

| kitchen                          |  |
|----------------------------------|--|
| <b>Cooktop</b>                   | Fisher and Paykel 900mm European stainless steel gas cooktop   |
| <b>Oven</b>                      | Fisher and Paykel 900mm European stainless steel multifunction oven with clock   |
| <b>Rangehood</b>                 | Fisher and Paykel 900mm concealed rangehood, vented to external  |
| <b>Dishwasher</b>                | Fisher and Paykel Dishwasher   |
| <b>Microwave</b>                 | Fisher and Paykel stainless steel microwave with trim kit  |
| <b>Benchtops</b>                 | 20mm pencil round edge Stone benchtops   |
| <b>Splashback</b>                | Ceramic tiled splashback   |
| <b>Cabinetry</b>                 | Polytec Laminate cupboard doors and drawer fronts with soft close  |
| <b>Water Point</b>               | Tap to rear of refrigerator space  |
| <b>Water Filter</b>              | Inline water filter fitted under kitchen sink with the filtered water delivered directly through the kitchen sink mixer                  |
| <b>Pantry</b>                    | As nominated on plan.  |
| <b>Bin</b>                       | Slide-out bin enclosure  |
| <b>Handles</b>                   | Hettich handles to base cupboards  |
| <b>Sink</b>                      | Stainless steel Inset sink   |
| <b>Tapware</b>                   | Posh Bristol sink mixer in chrome finish   |
| ensuite / bathroom / powder room |  |
| <b>Free-Standing Bath</b>        | White free-standing bath with chrome waste and rubber plug as indicated on plan  |
| <b>Cabinetry</b>                 | Fully laminated vanity units   |
| <b>Benchtops</b>                 | 20mm pencil round edge Stone benchtops   |
| <b>Vanity Basins</b>             | Posh Domaine Basin (Ensuite and Bathroom), Manooga Monaco Basin (Powder Room, Where Applicable)<br>Chrome Waste White Plug               |
| <b>Mirror</b>                    | Polished edge mirror   |
| <b>Handles</b>                   | Hettich handles  |
| <b>Shower Screens</b>            | 2,000mm high framed shower enclosure in bright chrome finish and clear safety glass and a semi-framed pivot door to bathroom and ensuite |
| <b>Accessories</b>               | Posh Towel rails   |
| <b>Tapware</b>                   | Posh Bristol Tapware and Posh Domaine Rail Shower  |
| <b>Toilet</b>                    | Posh Solus Square Close Coupled Toilet Suite   |
| <b>Exhaust Fans</b>              | Exhaust Fan to ceiling space in ensuite and bathroom   |
| <b>Floorwaste</b>                | Chrome floor wastes throughout   |
| <b>Tiling</b>                    | 2m High tiling in Shower, 1m tiling behind bath and skirting tile to the rest of the bathroom and ensuite                                |

*start living*

# Living Inclusions

|                           |  |
|---------------------------|--|
| <b>Doors</b>              |  |
| <b>Front Door</b>         | Hume XN5 Newington<br>Clear glazed in a paint finish   |
| <b>Internal</b>           | Flush panel hinged doors   |
| <b>Sliding Doors</b>      | Aluminium sliding doors where specified  |
| <b>door furniture</b>     |  |
| <b>Front Door</b>         | Gainsborough Trilock leverset double cylinder deadlock to the front entry door in chrome finish  |
| <b>Internal</b>           | Gainsborough Leverset (Privacy sets to bathrooms, WC and all bedrooms)   |
| <b>flooring</b>           |  |
| <b>Ceramic Tiles</b>      | 600 x 600mm ceramic floor tiles to main floor areas (entry, dining, family, kitchen, pantry, hallway & linen) (design specific)  |
| <b>Carpet</b>             | Godfrey Hirst Category 3 Carpet w/ underlay  |
| <b>laundry</b>            |  |
| <b>Laundry Tub</b>        | 800mm wide laundry base cupboard with laminated doors, end panels and laminated square edge benchtop with an ABS edge and matching kick boards and Radiant Vital 45L f/line SS drop in tub with F/mix to laundry (design specific) |
| <b>Exhaust Fan</b>        | Exhaust fan to ceiling space in laundry  |
| <b>Tapware</b>            | Posh Bristol Tap   |
| <b>Splashback</b>         | Tiled splashback to laundry tub  |
| <b>internal</b>           |  |
| <b>Cornice</b>            | 90mm Cove cornice  |
| <b>Gas Package</b>        | Gas cooktop, HWS and heating point (where natural gas is available)  |
| <b>Robes</b>              | WIR to main where nominated and framed mirror sliding doors to bedroom robes   |
| <b>Skirting</b>           | Skirting board and architrave. HMR custom wood, half splayed   |
| <b>Shelving</b>           | White shelving to all robes, linen and pantry  |
| <b>foundation / frame</b> |  |
| <b>Slab</b>               | Concrete slab structurally designed by qualified engineers   |
| <b>Ceiling</b>            | As per plan.   |
| <b>Frame</b>              | Truecore Steel Frame   |
| <b>electrical</b>         |  |
| <b>Air- Conditioning</b>  | Reverse Cycle Ducted A/C System (single or 3 phase- estate specific)   |
| <b>Lighting</b>           | Downlights throughout<br>2 x Downlights to underside of overhead kitchen cupboards   |
| <b>Alarm</b>              | Alarm system with 4 PIR sensors, 1 LCD keypad, control panel & internal/external siren   |
| <b>Powerpoints</b>        | Throughout as detailed on electrical plan, external double waterproof power point to the alfresco  |
| <b>USB GPO's</b>          | Six (6) Iconic USB double power points: 2 in living rooms, 1 in kitchen and 1 in each bedroom  |

*start living*

# Living Inclusions

|                          |  |
|--------------------------|--|
| <b>Phone</b>             | 3 x Cat 6; 1 in Living, 1 in Home Theatre, 1 in Master Bedroom<br>3 x Free to Air Television Connection; 1 in Living, 1 in Home Theatre, 1 in Master Bedroom<br>2 x Phone Point; 1 in Kitchen, 1 in Master Bedroom |
| <b>Television Point</b>  | Three (3) x TV points: 1 in main bedroom, 1 in living and 1 in theatre   |
| <b>hot water system</b>  |  |
| <b>Hot Water System</b>  | Rheem Metro 26 instantaneous gas hot water unit (where natural gas is available)   |
| <b>Paint</b>             |  |
| <b>Internal Walls</b>    | Taubmans low sheen 3 coat paint system   |
| <b>Internal Woodwork</b> | Taubmans gloss paintwork 3 coat paint system   |
| <b>Exterior</b>          | Taubmans acrylic paintwork 3 coat paint system   |
| <b>external</b>          |  |
| <b>Walls</b>             | Face brickwork with Austral Bricks where indicated on plan   |
| <b>Render</b>            | 2 coat Cement Render finish to selected areas as indicated on plan   |
| <b>Windows</b>           | Aluminium windows throughout   |
| <b>Flyscreens</b>        | Flyscreens to openable windows excluding hinged and sliding doors  |
| <b>Roof</b>              | As per plans   |
| <b>Fascia and Gutter</b> | Colorbond fascia and guttering. Downpipes 90mm Round PVC colour matched to fascia and gutter.  |
| <b>Sarking</b>           | Sarking to roof and external walls   |
| <b>Garage Door</b>       | Sectional Colorbond garage door, with two handsets, wall mounted button and additional remote control handset  |
| <b>Ceramic Tiles</b>     | 450 x 450mm ceramic floor tiles to porch and alfresco  |
| <b>Garden Taps</b>       | One to front and one to rear   |
| <b>Landscaping</b>       | Turf to front and rear (to estate requirements)<br>Letterbox<br>Garden to Front Yard   |
| <b>Driveway</b>          | Driveway and Crossover/Colour sealed to estate requirements  |
| <b>Fencing</b>           | To estate guidelines   |
| <b>Clotheslines</b>      | Included   |
| <b>Gas Connection</b>    | Gas point to alfresco (where gas is available)   |