21A PATRICIA STREET BENTLEIGH 3165

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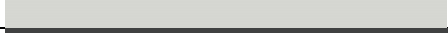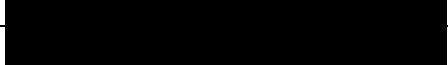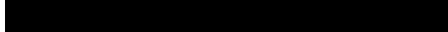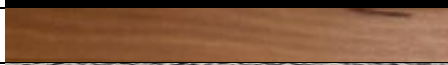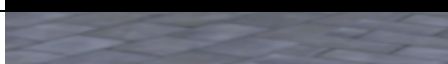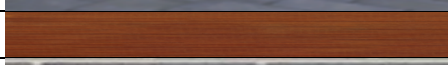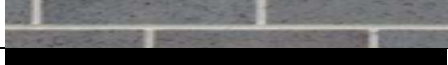
HOUSE EXTERNAL – SCHEDULE OF FINISHES

Item	Colour	Sample	RGB
Roof tiles	Sambucca		
First Floor Render (Front and alongside to first wall return)	Unitex Concrete (Light Grey/white)		
First Floor Render (Sides and Back)	Silver Tea Set		RGB(213, 213, 208)
Ground Floor Render (Sides and Back)	Silver Tea Set		RGB(213, 213, 208)
First floor Eve Lining	Silver Tea Set		RGB(213, 213, 208)
Ground Floor Render	Monument (Classic)		50 50 51
Ground Floor – sheet roofing	NightSky/Black		50 50 51
Gutters and Facias	NightSky/Black		
Downpipes	NightSky/Black		
Sectional Garage Door (WoodGrain) Horizontal	NightSky/Black		
Ground Floor Vertical Cladding	NightSky/Black		
Ground Floor Door	Oak		
Driveway	X94		
Front Fence	Black		
Bluestone Paving	Australian Bluestone		
Decking	Merbau		
Brick Garage Side Wall (TH B)	Austral Industrial Iron		
Pergola timbers	Black		

HOUSE EXTERNAL – CLADDING/RENDER/BRICK/GARAGE/ROOF/GAS/RAINWATER

ITEM NO	DESCRIPTION	MANUFACTURER PROFILE/RANGE	COLOUR	REFERENCE
6.1	Common brick for render to garages Access Industrial range 'Iron' face brickwork to Townhouse B (North) garage wall on boundary	Austral Bricks	Industrial Iron	*Austral Bricks, Industrial, Iron* *https://www.australbricks.com.au/nsw/35036001156 0000301100n*
6.2	Acrylic render to brickwork to mailbox piers		(Unitex Concrete Look (Light Grey)	
6.3	120x19mm Sectional Garage door – Fine Line Insulated (MAtt Finish)	B&D PanelLift Icon Nullabor (Woodgrain Finish) 5 Panels to ground	NightSky	https://www.bnd.com.au/garage-doors/residential/sectional-doors/panelift/
6.4	4.5mm Hardiflex sheeting to eaves		Silver Tea Set	
6.5	10mm WR plasterboard to entry porch soffits		Silver Tea Set	
6.6	**GROUND FLOOR (SIDES/REAR) - 75mm Hebel** panel and render to ground floor sides/rear	Unitex/Hebel	Silver Tea Set ~~NightSky~~	
6.7	**GROUND FLOOR (FRONT FAÇADE) -75mm Hebel** and render to ground floor façade	Unitex/Hebel	NightSky	
6.8	**FIRST FLOOR (SIDES/REAR) 75mm Hebel** panel and render to first floor sides/rear	Unitex/Hebel	Silver Tea Set	
6.9	**FIRST FLOOR (FRONT FAÇADE) 75mm Hebel** panel and render to first floor façade Polished concrete render to first floor façade and along sides to first wall return	Unitex/Hebel	(Unitex Concrete Look (Light Grey)	
6.10	**GROUND&FIRST FLOOR (DIVIDING WALLS) 50mm Hebel** panel and render to front/rear dividing walls, first floor rear wall	Unitex/Hebel	NightSky & Silver Tea Set	
6.11	**FIRST FLOOR (PORCH) 50mm Hebel** and render to entry porch parapet	Unitex/Hebel	NightSky	
6.12	Pitches Roof generally with flat roofs to porch and garage	N/A		
6.13	Monier concrete tile – Elabana (or equivalent profile) to upper pitched roofs. Sarking included	Monier	Elabana Barramnundi	
6.14	Colorbond metal deck roofing to lower flat roofs. Sarking included	Colourbond	Monument	

6.15	Colourbond rainwater heads, metal facia, gutter and downpipes from Colourbond colour range	Colourbond	Silver Tea Set	
6.17	Colourbond Downpipes and Rainwater Heads	Colourbond	Silver Tea Set	
6.18	Colourbond Metal facia, Gutter	Colourbond	Monument	
6.19	External paint included to doors, soffits and eaves, exposed plumbing, pergola, deck, PVC downpipes and cladding		Silver Tea Set or Night Sky	
6.20	3 coats of Haymes Ultra Premium Solarshield low sheen to exterior works			
6.21	Rainwater tanks – 2000L Slimline tank with pump for irrigation	2000L Slimline		
6.22	Gas Hot Water – 26L Rinnai B26 with recess box	Gas Hot Water – 26L Rinnai B26 with recess box		
6.23	Water point to fridge			
6.24	Gas point for future BBQ to deck			
6.25	Garden (2 taps) to front and rear dwelling			

HOUSE EXTERNAL – EXTERNAL WINDOWS/DOORS

ITEM NO	DESCRIPTION	MANUFACTURER PROFILE/RANGE	COLOUR	REFERENCE
7.1	Window locks to all operable windows			
7.2	Residential or equivalent range aluminium windows Aluminium residential powder coated fixed and awning windows		Black	
7.3	Obscure Glazing - Satinlite			
7.4	Window locks to all operable windows			
7.5	Hume Linear entry door – **2340x920mm** XLR500 for stain with translucent sidelite (Satinlite)	Hume XLR500	Oak	https://www.humedoors.com.au/ranges/entrance/linear-entrance?model=XLR500
7.6	Chrome pin door stops			
7.7	Front Door Handle - 450mm Silver/Chrome G4		Chrome /Silver	Gainsborough 450mm Stainless Steel G4 Series Square Pull Handle Entrance Set
7.8	Aluminium glazed bi-part sliding door to **SIDE** (Meals) **2340mm High**			2 Doors
7.09	Aluminium glazed stacking sliding door to **REAR** (Family) (**2340mm High**			3 Doors
7.10	Raven door seals			
7.11	Lemaar range external door hardware in chrome finish			Includes Sliding Door Hardware
7.12	Aluminium clear glazed external door to Townhouse A (South) Laundry (**2340mm High)**			
7.13	Garage Access Door - Aluminium obscure glazed door (**2340mm High)**			

HOUSE EXTERNAL – DECK/PAVING/DRIVEWAY

Item No	Description	Included in Contract Price	Colour	Reference
8.1	Open timber pergola over decking to rear	Y	Merbau	
8.2	88mm Merbau timber decking to rear (Family) and sides(Meals) as detailed	Y	Merbau	
8.3	10mm WR plasterboard soffit			
8.4	300x600mm Bluestone paving to entry porch		Light Grey	https://stone-pavers.com.au/product/european-bluestone-tiles-pavers/
8.5	Driveway – Exposed aggregate concrete	Y	Light Grey	https://www.metromixconcrete.com.au/products/exposed-aggregate-concrete-melbourne/ *X1.*
8.6	Side paths	Y	Light Grey	

KITCHEN

ITEM NO	DESCRIPTION	MANUFACTURER	PROFILE	RANGE/COLOUR	REFERENCE/COMMENTS
10.1	Overheads/Base	PolyTec	White (Matt)	Crisp White/Polar White/Ultra White	https://www.polytec.com.au/colours/
10.2	Handles	PolyTec	Sharknose		
10.3	Ceaserstone Mineral	Ceaserstone	40mm with 40mm Aris Edge Snow [M0 Range]	Snow	https://www.caesarstone.com.au/colours/2141-snow/
10.4	Ceaserstone Mineral	Ceaserstone	40mm with 40mm Aris Edge Solenna [M4 Range]	White	https://www.caesarstone.com.au/colours/5113-solenna/
10.5	Draws	PolyTec	Matt/White	Crisp White/Polar White/Ultra White	https://www.polytec.com.au/colours/
10.6	Handles	PolyTec	Sharknose		
10.7	Ceaserstone Mineral	Ceaserstone	Snow [M0 Range]	Snow	https://www.caesarstone.com.au/colours/2141-snow/
10.9	Oven	SMEG	SMEG 60cm SFA562X2 thermoseal	Stainless steel	
10.10	Oven	SMEG	SMEG 60cm SFA562X2 thermoseal	Stainless steel	
10.11	Cooktop -	SMEG	SMEG 90cm CIR597X5 5Gas	Stainless steel	
10.12	Rangehood -	SMEG	SMEG 90cm PUM910X Undermount	Stainless steel	
10.13	Dishwasher SMEG 60cm DWAU6214X2	MIELE	Miele 60cm G5000 Freestanding Dishwasher Stainless Steel G5000BKCLST	Stainless steel	
10.14	Kitchen Sink	Franke Bolero	Franke Bolero Box 220-36 Stainless Steel inc DT360	Stainless steel	
10.15	Kitchen Sink Mixer/Tapware	Greens Zeon Galiano	Greens Zeon Galiano Pull Down Mixer Brush Nickel	Stainless steel	

LAUNDRY

ITEM NO	DESCRIPTION	MANUFACTURER	PROFILE	RANGE/COLOUR	REFERENCE/COMMENTS
11.1	Overhead cabinets	PolyTec	Matt/White	Crisp White/Polar White/Ultra White	https://www.polytec.com.au/colours/
11.2	Overhead Handles	PolyTec	Sharknose		
11.3	Base cabinets	PolyTec	Matt/White	Crisp White/Polar White/Ultra White	https://www.polytec.com.au/colours/
11.4	Base Handles	Hettich	Baldone	Brushed Stainless Steel	https://shop.hettich.com/au_EN/Baldone/bp/variant3984953054744
11.5	Inbuilt (2 standard hinged) doors	PolyTec		White (Matt)	
11.7	Broom ½ – 4 shelves	PolyTec		White (Matt)	
11.8	Broom ½ 1x top shelf	PolyTec		White (Matt)	
11.9	Euro Tokyo Rectangle Sink Under Counter 550 x 450 x 200mm	Swan Plumbing	Stainless Steel	Stainless steel	
11.10	Kitchen Sink Mixer/Tapware	Swan Plumbing	Greens Zeon Galiano Pull Down Mixer Brush Nickel	Stainless steel	
11.12	Ceaserstone Mineral	Ceaserstone	20mm with 20mm Aris Edge Snow [M0 Range	Snow	https://www.caesarstone.com.au/colours/2141-snow/
11.13	Splashback	National Tiles	Café Grind Matt 100x300	Café Grind Matt	https://www.nationaltiles.com.au/cafe-grind-matt-tile
11.14	Floor Tiles	Beaumont	600x600mm	Maximo White Silk	
11.15	Paint			Lexicon Half	
11.16	Skirting tile to remaining wet area walls 100x600mm				

BATHROOM – GROUND FLOOR POWDER ROOM

ITEM NO	DESCRIPTION	MANUFACTURER	PROFILE	RANGE/COLOUR	REFERENCE/COMMENTS
12.01	Vanity Basin	Streamline	Streamline Synergii Above Counter Basin 470 x 375mm	White (Matt)	
12.02	Basin Wall Mixer	Swan Plumbing	M	Black (Matt)	
12.03	Toilet Roll Holder	Swan Plumbing	Nero Brushed Matt Black/Ecco Toilet Roll Holder	Black (Matt)	
12.04	Hand Towel Rail	Swan Plumbing	Nero Bianca/Ecco Matt Black Hand Towel Rail 9080	Black (Matt)	
12.05	BenchTop	Ceaserstone	20mm with 20mm Aris Edge Solenna M4 Range	White	https://www.caesarstone.com.au/colours/5113-solenna/
12.06	Splashback Tiles	Beaumont	600x600	Maximo White Silk	
12.07	Vanity Wall Tiles to Ceiling	Beaumont	600x600	Maximo White Silk	
12.08	Mirror	TBC	Frameless Round	6mm	
12.09	Under benchtop cabinet shelf	Laminex Formica	White	White (Matt)	
12.10	Floor Tiles	Beaumont	600x600mm	Maximo White Silk	
12.11	No Tiles – painted only			Lexicon Half	
12.12	Skirting tile to remaining wet area walls 100x600mm				
12.13	Toilet	Swan Plumbing	Essence Tacoma Wall Face Suite Raised Height Tornado Nano Soft Close Seat U/ Trap	White	

BATHROOM – FIRST FLOOR POWDER

ITEM NO	DESCRIPTION	MANUFACTURER	PROFILE	RANGE/COLOUR	REFERENCE/COMMENTS
13.1	Vanity		ADP Tiny 400mm Semi Recessed Small Space Vanity	Polar White Silk (Matte)	https://www.idealbathroomcentre.com.au/products/adp-tiny-400mm-semi-recessed-small-space-vanity?currency=AUD
13.2	Basin Wall Mixer	Swan Plumbing	Elgin Wall Mixer & Spout & Plate – Black	Black (Matt)	
13.3	Toilet Roll Holder	Swan Plumbing	Nero Black Bianca/Ecco Toilet Roll Holder	Black (Matt)	
13.4	Hand Towel Rail	Swan Plumbing	Nero Bianca/Ecco Black Matt Hand Towel Rail 9080	Black (Matt)	
13.5	Splashback Tiles	Beaumont	600x600	Maximo White Silk	
13.6	Mirror		Small Frameless Round		https://www.templeandwebster.com.au/Tate-Round-Frameless-Wall-Mirror-
13.7	Floor Tiles	Beaumont	600x600mm	Maximo White Silk	
13.8	No Tiles – painted only			Lexicon Half	
13.9	Skirting tile to remaining wet area walls and 100x600mm				
13.10	Toilet	Swan Plumbing	Essence Tacoma Wall Face Suite Raised Height Tornado Nano Soft Close Seat U/ Trap	White	

BATHROOM – FIRST FLOOR MASTER ENSUITE

ITEM NO	DESCRIPTION	MANUFACTURER	PROFILE	RANGE/COLOUR	REFERENCE/COMMENTS
14.01	BenchTop	Ceaserstone	20mm with 20mm Aris Edge Snow [M0 Range]	Snow	https://www.caesarstone.com.au/colours/2141-snow/
14.02	Splashback	National Tiles	Basalt Shields Mosaic 302x300	Basalt Shields Mosaic	https://www.nationaltiles.com.au/basalt-shields-mosaic-tile
14.03	Mirror		6mm polished edge mirror, vanity width x 1.4m high		https://www.mirrorcity.com.au/collections/frameless-mirror/products/cut-to-size-mirror
14.04	Remaining Vanity Wall Tiles (If any)	Beaumont	600x600mm	Maximo White Silk	
14.05	Basin (x2)	Streamline	Streamline Synergii Above Counter Basin 470 x 375mm	White (Matt)	
14.06	Basin Wall Mixer (x2)	Swan Plumbing	Elgin Wall Mixer & Spout & Plate – Matt Black	Black (Matt)	
14.07	Toilet Roll Holder	Swan Plumbing	Nero Matt Black Bianca/Ecco Toilet Roll Holder	Black (Matt)	
14.08	Towel Rail (x2)	Swan Plumbing	BIANCA SINGLE TOWEL RAIL 600/800MM Matt Black	Black (Matt)	
14.09	Hand Towel Rail (x2)	Swan Plumbing	Nero Bianca/Ecco Matt Black Hand Towel Rail 9080	Black (Matt)	
14.10	Towel Hook	Swan Plumbing	Nero Bianca/Ecco Matt Black	Black (Matt)	
14.11	Toilet	Swan Plumbing	Essence Tacoma Wall Face Suite Raised Height Tornado Nano Soft Close Seat U/ Trap	White	
14.13	Base under Benchtop	PolyTec	Matt/White	Crisp White/Polar White/Ultra White	https://www.polytec.com.au/colours/
14.14	Shower Head	Swan Plumbing	Nero Mecca/Bianca Shower Set Round Head YSW2508-05C Brushed Nickel	Stainless Steel/Chrome	
14.15	Shower Mixer	Swan Plumbing	NE Elgin Brushed Nickel Bath/ Shower Mixer YSW2314-09	Stainless Steel/Chrome	
14.16	Frameless Shower Screen		Frameless Glass Shower screen. **10mm thick and 2400mm** high	Glass	Panel Only to First Floor Master Ensuite

14.17	Shower Tiles	Beaumont	600x600mm	Maximo White Silk	
14.18	Shower niche	Beaumont	600x600mm	Maximo White Silk	
14.19	Floor Tiles	Beaumont	600x600mm	Maximo White Silk	
14.20	Tiles	Beaumont	600x600mm	Maximo White Silk	
14.21	Edging			Silver	
14.22	No Tiles – painted only			Lexicon Half	
14.23	Skirting tile to remaining wet area walls and 100x600mm				

BATHROOM – FIRST FLOOR BATHROOM

ITEM NO	DESCRIPTION	MANUFACTURER	PROFILE	RANGE/COLOUR	REFERENCE/COMMENTS
15.1	BenchTop	Ceaserstone	20mm with 20mm Aris Edge Snow [M0 Range]	Snow	https://www.caesarstone.com.au/colours/2141-snow/
15.2	Splashback	Beaumont	600x600mm	Maximo White Silk	
15.3	Mirror		6mm polished edge mirror, vanity width x 1.4m high		https://www.mirrorcity.com.au/collections/frameless-mirror/products/cut-to-size-mirror
15.4	Remaining Vanity Wall Tiles (If any) to Ceiling	Beaumont	600x600mm	Maximo White Silk	
15.5	Bathroom Wall tiles to ceiling	National Tiles	Basalt Shields Mosaic 302x300	Basalt Shields Mosaic	
15.6	Edging			Silver	
15.8	Tiles to ceiling	Beaumont	600x600mm	Maximo White Silk	
15.9	Edging			Silver	
15.10	Floor Tiles	Beaumont	600x600mm	Maximo White Silk	
15.11	Basin (x1)	Streamline	Streamline Synergii Above Counter Basin 470 x 375mm	White	
15.12	Basin Wall Mixer (x1)	Swan Plumbing	Elgin Wall Mixer & Spout & Plate – Matt Black	Black (Matt)	
15.13	Toilet Roll Holder	Swan Plumbing	Nero Matt Black Bianca/Ecco Toilet Roll Holder	Black (Matt)	
15.14	Towel Rail (x1)	Swan Plumbing	BIANCA SINGLE TOWEL RAIL 600/800MM Matt Black	Black (Matt)	
15.15	Hand Towel Rail (x1)	Swan Plumbing	Nero Bianca/Ecco Matt Black Hand Towel Rail 9080	Black (Matt)	
15.16	Towel Hook	Swan Plumbing	Nero Bianca/Ecco Matt Black	Black (Matt)	
15.17	Toilet	Swan Plumbing	Essence Tacoma Wall Face Suite Raised Height Tornado Nano Soft Close Seat U/ Trap	White	
15.18	Base units under Vanity	PolyTec	Matt/White	Crisp White/Polar White/Ultra White	https://www.polytec.com.au/colours/
15.19	Shower Head	Swan Plumbing	Nero Mecca/Bianca Shower Set Round Head YSW2508-05C Brushed Nickel	Stainless Steel/Chrome	

15.20	Shower Mixer	Swan Plumbing	NE Elgin Brushed Nickel Bath/ Shower Mixer YSW2314-09	Stainless Steel/Chrome	
15.21	Frameless Shower Screen		Frameless Glass Shower screen. **100mm thick and 2400mm** high	Glass	Panel and door – GF Ensuite and FF Bathroom
15.22	Shower Tiles	Beaumont	600x600mm	Maximo White Silk	
15.23	Shower niche	Beaumont	600x600mm	Maximo White Silk	
15.24	Bath	Swan Plumbing	Ostar BTW freestanding bath 1600x800x580 VU720	White	
15.25	Skirting tile to remaining wet area walls 100x600mm				
15.26	No Tiles – painted only			Lexicon Half	

BATHROOMS – GROUND FLOOR GUEST ENSUITE

ITEM NO	DESCRIPTION	MANUFACTURER	PROFILE	RANGE/COLOUR	REFERENCE/COMMENTS
16.1	BenchTop	Ceaserstone	20mm with 20mm Aris Edge Snow [M0 Range]	Snow	https://www.caesarstone.com.au/colours/2141-snow/
16.2	Splashback	National Tiles	Basalt Shields Mosaic 302x300	Basalt Shields	https://www.nationaltiles.com.au/basalt-shields-mosaic-tile
16.3	Mirror		6mm polished edge mirror, vanity width x 1.4m high		https://www.mirrorcity.com.au/collections/frameless-mirror/products/cut-to-size-mirror
16.4	Remaining Vanity Wall Tiles (If any)	Beaumont	600x600mm	Maximo White Silk	
16.5	Tiles to Ceiling	Beaumont	600x600mm	Maximo White Silk	
16.6	Edging			Stainless Steel	
16.7	Floor Tiles	Beaumont	600x600mm	Maximo White Silk	
16.8	Basin (x1)	Streamline	Streamline Synergii Above Counter Basin 470 x 375mm	White	
16.9	Basin Wall Mixer (x1)	Swan Plumbing	Elgin Wall Mixer & Spout & Plate – Matt Black	Black (Matt)	
16.10	Toilet Roll Holder	Swan Plumbing	Nero Matt Black Bianca/Ecco Toilet Roll Holder	Black (Matt)	
16.11	Towel Rail (x1)	Swan Plumbing	BIANCA SINGLE TOWEL RAIL 600/800MM Matt Black	Black (Matt)	
16.12	Hand Towel Rail (x1)	Swan Plumbing	Nero Bianca/Ecco Matt Black Hand Towel Rail 9080	Black (Matt)	
16.13	Towel Hook	Swan Plumbing	Nero Bianca/Ecco Matt Black	Black (Matt)	
16.14	Toilet	Swan Plumbing	Essence Tacoma Wall Face Suite Raised Height Tornado Nano Soft Close Seat U/ Trap	White	
16.15	Base cabinets under benchtop	PolyTec	Matt/White	Crisp White/Polar White/Ultra White	https://www.polytec.com.au/colours/
16.16	Shower Head	Swan Plumbing	Nero Mecca/Bianca Shower Set Round Head YSW2508-05C Matt Black	Stainless Steel/Chrome	
16.17	Shower Mixer	Swan Plumbing	NE Elgin Matt Black Bath/ Shower Mixer YSW2314-09	Stainless Steel/Chrome	

16.18	Frameless Shower Screen		Frameless Glass Shower screen. **100mm thick and 2400mm** high	Glass	Panel and door – GF Ensuite and FF Bathroom
16.19	Shower Tiles	Beaumont	600x600mm	Maximo White Silk	
16.20	Shower niche	Beaumont	600x600mm	Maximo White Silk	
16.21	Skirting tile to remaining wet area walls 100x600mm				
16.22	No Tiles – painted only			Lexicon Half	

ROBES - MASTER BEDROOM

ITEM NO	DESCRIPTION	MANUFACTURER	PROFILE	RANGE/COLOUR	REFERENCE/COMMENTS
17.1	10mm Carpet (including Walk In Robe)	Ozflooring	Classic City Underlay: 10mm	Classic City – Ashville (Light Grey)	https://ozflooringoutlet.com.au/product/classic-city-ashville/
17.2	Top shelf, and single chrome hanging rail (x2)	PolyTec	PolyTec	White(Matt)	https://www.polytec.com.au/colour/polar-white/
17.3	Tower unit of shelves/drawers (x2)	PolyTec	PolyTec	White(Matt)	https://www.polytec.com.au/colour/polar-white/

ROBES – FIRST FLOOR ROOMS (x2)

ITEM NO	DESCRIPTION	MANUFACTURER	PROFILE	RANGE/COLOUR	REFERENCE/COMMENTS
17.5	10mm Carpet (including Robe)	Ozflooring	Classic City Underlay: 10mm	Classic City – Ashville (Light Grey)	https://ozflooringoutlet.com.au/product/classic-city-ashville/
17.6	Frameless Sliding Doors		Frameless Sliding Mirrored Doors (2 door sliding)		
17.7	Sliding Door Rails			White (Matt)	
17.8	Top shelf, and single chrome hanging rail (x1)	PolyTec	PolyTec	White (Matt)	https://www.polytec.com.au/colours/
17.9	Tower unit of shelves/drawers (x1)	PolyTec	PolyTec	White (Matt)	https://www.polytec.com.au/colour/notaio-walnut/

ROBES – GROUND FLOOR GUEST

ITEM NO	DESCRIPTION	MANUFACTURER	PROFILE	RANGE/COLOUR	REFERENCE/COMMENTS
17.10	10mm Carpet (including Robe)	Ozflooring	Classic City Underlay: 10mm	Classic City – Ashville (Light Grey)	https://ozflooringoutlet.com.au/product/classic-city-ashville/
17.11	Inbuilt Doors	PolyTec	Inbuilt (4 stack hinged) doors	White (Matt)	https://www.polytec.com.au/colour/ultra-white/
17.12	Top shelf, and single chrome hanging rail (x1)	PolyTec	PolyTec	White (Matt)	https://www.polytec.com.au/colour/ultra-white/
17.13	Tower unit of shelves/drawers (x1)	PolyTec	PolyTec	White (Matt)	https://www.polytec.com.au/colour/ultra-white/

STUDY

ITEM NO	DESCRIPTION	MANUFACTURER	PROFILE	RANGE/COLOUR	REFERENCE/COMMENTS
18.01	10mm Carpet	Ozflooring	Classic City Underlay: 10mm	Classic City – Ashville (Light Grey)	https://ozflooringoutlet.com.au/product/classic-city-ashville/
18.02	Inbuilt Desk	PolyTec	PolyTec	Walnut	https://www.polytec.com.au/colour/rojo-walnut/
18.03	Overhead Cabinets	PolyTec	PolyTec	Walnut	https://www.polytec.com.au/colour/rojo-walnut/
18.04	Shelf	PolyTec	PolyTec	Walnut	https://www.polytec.com.au/colour/rojo-walnut/

STORAGE – FIRST FLOOR LINEN

ITEM NO	DESCRIPTION	MANUFACTURER	PROFILE	RANGE/COLOUR	REFERENCE/COMMENTS
19.01	10mm Carpet (including wardrobe floor)	Ozflooring	Classic City Underlay: 10mm	Classic City – Ashville (Light Grey)	https://ozflooringoutlet.com.au/product/classic-city-ashville/
19.02	Linen – 4x fixed shelves			White (Matt)	
19.03	Inbuilt Doors	Painted timber	Inbuilt (2 standard hinged) doors	White (Matt)	painted timber,

STORAGE – GROUND FLOOR LINEN/MUD/BROOM/STAIRS

ITEM NO	DESCRIPTION	MANUFACTURER	PROFILE	RANGE/COLOUR	REFERENCE/COMMENTS
20.01	4x fixed shelves	PolyTec		White	
20.02	Inbuilt Doors	PolyTec	Inbuilt (2 standard hinged) doors	White	
20.04	Sliding Doors (x2)			White	
20.05	Sliding Door Rails			White	
20.07	Linen (Hall 50%) – 1x top shelf	PolyTec		White	
20.09	Inbuilt Doors	Painted timber ~~PolyTec~~	Inbuilt (1 standard hinged) doors	White	painted timber,

WOODEN FLOORS, CARPET, INTERNAL DOORS, INTERNAL PAINT

ITEM NO	DESCRIPTION	MANUFACTURER	PROFILE	RANGE/COLOUR	REFERENCE/COMMENTS
21.01	High Range carpet laid graded 10mm underlay drooms, robes and first	Ozflooring	Classic City Underlay: 10mm	Classic City – Ashville (Light Grey)	https://ozflooringoutlet.com.au/product/classic-city-ashville/
21.02	Engineered Clickboard to entire ground floor except wet areas and Ground Floor bedroom. Staircase included. First Floor not included 14-15mm thick engineered flooring to ground floor living areas , laid under skirting boards with caulked finish (no quad skirting)	TBC	Oak	Oak	
21.03	Internal painting included to doors, walls, ceilings, skirtings, and architraves			Lexicon Half	
21.04	Paint – Walls		3 Coats of Haymes Newlife low sheen washable acryllic paint to internal walls	Lexicon Half	
21.05	Paint – Ceiling		2 coats of Haymes Elite Ceiling fast acrylic paint to internal ceilings	Lexicon Half	
21.06	Paint – Skirting/Doors		3 Coats of Haymes Newlife Ultra Trim acrylic enamel semi gloss to all internal doors, architraves and skirting	Lexicon Half	

21.07	67mm x18mm thick square edge skirting board and architraves		67mm x18mm thick square edge skirting board and architraves	
21.08	Lemaar range internal door hardware in chrome finish to all doors	Lemaar	Calida'	Colour: Satin Chrome
21.09	All Internal Doors Flush panel hollow core doors - **2340mm**	Hume	Standard Flush Door panel	White
21.10	Hallway Door – Moda White Oak AMOD 19G		Door to hallway	White	https://www.corinthian.com.au/doors/internal/amod-19g/

STAIRCASE

ITEM NO	DESCRIPTION	MANUFACTURER	PROFILE	RANGE/COLOUR	REFERENCE/COMMENTS
22.01	Staircase completed in matching engineered flooring				
22.02	Square nosing		Standard	N/A	
22.03	Tread			Oak	
22.04	Risers		Standard	N/A	
22.05	Balustrade		Powdered Steel	Black	
22.06	Handrail		Wood Square	De Marque Wide Plank Oak Valley Oak	See reference picture https://www.ericjonesstairs.com.au/residential-staircases/
22.08	1.05 Dwarf Wall FF void				

INTERNAL -HEATING/ /LIGHTS/POWERPOINTS/PERGOLA/LIGHTS/EXTERNAL LIGHTS/TV/DATA/ENERGY

ITEM NO	DESCRIPTION	MANUFACTURER	PROFILE	RANGE/COLOUR	REFERENCE/COMMENTS
	Up to **80x90mm** LED downlights throughout entire home including garages		Up to **80x90mm** LED downlights throughout entire home including garages		No Need for pendant lights over kitchen, nor lights on stairs
	Light Fittings supply – White LED downlights included Feature light supply (wall, stair, pendant, external, fluorescent)				
	Modern up/down lights to façade on sensor				
	FloodLights on sensor to sides/rear				
	up to **40x** powerpoints on slimline plates				
	TV Aerial and TV points to Ground Floor living and First Floor Landing				
	TV point to master bedroom				
	Data and phone point to study				
	Direct Wired photo electric smoke detectors				Placement as per regulations
	6+ Star rating				
	Electric Heating and Cooling				