **Jenolan (Colorbond Shale Grey / Armour Grey)** | |
| | *Gable/Type* | **Included timber gable with barge board (painted) and Nexteel capping – Jenolan (Colorbond Shale Grey / Armour Grey)** | |
| | *Gables Vent* | **730 Ø full moon functional co-polymer plastic gable vent (to be painted)** | **114** |
| | *Weatherboard cladding* | **Hardiplank Smooth 230mm, painted w/Scyon Axtent 89mm x 19mm window trim as per drawings** | **157** |
| | *Timber Studwork:* | **Included 90mm x 45mm timber studwork for external weatherboard cladding** | **157** |
| | *Beam* | **90 SHS kingpost** | **72** |
| | *Return Air Grill Box out* | **Included 1170mm x 570mm box out by fixing carpenter** | |
| | *Manhole* | **Included** | **76** |
| **Notes** | | | |

| ROOF PLUMBING | | | VO# |
|---|---|---|---|
| **Gutters** | *Finish* | **Nexteel Nextstar** | |
| | *Profile* | **Quarter round slotted** | |
| | *Gutter Colour* | **Jenolan (Colorbond Shale Grey / Armour Grey)** | |
| | *Special Profile* | **Squareline to boundary walls** | |
| **Down Pipes** | *Finish* | **Nexteel Nextstar** | |
| | *Profile* | **95mm x 45mm** | |
| | *Down Pipe Colour* | **Hotham (Colorbond Dover White / Surfmist)** | |
| | *Special Profile* | **80Ø PVC downpipes to cavities as shown on drawings** | |
| **Notes** | | | |

| ROOF COVER | | | VO# |
|---|---|---|---|
| | *Manufacturer* | **Nexteel Nextstar** | |
| | *Profile* | **Nexteel Nextstar Revolution Roofing - 16mm deep** | |
| | *Colour* | **Jenolan (Colorbond Shale Grey / Armour Grey)** | |
| | *Ridging* | **N/A** | |
| | *Fire blanket* | **Excluded** | |
| | *Fire batts* | **N/A** | |
| | *Fire separation gutter, Gutter/Valley/Flues-flashings* | **Included – 'Jenolan (Colorbond Shale Grey / Armour Grey) ' refer to drawings** | |
| | *Sarking* | **Included** | **89** |

| ROOF COVER | | | VO# |
|---|---|---|---|
| | *Anticon* | **Included** | **66** |
| | *Whirlybirds* | **Excluded** | |
| | *Skylights* | **2 No. Velux VSS 2004 M06 1180mm x 780mm Solar skylight to Family**<br><br>**<u>Product features:</u>**<br>**Solar Powered - recharges battery used for operation (works both day and night)**<br>**White painted interior wood frame and sash.**<br>**Outer aluminium cappings (grey)**<br>**Rain sensor automatically closes the skylight when rain is detected.**<br>**High Performance double glazing as standard, with NEAT™ outer coating**<br>**Insect screen fitted as standard.**<br>**Complete with flashings for corrugated iron or tile roofs.**<br>**Approx 80% Heat Block.**<br>**<u>Wireless control system:</u>**<br>**Radio frequency controller with advanced control options for both skylight and blind operation**<br>**Externally mounted rain sensor**<br>**Timer function included** | **11,62, 67,73** |
| | *Blind type* | **Solar blockout - include wireless wall-mounted keypad (KLI 110)** | **11** |
| | *Location* | **Family – refer to drawings** | **11,62, 67** |
| | *Skylights - Type* | **2No TWF014 Sun Tunnel Supply or Velux Sun Tunnel 350mm dia with highly reflective flexible ducting** | **62** |
| | *Diffuser* | **Double glazed seadrift** | **62** |
| | *Colour* | **White ceiling frame** | **62** |
| | *Location* | **Passage** | **62** |
| **Notes** | | | |

| PLASTERING | | | VO# |
|---|---|---|---|
| | *External type* | **Float Coat + Dulux AcraTex AcraPrime + AcraTex 'Coventry Course'** | **75,94** |
| | *AcraTex AcraShield* | **Excluded** | **75,94** |
| | *AcraTex colour - Main* | **Dulux Lexicon** | **75,94** |
| | *AcraTex colour - Contrast* | **N/A** | **75,94 152** |
| | *Location* | **Refer to elevations** | **75,94 152** |
| | *Float coat colour (Sand finish for painting)* | **Refer to 'AcraTex colour'** | **75,94 152** |
| | *Drylining* | **To 2No. Cavity sliding unit Scullery as per plans + family Room** | **9** |
| **Featured plastering** | *Pattern/ location* | **N/A** | |
| | *Internal Type* | **Float & set** | **74, 80** |

| PLASTERING | | | VO# |
|---|---|---|---|
| | *Steel Beads* | **To all trafficable corners** | |
| | *Other* | **N/A** | |
| **Notes** | | | |

| CEILINGS (INTERNAL) | | | VO# |
|---|---|---|---|
| | *Type* | **10mm plasterboard** | |
| | *Height* | **31c** | |
| | *Location* | **Generally** | |
| | *Type* | **Hardie Groove Lining 75** | **72** |
| | *Height* | **Raking** | **72** |
| | *Location* | **Family** | **72** |
| | *Type* | **10mm plasterboard** | |
| | *Height* | **31c** | |
| | *Location* | **Kitchen** | |
| **Cornice** | *Type* | **Symphony 75mm** | **13** |
| | *Location* | **Generally** | |
| **Ducts/Penetrations** | | **N/A** | |

| CEILINGS (EXTERNAL) | | | |
|---|---|---|---|
| | *Type* | **13mm plasterboard** | |
| | *Height* | **31c** | |
| | *Location* | **Garage, Verandah & Porch** | |
| | *Type* | **Hardie Groove Lining 75** | **72** |
| | *Height* | **Raking** | **72** |
| | *Location* | **Alfresco** | **72** |
| **Special lining** | *Finishing beads /Location* | **38mm Scotia** | **130** |
| | *Location* | **Verandah & Porch** | **130** |
| **Cornice** | *Type/Location* | **75mm Cove to Garage** | |
| **Special Cornice** | *Type/Location* | **Excluded** | |
| **Features** | *Arches/Location* | **N/A** | |
| | *Ceiling Roses/Location* | **N/A** | |
| | *Bulkheads/Type/Height/ Location* | **28c Square to Kitchen & Scullery, Dining, 2No. Games room recess** | **14,63** |
| | *Dropped ceiling/Location* | **N/A** | |
| | *Ceiling Cove /Lining/Location* | **Included recessed ceiling 300mm deep to Entry, Theatre Games & Bed 1 with Hardie Groove Lining 75 with gyprock cladding as per drawings** | **15,62, 80,97 150** |
| | *Special items* | **Faux Rafters to Alfresco & Family 2/138 x30mm treated pine – aris edges with gyprock cladding as per drawings** | **72,148** |
| | *Special items* | **Include fibre cement to exposed beam under eave to Alfresco as per drawings** | **157** |

| | | | |
|---|---|---|---|
| **Notes** | | | |

| **PLUMBING** | | | **VO#** |
|---|---|---|---|
| **Flues** | *Location* | **Kitchen, Bathroom, Ensuite, Ensuite WC & Powder - All flues to be flued to external air** | |
| | *Plumbing fixtures incl. HWS* | **Refer to 'Plumbing Fixtures'** | |
| **Grey water systems** | | **Excluded** | |
| **Rain water tanks** | | **Excluded** | |
| **Sewer details** | *Connected to mains* | **Included** | |
| **Stormwater disposal - Soakwells** | *Size and Type* | **Included – to Shire requirements**<br>**2No. 1500Ø x 1500 deep interconnected soakwells with trafficable lids plumbed to soakwell** | |
| | *Channel drain required* | **Excluded** | |
| | *Connection type* | **250mm x 250mm black plastic grate to the base of each downpipe** | |
| **External tap location** | *Location* | **2Nº - As per plans** | |
| **External shower** | *Location* | **Excluded** | |
| **Dishwasher Connection** | | **Included - connection to power & waste** | |
| **Alinta Gas** | *Account Number* | **422 000440** | |
| **LPG Gas** | *Location* | **N/A** | |
| **Gas Connection** | *Type* | **Natural gas** | |
| | *Bayonet No* | **Excluded** | |
| | *Location* | **N/A** | |
| | *External locations* | **N/A** | |
| | *Special note* | **Include copper pipe from ceiling to Fireplace** | **59** |
| **Hot water system** | | **Instantaneous** | |
| **Hot plate** | | **Gas** | |
| **Oven** | | **Electric** | |
| **Fireplace** | | **Included** | **59** |
| **Fridge/freezer cold water tap** | | **Excluded** | |
| **Shower reflux valves** | | **Included** | |
| **Separate Electrical Pre-lay** | | **2No. Included - 90mm PVC pipe to Kitchen Island bench installed by Plumber – refer to drawings for location** | |
| **Special items** | | **N/A** | |
| **Notes** | | | |

| **FIREPLACE** | | | **VO#** |
|---|---|---|---|
| | *Type* | **Gas** | **59** |
| | *Supplier* | **Rinnai** | **59** |
| | *Model number* | **Rinnai 750 Gas Fire RDV700ER Flame fire Rear/Direct Flue with inbuilt engine 750ENGN** | **91** |

| FIREPLACE | | | VO# |
|---|---|---|---|
| | *Dimensions inbuilt cavity* | **H600 W700 D400** | **91** |
| | *Fluming.* | **To Rear**<br>**Includes Flue adaption kit RDVFA– Twin pipe colinear to coaxial flue pipe, 600mm flue length RDV904, elbow 90° RDV990G, adjustable flue length 275-375mm RDV911 & square horizontal wall cap – flue terminal RDV984** | **59** |
| | *Fascia* | **Fascia Black 3 sided frame 750F31** | |
| | *Surround type/Cladding* | **Mantel 1734W 1250H**<br>**Top shelf deleted** | **59,141** |
| | *Top Shelf* | **Included – to be measured, fitted and painted on site by 2nd Fixer** | **141** |
| | *Isolation Switch* | **Included- to inside bench eat** | **59,91** |
| | *Additional items* | **Burn Media – Natural Wood Log Set 750M2** | |
| | *Hearth* | **Selected rectified 1200 x 600mm cut to size 1200 x 440** | **91** |
| **Notes** | | | |

| PLUMBING FIXTURES | All plumbing fixtures and fittings supplied direct by Builder | | VO# |
|---|---|---|---|
| **Kitchen** | *Sink* | **Seima Oros 550 White Arqstone single undermount sink 191161** | **16** |
| | *Waste* | **Seima Brushed Gold waste & overflow cover- single sink 192285** | **153** |
| | *Dishwasher* | **Refer to 'Scullery' section** | |
| | *Mixer* | **Grace Gooseneck Kitchen Mixer Pull Out Aerator KM422889BG Brushed Gold** | **17** |
| | *Mixer tap mounting* | **Benchtop** | |
| | *Drainer* | **N/A** | |
| **Scullery** | *Sink* | **Seima Oros 820 White Arqstone double undermount sink 191038** | **16** |
| | *Waste* | **Seima Brushed Gold waste & overflow cover- double sink 192286** | **153** |
| | *Dishwasher* | **Provision – cold tap** | |
| | *Mixer* | **Grace Gooseneck Kitchen Mixer KM424408BG Brushed Gold** | **17** |
| | *Mixer tap mounting* | **Benchtop** | |
| | *Drainer* | **N/A** | |
| | *Special items* | **N/A** | |
| **Bathroom** | *Basin* | **Villeroy & Boch Collaro Round Vessel Basin 4A1840RW -Stone White** | **138** |
| | *Basin waste* | **Argent Pop up waster 32mm K316-DBG Brushed Gold** | **16** |
| | *Tap holes* | **0** | |
| | *Mixer taps* | **Grace Vessel Basin Mixer BM230114BG Brushed Gold** | **17** |
| | *Mixer taps mounted* | **Vanity top** | |

| | | | |
|---|---|---|---|
| **PLUMBING FIXTURES** | **All plumbing fixtures and fittings supplied direct by Builder** | | **VO#** |
| | *Bath* | **Seima Paxi Island Inset island bath 1700mm 191855** | **18** |
| | *Bath waste* | **40mm White ceramic pop up waste** | **18** |
| | *Bath mixer /Spout* | **Argent Grace Wall mounted Basin/Bath Mixer BM244117BG/BM240017MB Brushed Gold with rectangular mixer plate 12-10076BG** | **18** |
| | *Bath mixer & spout mounting* | **Wall** | |
| | *Shower mixer* | **Argent Grace Shower Mixer SM324137BG/SM320037BG Brushed Gold** | **17** |
| | *Shower rail* | **Argent Pallas shower system brushed gold SS272301BG** | **17** |
| | *Shower rail/wall outlet height* | **1750mm – outlet height**<br>**1800mm – top of rail height - as per Layouts** | **90/126** |
| | *Shower waste* | **Bermuda Square tile insert floor wastes Brushed Chrome** | **111** |
| | *Floor waste* | **Bermuda Square tile insert floor wastes Brushed Chrome** | **111** |
| | *Special items* | **Floating Vanity** | **121** |
| | *Note* | **Basin waste pipe to be chased into wall** | |
| **Ensuite including W.C.** | *Basin* | **2No. Villeroy & Boch Collaro Round Vessel Basin 4A1840RW -Stone White** | **138** |
| | *Basin waste* | **2No. Argent Pop up waster 32mm K316-DBG Brushed Gold** | **16** |
| | *Tap holes* | **0** | |
| | *Mixer taps* | **2No Grace Vessel Basin Mixer BM230114BG Brushed Gold** | **17** |
| | *Mixer taps mounted* | **Vanity top** | |
| | *Shower mixer* | **Argent Grace Shower Mixer SM324137BG/SM320037BG Brushed Gold** | **17** |
| | *Shower rail* | **Argent Pallas shower system brushed gold SS272301BG** | **17** |
| | *Shower rail/wall outlet height* | **1750mm – outlet height**<br>**1800mm – top of rail height - as per Layouts** | **126** |
| | *Shower waste* | **Lauxe Slimline Silver tile inset drain** | **111** |
| | *Toilet* | **Argent Grace Hygienic Flush BTW toilet 807601S4UB with white ceramic button** | **20** |
| | *Mini stop* | **Rear water entry - concealed within cistern** | **20** |
| | *Floor wastes* | **Bermuda Square tile insert floor wastes Brushed Chrome** | **111** |
| | *Special items* | **Floating Vanity** | **120** |
| | *Note* | **Basin waste pipe to be chased into wall** | |
| **Powder** | *Toilet* | **Argent Grace Hygienic Flush BTW toilet 807601S4UB with white ceramic button** | **20** |
| | *Mini stop* | **Rear water entry - concealed within cistern** | **20** |
| | *Floor waste* | **Bermuda Square tile insert floor wastes Brushed Chrome** | **111** |
| | *Basin* | **Villeroy & Boch Collaro Round Vessel Basin 4A1840RW -Stone White** | **138** |

| PLUMBING FIXTURES | All plumbing fixtures and fittings supplied direct by Builder | | VO# |
|---|---|---|---|
| | *Basin waste* | **Argent Pop up waster 32mm K316-DBG Brushed Gold** | **16** |
| | *Tap holes* | **0** | |
| | *Mixer taps* | **Grace Vessel Basin Mixer BM230114BG Brushed Gold** | **17** |
| | *Mixer taps mounted* | **Vanity top** | |
| | *Special items* | **Floating Vanity** | **122** |
| | *Note* | **Basin waste pipe to be chased into wall** | |
| **Laundry** | *Trough* | **Seima Eva 620 Ceramic 45 Litre Laundry sink** | **16** |
| | *Mixer* | **Grace Gooseneck Kitchen Mixer KM424408BG Brushed Gold** | **17** |
| | *Mixer tap mounting* | **Trough** | |
| | *W/M taps* | **Alder PR Mini 1320 – chrome plated** | |
| | *W/M taps mounting* | **In cupboard below trough** | |
| | *Floor waste* | **Bermuda Square tile insert floor wastes Brushed Chrome** | **111** |
| | *Special items* | **N/A** | |
| **BBQ/Outdoor Kitchen** | *Sink/Mixer/Mixer tap mounting* | **Excluded** | |
| **Notes** | *Additional cost incurred if Mixer Taps are used in wall mounted position* | | |

| ELECTRICAL | | | VO# |
|---|---|---|---|
| | *Switch plate style and colour* | **HPM - Excel Life 'Dedicated plate series' – White**<br>**HPM Arteor with Netatmo 'White' switch plate/GPOs to Entry, Bed 1, 2No. WIR, Ensuite, Entry Passage, Family/Dining, Kitchen, Scullery, Laundry, Games, Bed 2, Bed 3, Bed 4, Bathroom, Powder & Alfresco** | **21** |
| | *Wiring* | **Single phase** | |
| | *Exhaust fan/Light Combo* | **Fantech Rapid response round 8" with LED light** | **22** |
| | *Exhaust fan/Light Combo Location* | **8" to Ensuite W.C + Powder** | **22** |
| | *Exhaust fan* | **Fantech Rapid response round 10"** | **22** |
| | *Exhaust fan Location* | **10" to Bathroom & Ensuite room – As per Electrical plan - supplied** | **22** |
| | *IXL – Type/Location* | **Excluded** | |
| | *Light points* | **As per Electrical plan - supplied** | **132** |
| | *Power points* | **As per Electrical plan - supplied** | **53,55, 61,93 118,142 ,160** |
| | *Quad power points* | **Excluded** | |
| | *Cat 6 Data/Telephone points* | **As per Electrical plan - supplied** | **55** |
| | *T.V. points* | **As per Electrical plan - supplied** | **55** |

| ELECTRICAL | | | VO# |
|---|---|---|---|
| | *Smoke detectors* | **As per Electrical plan - supplied** | |
| | *Conduits w/ blank plate* | **As per Electrical plan - supplied** | **61** |
| | *Conduits to existing points* | **Included** | **55** |
| | *Dimmer switch* | **As per Electrical plan - supplied** | **69** |
| | *2 way switch* | **As per Electrical plan - supplied** | |
| | *3 way switch* | **As per Electrical plan - supplied** | **62** |
| | *Sensor* | **As per Electrical plan - supplied**<br>**HOM Motioned senor 180° 630/3** | **23** |
| **Special Items** | *Surround sound/Speaker/ Outlet No./Finish* | **Excluded** | |
| | *Smart wiring* | **Excluded** | |
| | *National Broadband Network* | **Builders scope of works - Provision-allowance for Conduit through roof space & conduit with single GPO to Garage for future wiring. Including MiHome enclosure( ME-GNNBN3-X)**<br>**Provide NBN Box to Garage**<br>**Owners scope of works – future wiring & establish account connection from service provider** | **56** |
| | *Security* | **Included – As per Electrical plan**<br>**1. Automation of garage door by AJAX app**<br>**2. Arming and disarming by AJAX app**<br>**3. Connection to remote viewing of CCTV**<br>**4. Integration of CCTV to AJAX app**<br>**5 x AJAX Motion Protect PIR**<br>**1 x AJAX Wireless Keypad**<br>**1 x AJAX Home Siren**<br>**1 x AJAX Street Siren**<br>**1 x AJAX Hub 2 Plus control panel**<br>**1 x 8 channel NVR**<br>**7 x Hikvison Low Profile cameras**<br>**1x Hikvison ColorVu Camera**<br>**(2 x DGPO required at security panel location and 1 x data point for internet connection. Chasing and 2 x 32 mm conduit to keypad, 2x 32 mm conduit in wall with wall boxes for security panel and CCTV recorder)**<br>**Display Monitor supplied by Shelford**<br>**Excluded - Back SIM cards for AJAX system**<br>**– Power point for security system provided by Electrical contractor** | **88,128** |
| | *Intercom/Door bell* | **Legrand BTicino Essential Kit- 7" Colour Video Kit 315512 – as per Electrical plan**<br>**Including hands-free or a handset**<br>**Video Internal Unit, with a 7" colour display and 12 ringtones, signalling LED and MUTE function; and a discrete Zamak Entrance Panel, with rain-shield, microphone and speaker volume adjustments, colour camera and LED for enhancing lighting in the visual field.** | **93,99,** |
| | *LED Downlights* | **HPM DLI90TRI Switchable - 90m 7 Watt LED downlight** | **24, 62, 68 93,133** |
| | *LED Downlights Surround* | **White** | **24, 62, 68 93,132** |

| ELECTRICAL | | VO# |
|---|---|---|
| *LED Downlights Globe* | **Natural Light** | **24,52, 62,68 93,132** |
| *LED Downlights Location* | **As Per Electrical Plan - Natural Light** | **52,67, 62,68, 132** |
| *Gimbal LED Downlights Location* | **As Per Electrical Plan** | **24, 67,73** |
| *LED Star Lights Location* | **As per Electrical plan (Natural Light)**<br>**Between posts 2No Verandah + 1No Porch + Passage** | **24,62, 93,123, 145** |
| *Light fittings* | **Excluded** | **68** |
| *Locations* | **Bed 2, 3 & 4** | **68** |
| *Light fittings* | **Excluded** | **68** |
| *Locations* | **Bed 1** | **68** |
| *Light fittings* | **Perugia White Cane** | **24,132** |
| *Locations* | **3No. Kitchen** | **24,132** |
| *Light fittings* | **2No Jellyfish White large Pendant, 1No Jellyfish White small Pendant** | **24,132** |
| *Locations* | **1No. Family Room** | **24,132** |
| *Light fittings* | **1No Jellyfish White small Pendant** | **24,132** |
| *Locations* | **1No. Entry** | **24,132** |
| *Light fittings - External* | **N/A** | **24,132** |
| *Locations* | **1No. Porch** | **24** |
| *Light fittings - External* | **Avoca White wall light** | **132** |
| *Locations* | **4No. as per plans** | **132** |
| *LED Strip Light to Cove Ceiling* | **Included – Natural White** | **15,62** |
| *Locations* | **Entry, Games ,Theatre & Bed 1** | **15,62** |
| *Light fittings – Garage Lighting* | **Included – 1 No. HPM Linear Blade LED LLF024K1200** | **93** |
| *Light fittings – Wall Lights Interior* | **2No. Pandella 1 203424 (L600)** | **145** |
| *Location* | **2No Ensuite** | **145** |
| *Light fittings – Wall Lights Interior* | **2No. Pandella 1 203425 (L780)** | **145** |
| *Location* | **1No Powder & 1No. Bathroom** | **145** |
| *Ceiling Fan* | **Included – 2 No. Eglo Noosa 46" White**<br>**+ 2No. 900mm white extension rods 203376** | **25,73 159** |
| *Locations* | **Alfresco** | **25,73** |
| *Ceiling Fan* | **Included – 1 No. Eglo Noosa 52" White** | **68** |
| *Locations* | **Bed 1** | **68** |
| *Ceiling Fan* | **Included – 3 No. Eglo Noosa 46" White** | **68** |
| *Locations* | **Bed 2, 3 & 4** | **68** |
| *External power points* | **As per Electrical plan - supplied** | **53** |
| *Display Sign lighting* | **Note: to be on timer switch – at 5.30pm and off at 12 mid night daily. As per Electrical Plan**<br>**Location – front of right side boundary** | **71,139** |

| ELECTRICAL | | | VO# |
|---|---|---|---|
| | *Garden lighting* | **As per Electrical plan - supplied 6No. EXTERIOR EX103 LED 3w SPIKE BLACK 3k - Boardwalk Lighting** | **152,155** |
| | *TV Antenna* | **Included – Fracarro LP345 or similar** | |
| | *Solar PV System* | **Excluded** | **95** |
| | *Air-Con requirements* | **- Site Electrician to run a 6mm 2 core and earth single phase cable from a circuit breaker in the metre box to a waterproof isolator at the location of the outdoor unit**<br>**- Site Electrician to run 1 x 25mm conduit 1500mm high for AC Controllers** | **108** |
| | *Under-cabinet lighting* | **Included -Connection by Electrician Natural light – 830.33.083 ,LED strip lights and transformers supplied and fitted by Cabinetmaker to Kitchen/Scullery overhead cupboards & shelves overhead shelves as per Electrical plan** | **38,52** |
| | *Inside cabinet LED downlights* | **Included -Connection by Electrical and transformers supplied and fitted by Cabinetmaker to Kitchen overhead cupboards as per Electrical plan** | **37,117, 118** |
| | *Special items* | **Site Electrician to run 4-core line from future alarm to Garage door motor – as per electrical plan** | |
| | *Retic Provision* | **Included – retic box at 1200mm high with DGPO – As per Electrical plan** | **96,161** |
| | *Master Switch Control* | **Included to Entry as per Electrical Plan** | |
| | *Isolation Switch* | **Included to Fireplace** | **59,91** |
| **Synergy Account** | *Temporary Account Number* | [redacted] | |
| | *Permanent Account Number* | [redacted] | |

**Notes**

**1 No. 32mm conduit will need to be supplied and installed by on site electricians for alarm panel**

**1 No. 32mm conduit will need to be supplied and installed by on site electricians for NVR**

**1 No. 25mm conduit will need to be supplied and installed by on site electricians for alarm keypad**

**1 No. 25mm conduit and wall box will need to be supplied and installed by on site electricians for intercom indoor unit**

**1 no. 25mm conduit will need to be supplied and installed by on site electricians for intercom outdoor unit**

**2 No. Data points and 2 No. DGPOS will need to be installed local to NVR and alarm panel location**

| APPLIANCES | | VO# |
|---|---|---|
| *Hot Plate* | **Smeg 900mm CIR597X5 Stainless Steel gas cooktop** | **26** |
| *Oven* | **Smeg 900mm SFRA9300X Classic Thermoseal oven** | **26** |
| *Range hood* | **Smeg 900mm PUM901X undermount rangehood** | **26** |
| *Dishwasher* | **Smeg 600mm DWAFI6214X Fully-integrated dishwasher** | **26** |
| *Microwave* | **Smeg SA34MX 34 litre microwave with Grill including MTk60X34 60cm Trim kit suits SA34 & SAM34 Series** | **26** |
| *Fridge/Freezer* | **2No. Baumatic 266L bottom mount integrated Refrigerator BIR266M** | **26** |
| *Hot water unit* | **Rinnai Instantaneous B26 in RBOX04L Metal Recess Box (painted) - no controllers** | |
| *Booster switch location* | **N/A** | |
| *Fireplace* | **Rinnai 750 RDV700ER** | **91** |

**Notes**

| CABINETS | | | VO# |
|---|---|---|---|
| | • **Cabinetmaker to confirm cut out sizes with fixture/appliance Manufacturers brochures.**<br>• **Client to advise Builder of dishwasher sizes or any special size requirements.**<br>• **Cabinets include soft-close drawers & hinges throughout.**<br>• **Due to the standard cabinet construction process the Builder reserves the right to modify the final cabinet dimension sizes as required for final installation.**<br>• **If applicable, the Builder and Manufacturer do not recommend, and will not accept any responsibility or warrant any problems associated with Clients selection of gloss cupboards, doors and tops.**<br>• **Clients have been advised that stone bench tops over 3000mm long will require a join, located at the Builders discretion unless noted otherwise on the drawings. Stonemason to confirm with Builder.**<br>• **Facings are at the Builders discretion.**<br>• **Clients have been advised that any laminated bench top over 3600mm long will require a join at the Builders discretion unless noted otherwise on the drawings.**<br>• **If applicable, the Builder and Manufacturer do not recommend and will not accept any responsibility or warrant mounted tapware with a laminated top.**<br>• **Additional cost incurred for a 2nd feature laminate colour to the Kitchen**<br>• **Horizontal wood grain & grain matching will incur additional cost**<br>• **Kickboards to the Kitchen are to match selected door laminate as a standard, non-matching/aluminium look will incur additional cost**<br>• **Additional cost incurred for a 2nd stone colour selection** | | |
| **Kitchen** | *Benchtop* | **Caesarstone** | **27** |
| | *Colour* | **Empira White 5151** | **27** |
| | *Fascia* | **40mm pencil round** | **27** |
| | *Slab end/s* | **Excluded** | |
| | *Doors* | **Laminex Formwrap Satin Finish** | **28** |
| | *Colour* | **White 200** | **98** |
| | *Grain* | **N/A** | |
| | *Door profile* | **Settler Planked** | **28** |
| | *Facings -Under bench cupboards returns+ overhead cupboard returns + rear & sides of island bench* | **Laminex Formwrap -Satin Finish-Settler Planked** | **28** |
| | *Colour* | **White 200** | |
| | *Facings* | **Laminex Natural Finish** | |
| | *Colour* | **White 200** | |
| | *matching flush board or matching door design | | |
| | *Kickboard* | **Laminex Natural Finish** | |
| | *Colour* | **White 200** | |
| | *Overhead cupboards* | **Included to 2400mm high as per layouts** | **28** |
| | *Glazing* | **Included Laminex Formwrap 'Square' with translucent glazed doors with clear glass shelf** | **28,117** |
| **Notes** | Additional cost incurred if different to main colour | | |
| | *2nd/Feature colour laminate* | **Excluded** | |
| | *Knobs* | **Hafele 155.02.242 Brushed Brass** | **29,30** |
| | *Knob positions* | **As per drawings** | **29,30** |
| | *Handle Location* | **Doors & Drawers as per layout** | **29** |
| | *Handles* | **Hafele 106.69.402 Brass Plated Brushed** | **29** |

| CABINETS | | | VO# |
|---|---|---|---|
| | *Handle position* | **Vertical** | **29** |
| | *Handle Location* | **(1No.)Pull out pantry +(2No.)Integrated Fridge Panels +(2No.)Integrated Freezer Panels** | **29** |
| | *Handles – push catches* | **Included -to overhead cabinetry -as per drawings K3** | **32,36, 117** |
| | *Handles - 10mm Overhang to doors* | **Included -to overhead cabinetry -as per drawings K2** | **33** |
| | *Dishwasher recess* | **Excluded see 'Scullery' section** | |
| | *Dishwasher size* | **Excluded see 'Scullery' section** | |
| | *Dishwasher type* | **Excluded see 'Scullery' section** | |
| | *Fridge Recess* | **Included** | **142** |
| | *Integrated Fridge/Freezer panels* | **Included – Laminex Formwrap – White 200-Settler Planked – refer to drawings** | **26** |
| | *Fridge/Freezer Grill* | **2No Hafele Ventilation Grill – White 571.77.705** | |
| | *Microwave recess* | **Included - built in with trim kit refer to "Appliance" section - Kitchen** | **26** |
| | *Microwave size* | **519mm wide x 420mm deep x 341mm high with trim kit MTK60X34** | **26** |
| | *Island cupboard* | **Included** | |
| | *Drawers* | **1 No. bank of 4 No. x 450mm wide** | |
| | *Soft close drawers and doors* | **Included** | |
| | *Pot drawers* | **1 No. to Kitchen below under bench microwave recess**<br>**4No banks of 3No. Drawers as per layout** | **30** |
| | *Bin drawers* | **Excluded** | |
| | *Appliance cupboard w/roller door* | **Excluded** | |
| | *Pull out Pantry panels* | **Included – 1No. Laminex Formwrap -Satin Finish– White 200-Settler Planked – refer to drawings to**<br>**1No. Hafele Centro Pull-out Pantry unit 545.81.506 – White** | **29,31** |
| | *Bench height* | **943mm** | |
| | *Special Items* | **2No Open shelves-Laminex Natural Finish – White- with backing including 2No. Glass Shelves as per layout K3** | **35,98, 117** |
| | *Special Items* | **Void under island bench with 2No. 100 x 100mm legs + apron + cupboards-Laminex Natural Finish - White 200, to rear of island bench as per layout** | **36** |
| | *Inside cabinet LED downlights* | **Included to Kitchen – 4 No Natural White – 830.33.083 inside overhead cupboards - cabinetmaker to supply & install, Electrician to connect K2**<br>**Included to Kitchen – 2 No Natural white – Natural light – 830.33.083 top of open backed shelving - cabinetmaker to supply & install, Electrician to connect K3** | **37**<br>**117** |
| | *Special items* | **LED strip lighting – natural white to rear of overhead open shelves – cabinetmaker to supply & install, Electrician to connect K2 + K3** | **38**<br>**117** |
| **Scullery** | *Benchtop* | **Caesarstone** | **27** |

| CABINETS | | | VO# |
|---|---|---|---|
| | *Colour* | **Empira White 5151** | **27** |
| | *Fascia* | **40mm pencil round** | **27** |
| | *Doors* | **Laminex Formwrap Fine Texture Finish** | **28,118** |
| | *Colour* | **Terrill 2297** | **118** |
| | *Grain* | **N/A** | |
| | *Door profile* | **Settler Planked** | **28,118** |
| | *Facings* | **Laminex Natural Finish** | **118** |
| | *Colour* | **Terrill 2297** | **118** |
| | **matching flush board or matching door design* | | |
| | *Kickboard* | **Laminex Natural Finish** | |
| | *Colour* | **Terrill 2297** | |
| | *Overhead cupboards* | **Included to 2400mm high as per layouts** | **28,118** |
| | *Glazing* | **N/A** | |
| | *Additional cost incurred if different to main colour* | | |
| | *2nd/Feature colour laminate* | **Excluded** | |
| | *Knobs* | **Hafele 155.02.242 Brass brushed** | **29,30, 118** |
| | *Knob positions* | **Doors & Doors as per layout** | **29,30, 118** |
| | *Handles –10mm Overhang* | **Included -to overhead cabinetry -as per drawings S2** | **118** |
| | *Handles* | **Hafele 106.69.402 Brass Plated Brushed** | **29** |
| | *Handle position* | **Vertical (pull out pantry)**<br>**Horizontal (to Pull out Bin)** | **29** |
| | *Handle Location* | **(1No.)Pull out pantry +(1No.)Pull out bin + (4No.) to under bench cupboards** | **29** |
| | *Handles – push catches* | **Excluded** | **118** |
| | *Dishwasher recess* | **Included** | **26** |
| | *Dishwasher size* | **595mm deep x 598mm wide x 845-860mm high** | **26** |
| | *Dishwasher type* | **Fully integrated** | **26** |
| | *Microwave recess* | **Excluded see 'Kitchen' section** | |
| | *Microwave size* | **Excluded see 'Kitchen' section** | |
| | *Island cupboard* | **Excluded** | |
| | *Drawers* | **Excluded** | **118** |
| | *Soft close drawers and doors* | **Included** | **118** |
| | *Pot drawers* | **Excluded** | |
| | *Bin drawers* | **Include – 1No. Häfele Euro Cargo ST45 76 Litre Capacity** | **29,34** |
| | *Appliance cupboard w/roller door* | **Excluded** | |
| | *Laminated Pantry* | **Included – 2No. Laminex Formwrap – Fine Texture finish Terrill 2297– with 3No. fixed shelves** | **28** |

| | | | VO# |
|---|---|---|---|
| **CABINETS** | | | |
| | *Pull out Pantry panels* | **Included – Laminex Formwrap -Fine Texture Finish – Terrill 2297 – refer to drawings**<br>**1No. Hafele Centro pull-out Pantry 545.81.306-Anthracite** | **29,125** |
| | *Bench Height* | **943mm** | |
| | *Special Items* | **4No. Open shelves-Laminex Natural Finish - Laminex Natural Finish - Terrill 2297 with backing under overhead cupboards as per layout S2** | **118** |
| | *Special items* | **Service access hole for dishwasher by cabinetmaker**<br>**LED strip lighting – natural white to rear of overhead cupboards – cabinetmaker to supply & install, Electrician to connect S2**<br>**Included – 2 No Natural white 830.33.083 top of open backed shelving -cabinetmaker to supply & install, Electrician to connect S2** | **38**<br>**118** |
| | *Special Items* | **Edge trim to match external cabinetry** | **133** |
| **Bathroom** | *Benchtop* | **Caesarstone** | **27** |
| | *Colour* | **Empira White 5151** | **27** |
| | *Fascia* | **20mm pencil round** | **27** |
| | *Drawers* | **Laminex Formwrap Fine Texture Finish** | **28,98**<br>**121** |
| | *Colour* | **Terrill 2297** | **109,121** |
| | *Grain* | **N/A** | |
| | *Door profile* | **Settler Planked** | **28,121** |
| | *Facings* | **Laminex Formwrap -Fine Texture Finish-Settler Planked** | **28,98,**<br>**121** |
| | *Colour* | **Terrill 2297** | **109** |
| | *Knobs* | **Hafele 155.02.242 Brass brushed** | **29** |
| | *Knob positions* | **As per drawings** | |
| | *Drawers* | **Included 3no** | **121** |
| | *Soft close drawers* | **Included** | **121** |
| | *Special Items* | **Floating Vanity** | **121** |
| | *Special Items* | **Edge trim to match external cabinetry** | **133** |
| **Powder** | *Benchtop* | **Caesarstone** | **27** |
| | *Colour* | **Empira White 5151** | **27** |
| | *Fascia* | **20mm pencil round** | **27** |
| | *Doors* | **Laminex Formwrap -Fine Texture Finish** | **28,98**<br>**122** |
| | *Colour* | **Terrill 2297** | **109**<br>**122** |
| | *Grain* | **N/A** | |
| | *Door profile* | **Settler Planked** | **28**<br>**122** |
| | *Facing* | **Laminex Formwrap -Fine Texture Finish-Settler Planked** | **28**<br>**122** |

| CABINETS | | | VO# |
|---|---|---|---|
| | *Colour* | **Terrill 2297** | **109**<br>**122** |
| | *Knobs* | **Hafele 155.02.242 Brass brushed** | **29** |
| | *Knob positions* | **As per drawings** | |
| | *Drawers* | **Excluded** | |
| | *Soft close doors* | **Included** | |
| | *Special Items* | **Floating Vanity** | **122** |
| | *Special Items* | **Edge trim to match external cabinetry** | **133** |
| | *Special Items* | **Include 40mm scribe to RHS of vanity as per plans** | **122** |
| **Ensuite** | *Benchtop* | **Caesarstone** | **27** |
| | *Colour* | **Empira White 5151** | **27** |
| | *Fascia* | **20mm pencil round** | **27** |
| | *Doors* | **Laminex Formwrap -Satin Finish** | **28,98**<br>**120** |
| | *Colour* | **White 200** | **98**<br>**120** |
| | *Grain* | **N/A** | |
| | *Door profile* | **Settler Planked** | **28**<br>**120** |
| | *Facings* | **Laminex Formwrap -Satin Finish Settler Planked** | **28**<br>**120** |
| | *Colour* | **White 200** | **120** |
| | *Knobs* | **Hafele 155.02.242 Brass brushed** | **29** |
| | *Knob positions* | **As per drawings** | **120** |
| | *Drawers* | **1No. bank of 2No. Drawers** | **120** |
| | *Soft close doors & drawers* | **Included** | **120** |
| | *Special Items* | **Floating Vanity** | **120** |
| **Laundry** | *Benchtop* | **Caesarstone** | **27** |
| | *Colour* | **Empira White 5151** | **27** |
| | *Fascia* | **40mm pencil round** | **27** |
| | *Doors* | **Laminex Formwrap Fine Texture Finish** | **28,119** |
| | *Colour* | **Terrill** | |
| | *Grain* | **N/A** | |
| | *Door profile* | **Settler** | **28,119** |
| | *Facings* | **Laminex Natural Finish** | **28,119** |
| | *Colour* | **Terrill** | **119** |
| | *Knobs* | **Hafele 155.02.242** | **29,119** |
| | *Knob positions* | **As per drawings** | **29,119** |
| | *Handles* | **Hafele 106.69.402** | **29,119** |
| | *Handle position* | **Horizontal to Laundry Hamper Drawer** | **29,119** |
| | *Handles –10mm Overhang* | **Included -to overhead cabinetry -as per drawings L1** | **119** |

| | | | |
|---|---|---|---|
| **CABINETS** | | | **VO#** |
| | *Drawer* | **1No. Hideaway Concelo Laundry Hamper 503.54.765 White** | **40,134** |
| | *Pot Drawers* | **2No. banks of 2No drawers as per layout** | **40** |
| | *Overhead cupboards* | **Included to 2400mm high as per layouts** | **28,32, 119** |
| | *Hanging Rail* | **Included – Brushed gold** | **110** |
| | *Soft close doors & drawers* | **Included** | |
| | *Special Items* | **Open shelves with Laminex Natural Finish - Laminex Natural Finish - Terrill 2297 backing under overhead cupboards as per layout** | **119** |
| | *Special Items* | **Edge trim to match external cabinetry** | **103,132** |
| | *Special Items* | **Service access hole for washing machine taps by Cabinetmaker** | |
| **Family Room - Window Seat** | *Benchtop* | **Laminex Formwrap** | **143** |
| | *Colour* | **White 200– Natural Finish** | **143** |
| | *Fascia* | **Square Edge** | **143** |
| | *Drawer* | **Laminex Formwrap -Satin Finish** | **143** |
| | *Colour* | **White 200** | **143** |
| | *Profile* | **Laminex Formwrap Settler** | **143** |
| | *Grain* | **N/A** | |
| | *Kickboard* | **Laminex Natural Finish** | **41,98** |
| | *Colour* | **White 200** | **41,98** |
| | *Handles* | **10mm overhang to bottom of drawers** | **143** |
| | *Special Items* | **Padded bench seat - TBA** | |
| **Notes** | *Soft close doors & drawers* | **Included** | **143** |
| **Games Room Recesses** | | | |
| | *Benchtop* | **Caesarstone** | **144** |
| | *Colour* | **Empira White 5151** | **144** |
| | *Fascia* | **20mm pencil round** | **144** |
| | *Type* | **Laminex Formwrap -Satin Finish** | **52,98** |
| | *Colour* | **White 200** | **52,98** |
| | *Doors* | **Laminex Formwrap Settler** | **52** |
| | *Colour* | **White 200– Natural Finish** | **52,98** |
| | *Facings* | **Laminex Natural Finish** | **52** |
| | *Colour* | **White 200** | **52,98** |
| | *Handles* | **Push catches** | **52** |
| | *Glass shelves* | **Included – 10mm toughened glass x 6 No. adjustable (3 No. to each open shelf)** | **52** |
| | *Special items* | **Included 2No. Natural white 830.33.083 - includes transformer, supply & Installation by Cabinetmaker (Connection by Electrician)** | **52** |
| | *Special Items* | **Include laminate surround and rear backing** | **52** |
| **Notes** | | | |

| CABINETS | | VO# |
|---|---|---|
| **Outdoor Kitchen/BBQ** | **N/A** | |

| | | | |
|---|---|---|---|
| **FIXING CARPENTER** | | | **VO#** |
| **External doors** | *Entry* | **Excluded – refer to 'Aluminium Joinery' section** | |
| | *Profile* | **Excluded – refer to 'Aluminium Joinery' section** | |
| | *Glazing* | **N/A** | |
| | *Sidelight/Glazing* | **Excluded** | |
| | *Garage/Entry* | **Corinthian 870mm solid Moda PMOD1** | **7,79 136** |
| | *Garage/Rear* | **Corinthian 870mm solidcore duracote flush panel** | **8,79** |
| **Internal doors** | *Type* | **Corinthian Moda PMOD1 throughout** | **7,42 136** |
| | *Glazed doors* | **Corinthian Moda PMOD1GC** | **7, 42 136** |
| | *Location* | **Passage** | **42,136** |
| | *Glazed* | **Clear** | **42,136** |
| | *Cavity sliding doors* | **Corinthian Moda PMOD1GC** | **7,9,43** |
| | *Location* | **2No to Kitchen/Scullery** | **7,9,43** |
| | *Glazed doors* | **Clear Include translucent film** | **7,9 42,43, 162** |
| | *Sliding doors* | **Included - Corinthian Moda PMOD1 sliding door with MDF pelmet (painted)** | **7,42 54,77, 136** |
| | *Location* | **2No. WIR Bed 1** | **7,77 136** |
| | *Sliding doors* | **Included - Corinthian Moda PMOD1 sliding door with MDF pelmet (painted)** | **7,42 136** |
| | *Location* | **2No. to Games** | **7,42 135** |
| | *Barn Door* | **Corinthian Moda PMOD1 Barn Door** | **7,64,74 136** |
| | *Location* | **Bed 1/Ensuite** | **7,64,74 136** |
| **General door hardware** | *Roller catch* | **N/A** | |
| | *Double ball catches* | **N/A** | |
| | *Barrel bolts* | **N/A** | |
| | *Door seal* | **Raven RP4 to external entry doors** | **8** |
| | *Weather seals/ Weather strips* | **Included - as per Energy Assessment** | |
| | *Drip strips* | **Raven RP67 to Garage rear** | **8** |
| | *Door stops* | **Tube Wall Door Stops Satin Brass 6207SB where applicable** | **127** |

| | | | |
|---|---|---|---|
| **FIXING CARPENTER** | | | **VO#** |
| | *Hinges* | **Standard** | **129** |
| **Door furniture (External)** | | | |
| **Entry door** | *Manufacturer/Type/Colour/ Deadlock/Dummy Set* | **Excluded – refer to 'Aluminium Joinery' section** | |
| **Garage/Entry** | *Manufacturer* | **Gainsborough** | **101** |
| | *Type* | **8904 ENCSS Trilock Enchant** | **101** |
| | *Colour* | **Stainless Steel** | **101** |
| **Garage/Rear** | *Manufacturer* | **Gainsborough** | **101** |
| | *Type* | **8904 ENCSS Trilock Enchant** | **101** |
| | *Colour* | **Stainless Steel** | **101** |
| | *Deadlock* | **Excluded** | |
| **Door Furniture (Internal)** | | | |
| **General** | *Manufacturer* | **Gainsborough** | |
| | *Type* | **Gainsborough Avante Series leversets on round rosette** | **42** |
| | *Lever* | **Alba** | **42** |
| | *Colour* | **Satin Brass** | **42** |
| **Privacy sets** | *Locations* | **Bed 1, Bathroom, Ensuite W.C. 1 & Powder** | **42** |
| **Dummy sets** | *Locations* | **Excluded** | |
| **Cavity Slider** | *Type/Colour/Location* | **Included 2No. C55 Satin Brash Flush Pulls including K36 Satin Brass Edge Pulls** | **9,43, 100** |
| | *Location* | **Kitchen/Scullery** | **43,100** |
| **Sliding Door** | *Type/Colour* | **H+H Barn Door Combo Set Satin Brass** | **64** |
| | *Location* | **2No. Games + 2No WIR + Bed 1 Ensuite Barn Door** | **64,77** |
| **Barn Door** | *Type/Colour/Location* | **H&H Barn Door Track T73 (white) with fixing kit** | **64** |
| **Hinges** | *Type/Colour/Location* | **Standard** | **129** |
| **Notes** | **Door clearances to floor – unless floor coverings are included or advised prior to commencement on site, the Builder is not responsible for adjusting doors after floor covering is installed** | | |
| **ACCESSORIES** | | | |
| **Towel rails** | *Bathroom* | **Caroma Urbane II 825mm Double Towel Rail -Brushed Brass 99616BB** | **44** |
| | *Ensuite* | **2No. Caroma Urbane II 825mm Single Towel Rail - Brushed Brass 99617BB** | **44** |
| **Towel rings** | *Powder* | **Caroma Urbane II Hand Towel Rail Brushed Brass 99618BB** | **44** |
| **Robe Hook** | *Ensuite* | **Caroma Urbane II Robe Hook Brushed Brass 99621BB** | **44** |
| **Toilet roll holders** | *Ensuite W.C.* | **Caroma Urbane II Toilet Roll Holder Brushed Brass 99620BB** | **44** |
| | *Powder* | **Caroma Urbane II Toilet Roll Holder Brushed Brass 99620BB** | **44** |

| FIXING CARPENTER | | | VO# |
|---|---|---|---|
| **Shelf** | *Bathroom* | **Caroma Urbane II Bathroom Shelf Brushed Brass 99619BB** | **44** |
| **Soap holders** | *Bathroom/Ensuite* | **Delete** | |
| **Hanging rails** | *Type* | **Excluded** | |
| **Timber finishes** | *Type/Location* | **N/A** | |
| **Capping** | *Type/Location* | **Excluded** | |
| **Nosing** | *Type/Location* | **Included - MDF bullnose with scotia (painted) throughout** | **46** |
| **Skirting** | *Type/Location* | **Lambs Tongue 92 MDF 92mm x 18mm throughout excluding wet areas & inside robes/cupboards** | **45** |
| **Internal timber cladding** | *Type* | **Dado rail – Bolection Mould 65 x 32 MDF**<br>**Insert Squares – 42 x 18mm Moulding MDF Primed Bolection** | **10** |
| | *Location* | **Entry + Passage as per plans** | **10** |
| **Shelving** | *WIP* | **Excluded** | |
| | *Linen* | **3 No. fixed shelves- 16mm white Laminex**<br>**Including top shelf with open storage above** | **105** |
| | *Broom* | **1No. fixes shelf – 16mm white Laminex**<br>**Including top shelf with open storage above** | **105** |
| | *Robes (Bed 2, 3 & 4)* | **3 No. adjustable shelves + 2No. fixed shelves with 2No. half hanging – 16mm white Laminex**<br>**Including top shelf with open storage above** | **105** |
| | *WIR (His)* | **1 No bank of 4no Drawers 610mm wide with finger pull soft close drawers with 1No fixed + 3 No. adj. shelves above. 4No. half hanging and 1No long hanging with 300mm deep fixed shoe shelf – 16mm white Laminex**<br>**Including top shelf with open storage above** | **105** |
| | *WIR (Hers)* | **1 No bank of 4no Drawers 610mm wide with finger pull soft close drawers with 1No fixed + 3 No. adj. shelves above. 4No. half hanging and 1No long hanging with 300mm deep fixed shoe shelf – 16mm white Laminex**<br>**Including top shelf with open storage above** | **105** |
| | *Top Shelf -Mantle* | **Included – to be measured, fitted and painted on site by 2nd Fixer** | **141** |
| **Notes** | | | |

| CERAMIC TILE SELECTION (FLOOR AND WALL TILES ) | | | VO# |
|---|---|---|---|
| Notes | | | |
| | | • **Marked up drawings required showing exact locations of listellos / feature tiles**<br>• **$44.00 m² retail price including GST**<br>• **Pattern, border tiles, listellos, mosaics, vitrified / porcelain tiles will incur additional costs**<br>• **Mitred tiling included throughout**<br>• **Owner to meet supervisor & tiler on site during construction to confirm tiling layouts** | |
| | *Supplier* | **Crosby Tiles** | |

| CERAMIC TILE SELECTION (FLOOR AND WALL TILES ) | | | VO# |
|---|---|---|---|
| | *Selection No.* | **130RAP** | **112** |
| **Bathroom - Floor** | *Supplier* | **Crosby Tiles** | **112** |
| | *Size* | **300mm x 600mm** | **112** |
| | *Colour* | **Mirage GC03 Ideal Nat** | **112** |
| | *Type* | **Ceramic rectified** | **112** |
| | *Grout* | **Elite Ash Grey 103** | |
| | *Shower Waste* | **Bermuda Square tile insert floor wastes Brushed Chrome** | **111** |
| | *Floor waste* | **Bermuda Square tile insert floor wastes Brushed Chrome** | **111** |
| | *Laying* | **Square** | |
| | *Location notes* | **Floor** | **112** |
| **Bathroom - Walls** | *Supplier* | **Crosby Tiles** | **112** |
| | *Size* | **300mm x 600mm** | **112** |
| | *Colour* | **Mirage GC03 Ideal Nat** | **112** |
| | *Type* | **Ceramic rectified** | **112** |
| | *Grout* | **Elite Ash Grey 103** | |
| | *Soap Holder* | **Excluded** | |
| | *Laying* | **Horizontal** | **112** |
| | *Location notes* | **Full height tiling including bath riser and bath hob** | **112** |
| **Feature tiles & listellos** | *Supplier* | **Crosby** | **112** |
| | *Size* | **300 x 100 laid Vertical stackbond** | **140** |
| | *Colour* | **White Matt** | **140** |
| | *Type* | **Ceramic non rectified** | **140** |
| | *Grout* | **Elite Ash Grey 103** | **112** |
| | *Location notes* | **Full height to vanity wall B1** | **140** |
| **Ensuite including W.C. – Floor** | *Supplier* | **Crosby Tiles** | **112** |
| | *Size* | **300mm x 600mm** | **112** |
| | *Colour* | **Mirage GC01 Glocal clear Nat** | **112** |
| | *Type* | **Ceramic rectified** | **112** |
| | *Grout* | **Elite Misty Grey 110** | **112** |
| | *Shower waste* | **Lauxe Slimline Silk Silver tile insert drain** | **111** |
| | *Floor waste* | **Bermuda Square tile insert floor wastes Brushed Chrome** | **111** |
| | *Laying* | **Square** | |
| | *Location notes* | **Floor** | **112** |
| **Ensuite including W.C. – Walls** | *Supplier* | **Crosby Tiles** | **112** |
| | *Size* | **300mm x 600mm** | **112** |

| | | | |
|---|---|---|---|
| **CERAMIC TILE SELECTION (FLOOR AND WALL TILES )** | | | **VO#** |
| | *Colour* | **Mirage Glocal clear Nat** | **112** |
| | *Type* | **Ceramic rectified** | **112** |
| | *Grout* | **Elite Misty Grey 110** | |
| | *Soap Holder* | **Excluded** | |
| | *Laying* | **Horizontal stackbond** | **112** |
| | *Location notes* | **Full height tiling not including vanity wall & WC wall(E1)** | **112** |
| **Feature tiles & listellos** | *Supplier* | **Crosby** | **112** |
| | *Size* | **300 x 100 laid Vertical stackbond** | **140** |
| | *Colour* | **White Matt** | **140** |
| | *Type* | **Ceramic non rectified** | **140** |
| | *Grout* | **Elite Misty Grey 110** | **112** |
| | *Location notes* | **Full height to vanity wall & WC wall(E1)** | **140** |
| **Powder - Floor** | *Supplier* | **Crosby Tiles** | **112** |
| | *Size* | **300mm x 600mm** | **112** |
| | *Colour* | **Mirage GC03 Ideal Nat** | **112** |
| | *Type* | **Ceramic rectified** | **112** |
| | *Grout* | **Elite Ash Grey 103** | |
| | *Floor waste* | **Bermuda Square tile insert floor wastes Brushed Chrome** | **111** |
| | *Laying* | **Square** | |
| | *Location notes* | **Floor** | |
| **Powder – Walls** | *Supplier* | **Crosby Tiles** | **112** |
| | *Size* | **300mm x 600mm** | **112** |
| | *Colour* | **Mirage GC03 Ideal Nat** | **112** |
| | *Type* | **Ceramic rectified** | **112** |
| | *Grout* | **Elite Ash Grey 103** | |
| | *Soap Holder* | **N/A** | |
| | *Laying* | **Horizontal stackbond** | |
| | *Location notes* | **Full height tiling not including vanity wall** | **112** |
| **Feature tiles & listellos** | *Supplier* | **Crosby** | **112** |
| | *Size* | **300 x 100 laid Vertical stackbond** | **140** |
| | *Colour* | **White Matt** | **140** |
| | *Type* | **Ceramic non rectified** | **140** |
| | *Grout* | **Elite Ash Grey 103** | **112** |
| | *Location notes* | **Full height to vanity wall P1** | **140** |
| **Laundry – Floor** | *Supplier* | **Crosby Tiles** | **112** |
| | *Size* | **300mm x 600mm** | **112** |
| | *Colour* | **Mirage GC01 Glocal clear Nat** | **112** |

| CERAMIC TILE SELECTION (FLOOR AND WALL TILES ) | | | VO# |
|---|---|---|---|
| | *Type* | **Ceramic rectified** | **112** |
| | *Grout* | **Elite Misty Grey 110** | |
| | *Floor waste* | **Bermuda Square tile insert floor wastes Brushed Chrome** | **111** |
| | *Laying* | **Square** | |
| | *Location notes* | **Floor** | |
| **Laundry – Walls** | *Supplier* | **Crosby Tiles** | **112** |
| | *Size* | **300mm x 600mm** | **112** |
| | *Colour* | **Mirage GC01 Glocal clear Nat** | **112** |
| | *Type* | **Ceramic rectified** | **112** |
| | *Grout* | **Elite Misty Grey 110** | |
| | *Soap holder* | **Excluded** | |
| | *Laying* | **Horizontal** | **112** |
| | *Location notes* | **Full height to L2, L3 & L4, including cabinetry hob** | **112** |
| **Feature tiles & listellos** | *Supplier* | **Crosby Tiles** | |
| | *Size* | **324 x 310mm** | |
| | *Colour* | **DEC Penny round White Matt Interlock** | |
| | *Type* | **Ceramic non rectified** | |
| | *Grout* | **Elite Misty Grey 110** | |
| | *Location* | **Height to underside of overhead cupboards to full length of benchtop and full height behind washing machine recess (L1)** | |
| **Kitchen Wall** | *Supplier* | **Crosby Tiles** | **112** |
| | *Size* | **324 x 310mm** | **112** |
| | *Colour* | **DEC Penny round White Matt Interlock** | **112** |
| | *Type* | **Ceramic non rectified** | **112** |
| | *Grout* | **Elite Misty Grey 110** | |
| | *Laying* | **Horizontal** | |
| | *Location notes* | **To underside of overhead cupboards K2 + K3** | **112** |
| | *Trim* | **Aluminium Trim – Matt White** | **112** |
| **Feature tiles & listellos** | *Type/Colour/Size/Location notes* | **Excluded** | |
| **Main floor tiling** | *Supplier* | **See 'Vinyl Flooring' Section** | **51** |
| **Notes** | | | |
| **Alfresco - Floor** | *Supplier* | **Excluded see 'Exposed Aggregate' section** | |

| GLAZING | | | VO# |
|---|---|---|---|
| **Shower screens** | *Ensuite type* | **10mm Fixed Screen with White fixings** | **116** |
| | *Colour* | **Brushed Nickel** | **147** |

| GLAZING | | | VO# |
|---|---|---|---|
| | *Glass* | **Clear safety** | |
| | *Bathroom type* | **Vogue Square Cut - 5051** | **116** |
| | *Colour* | **White** | **116** |
| | *Glass* | **Clear safety** | |
| | *Special hardware* | **N/A** | |
| **Mirrors** | **Mirrors to be supplied by Builder** | | **123** |
| | *Bathroom size & type* | **1310mm wide x 1000mm high** | **123** |
| | *Colour* | **White Picture Frame** | **123** |
| | *Ensuite type & size* | **2No. 800mm x 1000mm high** | **123** |
| | *Colour* | **White Picture Frame** | **123** |
| | *Powder* | **850mm wide x 1000mm high** | **156** |
| | *Colour* | **White Picture Frame** | **123,156** |
| | | | **123** |
| **Glass splashback** | *Supplier* | **Excluded – see 'Tiling' section** | |
| **Sliding robes** | *Supplier* | **Canterbury Robes** | |
| **Mirrored** | *Position* | **Full height to Laundry, Bed 2, Bed 3 & Bed 4** | **105** |
| | *Frame colour* | **White** | |
| **Vinyl** | *Position/Vinyl colour/Frame colour* | **N/A** | |
| **Whitekote** | *Position* | **N/A** | |
| | *Colour* | **N/A** | |
| | *Frame colour* | **N/A** | |
| **Side light** | | **Excluded** | |
| **Notes** | | | |

| INSULATION | | | VO# |
|---|---|---|---|
| **Ceilings including Garage** | ***Type*** | **R6.0 Batts to plasterboard ceilings**<br>**R3.1 sound screen batts to Family room** | **66,89** |
| **Walls** | *Type* | **Included - Permicav or similar to all cavity walls as shown on drawings** | **66** |
| | *Type* | **R2.5 Batt Insulation to Front elevation Weatherboard cladding** | **66** |
| **Boundary wall** | *Fire batts* | **N/A** | |
| | *Fire Separation Gutter/ Gutter/Valley/Flue's - Flashing* | **Refer to 'Roof Cover' section** | |
| **Anticon** | *Type* | **Include R1.8 to entire roof** | **66** |
| **Notes** | | | |

| GARAGE DOORS | | | VO# |
|---|---|---|---|
| **Main door** | *Manufacturer* | **Steel-line** | **131** |
| | *Type* | **Sectional Door – includes 2 x Remote Controls and Wall Mount Remote Control , Auto reverse system and Courtesy Light** | **131** |
| | *Style* | **Flatline** | **131** |

| GARAGE DOORS | | | VO# |
|---|---|---|---|
| | *Colour* | **Perisher White** | **154** |
| | *Windows* | **Excluded** | |
| | *Ember Seal* | **Excluded** | |
| | *Automation* | **Included** | **131** |
| | *Other Items* | **N/A** | |
| **Others** | *Manufacturer/Type/Colour/Locations* | **Excluded** | |
| **Notes** | | | |

| PAINTING | | | VO# |
|---|---|---|---|
| **Exterior** | *Render Main/Contrast* | **Refer to 'Plastering' section** | |
| | *Render Contrast* | **Excluded – Refer to 'Plastering' Section** | |
| | *Mouldings* | **Dulux Lexicon** | |
| | *Meter box* | **Dulux Lexicon** | |
| | *Lined eaves* | **Ceiling White** | |
| | *External ceilings* | **Ceiling White** | |
| | *Weatherboard Cladding* | **Dulux Lexicon** | **157** |
| | *Gable Vent* | **Dulux Lexicon** | **114** |
| | *Battens* | **N/A** | |
| | *Gable Barge board* | **Dulux – high gloss - Dulux Lexicon** | |
| | *Kapur Glulam* | **Dulux – high gloss - Dulux Lexicon** | |
| | *Kingpost* | **Dulux Lexicon** | **72** |
| | *Posts* | **Dulux – high gloss - Dulux Lexicon** | |
| | *Spandrel ends* | **Dulux – high gloss -Dulux to match Jenolan Nexteel - (Colorbond Shale Grey / Armour Grey)** | |
| | *Entry door & frame external* | **Refer to 'Aluminium' section** | |
| | *Entry door & frame internal* | **Refer to 'Aluminium' section** | |
| | *Garage/Entry door & frame external* | **Dulux – high gloss - Dulux Lexicon** | |
| | *Garage/Entry door & frame internal* | **Dulux – high gloss - Dulux Lexicon** | |
| | *Garage/Rear door & frame external* | **Dulux – high gloss - Dulux Lexicon** | **8** |
| | *Garage/Rear door & frame internal* | **Dulux – high gloss - Dulux Lexicon** | **8** |
| **Interior** | *Ceilings & cornices* | **Ceiling White** | |
| | *Doors & frames* | **Dulux – high gloss – Snowy Mountains Half** | **137** |
| | *Special doors* | **Sliding doors – Dulux- High gloss Snowy Mountains Half**<br>**MDF pelmet – Dulux- High gloss Snowy Mountains Half** | **137** |
| | *Skirtings* | **Dulux– high gloss- Snowy Mountains Half** | **45, 137** |
| | *Nosings* | **Dulux– high gloss- Snowy Mountains Half** | **46, 137** |
| | *Cappings* | **N/A** | |
| | *Shelf rail (front face only)* | **N/A** | |

| PAINTING | | | VO# |
|---|---|---|---|
| | *Walls* | **Dulux– low sheen- Snowy Mountains Half** | **137** |
| | *Feature walls* | **Excluded** | |
| | *Special Items – Interior Board & Batten Cladding* | **Dulux– low sheen- Snowy Mountains Half** | **10, 137** |
| | *Fireplace Mantle* | **Dulux– low sheen- Snowy Mountains Half** | **141** |

**Notes**

- No guarantee of colour match can be given if gables and/or entry doors are required to be stained to match "Timber Look" garage door
- Manufacturer's warranty will be voided if Entry doors are required to be painted in dark colours
- 2 colours to gutters & fascia will incur additional cost.
- Shelford Quality Homes uses Dulux products – if a selected colour is to match an equivalent of another paint brand, exact colour match cannot be guaranteed. (Suggest Owner to obtain their own colour sample from Dulux).
- Please Note: High Gloss Enamel is the standard finish on all doors, doors frames, shelf front & trims. (Selection of white or light colours may cause "Yellowing" over time)
- Please Note: Low Sheen finish is used where internal paint to walls is included

| EXTERNAL WORKS | | | VO# |
|---|---|---|---|
| **Grano** | *Extent* | **Garage** | |
| | *Pattern* | **Smooth** | |
| | *Garages – hardstand* | **Included - 100mm thick** | |
| | *Colour* | **Grey** | |
| **Exposed Aggregate** | *Manufacturer* | **Boral** | **94,146, 149 151** |
| | *Location* | **Driveway, Crossover, side paths, porch and verandah as per plan** | **94,146 149, 151** |
| | *Colour* | **Coogee** | **146,149 ,151** |
| | *Finish* | **Light Exposure** | **146,149 151** |
| | *Retic Conduit* | **Included - 90mm PVC pipe under Drive and garden beds for retic** | **96,146 149 151,152** |
| | *Notes* | | |
| **Brick/block paving** | | **Excluded refer to 'Exposed Aggregate' section** | **94** |
| | *Manufacturer* | **Midland Brick** | |
| | *Extent* | **N/A** | |
| | *Crossover* | **N/A** | |
| | *Pattern* | **N/A** | |
| | *Main - Type* | **N/A** | |
| | *Main - Colour* | **N/A** | |
| | *Border – Type* | **N/A** | |
| | *Border - Colour* | **N/A** | |
| | *Border - Location* | **N/A** | |
| | *Retic Conduit* | **refer to 'Exposed Aggregate' section** | |

| EXTERNAL WORKS | | | VO# |
|---|---|---|---|
| **Decking** | *Type/Extent* | **Excluded refer to 'Exposed Aggregate' section to Alfresco + Porch + Verandah** | **146,149** |
| **Letterbox** | | **Included** | **94,149** |
| **Clothesline** | | **Excluded** | |
| **Fencing** | *Type/Colour* | **Excluded** | |
| **Gates** | *Type/Colour* | **Included 1 No. 1800mm high aluminium slats gate with Key lock**<br>**Colour : Surfmist** | **94** |
| **Landscaping & Retic** | | **Included – refer to drawings**<br>**Included -Litestone Havanna 740mm diameter x 540mmhigh white pot**<br>**Battery operated solenoid to rear garden bed** | **94,96**<br>**152,158**<br>**161** |
| **Site Clean** | | **Included to extent of Builder's works** | |
| **Notes** | | | |

| MISCELLANEOUS | | | VO# |
|---|---|---|---|
| **Window Coverings** | *Supplier* | **Coolico** | **106** |
| | *Type/Colour* | **Roman Blinds -Elite – Mantra Opal** | **106** |
| | *Location* | **Bed 1** | **106** |
| | *Supplier* | **Coolico** | **106** |
| | *Type/Colour* | **Roman Blinds -Elite – Mantra Opal** | **106** |
| | *Location* | **Bed 2, 3 & 4** | **106** |
| | *Supplier* | **Coolico** | **106** |
| | *Type/Colour* | **Roman Blinds -Elite – Mantra Opal** | **106** |
| | *Location* | **Theatre** | **106** |
| | *Supplier* | **Coolico** | **106** |
| | *Type/Colour* | **Roman Blinds -Elite – Mantra Opal** | **106** |
| | *Location* | **Family** | **106** |
| | *Supplier* | **Coolico** | **106** |
| | *Type/Colour* | **Roller Blinds -Elite – Mantra Opal** | **106** |
| | *Location* | **Games + Laundry** | **106** |
| | *Supplier* | **Coolico** | **106** |
| | *Type* | **Sheer Curtains – Venice track-S-Wave-Hand Wand** | **106** |
| | *Colour* | **Harper White (Charles Parson)** | **106** |
| | *Location* | **Games – Sliding Door** | **106** |
| **Carpets** | *Supplier* | **Trevors Flooring** | **113** |
| | *Type* | **First View** | **113** |
| | *Colour* | **10 Calcite** | **113** |
| | *Location* | **Bed 1, WIR, Bed 2 , Bed 3 & Bed 4 including inside robes & Theatre** | |
| **Vinyl flooring**<br>**Or Main Floor tiling** | *Supplier* | **Trevor's Flooring** | |
| | *Type* | **Polaris Pro** | **102** |

| | | | | | VO# |
|---|---|---|---|---|---|
| **MISCELLANEOUS** | | | | | |
| | *Colour* | **Pearl Oak** | | | **102** |
| | *Location/Extent* | **Entry, Family, Dining, Kitchen, Scullery, Games & Passage** | | | |
| **Timber flooring** | *Supplier/Type/Colour/Location* | **Excluded** | | | |
| **Air-conditioning** | *Type* | **Fujitsu ARTG60LDTA – 15.8kW cool, 18.0kW heat, single phase Premium Inverter Ducted System with 11 outlets and 9 zones including constant and return air. Airtouch2+ smart zone controller included** | | | **108** |
| | *Outlets/Zones* | **Bed 1** | **1 2-slot linear grille** | **Zone 1** | |
| | | **Bed 2** | **1 Outlet** | **Zone 2** | |
| | | **Bed 3** | **1 Outlet** | **Zone 3** | |
| | | **Bed 4** | **1 Outlet** | **Zone 4** | |
| | | **Theatre** | **1 2-slot linear grille** | **Zone 5** | |
| | | **Games** | **1 2-slot linear grille** | **Zone 6** | |
| | | **Family/Dining** | **2 2-slot linear grille** | **Zone 7** | |
| | | **Kitchen/Scullery** | **2 2-slot linear grille** | **Zone 8** | |
| | | **Kitchen** | **1 2-slot linear grille** | **Constant** | |
| | *Ceiling Grills* | **Included – Standard – white + slot linear grilles to Kitchen, Games, Theatre, Family & Dining** | | | **92** |
| | *Unit Colour* | **Manufacturers standard – Wall mounted on brackets** | | | |
| **Skylights** | | **Excluded** | | | |
| **Notes** | | | | | |

## Disclaimer

1) **As the Owner, it is your responsibility to ensure the accuracy of the selections/details/finishes recorded on all documents.**

2) **In the event of any discrepancies, please do not mark/write on these documents. Please include a separate note of these to inform you Prestart consultant.**

**Note on Owner supplied items**

1. **Where Owners are supplying items for Builder to install, all product details, model numbers etc are to be provided to the Builder. In the event items are deemed not typical or not allowed in the contract price by the Builder, additional installation costs will be charged as a variation.**
2. **It is the Owner's responsibility to ensure that all Owner supplied items are adequately insured against damage, loss or theft until the Owner takes possession of the works.**

The project details described herein are as selected by me/us

Client _____ Signature _____

Date _____

Client _____ Signature _____

Date _____

Shelford Representative _____