

## **CURZON APARTMENTS**

## LUXURY INCLUSION LIST

## **BUILDING FINISHES AND COMMON AREAS**

BUILDING FINISHES AND	O COMMON AREAS
ENERGY EFFICIENCY RATIN	G Every apartment will have a minimum 5 star Energy Efficiency Rating. Some apartments will have a higher EER.
ACCESS	Security intercom with remote door access. Samsung fingerprint reader entrance door locks to apartments.
ACOUSTIC RATING	BCA required minimum of 55STC acoustic separation between apartments. Adjacent apartments on same floor to comply with
	Australian Standard AS3671 - 1989.
EXTERNAL WALLS	Precast reinforced concrete and metal cladding. Glazing as per architect's design detail.
LANDSCAPING	Design by Harris Hobbs Landscapes. Built by award winning landscape gardeners Mayfair Homes.
COMMON AREAS AND	Electric de la companya de la company
CORRIDORS	Floor finish, wall design, lighting and features as per architect's design detail.
LIFTS	Two lifts servicing all floors and basements as shown on approved plans.
LETTERBOX	Each apartment to have a lockable letterbox located near building entry/exit. Boxes will be semi recessed with roof over.
FIRE SERVICES	Common areas and car parking levels as required by the BCA and a fire engineer.
WINDOWS /	Aluminium framed window and sliding doors, with glazing and acoustic seals as per Australian Standard AS3671 - 1989.
SLIDING DOORS	Compliant with ACT Noise Guidelines.
GYMNASIUM	Equipped with spin bikes, treadmills, rowing machine, weight training station, free weights rack, ambulant toilet and shower.
CAR PARKING	Security controlled access system to car park and commercial grade roller shutter door.
INTERCOM	Restricted intercom access to be provided to basement and lobby areas.
LIGHTING	Energy efficient LED lighting system (Clipsal brand) as per architect's design detail. LED uplighting to external face of balcony.
AIR-CONDITIONING	Balconies will be free of air-conditioning condensing units.
	All apartments will feature in-ceiling Air Change ERV-IC 70 (or equivalent) anti-condensation room ventilator. The Residences have
VENTILATION	crossflow window ventilation.
FAÇADE	As per architect's design detail.
ROOF CLADDING	Colorbond steel roof sheets, screwed to steel batons, over R1 rated anti-condensation blanket.
WASH DOWN BAY	A hose cock will be provided in the basement next to rain storage water tanks for the convenience of apartment residents.
LOADING BAY	An onsite loading bay will be provided adjacent to the main entrance apartment ramp.
BBQ AREA	External communal BBQ area with natural gas BBQ and table/bench.
INDIVIDUAL APARTMEN	TS
GENERAL	
WINDOWS /	Australian made with 7 year warranty, lockable aluminium glazed windows and sliding doors throughout. Fibreglass flyscreens to
SLIDING DOORS	all opening windows.
PAINT	Dulux washable paint to walls, skirting boards, architraves and doors as per colour selection board. Low VOC paint.
WALLPAPER	As per colour selection board.
DOORS	Hume or Corinthian flat panel internal grade doors.
DOOR HARDWARE	Gainsborough "Contractor series" door hardware, with 2 year tarnish and 7 year mechanism warranty (handle only).
SKIRTING BOARDS	42mm x 12mm MDF skirting boards to all rooms.
FIRE PROTECTION	Smoke detectors (Clipsal brand) as per BCA requirements, with 2 year warranty.
	Split system inverter air-conditioner, indoor unit wall mounted, 1 per living area, bedrooms to have separate head units. Top floor
AIR-CONDITIONING*	units to have ceiling ducted air-conditioners bedrooms and living areas.
AIR-CONDITIONING"	
	Note: all air-conditioner units have 5 year manufacturer warranty. Condensers units to be mounted on roof or basement.
CAR PARK	
CAR PARK	Parking will be allocated as per the apartment information sheet.
BALCONY	
STRUCTURE	Reinforced concrete balcony, step down design, waterproofed and tiled with floor waste and overflow protection.
CEILING LIGHTING	Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.
WALL LIGHT	Mounted against zinc cladding common wall, projecting down.
DIMMER	External balcony LED light control via dimmer. Two way switching for ceiling and wall lighting.
POWER POINT	One weather resistent double power point (Clipsal brand), to service hot water service also.
	Page 1014

GAS HOT WATER         Individual natural gas hot water services, with safety rated water temperature.           MAURAL GAS         One external natural gas hot water services, with safety rated water temperature.           EXITRY HALLWAY         Exited Section 1120 lighting system (Clipsal brand) as per architect's design detail.           EVING ROOM         Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.           UVING ROOM         Energy efficient LED lighting system (Clipsal brand) with dimmer control as per architect's design detail. One down light per 6m2 living area.           SWITCHES         Sim Line Series light switches (Clipsal brand).           TV         Free to air and Cable Yourket 1. Coaxial point and 1 category 5 point.           POWER POINT         Teo Sims unde floating floor timber laminate, on acoustic insulation, as per colour selection board.           DINING ROOM         Energy efficient LED lighting system (Clipsal brand).           FLOOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           UHTING         Energy efficient LED lighting system (Clipsal brand).           FLOOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           UHTING         Clipsal brand).           POWER POINT         One Sim Line Series light witches (Clipsal brand).           FLOOR         Swiss made floating floor timber laminate, on acousti	WATER	One water paint by fixed brace bace cack
NATURAL GAS         One external natural gas point, bayonet style.           ENTRY / HALLWAY         Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.           SWITCHES         Stim: Line Series light switches (Clipsal brand) out indimmer control as per architect's design detail.           ENOOR         Swits: made floating floor timber laminate, on acoustic insulation, as per colour selection board.           UVINE GOOM         Energy efficient LED lighting system (Clipsal brand)           TW         Free to at and cable P colub; power points (Clipsal brand).           POWER FOINT         Free to at and cable P colub; power points (Clipsal brand).           FROOR         Swits made floating floor timber laminate, on acoustic insulation, as per colour selection board.           ONING SOOM         Energy efficient LED lighting system (Clipsal brand).           FROOR         Swits made floating floor timber laminate, on acoustic insulation, as per colour selection board.           ONING SOOM         Energy efficient LED lighting system (Clipsal brand).           FROOR         Swits made floating floor timber laminate, on acoustic insulation, as per colour selection board.           FROMIR POINT         We Stim Line Series clipht switches (Clipsal brand).           FROMIR POINT         We stim Line Series clipht switches (Clipsal brand).           FROMIR POINT         We stim Line Series clipht switches (Clipsal brand).           FROMIR PO		One water point by fixed brass hose cock.
ENTRY / HALLWAY         Energy efficient LD lighting system (Clipsal brand) as per architect's design detail.           SWITCHES         Sim Line Series light switches (Clipsal brand).           FLOOR         Switz made floating floor imber lanniaze, on accustic insulation, as per colour selection board.           UVING ROOM         Energy efficient LDD lighting system (Clipsal brand).           IV         Free to area accustic insulation, as per colour selection board.           VIV         Free to area accustic (insulation, as per colour selection board.           VIV         Free to area accustic (insulation, as per colour selection board.           VIV         Free to area accustic (insulation, as per colour selection board.           VIV         Free to area accustic (insulation, as per colour selection board.           VIV         Sim Line Series light switches (Clipsal brand).           POWER POINT         Two Sim Line Series double power points (Clipsal brand).           POWER ROINT         Sim Line Series light switches (Clipsal brand).           POWER ROINT         One Sim tune Series double power point (Clipsal brand).           POWER ROINT         One Sim tune Series light switches (Clipsal brand).           POWER ROINT         One Sim tune Series double power point (Clipsal brand).           POWER ROINT         One Sim tune Series double power point (Clipsal brand).           POWER ROINT         One Sim tune Series do		
LIGHTING       Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.         SWICKES       Simi ure Series light switches (Clipsal brand) as per architect's design detail.         LIVING ROOM       Energy efficient LED lighting system (Clipsal brand) with dimmer control as per architect's design detail. One down light per 6m2         SWICKES       Simi ure Series light switches (Clipsal brand).       TV         Free to air and cable Poultet, 1 cosail point and 1 category 5 point.       POWR POWN         FOWR POWN       No       Simi ure Series light switches (Clipsal brand).         FROM ROOM       Free to air and cable Poultet, 1 cosail potent and 1 category 5 point.         FOWR POWN       No Simi ure Series light switches (Clipsal brand).         FROM ROOM       Bin ure Series light switches (Clipsal brand).         FOWR POWN       Doe Simi ure Series light switches (Clipsal brand).         FOWR POWN       Des Simi ure Series light switches (Clipsal brand).         FOWR POWN       Des Simi ure Series light switches (Clipsal brand).         FOWR POWN       Des Simi ure Series light switches (Clipsal brand).         FOWR POWN       Des Simi ure Series light switches (Clipsal brand).         RUOR       Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.         RUOR       Momm fedge look! Quantum Quartz stone beach top as per colour selection board. <td>NATURAL GAS</td> <td>One external natural gas point, bayonet style.</td>	NATURAL GAS	One external natural gas point, bayonet style.
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FLOOR         Swiss made floating floor imber laminate, on acoustic insulation, as per colour selection board.           LIVING ROOM         Energy efficient LED lighting system (Clipsal brand) with dimmer control as per architect's design detail. One down light per om2 living area.           SWITCHES         Silm Line Series light switches (Clipsal brand).           TV         Free to ain and clab RV outling. I cookial point and 1 clegory 5 point.           POWER POINT         Iwo Silm Line Series double power points (Clipsal brand).           FLOOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           DINING ROOM         Energy efficient LED lighting system (Clipsal brand).           FLOOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           WING ROOM         Energy efficient LED lighting system (Clipsal brand).           POWER POINT         One Slim Line Series light switches (Clipsal brand).           FLOOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           VICHEN         BENCH 10P         40mm (edge look) Quantum Quartz stone bench top as per colour selection board. Allow with finger pull channel, soft close, draw under Quartary and allow draws areas as per colour selection board.           VICHENT         Buint Cuipsal brand store.         CUIDENTRAP           BUM ACTOBAW         Double side out wase bin and dide out wasela	LIGHTING	Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.
LIVING ROOM           LIGHTING         Energy efficient LED lighting system (Clipsal brand) with dimmer control as per architect's design detail. One down light per 6m2           SWITCHES         Slim Line Series light switches (Clipsal brand).           TV         Free to air and cable TV outlet. 1 coasial point and 1 category 5 point.           POWER POINT         Two Slim Line Series duble power point (Clipsal brand).           FILOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           DINING ROOM         Energy efficient LED lighting system (Clipsal brand).           POWER POINT         Fore Slim Line Series duble power point (Clipsal brand).           POWER POINT         Fore Slim Line Series duble power point (Clipsal brand).           POWER POINT         Fore Slim Line Series duble power point (Clipsal brand).           RIDOR         Swiss made floating floor timber laminate, on acoust insulation, as per colour selection board.           KITCHEN         BENCHTOP         40mm (edge look) Quantum Quartz sone bench top as per colour selection board.           VASTE BIN / POT DRAW         Double side out out drawers on over side - to aut available space.           CULERYTRAY         Blum castom insert to in drawer.         CULERYTRAY           BINK         ROOR Foreclain lise as per colour selection board.         SPEX.           VEN         Smeg SAC 1005 ''Linear Serier, 70m gas co	SWITCHES	Slim Line Series light switches (Clipsal brand).
LIGHTING         Energy efficient LDD lighting system (Clipsal brand) with dimmer control as per architect's design detail. One down light per 6m2 bing area.           SWITCHES         Slim Line Series light switches (Clipsal brand).           TV         Free to ar and cable IV outlet. 1 coscial point and 1 category 5 point.           POWER POINT         Two Slim Line Series double power points (Clipsal brand).           FILOR         Swits made floating floor timber laminate, on acoustic insulation, as per colour selection board.           DINING ROOM         Energy efficient LED lighting system (Clipsal brand).           FILOR         Swits made floating floor timber laminate, on acoustic insulation, as per colour selection board.           WING HES         Slim Line Series light switches (Clipsal brand).           POWER POINT         One Sim Line Series light switches (Clipsal brand).           FLOOR         Swits made floating floor timber laminate, on acoustic insulation, as per colour selection board.           KITCHEN         BENCH 10P         40mm (edge look) Quantum Quart stone bench top as per colour selection board. Also with finger pull channel, soft close, draw under owen and 3 guillou d drawser on ones side - no sit variable space.           WINE RACK         Lucon miserito in drawer.         WINE RACK           WINE RACK         Lucon miserito in drawer.           WINE RACK         Lucon miserito in drawer.           WINE RACK         Lucon thited wine rack.	FLOOR	Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.
UDNING         Wing area.           SWITCHES         Sim Line Series light switches (Clipsal brand).           TV         Free to air and cable IV outlet, 1 coaxial point and 1 category 5 point.           POWER POINT         Two Sim Line Series double power points (Clipsal brand).           FILOR         Swits made floating floor timber laminate, on acoustic insulation, as per colour selection board.           DINING ROOM         Energy efficient LED lighting system (Clipsal brand).           POWER POINT         One Sim Line Series light switches (Clipsal brand).           POWER POINT         One Sim Line Series light switches (Clipsal brand).           POWER POINT         One Sim Line Series light switches (Clipsal brand).           FLOOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           KITCHEN         BENCH 10P         40mm (edge look) Quantum Quartz stone bench top as per colour selection board, with waterfall edge.           JUINERY         Welamine finish to cupboards and drawers as per colour selection board.           VILLENTRAY         Blum custom insert to fit drawer.           WINE BRACK         Custom fitted wine rack.           FLOOR         Series gift strawing bashack as per colour selection board.           VILLENTRAY         Blum custom insert to fit drawer.           WINE BRACK         Custom fitted wine rack.	LIVING ROOM	
SWITCHES         Slim Line Series light switches (Clipsal brand).           TV         Free to air and cable IV outlet, 1 casaid point and 1 category 5 point.           POWER POINT         Two Sim Line Series double power points (Clipsal brand).           FLOOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           DINING ROOM         Energy efficient LED lighting system (Clipsal brand),           POWER POINT         One Slim Line Series light switches (Clipsal brand).           POWER POINT         One Slim Line Series double power point (Clipsal brand).           FLOOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           KITCHEN         Melamine finish to cupboards and dravers as per colour selection board, with waterfall edge.           JOINERY         Melamine finish to cupboards and dravers as per colour selection board.           VOTTERY TRAB         Buncut states bin and siled out port draw, both soft close.           CUTERY TRAB         Buncut states bin and siled out port draw, both soft close.           CUTERY TRAB         Buncut states bin and siled out port draw, both soft close.           FLOOR         Porcelain tiles as per rolour selection board.           SPLASHBACK         Custom fitted wine rack.           FLOOR         Porcelain tiles as per rolour selection board.           SPLASHBACK         <		Energy efficient LED lighting system (Clipsal brand) with dimmer control as per architect's design detail. One down light per 6m2
TV         Free to air and cable TV outlet, 1 casail a point and 1 category 5 point.           POWER POINT         Iwo Sim Line Series double power points (Clipsal brand).           FLOOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           DINING ROOM         Energy efficient LED lighting system (Clipsal brand).           FLOOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           SWITCHES         Stim Line Series light witches (Clipsal brand).           FLOOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           KITCHEN         EERCHTOP           BERCHTOP         40mm (edge look) Quantum Quartz stone bench top as per colour selection board, with waterfall edge.           WINERY         Melamine finish to cupboards and drawers as per colour selection board. Also with finger pull channel, soft close, draw under oven and 3 pull out drawers on oven aid - to suit available space.           WINER RACK         Custom fitted wine ack.           FLOOR         Proteclain tiles as per colour selection board.           SINK         Reio Douss sing spout, with S year manufacturer antridge wrantly.           SINK         Reio tocus sink 1 and 1/2 bowl (undermount) - to suit individual kitchen configuration.           OVEN         Smeg SALTOS         Solum toni impelfor rangehood with LED lighting, ducted to balcon, 2 y	LIGHTING	living area.
POWER POINT         Ivo Simu Line Series double power points (Clipsal brand).           FLOOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           DINING ROOM         Energy efficient LED lighting system (Clipsal brand) with dimmer control as per architect's design detail. One down light per 6m2 living area.           SWITCHES         Slim Line Series double power point (Clipsal brand).           POWER POINT         One Slim Line Series double power point (Clipsal brand).           POWER POINT         One Slim Line Series double power point (Clipsal brand).           POWER POINT         One Slim Line Series double power point (Clipsal brand).           POWER POINT         One Slim Line Series double power point (Clipsal brand).           POWER POINT         One Slim Line Series double power point (Clipsal brand).           FUDOR         Swiss made floating floor timber faminate, on acoustic insulation, as per colour selection board.           VITCHEN         Melamine finish to cupboards and dravers as per colour selection board. Also with floatenel, soft close, draw under overn and 3 pull out dravers on overn side - to suit available space.           VINE RACK         Custom fitted wine rack.         Clubel side out waste bin and side out out of draw.           VINE RACK         Custom fitted wine rack.         Splat drawer.           SPUSHBACK         Herringbore cerains is pool (undermound).         sout manufacturer varanty.	SWITCHES	Slim Line Series light switches (Clipsal brand).
FLOOR       Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.         DINING ROOM       Energy efficient LED lighting system (Clipsal brand) with dimmer control as per architect's design detail. One down light per 6m2 living area.         SWITCHES       Slim Line Series light switches (Clipsal brand).         POWER POINT       One Slim Line Series double power point (Clipsal brand).         FLOOR       Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.         KITCHEN       Melamine finish to cupboards and drawers as per colour selection board. Also with waterfall edge.         JOINERY       Melamine finish to cupboards and drawers as per colour selection board. Also with finger pull channel, soft close, draw under over and 3 pull out drawers on over side. to suit available space.         WINE BIN / POT DRAW       Double side out waste bin and side out pot draw, both soft close.         CULLERY TRAY       Blum custom insert to fit drawer.         WINE RACK       Custom fitted wine rack.         FLOOR       Porcelain tiles as per colour selection board.         TAP WARE       Smeg ST 100: CLD beta sering spoul, with 5 year manufacture waranty.         OVEN       Smeg SA 1055' Linear Series'', 70cm gas coolurs give and undure waranty.         OVEN       Smeg SVA2165 Close Strimas Series', 8 function, 6 litre over, 2 year manufacture waranty.         DISWMASA Clos Thim Ersening spoul, with 5 year manufacture w	TV	Free to air and cable TV outlet, 1 coaxial point and1 category 5 point.
DINING ROOM           LIGHTING         Energy efficient LED lighting system (Clipsal brand) with dimmer control as per architect's design detail. One down light per 6m2 living area.           SWITCHES         Slim Line Series light switches (Clipsal brand).           POWER POINT         One Slim Line Series double power point (Clipsal brand).           FLOOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           KITCHEN         Admmine finish to cupboards and drawers as per colour selection board. Also with finger pull channel, soft close, draw under orean and 3 pull out drawers on oven side - to suit available space.           WASTE BIN / POT DRAW         Double slide out waste bin and slide out pot draw, both soft close.           CUTLERY TRAY         Blum custom insert to fit drawer.           WINE RACK*         Custom fitted wine rack.           FLOOR         Porcelain tiles as per colour selection board.           SPLASHBACK         Louis sint 1 and 1 / 2 bowl (undremount) - to suit Indrawal slicher configuration.           OVEN         Smeg SAT 105 CLED beat sensing spout, with 5 year manufacturer varanty.           SINK         Net Loo beat sensing spout, with 5 year manufacturer varanty.           COORTOP         Smeg SAT 105 CLED beat sensing spout, with 5 year manufacturer varanty.           COORTOP         Smeg SAT 105 CLED beat sensing spout, with 5 year manufacturer varanty.           DYBHWASHER         <	POWER POINT	Two Slim Line Series double power points (Clipsal brand).
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LUHTING         living area.           SWITCHES         Slim Line Series light switches (Clipsal brand).           POWER PONN         One Slim Line Series double power point (Clipsal brand).           FLOOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           KITCHEN         Melamine finish to cupboards and drawers as per colour selection board. Also with finger pull channel, soft close, draw under oven and 3 pull out drawers on oven side - to suit available space.           WMSTE BIN / POTDRAW         Double slide out waste bin and slide out pot draw, both soft close.           CUTLERY TRAY         Blum custom insert to fit drawer.           WINE RACK*         Custom fitted wine rack.           FLOOR         Porrelain tiles as per colour selection board.           SINK         Herringborne ceramic tile splashback as per colour selection board.           SINK         Neko Locus sink 1 and 1/2 bowl (undermount) to suit individual kitchen configuration.           OVEN         Smeg PT/SZAX "Linear Series", 7 (um gas coktoop, wok function, cast tim thicks; 2 year manufacturer warranty.           DISHWASHER         Smeg PUMADX, 600m tivin impellor rangehood with LED lighting, ducted to balcony, 2 year manufacturer warranty.           DISHWASHER         Sing DWA2145 600m clibusabet, 5 program. 14 place setting, 2 year manufacturer warranty.           DISHWASHER         Sing DWA2145 600m clibusabet, 5 program. 14 place setting, 2 year manufactu	DINING ROOM	
LUHTING         living area.           SWITCHES         Slim Line Series light switches (Clipsal brand).           POWER PONN         One Slim Line Series double power point (Clipsal brand).           FLOOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           KITCHEN         Melamine finish to cupboards and drawers as per colour selection board. Also with finger pull channel, soft close, draw under oven and 3 pull out drawers on oven side - to suit available space.           WMSTE BIN / POTDRAW         Double slide out waste bin and slide out pot draw, both soft close.           CUTLERY TRAY         Blum custom insert to fit drawer.           WINE RACK*         Custom fitted wine rack.           FLOOR         Porrelain tiles as per colour selection board.           SINK         Herringborne ceramic tile splashback as per colour selection board.           SINK         Neko Locus sink 1 and 1/2 bowl (undermount) to suit individual kitchen configuration.           OVEN         Smeg PT/SZAX "Linear Series", 7 (um gas coktoop, wok function, cast tim thicks; 2 year manufacturer warranty.           DISHWASHER         Smeg PUMADX, 600m tivin impellor rangehood with LED lighting, ducted to balcony, 2 year manufacturer warranty.           DISHWASHER         Sing DWA2145 600m clibusabet, 5 program. 14 place setting, 2 year manufacturer warranty.           DISHWASHER         Sing DWA2145 600m clibusabet, 5 program. 14 place setting, 2 year manufactu		Energy efficient LED lighting system (Clipsal brand) with dimmer control as per architect's design detail. One down light per 6m2
POWER POINT         One Slim Line Series double power point (Clipsal brand).           FLOOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           KITCHEN         40mm (edge look) Quantum Quartz stone bench top as per colour selection board, with waterfall edge.           JOINERY         Melamine finish to cupboards and drawers as per colour selection board. Also with finger pull channel, soft close, draw under oven and 3 pull out drawers on oven side - to suit available space.           WATE BIN / POT DRAW         Double side out waste bin and side out pot draw, both soft close.           CUTLERY TRAY         Blum custom insert to fit drawer.           WINE RACK*         Custom fitted wine rack.           FLOOR         Porcelain tiles as per colour selection board.           SPIASHBACK         Herringbone ceramic tile splashback as per colour selection board.           TAP WARE         Smeg ST110C LED heat sensing spout, with 5 year manufacturer configuration.           OVEN         Smeg SAC 100S' Timear Series', 7 Atmicin, 60 litte oven, 2 year manufacturer warranty.           CONKTOP         Smeg SMX214S GOM distbacks as per interior designer specification or permittable space. 1 down light per 4m2 Kitchen area.           SWITCHES         Sime DWA214S GOM distbacks per gorgram. 14 pia ges estings. 2 year manufacturer warranty.           LIGHTING         Two to three pendant lights as per interior designer specification or permittable space. 1 down light per 4m2 Kitchen		living area.
FLOOR         Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.           KITCHEN         BENCH TOP         40mm (edge look) Quantum Quartz stone bench top as per colour selection board, with waterfall edge.           JOINERY         Melamine finish to cupboards and drawers as per solour selection board. Also with finger pull channel, soft close, draw under over and 3 pull out drawers on over and 5 - built available space.           WASTE BIN / POT DRAW         Double slide out waste bin and slide out pot draw, both soft close.           CUTLERY TRAY         Blum custom insert of fit drawer.           WINE RACK*         Custom fitted wine rack.           FLOOR         Porcelain tiles as per colour selection board.           SPLASHBACK         Herringbone ceramic tile splashback as per colour selection board.           TAP WARE         Smeg S1110C LED heat sensing spout, with 5 year manufacturer cartridge warranty.           SINK         Neko Locus sink 1 and 1/2 bowl (undermount) to suit individual kitchen configuration.           OVEN         Smeg S1110C LED heat sensing scocoktoop, wok function, cast iron triviets, 2 year manufacturer warranty.           COOKTOP         Smeg PUM60X, 60cm twin impellor rangehoad with LED lighting, ducted to balcony, 2 year manufacturer warranty.           DISHWASHER         Smeg DWA214S 60cm dishwasher, 5 program. J 14 place settings, 2 year manufacturer warranty.           UGHTINC         Incus Series double power point (Clipsal brand) eccess		
KITCHEN           BENCH TOP         40mm (edge look) Quantum Quartz stone bench top as per colour selection board, with waterfall edge.           JOINERY         Melamine finish to cupboards and drawers as per colour selection board. Also with finger pull channel, soft close, draw under oven and 3 pull out drawers on oven side - to suit available space.           WASTE BIN / POT DRAW         Double slide out waste bin and slide out pot draw, both soft close.           CUTLERY TRAY         Blum custom insert to fit drawer.           WINE RACK*         Custom fitted wine rack.           FILODR         Porcelain tiles as per colour selection board.           SPLASHBACK         Herringbone ceramic tile splashback as per colour selection board.           TAP WARE         Smeg ST110C LED heat sensing spout, with S year manufacturer cartridge warranty.           OVEN         Smeg SAC 106S "Linear Series", 7 Bunction, 60 litre oven, 2 year manufacturer warranty.           COKTOP         Smeg PUMOSX, 60cm twin impellor angehood with ED lighting, duced to balcony, year manufacturer warranty.           DISHWASHER         Smeg DUMA214S 60cm dishwasher, 5 program, 14 place settings, 2 year manufacturer warranty.           DISHWASHER         Smeg DUMA214S 60cm dishwasher, 5 program, 14 place settings, 2 year manufacturer warranty.           LIGHTING         Item Series double power point (Clipsal brand) necessed to overheads, 1 Slim Line Series double power point (Clipsal brand).           POWER POINT         One Slim Lin	POWER POINT	
BENCH TOP         40mm (edge look) Quantum Quartz stone bench top as per colour selection board, with waterfall edge.           JOINERY         Melamine finish to cupboards and drawers as per colour selection board. Also with finger pull channel, soft close, draw under oven and 3 pull out drawers on oven side - to suit available space.           WASTE BIN / POT DRAW         Double side out waste bin and side out pot draw, both soft close.           CUTLERYTRAY         Blum custom insert to fit drawer.           WINE RACK*         Custom fitted wine rack.           FLOOR         Porcelain tiles as per colour selection board.           SPLASHBACK         Herringbone creamic tile splashback as per colour selection board.           TAP WARE         Smeg ST110C LED heat sensing spout, with 5 year manufacturer cartridge warranty.           SINK         Neko Locus sink 1 and 172 bowl (undermount) - to suit individual kitchen configuration.           OVEN         Smeg SAC 1065***           MANGEHOOD         Smeg PUMAOX, 60cm twin impellor rangehood with LED lighting, ducted to balcony. 2 year manufacturer warranty.           DISHWASHER         Smeg PUMAOX, 60cm twin impellor rangehood with CED lighting, ducted to balcony. 2 year manufacturer warranty.           DISHWASHER         Sime Line Series double power point (Clipsal brand).           Ow Sim Line Series double power point (Clipsal brand).         One Sim Line Series double power point (Clipsal brand).           ONERY / TOP         Custom joinery, ope	FLOOR	Swiss made floating floor timber laminate, on acoustic insulation, as per colour selection board.
JOINERY         Melamine finish to cupboards and drawers as per colour selection board. Also with finger pull channel, soft close, draw under oven and 3 pull out drawers on oven side - to suit available space.           WASTE BIN / POT DRAW         Double slide out waste bin and slide out pot draw, both soft close.           CUTLERYTRAY         Blum custom insert to fit drawer.           WINE RACK*         Custom fitted wine rack.           FLOOR         Porcelain tiles as per colour selection board.           SPLASHBACK         Herringbone ceramic tile splashback as per colour selection board.           TAP WARE         Smeg ST110C LED heat sensing spout, with 5 year manufacturer cartridge warranty.           SINK         Neko Locus sink 1 and 1/2 bowl (undermount) - to suit individual kitchen configuration.           OVEN         Smeg SAC 1065' Timear Series', fortunary, olitic veore, 2 year manufacturer warranty.           COOKTOP         Smeg PUM60X, 60cm twin impellor rangehood with LED lighting, ducted to bactony, 2 year manufacturer warranty.           DISHWASHER         Smeg DWA2145 short dos dom dishwasher, 5 program, 1 place settings, 2 year manufacturer warranty.           LIGHTING         Two to three pendant lights as per interior designer specification o permittable space.         1 down light per 4m2 Kitchen area.           SWITCHES         Slim Line Series double power point (Clipsal brand) recessed to overheads, 1 Slim Line Series double power point (Clipsal brand).           One Slim Line Series double power point d	KITCHEN	
JOINERY         Melamine finish to cupboards and drawers as per colour selection board. Also with finger pull channel, soft close, draw under oven and 3 pull out drawers on oven side - to suit available space.           WASTE BIN / POT DRAW         Double slide out waste bin and slide out pot draw, both soft close.           CUTLERYTRAY         Blum custom insert to fit drawer.           WINE RACK*         Custom fitted wine rack.           FLOOR         Porcelain tiles as per colour selection board.           SPLASHBACK         Herringbone ceramic tile splashback as per colour selection board.           TAP WARE         Smeg ST110C LED heat sensing spout, with 5 year manufacturer cartridge warranty.           SINK         Neko Locus sink 1 and 1/2 bowl (undermount) - to suit individual kitchen configuration.           OVEN         Smeg SAC 1065' Timear Series', fortunary, olitic veore, 2 year manufacturer warranty.           COOKTOP         Smeg PUM60X, 60cm twin impellor rangehood with LED lighting, ducted to bactony, 2 year manufacturer warranty.           DISHWASHER         Smeg DWA2145 short dos dom dishwasher, 5 program, 1 place settings, 2 year manufacturer warranty.           LIGHTING         Two to three pendant lights as per interior designer specification o permittable space.         1 down light per 4m2 Kitchen area.           SWITCHES         Slim Line Series double power point (Clipsal brand) recessed to overheads, 1 Slim Line Series double power point (Clipsal brand).           One Slim Line Series double power point d	BENCH TOP	40mm (edge look) Quantum Quartz stone bench top as per colour selection board, with waterfall edge.
WASTE BIN / POT DRAW         Double slide out waste bin and slide out pot draw, both soft close.           CUTLERYTRAY         Blum custom insert to fit drawer.           WINE RACK*         Custom fitted wine rack.           FLOOR         Porcelain tiles as per colour selection board.           SPLASHBACK         Herringbone ceramic tile splashback as per colour selection board.           TAP WARE         Smeg ST110C LED hast sensing spout, with 5 year manufacturer cartridge warranty.           SINK         Neko Locus sink 1 and 1/2 bowl (undermount) - to suit individual kitchen configuration.           OVEN         Smeg SAC 1065 "Linear Series", 70cm gas cooktoop, wok function, cast iron trivets, 2 year manufacturer warranty.           COOKTOP         Smeg DVM60X, 60cm twin impellor rangehood with LED lighting, ducted to balcony, 2 year manufacturer warranty.           DISHWASHER         Smeg DWA0X, 60cm twin impellor rangehood with LED lighting, ducted to balcony, 2 year manufacturer warranty.           UGHTING         Two to three pendant lights as per interior designer specification or permittable space. 1 down light per 4m2 Kitchen area.           SWITCHES         Slim Line Series light switches (Clipsal brand).           One Slim Line Series double power point (Clipsal brand).         One Slim Line Series double power point (Clipsal brand).           POWER POINT         Lieb strip lighting to under front and rear cabinets, and under overheads.           JOINERY / TOP         Custom joinery, op		Melamine finish to cupboards and drawers as per colour selection board. Also with finger pull channel, soft close, draw under
CUTLERY TRAY       Blum custom insert to fit drawer.         WINE RACK*       Custom fitted wine rack.         FLOOR       Porcelain tiles as per colour selection board.         SPLASHBACK       Herringbone caramic tile splashback as per colour selection board.         TAP WARE       Smeg ST110C LED heat sensing spout, with 5 year manufacturer cartridge warranty.         SINK       Neko Locus sink 1 and 1/2 bowl (undermount) - to suit individual kitchen configuration.         OVEN       Smeg SAC 1065 "Linear Series", 8 function, 60 litre oven, 2 year manufacturer warranty.         COORTOP       Smeg PUM60X, 60cm twin impellor rangehood with LED lighting, ducted to balcony, 2 year manufacturer warranty.         DISHWASHER       Smeg DUM60X, 60cm twin impellor rangehood with LED lighting, ducted to balcony, 2 year manufacturer warranty.         DISHWASHER       Smeg DWA2145 60cm dishwasher, 5 program, 14 place settings, 2 year manufacturer warranty.         UIGHTING       Tiwo to three pendant lights as per interior designer specification or permittable space. 1 down light per 4m2 Kitchen area.         SWITCHES       Slim Line Series light switches (Clipsal brand).         One Slim Line Series double power point (Clipsal brand).       One Slim Line Series double power point (Clipsal brand).         POWER POINT       Custom joinery, open shelves to overheads, soft close door to under bench, 40mm Quantum Quartz stone bench top, LED lighting to under front and rear cabinets, and under overheads.         J		
WINE RACK*       Custom fitted wine rack.         FLOOR       Porcelain tiles as per colour selection board.         SPLASHBACK       Herringbone ceramic tile splashback as per colour selection board.         TAP WARE       Smeg S1110C LED heat sensing spout, with 5 year manufacturer cartridge warranty.         SINK       Neko Locus sink 1 and 1/2 bowl (undermount) - to suit individual kitchen configuration.         OVEN       Smeg SAC 106S "Linear Series", 70cm gas cooktoop, wok function, cast iton trivets, 2 year manufacturer warranty.         COOKTOP       Smeg PUX62X 40cm twin impellor rangehood with LED lighting, ducted to balcony, 2 year manufacturer warranty.         DISHWASHER       Smeg DWA274S 60cm dishwasher, 5 program, 14 place settings, 2 year manufacturer warranty.         UIGHTING       Two to three pendant lights as per interior designer specification or permittable space. 1 down light per 4m2 Kitchen area.         SWITCHES       Slim Line Series light switches (Clipsal brand).         One Slim Line Series double power point (Clipsal brand).       One Slim Line Series double power point (Clipsal brand).         POWER POINT       Des Slim tiles as per colour selection board.         JOINERY / TOP       Custom joinery, open shelves to overheads, soft close door to under bench, 40mm Quantum Quartz stone bench top, LED lighting to overheads and under cabinets. Finger pull opening draw to over underbench fridge*.         SPLASH BACK       Herringbone ceramic tile splashback as per colour selection board.     <		· · · · · · · · · · · · · · · · · · ·
FLOOR       Porcelain tiles as per colour selection board.         SPLASHBACK       Herringbone ceramic tile splashback as per colour selection board.         TAP WARE       Smeg ST110C LED heat sensing spout, with 5 year manufacturer cartridge warranty.         SINK       Neko Locus sink 1 and 1/2 bowl (undermount): to suit individual kitchen configuration.         OVEN       Smeg SAC 106S "Linear Series", 8 function, 60 litre oven, 2 year manufacturer warranty.         COOKTOP       Smeg PT752XA "Linear Series", 70m gas cooktoop, wok function, cast ion trivets, 2 year manufacturer warranty.         RANGEHOOD       Smeg DWM2X14S 60m dishwaher, 5 program, 14 place settings, 2 year manufacturer warranty.         UIGHTING       Two to three pendant lights as per interior designer specification or permittable space. 1 down light per 4m2 Kitchen area.         SWITCHES       Slim Line Series light switches (Clipsal brand).         One Slim Line Series light switches (Clipsal brand).       One Slim Line Series double power point (Clipsal brand) to roverheads.         PANTRY       ELD strip lighting to under front and rear cabinets, and under overheads.         JOINERY / TOP       Custom joinery, open shelves to overheads, soft close door to under bench, 40mm Quantum Quartz stone bench top, LED lighting to overheads and under cabinets. Finger pull opening draw to over underbench fridge*.         SPLASH BACK       Herringbone ceramic tile splashback as per colour selection board.         LIGHTING       Energy efficient LED lighting s		
SPLASHBACK       Herringbone ceramic tile splashback as per colour selection board.         TAP WARE       Smeg ST110C LED heat sensing spout, with 5 year manufacturer caritidge warranty.         SINK       Neko Locus sink 1 and 1/2 bowl (undermount) - to suit individual kitchen configuration.         OVEN       Smeg SAC 1065 "Linear Series", 8 function, 60 litte oven, 2 year manufacturer warranty.         COOKTOP       Smeg P1752XA "Linear Series", 70cm gas cooktoop, wok function, cast iron trivets, 2 year manufacturer warranty.         DISHWASHER       Smeg DWA214S 60cm tivin impellor rangehood with LED lighting, ducted to balcony, 2 year manufacturer warranty.         DISHWASHER       Smeg DWA214S 60cm dishwasher, 5 program, 14 place settings, 2 year manufacturer warranty.         UIGHTING       Two to three pendant lights as per interior designer specification or permittable space. 1 down light per 4m2 Kitchen area.         SWITCHES       Slim Line Series double power point (Clipsal brand).         One Slim Line Series double power point (Clipsal brand).       One Slim Line Series double power point (Clipsal brand).         POWER POINT       ELD strip lighting to under front and rear cabinets, and under overheads.         PANTRY       Custom joinery, open shelves to overheads, soft close door to under bench, 40mm Quantum Quartz stone bench top, LED lighting to overheads and under cabinets. Finger pull opening draw to over underbench fridge*.         SPLASH BACK       Herringbone ceramic tile splashback as per colour selection board.		
TAP WARE       Smeg \$T110C LED heat sensing spout, with 5 year manufacturer cartridge warranty.         SINK       Neko Locus sink 1 and 1/2 bowl (undermount) - to suit individual kitchen configuration.         OVEN       Smeg SAC 1065 "Linear Series", 8 function, 60 litre oven, 2 year manufacturer warranty.         COOKTOP       Smeg P1752XA "Linear Series", 70cm gas cooktoop, wok function, cast iron trivets, 2 year manufacturer warranty.         RANGEHOOD       Smeg PUM60X, 60cm twin impellor rangehood with LED lighting, ducted to balcony, 2 year manufacturer warranty.         DISHWASHER       Smeg DWA02145 60cm dishwasher, 5 program, 14 place settings, 2 year manufacturer warranty.         UIGHTING       Two to three pendant lights as per interior designer specification or permittable space. 1 down light per 4m2 Kitchen area.         SWITCHES       Slim Line Series loght switches (Clipsal brand).         One Slim Line Series double power point (Clipsal brand) recessed to overheads, 1 Slim Line Series double power point (Clipsal brand) to front bench with centre USB charger.         LED strip lighting to under front and rear cabinets, and under overheads.         PANTRY         FLOOR       Porcelain tiles as per colour selection board.         UGHTING       Eventeads and under cabinets. Finger pull opening draw to over underbench fridge*.         SPLASH BACK       Herringbone ceramic tile splashback as per colour selection board.         LID Strip lighting system (Clipsal brand).       POWER POINT		
SINK       Neko Locus sink 1 and 1/2 bowl (undermount) - to suit individual kitchen configuration.         OVEN       Smeg SAC 1065 "Linear Series", 8 function, 60 litre oven, 2 year manufacturer warranty.         COOKTOP       Smeg PI752XA "Linear Series", 70cm gas cooktoop, wok function, cast iron trivets, 2 year manufacturer warranty.         RANGEHOOD       Smeg PUM60X, 60cm twin impellor rangehood with LED lighting, ducted to balcony, 2 year manufacturer warranty.         DISHWASHER       Smeg DUM60X, 60cm twin impellor rangehood with LED lighting, ducted to balcony, 2 year manufacturer warranty.         LIGHTING       Two to three pendant lights as per interior designer specification or permittable space. 1 down light per 4m2 Kitchen area.         SWITCHES       Slim Line Series light switches (Clipsal brand).         One Slim Line Series double power point (Clipsal brand) recessed to overheads, 1 Slim Line Series double power point (Clipsal brand) to front bench with centre USB charger.         ILED strip lighting to under front and rear cabinets, and under overheads.         PANTRY         FLOOR       Porcelain tiles as per colour selection board.         UGHTING       Ever pendant Light system (Clipsal brand) as per architect's design detail.         SWITCHES       Slim Line Series light switches (Clipsal brand).         Vorelain tiles as per colour selection board.       ELOOR         Porcelain tiles as per colour selection board.       ELOOR         UHORTYONP       Custom		
OVEN         Smeg SAC 106S "Linear Series", 8 function, 60 litre oven, 2 year manufacturer warranty.           COOKTOP         Smeg P1752XA "Linear Series", 70cm gas cooktoop, wok function, cast iron trivets, 2 year manufacturer warranty.           RANGEHOOD         Smeg PUM60X, 60cm twin impellor rangehood with LED lighting, ducted to balcony, 2 year manufacturer warranty.           DISHWASHER         Smeg DWA0214S 60cm dishwasher, 5 program, 14 place settings, 2 year manufacturer warranty.           UIGHTING         Two to three pendant lights as per interior designer specification or permittable space. 1 down light per 4m2 Kitchen area.           SWITCHES         Slim Line Series light switches (Clipsal brand).           One Slim Line Series double power point (Clipsal brand) recessed to overheads, 1 Slim Line Series double power point (Clipsal brand) to front bench with centre USB charger.           LED strip lighting to under front and rear cabinets, and under overheads.           PANTRY           Gustom joinery, open shelves to overheads, soft close door to under bench, 40mm Quantum Quartz stone bench top, LED lighting to overheads and under cabinets. Finger pull opening draw to over underbench fridge*.           SPLASH BACK         Herringbone ceramic tile splashback as per colour selection board.           LIGHTING         Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.           SWITCHES         Slim Line Series light switches (Clipsal brand).           POWER POINT         One Slim Line Series double power point (Clipsal		
COOKTOP         Smeg P1752XA "Linear Series", 70cm gas cooktoop, wok function, cast iron trivets, 2 year manufacturer warranty.           RANGEHOOD         Smeg PUM60X, 60cm twin impellor rangehood with LED lighting, ducted to balcony, 2 year manufacturer warranty.           DISHWASHER         Smeg DWA2145 60cm dishwasher, 5 program, 14 place settings, 2 year manufacturer warranty.           LIGHTING         Two to three pendant lights as per interior designer specification or permittable space. 1 down light per 4m2 Kitchen area.           SWITCHES         Slim Line Series light switches (Clipsal brand).           One Slim Line Series double power point (Clipsal brand).         One Slim Line Series double power point (Clipsal brand).           POWER POINT         Der Slim Line Series clour selection board.           LED strip lighting to under front and rear cabinets, and under overheads.           PANTRY           GUNERY / TOP           Custom joinery, open shelves to overheads, soft close door to under bench, 40mm Quantum Quartz stone bench top, LED lighting to overheads and under cabinets. Finger pull opening draw to over underbench fridge*.           SPLASH BACK         Herringbone ceramic tile splashback as per colour selection board.           LIGHTING         Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.           SWITCHES         Slim Line Series light switches (Clipsal brand).           POWER POINT         One Slim Line Series double power point (Clipsal brand).		
RANGEHOOD       Smeg PUM60X, 60cm twin impellor rangehood with LED lighting, ducted to balcony, 2 year manufacturer warranty.         DISHWASHER       Smeg DWA214S 60cm dishwasher, 5 program, 14 place settings, 2 year manufacturer warranty.         LIGHTING       Two to three pendant lights as per interior designer specification or permittable space. 1 down light per 4m2 Kitchen area.         SWITCHES       Slim Line Series light switches (Clipsal brand).         POWER POINT       One Slim Line Series double power point (Clipsal brand) recessed to overheads, 1 Slim Line Series double power point (Clipsal brand) to front bench with centre USB charger.         LED strip lighting to under front and rear cabinets, and under overheads.         PANTRY         FLOOR       Porcelain tiles as per colour selection board.         JOINERY / TOP       Custom joinery, open shelves to overheads, soft close door to under bench, 40mm Quantum Quartz stone bench top, LED lighting to overheads and under cabinets. Finger pull opening draw to over underbench fridge*.         SPLASH BACK       Herringbone ceramic tile splashback as per colour selection board.         LIGHTING       Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.         SWITCHES       Slim Line Series light switches (Clipsal brand).         POWER POINT       One Slim Line Series light switches (Clipsal brand).         POWER POINT       One Slim Line Series light switches (Clipsal brand).         POWER POINT       One Slim Line		
LIGHTING       Two to three pendant lights as per interior designer specification or permittable space. 1 down light per 4m2 Kitchen area.         SWITCHES       Slim Line Series light switches (Clipsal brand).         One Slim Line Series double power point (Clipsal brand) recessed to overheads, 1 Slim Line Series double power point (Clipsal brand) to front bench with centre USB charger.         LED strip lighting to under front and rear cabinets, and under overheads.         PANTRY         FLOOR       Porcelain tiles as per colour selection board.         Custom joinery, open shelves to overheads, soft close door to under bench, 40mm Quantum Quartz stone bench top, LED lighting to overheads and under cabinets. Finger pull opening draw to over underbench fridge*.         SPLASH BACK       Herringbone ceramic tile splashback as per colour selection board.         LIGHTING       Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.         SWITCHES       Slim Line Series light switches (Clipsal brand).         POWER POINT       One Slim Line Series double power point (Clipsal brand).         FRIDGE*       Under bench fridge to suit opening where possible.         LUGNTY       Porcelain tiles as per colour selection board.         FRIDOR       Porcelain tiles as per colour selection board.         SWITCHES       Slim Line Series double power point (Clipsal brand).         POWER POINT       One Slim Line Series double power point (Clipsal brand).		
SWITCHES       Slim Line Series light switches (Clipsal brand).         POWER POINT       One Slim Line Series double power point (Clipsal brand) recessed to overheads, 1 Slim Line Series double power point (Clipsal brand) to front bench with centre USB charger.         LED strip lighting to under front and rear cabinets, and under overheads.         PANTRY         FLOOR       Porcelain tiles as per colour selection board.         JOINERY / TOP       Custom joinery, open shelves to overheads, soft close door to under bench, 40mm Quantum Quartz stone bench top, LED lighting to overheads and under cabinets. Finger pull opening draw to over underbench fridge*.         SPLASH BACK       Herringbone ceramic tile splashback as per colour selection board.         LIGHTING       Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.         SWITCHES       Slim Line Series light switches (Clipsal brand).         POWER POINT       One Slim Line Series double power point (Clipsal brand).         FRIDGE*       Under bench fridge to suit opening where possible.         LAUNDRY       Porcelain tiles as per colour selection board.         LAUNDRY       Porcelain tiles as per colour selection board.	DISHWASHER	Smeg DWA214S 60cm dishwasher, 5 program, 14 place settings, 2 year manufacturer warranty.
POWER POINT       One Slim Line Series double power point (Clipsal brand) recessed to overheads, 1 Slim Line Series double power point (Clipsal brand) to front bench with centre USB charger. LED strip lighting to under front and rear cabinets, and under overheads.         PANTRY       FLOOR       Porcelain tiles as per colour selection board.         JOINERY / TOP       Custom joinery, open shelves to overheads, soft close door to under bench, 40mm Quantum Quartz stone bench top, LED lighting to overheads and under cabinets. Finger pull opening draw to over underbench fridge*.         SPLASH BACK       Herringbone ceramic tile splashback as per colour selection board.         LIGHTING       Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.         SWITCHES       Slim Line Series double power point (Clipsal brand).         POWER POINT       One Slim Line Series double power point (Clipsal brand).         FRIDGE*       Under bench fridge to suit opening where possible.         LAUNDRY       Porcelain tiles as per colour selection board.         LAUNDRY       Drop in stainless steel sink to suit joinery cabinet.	LIGHTING	Two to three pendant lights as per interior designer specification or permittable space. 1 down light per 4m2 Kitchen area.
POWER POINT       brand) to front bench with centre USB charger.         LED strip lighting to under front and rear cabinets, and under overheads.         PANTRY         FLOOR       Porcelain tiles as per colour selection board.         JOINERY / TOP       Custom joinery, open shelves to overheads, soft close door to under bench, 40mm Quantum Quartz stone bench top, LED lighting to overheads and under cabinets. Finger pull opening draw to over underbench fridge*.         SPLASH BACK       Herringbone ceramic tile splashback as per colour selection board.         LIGHTING       Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.         SWITCHES       Slim Line Series light switches (Clipsal brand).         POWER POINT       One Slim Line Series double power point (Clipsal brand).         FRIDGE*       Under bench fridge to suit opening where possible.         LAUNDRY       Porcelain tiles as per colour selection board.         LAUNDRY SINK       Drop in stainless steel sink to suit joinery cabinet.	SWITCHES	
LED strip lighting to under front and rear cabinets, and under overheads.         PANTRY         FLOOR       Porcelain tiles as per colour selection board.         JOINERY / TOP       Custom joinery, open shelves to overheads, soft close door to under bench, 40mm Quantum Quartz stone bench top, LED lighting to overheads and under cabinets. Finger pull opening draw to over underbench fridge*.         SPLASH BACK       Herringbone ceramic tile splashback as per colour selection board.         LIGHTING       Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.         SWITCHES       Slim Line Series light switches (Clipsal brand).         POWER POINT       One Slim Line Series double power point (Clipsal brand).         FRIDGE*       Under bench fridge to suit opening where possible.         LAUNDRY       FLOOR         FLOOR       Porcelain tiles as per colour selection board.         LAUNDRY SINK       Drop in stainless steel sink to suit joinery cabinet.		One Slim Line Series double power point (Clipsal brand) recessed to overheads, 1 Slim Line Series double power point (Clipsal
PANTRY         FLOOR       Porcelain tiles as per colour selection board.         JOINERY / TOP       Custom joinery, open shelves to overheads, soft close door to under bench, 40mm Quantum Quartz stone bench top, LED lighting to overheads and under cabinets. Finger pull opening draw to over underbench fridge*.         SPLASH BACK       Herringbone ceramic tile splashback as per colour selection board.         LIGHTING       Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.         SWITCHES       Slim Line Series light switches (Clipsal brand).         POWER POINT       One Slim Line Series double power point (Clipsal brand).         FRIDGE*       Under bench fridge to suit opening where possible.         LAUNDRY       FLOOR       Porcelain tiles as per colour selection board.         LAUNDRY SINK       Drop in stainless steel sink to suit joinery cabinet.	POWER POINT	brand) to front bench with centre USB charger.
FLOOR       Porcelain tiles as per colour selection board.         JOINERY / TOP       Custom joinery, open shelves to overheads, soft close door to under bench, 40mm Quantum Quartz stone bench top, LED lighting to overheads and under cabinets. Finger pull opening draw to over underbench fridge*.         SPLASH BACK       Herringbone ceramic tile splashback as per colour selection board.         LIGHTING       Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.         SWITCHES       Slim Line Series light switches (Clipsal brand).         POWER POINT       One Slim Line Series double power point (Clipsal brand).         FRIDGE*       Under bench fridge to suit opening where possible.         LAUNDRY       Porcelain tiles as per colour selection board.         LAUNDRY       Drop in stainless steel sink to suit joinery cabinet.		LED strip lighting to under front and rear cabinets, and under overheads.
JOINERY / TOP       Custom joinery, open shelves to overheads, soft close door to under bench, 40mm Quantum Quartz stone bench top, LED lighting to overheads and under cabinets. Finger pull opening draw to over underbench fridge*.         SPLASH BACK       Herringbone ceramic tile splashback as per colour selection board.         LIGHTING       Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.         SWITCHES       Slim Line Series light switches (Clipsal brand).         POWER POINT       One Slim Line Series double power point (Clipsal brand).         FRIDGE*       Under bench fridge to suit opening where possible.         LAUNDRY       FLOOR         Porcelain tiles as per colour selection board.         LAUNDRY SINK       Drop in stainless steel sink to suit joinery cabinet.	PANTRY	
JOINERY/TOP       to overheads and under cabinets. Finger pull opening draw to over underbench fridge*.         SPLASH BACK       Herringbone ceramic tile splashback as per colour selection board.         LIGHTING       Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.         SWITCHES       Slim Line Series light switches (Clipsal brand).         POWER POINT       One Slim Line Series double power point (Clipsal brand).         FRIDGE*       Under bench fridge to suit opening where possible.         LAUNDRY       FLOOR         Porcelain tiles as per colour selection board.         LAUNDRY SINK       Drop in stainless steel sink to suit joinery cabinet.	FLOOR	Porcelain tiles as per colour selection board.
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JUNERT / STUNE TOP JUMM QUANTUM QUARTZ STONE bench top, over custom joinery cabinet with door and shelf - to suit available space.		
Page 2 014	JUINERY / STONE TOP	20mm Quantum Quartz stone bench top, over custom Joinery cabinet with door and shelf - to suit available space.

LAUNDRY MIXER	Laundry swivel sink mixer with gooseneck in chrome.
WASHING MACHINE TAPS	Gallery "Enhance" washing machine taps in chrome.
	Smeg SAWD612 washer/dryer combo, 6kg washer/3kg dryer, 2 year manufacturer warranty with 1 Classic 2000 Series double
WASHER / DRYER COMBO	power point (Clipsal brand) behind.
DRAINAGE	Floor waste drain located under washer/dryer.
TILES / SPLASHBACK	As per colour selection board, skirting tiles to wall.
LIGHTING	One LED light fitting (Clipsal brand).
SWITCHES	Slim Line Series light switches (Clipsal brand).
WET SEAL	Technician applied wet seal to perimeter.
VENTILATION	Louvred laundry entrance door, ducted ceiling mounted exhaust fan - in accordance with Australian Standards and the BCA.
BATHROOM	
VANITY	Prodigg "Deka" 70cm wall hung vanity in dark brown, with Blum mechanism.
TALL BOY*	Prodigg "Deka" 170cm tall wall hung tall boy in dark brown, with Blum mechanism.
VANITY SINK MIXER	Hansgrohe "Focus E2" sink mixer in chrome, 15 year manufacturer warranty.
FLOOR WASTE	Single floor waste with secret tile in square profile.
SHOWER HEAD	Ceiling flush mounted 250mm square shower head, with Hansgrohe "Croma 100" hand shower on fixed holder with diverter
SHOWER MIXER	Hansgrohe "Focus E2" shower mixer in chrome with diverter, 15 year manufacturer warranty.
SHOWER BASE	Where possible stepped down shower base, as per plan with linear secret tile floor waste. Wet seal by accredited technician.
SHOWER SHELF	Recessed 75mm shelf, size to complement shower cubicle, wet sealed by accredited technician and tiled.
TOWEL RAIL	Heated towel rail, to suit space available.
TOILET	Vitra "S20" dual flush ceramic toilet suite with soft close seat in white with concealed cistern, 5 year manufacturer warranty.
TOILET ROLL HOLDER	Roger Seller "Project" double toilet roll holder in chrome, 5 year manufacturer warranty.
SHOWER SCREEN	Semi frameless shower screen, with clear safety glass door with chrome knob (2000mm high).
MIRRORS AND	Prodigg recessed shaving cabinet, mirrored opening doors.
	One LED light above shaving cabinet, recessed in ceiling.
SHAVING CABINET	
LIGHTING / VENTILATION	Classic with 4 infra-red heat lamps/1 light with fan, hardwired.
POWER POINT	Two Slim Line Series double power points (Clipsal brand).
TILES - FLOOR	As per colour selection board.
TILES - WALL	Floor to ceiling tiles (600mm x 300mm) as per colour scheme selection, with feature wall.
WALLS	10mm wet area approved blue board, fixed to walls.
WET SEAL	Technician applied wet seal to perimeter and vertical corners. Shower walls and floor include complete coverage.
BEDROOMS	
	Farry officiant LED lighting system with dimmer control (Clined brond) as nev explited to design detail. Main body some
LIGHTING	Energy efficient LED lighting system with dimmer control (Clipsal brand) as per architect's design detail. Main bedroom:
LIGHTING	2 pendant lights either side of bed, per interior designer specification or permittable space. One down light per 6m2 living area
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LIGHTING SWITCHES TV POWER POINT FLOOR WARDROBES WALLPAPER / PAINT TUDY* JOINERY	<ul> <li>2 pendant lights either side of bed, per interior designer specification or permittable space. One down light per 6m2 living area</li> <li>Slim Line Series light switches (Clipsal brand).</li> <li>Free to air and cable TV outlet, 1 coaxial point and 1 category 5 point.</li> <li>Three Slim Line Series double power points (Clipsal brand), with 2 bedside locations featuring centre USB point.</li> <li>Quality pile carpet as per colour selection boards.</li> <li>Mirrored robes 2340mm high, frameless, hanging rail with shelves.</li> <li>Main bedroom with feature wall wallpaper, 2nd bedroom with feature wall paint - both as per colour selection boards.</li> <li>33mm tightform benchtop in white laminate, cable hole with plastic sleeve/cover, overheads with bi-fold doors, recessed LED st lighting.</li> </ul>
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LIGHTING SWITCHES TV POWER POINT FLOOR WARDROBES WALLPAPER / PAINT TUDY* JOINERY WALLPAPER LIGHTING SWITCHES POWER POINT / DATA TELEPHONE TV, COMMUNICATION, AND DATA SERVICE	<ul> <li>2 pendant lights either side of bed, per interior designer specification or permittable space. One down light per 6m2 living area</li> <li>Slim Line Series light switches (Clipsal brand).</li> <li>Free to air and cable TV outlet, 1 coaxial point and 1 category 5 point.</li> <li>Three Slim Line Series double power points (Clipsal brand), with 2 bedside locations featuring centre USB point.</li> <li>Quality pile carpet as per colour selection boards.</li> <li>Mirrored robes 2340mm high, frameless, hanging rail with shelves.</li> <li>Main bedroom with feature wall wallpaper, 2nd bedroom with feature wall paint - both as per colour selection boards.</li> <li>33mm tightform benchtop in white laminate, cable hole with plastic sleeve/cover, overheads with bi-fold doors, recessed LED str lighting.</li> <li>As per colour selection board.</li> <li>Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.</li> <li>Slim Line Series light switches (Clipsal brand).</li> <li>Where possible power and data will be located under benchtop. Two Classic 2000 Series double power points (Clipsal brand) an 1 data point.</li> <li>One outlet to study nook where possible, kitchen otherwise.</li> </ul>
LIGHTING SWITCHES TV POWER POINT FLOOR WARDROBES WALLPAPER / PAINT TUDY* JOINERY WALLPAPER LIGHTING SWITCHES POWER POINT / DATA TELEPHONE TV, COMMUNICATION,	<ul> <li>2 pendant lights either side of bed, per interior designer specification or permittable space. One down light per 6m2 living area</li> <li>Slim Line Series light switches (Clipsal brand).</li> <li>Free to air and cable TV outlet, 1 coaxial point and 1 category 5 point.</li> <li>Three Slim Line Series double power points (Clipsal brand), with 2 bedside locations featuring centre USB point.</li> <li>Quality pile carpet as per colour selection boards.</li> <li>Mirrored robes 2340mm high, frameless, hanging rail with shelves.</li> <li>Main bedroom with feature wall wallpaper, 2nd bedroom with feature wall paint - both as per colour selection boards.</li> <li>33mm tightform benchtop in white laminate, cable hole with plastic sleeve/cover, overheads with bi-fold doors, recessed LED strlighting.</li> <li>As per colour selection board.</li> <li>Energy efficient LED lighting system (Clipsal brand) as per architect's design detail.</li> <li>Slim Line Series light switches (Clipsal brand).</li> <li>Where possible power and data will be located under benchtop. Two Classic 2000 Series double power points (Clipsal brand) an 1 data point.</li> <li>One outlet to study nook where possible, kitchen otherwise.</li> <li>The building will be connected to the National Broadband Network and made Pay TV ready.</li> </ul>

In the event of a discrepancy, the plans shall take precedence over the inclusion list. A similar product will replace the specified 'item' if unavailable. The seller will retain the right to replace any item without notice to the owners for a similar item. Item/s will only be installed if they correspond to the plans used in the contract of sale.

Purchaser will be given 2 colour schemes to choose from. If the purchaser fails to make a colour scheme selection before exhange of contracts, the seller will make the selection. Natural materials may display characteristics which vary from samples shown on display boards due to the intrinsic nature of naturally occuring materials. Locations of power points, light switches, control panels, tv/data outlets is at the discretion of the architect. The seller may substitute any specified inclusions with that of a similar quality. The seller will nominate the car park spaces and storage cages appointed to each apartment.