



# Final Colours



## Home Details

Build Region: Brunswick Heads/Ballina

Range:

**FREEDOM**



House: Clara 27

Facade: Escape

## Land Details

Lot Number: 3036 Street Number: 24

Street: RANGAL ROAD

Suburb: OCEAN SHORES

Postcode: 2483

State: NSW


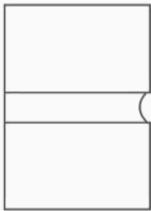
## Included Variations

001 Studio

## Site Costs

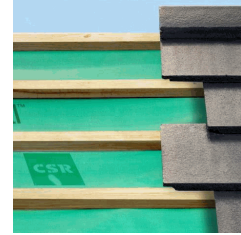
#		Quantity	Unit
1	<p>Supply and installation of a 5000lt Aquaplate Skinny Slimline oval rainwater tank with pump and the following items to enable connection of a Rainwater Harvesting System for above ground storage tank:</p> <ul style="list-style-type: none"> <li>- Installation of a dual check valve to water line.</li> <li>- Structural concrete slab under rainwater tank and pump.</li> <li>- Up to two (2) painted PVC downpipe drops from the roof catchment area, each positioned within five (5) metres of tank location.</li> <li>- Single water inlet point plumbed to rainwater applications including connection to existing garden taps, up to two (2) toilet suites and cold water washing machine tap.</li> <li>- Mains water feed point to tank location (on external wall of house).</li> <li>- Stormwater discharge drainage point(s) for tank overflow.</li> <li>- Weatherproof single power point to pump location.</li> </ul> <p>(Note: Choice of 9 attractive base Colorbond colours.) (Note: Charged downpipes are to be extra charge.)</p>	1	ITEM
2	<p>Charged downpipe system to single storey house, due to minimum fall requirements for stormwater, including painted round sealed PVC downpipes in lieu of standard.</p> <p>(Note: PVC (combustible) downpipes are not permitted within 450mm of the boundary. Any relocation or design modifications will be charged at additional cost.)</p> <p><b>Colour:</b> Dulux Base - Colorbond Southerly</p>	1	ITEM

## External

#		Quantity	Unit
3	<p>PGH Single Height - Driftwood Grey in lieu of standard bricks.                      Note: Image may not represent mortar colour chosen</p> <p>- To standard home.                      (Note: Pre-set quantity applies to standard home.)</p> <p>(Note: If home is extended or modified then additional costs apply only when upgrading bricks from Standard range - use below text and calculations in addition to standard quantity.)</p> <p>- Including additional area due to modifications.</p> <p>(Note: Charge for upgraded bricks due to modifications by calculating extra face of wall m2 x 50 / 1000 then add to pre-set quantity in min increments of 0.5)</p> <p>- To feature area of</p> <p>(Note: If to feature area only then charge by calculating face of wall m2 x 50 / 1000 then round up to min. 2.0 to suit min order and replace pre-set quantity.)</p> <p>Note: - no cost   standard inclusion</p>	8.50	Per/TH
			
4	<p>Ironed mortar joints to face brickwork.</p>	8.50	Per/TH
			
5	<p>Natural grey coloured mortar to face brickwork.</p>	8.50	Per/TH
6	<p>Screenclad SCE 81mm x 21mm (2 step) stained western red cedar horizontal cladding to external wall of house.                      (Note: Horizontal Infill Type G. Cladding Type 10.)                      (Note: When deleting this cladding, another cladding type must be added to replace.)                      (Note: No allowance for metal flashings, cappings, battens or sarking. It is assumed these are already existing and just cladding type is being changed.)                      (Note: Not applicable to Garage sectional doors. To be charged at additional cost if applicable. Refer to separate item in Category "External - External - Garage Doors".)                      (Note: Changes to Façade materials are subject to builders' acceptance.)                      (Note: Refer to the Cladding Matrix Guide for acceptable substitutions.)</p> <p><b>Colour:</b> Intergrain Driftwood</p> <p>Note: - additional to Elevation A &amp; D of Walk in Robe 3   refer to colour plans</p>	1	M2
7	<p>Dulux EPS rendered cladding, with extent as per Master Plan.                      Note: This item is for the purpose of standard Facade specific inclusions only.</p> <p><b>Colour:</b> Lexicon SW1E3</p>	1	M2
8	<p>Screenclad SCE 81mm x 21mm (2 step) stained western red cedar horizontal cladding, with extent as per Master Plan.                      Note: This item is for the purpose of standard Facade specific inclusions only.</p> <p><b>Colour:</b> Intergrain Driftwood</p>	1	M2

## External

#		Quantity	Unit
9	Painted render finish, with extent as per Master Plan. Note: This item is for the purpose of standard Facade specific inclusions only. <b>Colour:</b> Lexicon SW1E3	1	ITEM
10	Colorbond sheet roofing (as selected from Builder's standard range of colours) in lieu of standard roof tile. <b>Colour:</b> Dover White	269.50	M2
11	Sarking under roof covering. (Note: Colonial facade verandah has NO lining to underside; therefore NO sarking is allowed to this area.)	269.50	M2
12	Colorbond metal 100x75mm rectangle downpipes to single storey house.	1	EACH
13	Colorbond 150mm Quad Gutter. <b>Colour:</b> Dover White	78	LM
14	Colorbond metal fascia. Note: Barge capping and flat roof sections colour will match Fascia, unless otherwise specified. <b>Colour:</b> Dover White	78	LM
15	VELUX (FS) fixed skylight 1400mm x 550mm (FS C08 2004AD) including painted plasterboard lined shaft with fibreglass ceiling insulation batts. Note: Suitable for 15 degree roof pitch and over. Note: Colour: "White painted interior wood frame and sash, Outer aluminium cappings (grey)". <b>Note:</b> - To Kitchen.	1	EACH



## Garage

16	Corinthian Design 1 flush panel painted external door (2040mm high x 820mm wide). <b>Colour:</b> Lexicon SW1E3	1	EACH
17	Aluminium hinged single door frame.	1	ITEM
18	Gainsborough G4 Series Terrace entrance knob set Stainless Steel 540TERSS.	1	EACH
19	2325mm high x 4800mm wide (nom.) Colorbond sectional door in textured woodgrain finish in lieu of standard garage door. (Note: Only applicable with 86mm garage step-down and 2550mm or greater nominal ceiling height; otherwise max. 2240mm high.) (Note: Estimator to nominate Height 2240mm or 2325mm (nom)) <b>Colour:</b> Flatline Profile - Dover White	1	EACH
20	Remote control door opening unit with one (1) wireless wall mounted button and two (2) hand sets to sectional panelift garage door.	1	ITEM



## Windows

#		Quantity	Unit
21	Bradnam's powder coated aluminium windows and external doors with clear glass. Satinlite glass to wet areas (excluding Laundry).  Note: Flyscreen/Barrier/Security screen frames are to be the same colour as the window frames unless otherwise stated. Diamond Grilles will be black unless otherwise stated. Pet doors can be installed to Diamond Grille / Barrier Screens only. <b>Colour:</b> Textura Monument Frame GL329A - Blk Hardware	1	ITEM
22	12-18 aluminium sliding window. - To elevation D of Bedroom 2.	1	EACH
23	12-15 aluminium sliding window. - To elevation D of Bathroom.	1	EACH
24	12-06 aluminium awning window. - To elevation B of Ensuite.	1	EACH
25	12-09 aluminium double hung window. - To elevation D of Pantry.  Note: - raise up to allow for Cabinetry and benchtop in Walk in Pantry	1	EACH
26	18-21 aluminium sliding window. - To elevation B of Media Room.	1	EACH
27	18-24 aluminium awning window. - To elevation C of Bedroom 1 - To elevation C of Family Room - To elevation D of Dining Room. Note: 610mm Sash.	3	EACH
28	18-09 aluminium sliding window. - To elevation B of Study.	1	EACH
29	(Credit) 15-21 aluminium sliding window.  <b>Note:</b> - Delete from standard Bedroom 1 - Delete from standard Media Room - Delete from standard Dining Room - Delete Two (2) from standard Family Room.	5	EACH
30	(Credit) 10-18 aluminium sliding window.  <b>Note:</b> - Delete from standard option Bedroom 2 - Delete from standard option Bedroom 3	2	EACH
31	(Credit) 10-15 aluminium sliding window. - Delete from standard Bathroom.	1	EACH
32	(Credit) 15-09 aluminium sliding window. - Delete from standard option Study.	1	EACH
33	(Credit) 18-24 aluminium awning window.  Note: - to elevation D of Dining Room	1	EACH
34	Fly screen with fibreglass mesh to aluminium opening window sash. (Note: Price is per opening sash for all aluminium window types)  Note: - throughout	1	EACH

## Doors - External

35	(Credit) 21-21 aluminium external sliding door unit. - Delete from standard Dining Room.	1	EACH
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## Doors - External




#		Quantity	Unit
36	Rebated slab edge to allow recessing of external door frame. (Note: Not permitted in Garage unless suitable floor covering is added at additional cost - to cover the rebate infill.) Note: - Family/Dining & Dining	3	EACH
37	21-18 aluminium external sliding door unit. - To elevation D of Bedroom 3 (XO).	1	EACH
38	24-27 aluminium external stacker sliding door unit. - To elevation C of Dining Room (OXX).	1	EACH
39	24-24 aluminium external stacker sliding door unit. Opening configuration: XXO (Note: May fit in 2550mm high ceilings subject to Design Department approval; otherwise 2700mm high ceilings required – at additional cost.) Note: - to elevation D of Dining Room	1	EACH
40	24-31 aluminium external stacker sliding door unit. - To elevation D of Family Room (XXO).	1	EACH
41	Fly screen doors (4) with fibreglass mesh to 2400mm high corner stacker sliding door unit. Note: - to Family/Dining	1	EACH
42	Fly screen doors with fibreglass mesh to 2400mm high stacker sliding door unit. (Note: Not applicable to Corner doors.) Note: - to Dining Room	1	

## Front Entry

43	Stained finish timber door in lieu of painted finish. (Note: Subject to selected door being available as suitable for staining). <b>Colour:</b> Intergrain Charcoal	1	EACH
44	Corinthian Blonde Oak AWOWS 5VG painted feature door (2340mm high x 1200mm wide) with translucent glass in lieu of promotional door. (Note: Only applicable with 2550mm or greater nominal ceiling height to ground floor)  (Note: Wider door may require change to sidelight configuration and/or overall frame width – check and charge as required.)  (Note: Stained finish door is additional cost.)	1	EACH
45	Stained timber hinged single door frame (2340mm high x up to 1200mm wide door) in lieu of promotional door frame. (Note: Modification to Portico opening height may be required, to ensure minimum clearance requirements to front entry door & frame.) <b>Colour:</b> Intergrain Driftwood	1	ITEM
46	Gainsborough G4 Series Round 550 double cylinder deadbolt Stainless Steel 550SSK in lieu of standard door furniture.	1	EACH






## Front Entry

#		Quantity	Unit
47	Gainsborough Oblong 600mm pull handle back to back Stainless Steel OBL600PHSS.	1	EACH
			
48	Gainsborough roller latch Stainless Steel 484RLSS.	1	EACH
			
49	Emro round adjustable magnetic door stop Satin Chrome 50018R in lieu of promotional. (Note: Not suitable for wet areas / tiled walls.)	1	EACH
			

## Study

50	Study Cabinetry. - Laminate finish boxed frame desk including return base with 60mm deep fascia panel and four (4) drawers centered under. - including resr support rails - 600mm deep to full width of elevation A - overhead cabinetry charged seperatly - refer to colour plans  <b>Colour:</b> Whitewashed Oak - Natural Finish	1	ITEM
51	655mm high (nom.) melamine finish overhead cabinets. Note: Underside of overhead cabinets is whiteboard (carcass) unless noted otherwise. Note: - to full width of elevation A   refer to colour plans	1	LM
52	Builders Range cabinetry door and drawer handles.  <b>Handle:</b> Furnware FER038.MBL.FG	4	EACH
53	Finger Pull "handle" to overhead cabinets. (Note: This item is not suitable for overhead cabinets above a slideout rangehood.) (Note: Door finishes lower than carcass to form "handle".)	1	EACH
54	Cabinetry handle placement.  <b>Handle:</b> Type H.1	1	ITEM

## Powder Room

#		Quantity	Unit
55	Laminex Melamine finish vanity cabinet and kickboard. Note: Includes 16mm double sided whiteboard carcass with 1mm ABS edge unless noted otherwise. Note: Where nominated, end panels are the same colour/finish unless noted otherwise.	1	LM
56	20mm M0 Range CaesarStone Mineral Benchtop Aris Edge. (Note: If the Kitchen Island benchtop exceeds 3200mm long x 1000mm wide or the wall bench exceeds 3200mm long x 600mm wide, an additional charge for "Oversize" applies. Refer separate item.) (Note: Maximum possible size of CaesarStone Mineral benchtops is 3200mm long x 1600mm wide.) (Note: Maximum unsupported overhang of 300mm and maximum unsupported single span of 600mm wide. Note: Benchtops over 3200mm long will incorporate a join. Edge Profile: Aris Edge <b>Colour:</b> Snow 2141	0.57	M2
57	Laminex Chalk finish in lieu of standard. Note: To cabinetry door/drawer fronts and panels (where applicable). <b>Colour:</b> Whitewashed Oak 041 Note: - throughout	1	M2
58	Builders Range cabinetry door and drawer handles. <b>Handle:</b> Furnware FER038.MBL.FG	2	EACH
59	Cabinetry handle placement. <b>Handle:</b> Type H.1	1	ITEM
60	Argent 2 piece pop up waste ceramic finish White K316-DWC to vanity basin in lieu of chrome finish pop up waste K316-D. (Note: This item is only suitable for Villeroy & Boch basin.)	1	EACH
			
61	Villeroy & Boch Loop Slim 380 round vessel basin 0TH White 4A450001 and pop-up waste Chrome K316-D in lieu of promotional basin. Note: Includes alteration to vanity unit height to suit. (Note: Requires wall mount or tower tapware at additional cost.) (Note: Available in 0TH only).	1	EACH
			
62	Abey Poco Hi basin mixer Black 6B3-B-LF in lieu of promotional tapware. Note: - mounted on RHS of basin	1	EACH
			

## Powder Room

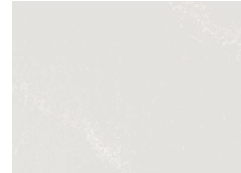
#		Quantity	Unit
63	Clark Round back to wall close coupled back entry toilet suite with slim soft close toilet seat White CL30010.W4S in lieu of standard toilet suite. (Note: Includes standard chrome flush button (CL60007.C). Optional matte black (CL60007.B) and matte white (CL60007.W) flush buttons available as separate upgrades at additional cost.)	1	EACH
			
64	Polished edge frameless mirror.	1.06	LM
			
65	Clark Round single towel rail 300mm Matte Black CL60019.B in lieu of promotional. Note: - relocate to Elevation C   refer to colour plans	1	EACH
			
66	Clark Round toilet roll holder Matte Black CL60016.B in lieu of promotional toilet roll holder.	1	EACH
			
67	68mm x 19mm painted pine splayed architraves - Wet Areas Only.	1	ITEM
			

## Kitchen



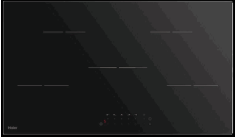


68	Laminex Melamine finish floor cabinets and kickboard. Note: Includes 16mm double sided whiteboard carcass with 1mm ABS edge unless noted otherwise. Note: Where nominated, end panels, back panels, overhead cabinets, etc. are the same colour/finish as floor cabinets unless noted otherwise. Note: Underside of overhead cabinets is whiteboard (carcass) unless noted otherwise. <b>Colour:</b> Eucalypt 2604 - Natural Finish Note: - inc pantry	5.96	LM
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## Kitchen

#		Quantity	Unit
69	Set of four (4) drawers with cutlery insert in lieu of standard three (3) drawers with cutlery insert. (Note: Drawers to be up to a maximum of 600mm wide.) Note: - 550mm wide	1	ITEM
70	20mm M1 Range CaesarStone Mineral Benchtop in lieu of promotional benchtop. Note: Benchtops over 3200mm long will incorporate a join. Edge Profile: Aris Edge <b>Colour:</b> Alpine Mist 5110	4.09	M2
71	655mm high (nom.) melamine finish overhead cabinets. Note: Underside of overhead cabinets is whiteboard (carcass) unless noted otherwise.	2.20	LM
72	655mm high (nom.) melamine finish overhead cabinets. Note: Underside of overhead cabinets is whiteboard (carcass) unless noted otherwise. Note: - additional to elevation C   refer to colour plans	1	LM
73	Shadowline melamine infill above cabinetry. Note: - additional to overheads on elevation C	1	LM
74	500mm wide (nom.) coloured melamine finish pantry with one (1) door. (Note: This item does not allow for infill or bulkhead above.) (Note: Includes white melamine interior.) Note: - to LHS of elevation C   refer to colour plans	1	EACH
75	Laminex Chalk finish in lieu of standard. Note: To cabinetry door/drawer fronts and panels (where applicable). <b>Colour:</b> Whitewashed Oak 041 Note: - to oveheads & shadowline	1	M2
76	Builders Range cabinetry door and drawer handles. <b>Handle:</b> Furnware FER038.MBL.FG	15	EACH
77	Finger Pull "handle" to overhead cabinets in lieu of standard handle. (Note: This item is not suitable for overhead cabinets above a slideout rangehood.) (Note: Door finishes lower than carcass to form "handle".)	1	EACH
78	Cabinetry handle placement. <b>Handle:</b> Type H.1	1	ITEM
79	Melamine finish pull out cabinet (single drawer) 450mm wide (nom.) in lieu of standard hinged door and shelf including Hafele One2Five waste bin system (502.92.740) with 2 x 32 litre bins and soft close mechanism. (Note: To suit cabinet width 450mm.) Note: - to RHS of Island   Refer to colour plans	1	EACH
80	Abey Builders double bowl undermount sink Stainless Steel BLD200 including basket waste and polished edge cut-out to CaesarStone benchtop and modification of base cabinets to suit sink depth in lieu of promotional sink. (Note: CaesarStone benchtop to be charged separately.)	1	EACH



## Kitchen

#		Quantity	Unit
81	Clark Round Pin sink mixer Matte Black CL10006.B4AF in lieu of standard tapware.	1	EACH
			
82	Dishwasher provision including single power point and water point.	1	EACH
83	Haier Series 500 900mm electric under bench oven black HWO90S11EB3 in lieu of standard oven.	1	EACH
			
84	Haier Series 500 900mm Ceramic cooktop HCE905TB3 in lieu of standard cooktop.	1	EACH
			
85	Haier Series 500 900mm undermount rangehood stainless steel HPH90ILX2 in lieu of promotional rangehood. (Note: If a strip light is to run behind the rangehood as a continuous line then the OHC's are to increase to 450mm deep – at additional cost.)	1	EACH
			
86	Haier Series 300 freestanding dishwasher Satina colour HDW13F0PS1. Note: Includes infill to match door colour below benchtop as required.	1	EACH
			






## Walk in Pantry

87	Non Standard Cabinetry subject to builders acceptance in lieu of standard shelves. (Note: Enter full details here. Make model colour code.) Note: Deleted standard shelving credit shown in separate item.	2.60	ITEM
88	Laminex Melamine finish floor cabinets and kickboard. Note: Includes 16mm double sided whiteboard carcass with 1mm ABS edge unless noted otherwise. Note: Where nominated, end panels, back panels, overhead cabinets, etc. are the same colour/finish as floor cabinets unless noted otherwise. Note: Underside of overhead cabinets is whiteboard (carcass) unless noted otherwise. <b>Colour:</b> Eucalypt 2604 - Natural Finish Note: - 1460mm (nom.) to elevation C. - 1100mm (nom.) to elevation B	2.56	LM

## Walk in Pantry

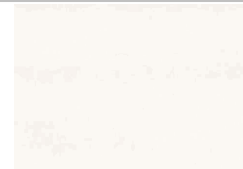
#		Quantity	Unit
89	Additional set of four (4) drawers, including cutlery insert, in lieu of door. (Note: Drawers to be up to a maximum of 600mm wide.) Note: - 484mm (nom) wide to LHS of elevation B   refer to colour plans	1	EACH
90	20mm M1 Range CaesarStone Mineral Benchtop. Note: Benchtops over 3200mm long will incorporate a join. Edge Profile: Aris Edge <b>Colour:</b> Alpine Mist 5110 Note: - to Elevation C & additional to Elevation B   Refer to colour plans	1	M2
91	Shadowline melamine infill above cabinetry. Note: Additional to promotional item due to modifications.	1.52	LM
92	Melamine finish overhead cabinet above fridge space. Note: Underside of overhead cabinets is whiteboard (carcass) unless noted otherwise. (Note: This item does not allow for infill or bulkhead above.)	1	LM
93	16mm thick coloured melamine finish base panel to underside of overhead cabinets. (Note: Sales to nominate if provision for strip lighting is required.) Note: - to elevation C	1	LM
94	655mm high (nom.) melamine finish overhead cabinets. Note: Underside of overhead cabinets is whiteboard (carcass) unless noted otherwise. Note: - 1460mm wide (nom.) to elevation C.	1.46	LM
95	Laminex Chalk finish in lieu of standard. Note: To cabinetry door/drawer fronts and panels (where applicable). <b>Colour:</b> Whitewashed Oak 041 Note: - to oveheads & shadowline	1	M2
96	Builders Range cabinetry door and drawer handles.	7	EACH
97	Finger Pull "handle" to overhead cabinets in lieu of standard handle. (Note: This item is not suitable for overhead cabinets above a slideout rangehood.) (Note: Door finishes lower than carcass to form "handle".)	1	EACH
98	Cabinetry handle placement. <b>Handle:</b> Type H.1	1	ITEM
99	Hafele LOOX 2020 Multiwhite Dimable LED Downlight 2 Pack including Remote, to the underside of overhead cabinets. (Note: Requires base panel to underside of overhead cabinets - at additional cost.) (Note: Ordered through Cabinetmaker.) (Note: Includes single power point (413.) (Note: Sales estimator to check Electrical appointment quote for allowance for electrician to install a single power point (413) and connection to this lighting.) Note: - to elevation C	1	EACH
100	(Credit) Four (4) White melamine shelves without front rail (SH-1). (Note: Measure total Lm. Includes four (4) shelves up to 600mm wide/deep.) Note: Delete from standard option elevations B and C.	2.19	LM

## Walk in Pantry


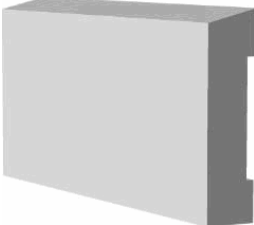
#		Quantity	Unit
101	Clark Cellini round single bowl undermount sink 0TH Stainless Steel ERBU including timber chopping board, Stainless Steel draining basket, basket waste, polished edge cut-out to CaesarStone benchtop and modification of base cabinets to suit sink depth. (Note: CaesarStone benchtop to be charged separately.)	1	EACH
			
102	Clark Round Pin sink mixer Matte Black CL10006.B4AF.	1	EACH
			
103	Melamine finish microwave provision with pot drawer under (including single power point) in lieu of standard cabinetry. Note: - to RHS of elevation B   refer to colour plans	1	ITEM
			
104	Fisher and Paykel 28lt microwave oven with built-in trim kit Black OM25BLSB1 Note: Microwave provision and power point to be charged separately.	1	EACH
			
105	Cold water tap to fridge space for Customers future appliance.	1	EACH
<b>Laundry</b>			
106	Corinthian Blonde Oak AWO 21 painted feature door (2040mm high x 820mm wide) with clear glass in lieu of standard door. (Note: Stained finish door is additional cost.) <b>Colour:</b> Lexicon SW1E3	1	EACH
107	Aluminium hinged single door frame.	1	ITEM
108	Gainsborough G4 Series Terrace entrance knob set Stainless Steel 540TERSS.	1	EACH
			

## Laundry

#		Quantity	Unit
109	Laminex Melamine finish floor cabinets and kickboard. Note: Includes 16mm double sided whiteboard carcass with 1mm ABS edge unless noted otherwise. Note: Where nominated, end panels, back panels, overhead cabinets, etc. are the same colour/finish as floor cabinets unless noted otherwise. Note: Underside of overhead cabinets is whiteboard (carcass) unless noted otherwise.	0.80	LM
110	Laminex Melamine finish floor cabinets and kickboard. Note: Includes 16mm double sided whiteboard carcass with 1mm ABS edge unless noted otherwise. Note: Where nominated, end panels, back panels, overhead cabinets, etc. are the same colour/finish as floor cabinets unless noted otherwise. Note: Underside of overhead cabinets is whiteboard (carcass) unless noted otherwise. <b>Colour:</b> Eucalypt 2604 - Natural Finish Note: - additional to elevation A   refer to colour plans	1	LM
111	Melamine finish gable panel to benchtop.	3	EACH
112	20mm M0 Range CaesarStone Mineral Benchtop with 40mm Mitred. (Note: If the Kitchen Island benchtop exceeds 3200mm long (including gable panels) OR 1000mm wide or the wall bench exceeds 3200mm long x 600mm wide, an additional charge for "Oversize" applies. Refer separate item.) (Note: Maximum possible size of CaesarStone Mineral benchtops is 3200mm long x 1600mm wide.) (Note: Maximum unsupported overhang of 300mm and maximum unsupported single span of 600mm wide. Note: Benchtops over 3200mm long will incorporate a join. Edge Profile: Aris Edge <b>Colour:</b> Snow 2141 Note: - additional to elevation A   refer to colour plans	1	M2
113	20mm M0 Range CaesarStone Mineral Benchtop Aris Edge in lieu of promotional benchtop. (Note: If the Kitchen Island benchtop exceeds 3200mm long (including gable panels) OR 1000mm wide or the wall bench exceeds 3200mm long x 600mm wide, an additional charge for "Oversize" applies. Refer separate item.) (Note: Maximum possible size of CaesarStone Mineral benchtops is 3200mm long x 1600mm wide.) (Note: Maximum unsupported overhang of 300mm and maximum unsupported single span of 600mm wide. Note: Benchtops over 3200mm long will incorporate a join. Edge Profile: Aris Edge <b>Colour:</b> Snow 2141	1.34	M2
114	655mm high (nom.) melamine finish overhead cabinets. Note: Underside of overhead cabinets is whiteboard (carcass) unless noted otherwise. Note: - to full length of elevation A   refer to colour plans	1	LM
115	Laminex Chalk finish in lieu of standard. Note: To cabinetry door/drawer fronts and panels (where applicable). <b>Colour:</b> Whitewashed Oak 041 Note: - to oveheads	1	M2
116	Cabinetry handle placement. <b>Handle:</b> Type H.1	1	ITEM
117	Builders Range cabinetry door and drawer handles. <b>Handle:</b> Furnware FER038.MBL.FG	1	EACH



## Laundry

#		Quantity	Unit
118	Finger Pull "handle" to overhead cabinets in lieu of promotional handle. (Note: This item is not suitable for overhead cabinets above a slideout rangehood.) (Note: Door finishes lower than carcass to form "handle".)	1	EACH
119	Clark Round Pin tub mixer Matte Black CL10006.B4AF in lieu of standard tapware.	1	EACH
			
120	Clark Single 45 litre flushline tub Stainless Steel in lieu of standard trough.	1	EACH
121	Ceramic and or glazed porcelain wall tiles as selected from Builder's standard range. Note: Does not include feature tiles, spotter tiles, border tiling, diagonal laying of tiles, laying of rectified/double charged/full bodied porcelain tiles or equivalent. (Note: 18mm thick architrave required for full height and half height wall tiles at additional cost). Note: - to elevation A	1	M2
122	68mm x 19mm painted pine splayed architraves - Wet Areas Only.	1	ITEM
			

## Walk in Robe

123	White melamine shelving including hanging rail to underside (BIR 01).	3.77	LM
124	R-3 White melamine robe unit underneath existing shelf with two (2) fixed and two (2) adjustable open shelves. (Note: Nominate one) - 510mm wide (nom.). - 610mm wide (nom.). Note: Robe opening width may alter to suit. Note: - 610mm wide (nom.). - centered to elevation C	1	
125	R-2 White melamine double hanging robe unit up to 1200mm wide with gable panel (where applicable) and 2nd (double) hanging rail underneath existing shelf. (Note: Robe opening width may alter to suit.) (Note: When installed to a Built-In-Robe we recommend the robe doors are upgraded to 2340mm high - at additional cost.) Note: - to full width of elevation B	1	

## Ensuite

126	Non Standard Vanity subject to builders acceptance. (Credit) Luminex Melamine finish floor cabinets and kickboard - Delete 800mm (nom.) from standard Vanity.	1	LM
127	Laminex Melamine finish vanity cabinet and kickboard. Note: Includes 16mm double sided whiteboard carcass with 1mm ABS edge unless noted otherwise. Note: Where nominated, end panels are the same colour/finish unless noted otherwise.	1.20	LM

## Ensuite


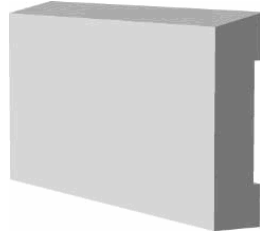
#		Quantity	Unit
128	<p>20mm M0 Range CaesarStone Mineral Benchtop Aris Edge.                      (Note: If the Kitchen Island benchtop exceeds 3200mm long x 1000mm wide or the wall bench exceeds 3200mm long x 600mm wide, an additional charge for "Oversize" applies. Refer separate item.)                      (Note: Maximum possible size of CaesarStone Mineral benchtops is 3200mm long x 1600mm wide.)                      (Note: Maximum unsupported overhang of 300mm and maximum unsupported single span of 600mm wide.                      Note: Benchtops over 3200mm long will incorporate a join.                      Edge Profile: Aris Edge  <b>Colour:</b> Snow 2141</p>	0.69	M2
129	<p>Laminex Chalk finish in lieu of standard.                      Note: To cabinetry door/drawer fronts and panels (where applicable).  <b>Colour:</b> Whitewashed Oak 041                      Note: - throughout</p>	1	M2
130	<p>Builders Range cabinetry door and drawer handles.  <b>Handle:</b> Furnware FER038.MBL.FG</p>	3	EACH
131	<p>Cabinetry handle placement.  <b>Handle:</b> Type H.1</p>	1	ITEM
132	<p>Non Standard Basin subject to builders acceptance.                      Clark Square 400 inset basin with overflow White CL40013.W1 Chrome waste                      - Delete one (1) from standard.</p>	1	ITEM
133	<p>Argent 2 piece pop up waste ceramic finish White K316-DWC to vanity basin in lieu of chrome finish pop up waste K316-D.                      (Note: This item is only suitable for Villeroy &amp; Boch basin.)</p>	1	EACH
134	<p>Villeroy &amp; Boch Loop Slim 380 round vessel basin 0TH White 4A450001 and pop-up waste Chrome K316-D in lieu of promotional basin.                      Note: Includes alteration to vanity unit height to suit.                      (Note: Requires wall mount or tower tapware at additional cost.)                      (Note: Available in 0TH only).</p>	1	EACH
135	<p>Non Standard Tapware Basin subject to builders acceptance.                      Clark Round Pin basin mixer Chrome CL10001.C5AF                      - Delete one (1) from standard.</p>	1	ITEM
136	<p>Non Standard Tapware Basin subject to builders acceptance.                      Provision for additional basin                      - Delete one (1) from standard.</p>	1	ITEM



## Ensuite

#		Quantity	Unit
137	Abey Poco Hi basin mixer Black 6B3-B-LF in lieu of promotional tapware. Note: - mounted on RHS of basin	1	EACH
			
138	2000mm high clear laminated glass shower screens with semi-frameless powder coated aluminium frame. <b>Colour:</b> Black	1.35	LM
139	Clark Round II rail shower Matte Black CL10075.B3A in lieu of promotional tapware.	1	EACH
			
140	Clark Round Pin Shower Wall Mixer Matte Black CL10027.B in lieu of promotional tapware.	1	EACH
			
141	(Credit) Polished edge frameless mirror. - Delete 800mm (nom.) from standard.	0.80	LM
			
142	Polished edge frameless mirror.	1.60	LM
			

## Ensuite

#		Quantity	Unit
143	Clark Round single towel rail 300mm Matte Black CL60019.B in lieu of promotional.	1	EACH
			
144	68mm x 19mm painted pine splayed architraves - Wet Areas Only.	1	ITEM
			

## Bedroom 2

145	White melamine shelving including hanging rail to underside (BIR 01).	2	LM
146	2365mm high framed mirror sliding doors with aluminium frame in lieu of standard robe doors. (Note: Price is per panel.) (Note: Subject to ceiling height and design approval.) <b>Colour:</b> White Frame	2	EACH

## Walk in Robe 3

147	White melamine shelving including hanging rail to underside (BIR 01).	2.72	LM
148	R-3 White melamine robe unit underneath existing shelf with two (2) fixed and two (2) adjustable open shelves. (Note: Nominate one) - 510mm wide (nom.). - 610mm wide (nom.). Note: Robe opening width may alter to suit. Note: - 610mm wide (nom.). - centered to elevation B	1	
149	R-2 White melamine double hanging robe unit up to 1200mm wide with gable panel (where applicable) and 2nd (double) hanging rail underneath existing shelf. (Note: Robe opening width may alter to suit.) (Note: When installed to a Built-In-Robe we recommend the robe doors are upgraded to 2340mm high - at additional cost.) Note: - to LHS of elevation B	1	

## Bedroom 4

150	White melamine shelving including hanging rail to underside (BIR 01).	1.82	LM
151	2365mm high framed mirror sliding doors with aluminium frame in lieu of standard robe doors. (Note: Price is per panel.) (Note: Subject to ceiling height and design approval.) <b>Colour:</b> White Frame	2	EACH

## Bathroom






152	Laminex Melamine finish vanity cabinet and kickboard. Note: Includes 16mm double sided whiteboard carcass with 1mm ABS edge unless noted otherwise. Note: Where nominated, end panels are the same colour/finish unless noted otherwise.	0.90	LM
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## Bathroom

#		Quantity	Unit
153	<p>20mm M0 Range CaesarStone Mineral Benchtop Aris Edge.                      (Note: If the Kitchen Island benchtop exceeds 3200mm long x 1000mm wide or the wall bench exceeds 3200mm long x 600mm wide, an additional charge for "Oversize" applies. Refer separate item.)                      (Note: Maximum possible size of CaesarStone Mineral benchtops is 3200mm long x 1600mm wide.)                      (Note: Maximum unsupported overhang of 300mm and maximum unsupported single span of 600mm wide.                      Note: Benchtops over 3200mm long will incorporate a join.                      Edge Profile: Aris Edge  <b>Colour:</b> Snow 2141</p>	0.52	M2
154	<p>Laminex Chalk finish in lieu of standard.                      Note: To cabinetry door/drawer fronts and panels (where applicable).  <b>Colour:</b> Whitewashed Oak 041                      Note: - throughout, excl shaving cabinet</p>	1	M2
155	<p>Builders Range cabinetry door and drawer handles.  <b>Handle:</b> Furnware FER038.MBL.FG</p>	2	EACH
156	<p>Cabinetry handle placement.  <b>Handle:</b> Type H.1</p>	1	ITEM
157	<p>Wall mounted coloured melamine finish shaving cabinet, with colour and finish selected from Builders range including finger pull/s and polished edge mirror to door/s; all in lieu of standard mirror.                      (Note: Rate is per Lm.)                      (Note: Up to 1000mm high x 150mm deep.)                      (Note: No allowance for recess into wall if required - at additional cost.)                      Note: - 950mm high x 972mm wide - Colour: Laminex Whitewashed Oak (Natural Finish)</p>	1	LM
158	<p>Argent 2 piece pop up waste ceramic finish White K316-DWC to vanity basin in lieu of chrome finish pop up waste K316-D.                      (Note: This item is only suitable for Villeroy &amp; Boch basin.)</p>	1	EACH
159	<p>Villeroy &amp; Boch Loop Slim 380 round vessel basin 0TH White 4A450001 and pop-up waste Chrome K316-D in lieu of promotional basin.                      Note: Includes alteration to vanity unit height to suit.                      (Note: Requires wall mount or tower tapware at additional cost.)                      (Note: Available in 0TH only).</p>	1	EACH
160	<p>Abey Poco Hi basin mixer Black 6B3-B-LF in lieu of promotional tapware.                      Note: - mounted on RHS of basin</p>	1	EACH





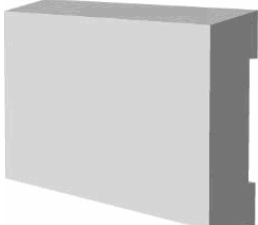
## Bathroom

#		Quantity	Unit
161	2000mm high clear laminated glass shower screens with semi-frameless powder coated aluminium frame. <b>Colour:</b> Black	2	LM
162	2000mm high clear laminated glass shower screens with semi-frameless powder coated aluminium frame in lieu of standard shower screen. Note: - Additional to promotional item due to modifications.	0.10	LM
163	Clark Round II rail shower Matte Black CL10075.B3A in lieu of promotional tapware.	1	EACH
			
164	Clark Round 1525 Island acrylic bath with overflow White CL 50001.W4TF.	1	EACH
			
165	Clark Round 220mm wall bath/spa spout Matte Black CL10015.B5AF in lieu of promotional tapware.	1	EACH
166	Clark Round Pin Bath/Spa Wall Mixer Matte Black CL10027.B in lieu of promotional tapware. (Note: Hob or wall spout/outlet to be charged separately.) Note: - relocate next to spout on Elevation B	1	EACH
			
167	Clark Round Pin Shower Wall Mixer Matte Black CL10027.B in lieu of promotional tapware.	1	EACH
			
168	Polished edge frameless mirror.	0.97	LM
			

## Bathroom

#		Quantity	Unit
169	Clark Round single towel rail 900mm Matte Black CL60021.B in lieu of promotional.	1	EACH
			
170	68mm x 19mm painted pine splayed architraves - Wet Areas Only.	1	ITEM
			

## WC 1

171	Clark Round back to wall close coupled back entry toilet suite with slim soft close toilet seat White CL30010.W4S in lieu of standard toilet suite. (Note: Includes standard chrome flush button (CL60007.C). Optional matte black (CL60007.B) and matte white (CL60007.W) flush buttons available as separate upgrades at additional cost.)	1	EACH
			
172	Clark Round toilet roll holder Matte Black CL60016.B in lieu of promotional toilet roll holder.	1	EACH
			
173	68mm x 19mm painted pine splayed architraves - Wet Areas Only.	1	ITEM
			

## Linen

174	Four (4) White melamine shelves without front rail (SH-1).	2.02	LM
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## Broom

175	White melamine shelving without front rail (SH-1).	1.06	LM
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## Linen 2

#		Quantity	Unit
176	White melamine shelving including hanging rail to underside (BIR 01). Note: - 1290mm (nom) to RHS   Refer to colour plans	1.29	LM
177	2365mm high framed mirror sliding doors with aluminium frame. (Note: Price is per panel.) (Note: Subject to ceiling height and design approval.) <b>Colour:</b> White Frame Note: - To elevation B of Hallway.	2	EACH
178	Four (4) White melamine shelves without front rail (SH-1). Note: - 800mm wide to LHS	2.09	LM

## Internal Features

179	R3.5 fibreglass ceiling insulation batts.	247	M2	
180	R1.5 glasswool wall insulation batts (70mm). - To elevation D of Bathroom - To elevation B wall of Bedroom 1 - To elevation A wall of Powder Room - To all internal walls for Bedrooms 2, 3 and 4	36	LM	
181	R1.5 glasswool wall insulation batts (70mm). - To all external walls excluding Garage - To Garage internal walls.	78	LM	
182	68mm x 12mm painted MDF splayed skirting - Excluding Wet Areas. (Note: Not suitable for wet areas.)	269.50	M2	
183	68mm x 12mm painted MDF splayed architraves - Excluding Wet Areas. (Note: Not suitable for wet areas.)	269.50	M2	
184	75mm cove cornice.	1	LM	

## Doors - Internal

#		Quantity	Unit
185	<p>Corinthian flush panel primed (2340mm high) painted internal door in lieu of standard door.                      (Note: If added via the Designer Indulgence Promotion, Estimating to review quantities.)                      (Note: Subject to ceiling height and design approval.)                      (Note: Includes 870/820/770/720/620/520mm door widths only.)                      (Note: Special sizes are to be treated as P.O.A. (price on application) to be assessed and confirmed by Head Office.)                      Note: - Additional to promotional item due to modifications.</p>	2	EACH
			
186	<p>Corinthian Moda PMOD 25 (2340mm high) mirror painted internal door in lieu of promotional door.                      (Note: Subject to ceiling height and design approval.)                      (Note: Includes 820/720mm door widths only.)                      (Note: Special sizes are to be treated as P.O.A. (price on application) to be assessed and confirmed by Head Office.)                      Note: - to WIR 1                      - Mirror to be facing Ensuite</p>	1	EACH
187	<p>Gainsborough Amelia passage lever set Matte Black 105AMEMB in lieu of standard door furniture.</p>	6	EACH
			
188	<p>Gainsborough Amelia privacy lever set Matte Black 115AMEMB in lieu of standard door furniture.                      (Note: Privacy set typically to Bathroom, Ensuite, Powder Room, Water Closet and Bedroom 1 when an open Ensuite.)</p>	3	EACH
			
189	<p>Gainsborough Circular cavity door privacy set Matte Black 395MBC in lieu of standard door furniture.                      (Note: Privacy set typically to Bathroom, Ensuite, Powder Room, Water Closet and Bedroom 1 when an open Ensuite.)</p>	1	EACH
			
190	<p>Gainsborough G4 Series Amelia dummy lever set on round backplates Satin Chrome 120AMESC.                      (Note: Not applicable to walk in robe or walk in linen.)                      Note: - Delete from Linen 2</p>	2	EACH
			
191	<p>Gainsborough Amelia dummy lever set Matte Black 120AMEMB in lieu of standard door furniture.                      (Note: Not applicable to walk in robe or walk in linen.)</p>	3	EACH
192	<p>Gainsborough wall stop with rubber buffer 75mm Matte Black 6203MB in lieu of standard.</p>	8	EACH
193	<p>Gainsborough wall stop with rubber buffer 75mm Matte Black 6203MB in lieu of standard.</p>	4	EACH

## Tiling - General

#		Quantity	Unit
194	<p>CERAMIC TILING</p> <p>Wet Area Ceramic tiles to be chosen from Builder's standard range.</p> <p>Bathroom and Ensuite floors, 2100mm high to showers, skirting tiles and 400mm above bath as per master plan.</p> <p>Kitchen splashback as per master plan.</p> <p>Powder Room, Water Closet and Laundry floors, splashback over tub and skirting tiles as per master plan.</p> <p>No allowance has been made for frieze or decorator tiles.</p> <p>No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layouts.</p> <p>Round chrome metal floor waste to shower compartments.</p>	1	ITEM
195	<p>Additional Tile Inclusions as per Metricron Tile Studio Customer consultation.</p> <p>dated</p> <p>- in lieu of Promotion.</p>	1	ITEM

## Tiling - Floor

196	<p>Wood Effects Essentials laminate flooring installed on 2mm foam and film, with selection made from Builder's range, to nominated areas as per floor covering plan in lieu of standard.</p> <p>(Estimator add and import Option "Expansion Trims to Timber Flooring")</p>	70.50	M2
197	<p>Wood Effects Essentials laminate flooring installed on 2mm foam and film, with selection made from Builder's range, to nominated areas as per floor covering plan in lieu of standard.</p> <p>(Estimator add and import Option "Expansion Trims to Timber Flooring")</p> <p>Note: Additional to promotional item due to modifications.</p>	11.30	M2

## Carpet

198	<p>Carpet as selected from Builder's Rumble range including standard foam underlay to nominated areas as per floor covering plan in lieu of standard.</p>	75.30	M2
199	<p>Carpet as selected from Builder's Rumble range including standard foam underlay to nominated areas as per floor covering plan in lieu of standard.</p> <p>Note: Additional to promotional item due to modifications.</p>	4.80	M2
200	<p>Carpet inclusions as per Customer consultation.</p> <p>dated</p> <p>- in lieu of Promotion.</p>	1	EACH

## Electrical

201	<p>ELECTRICAL</p> <p>Safety switches and circuit breakers.</p> <p>Single phase underground power connection from existing supply point. Meter box will be installed on the side nearest mains connection point.</p> <p>One (1) single power point to dishwasher provision.</p> <p>One (1) single power point to microwave provision.</p> <p>One (1) single power point to refrigerator provision.</p> <p>One (1) double power point to each room.</p> <p>One (1) additional double power point to Kitchen and Bedroom 1.</p> <p>One (1) externally ballasted compact internal LED light and batten holder to each room/area as per electrical plan.</p> <p>One (1) external double spotlight outside Laundry and/or Garage external hinged door where applicable.</p> <p>One (1) ceiling fan to compliant Outdoor Room only and one (1) to Kitchen/Family/Dining zone on a single storey home – refer electrical layout.</p> <p>One (1) ceiling fan to compliant Outdoor Room only and one (1) to each habitable room on a double storey home – refer electrical layout.</p> <p>Photoelectric smoke detectors (direct wired to board with battery backup).</p> <p>NBN lead-in conduit (LIC) including double power point located in Garage, and one data point to Living area.</p> <p>Two (2) TV points.</p>	1	ITEM
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## Electrical

#		Quantity	Unit
202	Additional Electrical Inclusions as per Customer consultation. dated	1	EACH
203	EnergyBuild 10.5kW (nom.) PV solar electricity system with a 8.0kW SolaX inverter to suit single phase power connection, In-wall integrated inverter enclosure and 25 year panel performance warranty. Note: Subject to eligibility and availability of the solar credits scheme and includes allowance for the STC's rebate to be claimed by Metricon Homes by way of reduced purchase price of unit. Excludes facades with curved or flat roof in lieu of promotional. Note: Number of panels subject to roof area and panel wattage. (Note: This bought outright system can be used in all build areas.) (Note: Where home is setback greater than 10m additional costs apply - charge as per underground mains.) Note: - ilop	1	EACH
204	EnergyBuild 4.6kW SolaX EV Car Charger. (Note: Suitable for single and three phase solar power systems.)	1	EACH
205	Cylindrical up/down wall light in marine grade Stainless Steel finish.	2	EACH
206	Twenty (20) Century 900LM LED round ceiling mounted downlights to selected rooms in lieu of (8) eight existing light points; including additional light circuit. Fitting Colour: White / Chrome Globe Colour: Warm White (Note: Sales to mark-up Customers preferred locations, and cross out standard light points as required.)	1	ITEM

## Heating & Cooling

207	Fujitsu Inverter ARTH60KHTA 15.8kw ducted reverse cycle four (4) zone and up to eight (8) outlet air-conditioning system utilising single phase power with door seal to internal garage door (if applicable). Note: Includes allowance for the QLD Energex PeakSmart program rebate claimed by Metricon Homes by way of reduced purchase price of unit. (Note: Delete above for NSW jobs.) (Note: Jobs North of Cooroy require additional insulation item - at additional cost.)	1	ITEM
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## Curtains & Blinds

208	Window and Door Furnishings Inclusions as per Customer consultation. dated 18/09/2025	1	EACH
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## Paintwork - Internal

209	Two (2) coat internal paint system to ceilings and cornice using Berger Gold Label Ceiling Flat White (untinted) to Paint Manufacturers standard specifications.	1	ITEM
210	Dulux Wash and Wear three (3) coat internal paint system to walls to Paint Manufacturers standard specifications. One (1) colour allowed in lieu of standard paint. (Note: Enter quantity of Total internal floor areas - NOT Outdoor and Portico areas.) (Note: Applies to internal walls only - NOT skirtings, architraves, etc.) <b>Colour:</b> Mt Aspiring NZ9H4	247	M2
211	Dulux Aquanamel Semi Gloss three (3) coat internal paint system to woodwork to Paint Manufacturers standard specifications. One (1) colour allowed in lieu of standard paint. <b>Colour:</b> Mt Aspiring NZ9H4	1	ITEM

## Paintwork - External

212	Eaves and External Ceilings Paint Colour. <b>Colour:</b> Dulux Base - Colorbond Dover White	1	ITEM
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## Paintwork - External

#		Quantity	Unit
213	Infill / FC Sheeting / Blueboard Paint Colour. Note: Painted to match main external colour unless specified otherwise. <b>Colour:</b> Dulux Base - Colorbond Southerly	1	ITEM
214	Timber Post/s Paint Colour. <b>Colour:</b> Lexicon SW1E3	1	ITEM

## Hot Water Systems

215	Chromagen Ariston Primos 280 litre storage electric heat pump hot water system in lieu of standard hot water system.	1	ITEM
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## Paving

216	Integrated external plain concrete slab, with concrete poured at time of pouring of main house slab. - To Portico - To Outdoor Room.	18.92	M2
217	P5 rated ceramic external floor tiles as selected from Builder's standard range including additional termite treatment to existing external concreted areas. - To Portico - To Outdoor Room Note: Does not include feature tiles, spotter tiles, border tiling, diagonal laying of tiles, laying of rectified/double charged/full bodied porcelain tiles or equivalent.	18.20	M2
218	125mm thick external plain concrete. - To Driveway. - 57m2.	57	M2

## Notes

#	Quantity	Unit
219 COLOUR SELECTION NOTES	1	ITEM
<p>I/We the undersigned understand the paint manufacturers industry warning states that any white or pale coloured enamels may discolour over a period of time. By this it is advised these enamel paint colours may change to a yellowing shade. I/We are solely responsible for selecting our paint colours and will not hold the Builder liable in any way.</p> <p>I/We the undersigned acknowledge that we have been offered the following items during our colour selection appointment, to which we have either accepted or declined:</p> <ul style="list-style-type: none"> <li>- Rotary Roof Vents / Snap on Eave Vents</li> <li>- Concreting for driveways/pathways/portico/outdoor room</li> </ul> <p>I/We the undersigned acknowledge that Colours and Specifications form part of some Land and Estate Covenants. Should it be part of my/our agreement with our Land Developer to supply external colour and material selections to attain Covenant Approval, I/We are solely responsible for doing so, and will not hold the Builder liable in any way for Covenant non-compliance due to colour and/or specification and material selections.</p> <p>I / We the undersigned confirm the Colours and Specification items selected in this selection are ours and the Interior Design Consultant or the Builder are not responsible for our choices. We have checked and initialed each page to confirm our selections. The clients should ensure that all selections are correctly indicated, as no responsibility for errors will be accepted once this schedule is signed.</p> <p>I / We the undersigned hereby acknowledge and agree that if any product or colour of any item is not available at the time of actual construction or installation, then I / We will re-select an alternative from the Builder's standard range within seven (7) days of being notified.</p> <p>I/We the undersigned acknowledge that costings provided by Studio M staff are an ESTIMATE ONLY and are to be confirmed or adjusted by Head Office, Estimating Department via a Post Contract Variation.</p> <p>I/We the undersigned acknowledge that there may be visible variations for light stain colours to cedar cladding.</p> <p>I/We the undersigned acknowledge that there may be variances in appearance in slabs of Engineered Stone.</p> <p>I/We the undersigned acknowledge that the images shown are examples only. While every effort has been made to correctly represent colours, the actual colour may vary. Refer to item product code for more information.</p> <p>Any changes to Colour and Specification selection after your Colour Selection Variation has been signed will incur a \$500.00 administration surcharge. Requests for variations by telephone will not be accepted; all requests must be in writing.</p>		

## Notes

#	Quantity	Unit
220 COLOUR SELECTION STANDARD INCLUSION	1	ITEM

### General

- Colours and products selected outside the standard Builder's range will incur additional costs.
- No structural variations will be allowed after contract signing.

### Door furniture:

- Standard privacy function is provided to hinged/cavity bathroom and WC doors where applicable.
- Hinges and latches are provided in chrome as standard
- External Hinges, Catches, latches, closers etc will be chrome unless otherwise stated

### Cabinetry

- Builders standard allows for one colour to benchtop and one colour to cabinetry and kickboard in each room.
- 16mm double sided white board is standard to underside of overhead cabinetry unless otherwise specified.
- Standard horizontal grain applies to all types of shadowlines/showrails. This includes upper shadowlines and upper infills. This method of installation avoids unsightly joins due to panel standard sizes and is the most economical way of installation.
- Pantry doors do not form part of the kitchen cabinetry and will be a flush panel door unless otherwise stated.

### Stainless Steel

- Stainless Steel selected items require cleaning every 14 days to prevent discolouration or onset of rust.

### Staining to staircase and exposed timber features

- We recommend a clear lacquer to timber stairs or other exposed internal timber features to highlight natural grain. If a timber colour stained finish is chosen, the Builder will take no responsibility for evenness, colour streaking or consistency of finish as timber is a natural product and its natural grain features, and absorbency to staining can vary significantly across species and tree specimens.
- Externally, it is highly recommended to stain timber which is in direct sunlight exposure as a clear finish will deteriorate at a much greater rate and will require frequent maintenance.
- Matching stained timber is impossible as it is a natural product with naturally occurring variations in colour. External doors, internal doors and stairs are all produced using differing varieties of timber and will not match in appearance even when using the same colour stain.

### Exposed aggregate

- Customers are advised that exposed aggregate concrete is composed of naturally occurring material. This may result in such occurrences as; bleeding, rust spots and inconsistency of colour from provided samples. Builder will not accept responsibility if this occurs, we recommend concrete be sealed to help minimize this.

### Painting

- Standard inclusion for External Painting allows for Four (4) external colours, (1 to walls, 1 to external ceilings, 1 to Lintels and 1 to external doors)
- Dulux base will be used for Colorbond colours.
- We do not allow part strength (ie: 1/2 or 1/4) paint mixes, unless from the Dulux range, due to colour and coverage inconsistencies.
- We do not recommend use of dark colours on external doors and walls due to the risk of heat distortion. (As per manufacturer's specifications door surfaces painted in dark colours will not be covered under Builders or Manufacturers warranty).

### Site Works Notes

- 1. ON SITE CONDITIONS** - The site costs included in this document are based upon the site conditions as indicated in the contour survey and soil report. Upon commencement of construction, should the onsite conditions have changed from those indicated, Metricon Homes reserve the right to reassess the site costs, with any additional costs and increases at the Purchaser/s expense.
- 2. VEGETATION** - There has been no allowance made to remove grass and/or vegetation exceeding 300mm in height if present on site prior to the commencement of construction. Upon commencement of construction, should clearing of grass and/or vegetation be required, all responsibility and costs associated will be at Purchaser/s expense.
- 3. FLOOD LEVEL REQUIREMENTS** - Should Local Council require the house floor level to be raised to meet minimum flood level requirements, all associated costs but not limited to imported fill required, compaction of such material, machinery hire, additional concrete piling, survey to determine AHD levels, hydraulic and or engineer's fees, local council fees, drafting and administration fees will be at the Purchaser/s expense. Where Metricon Homes cannot determine such costs at contract stage associated costs will be treated as a Variation to be raised after building approval has been issued .
- 4. SURFACE WATER DRAINAGE** - All future landscaping work by the Purchaser/s is to provide for effective drainage in order to prevent water ponding against or near the dwelling. The ground surrounding the dwelling should slope away with a minimum fall of 50mm in the first metre. Garden beds adjacent to the dwelling should be avoided where reactive clay is present on site. The Purchaser/s will be responsible for any associated costs due to Local Council or Metricon Homes Engineer requiring additional surface drainage to the works in addition to that already included in this document.
- 5. AS-CONSTRUCTED SEWER AND/OR STORMWATER** - These drawings are needed to determine any additional requirements for piling or applications to the local authority. If any additional costs are incurred as a result of unknown requirements, the additional charges will be added to your Contract once identified. Further applications, such as BOS/BOSW (Build over Sewer/Stormwater) may be required and will be confirmed when your Building Approval application is lodged with the certifier and or confirmed at lodgement of your Development Application (DA) to council. If you are in receipt of a copy of your As Constructed Sewer and/or Stormwater plans showing house connection points and invert levels please submit a copy to our office .
- 6. EXISTING KERB FOOTPATH AND FENCING** - Metricon Homes whilst exercising all due care take no responsibility for any damage that may occur to (including, but not limited to) any existing kerb, footpath and fencing. Heavy equipment is used in the building industry and damage to existing improvements can occur. Any repair, replacement or rectification costs if required will be the responsibility of, and at additional expense to the Purchaser/s.
- 7. WIND SPEED CLASSIFICATION** - This document allows for construction that is structurally adequate to suit the wind speed classification as advised by Metricon Homes nominated Engineer and as stated in the section "Wind Speed Classification". Should Local Council determine that a greater wind speed classification is required, all additional costs to upgrade the construction will be incurred by the Purchaser/s including but not limited to drafting fees, Local Council fees and administration fees.
- 8. ASBESTOS** - There has been no allowance made to remove asbestos containing materials from the site. Where the Purchaser/s have removed pre-existing structures from the site the Purchaser/s at their own expense must provide Metricon Homes with an inspection report and clearance certificate issued by the licensed asbestos removalist prior to commencement on site. If Asbestos containing materials are discovered on site, work will cease until the Asbestos has been removed and approval has been granted by the Workplace Health and Safety Manager to recommence work . Refer to Metricon Homes Guidelines for Managing Asbestos Containing Materials for full details of requirements.
- 9. PURCHASER RETAINING WALLS:**
  - a. Retaining walls if shown on the site plan are required due to site conditions. Additional retaining walls maybe required or requested by Local Council. All costs of construction of required retaining walls shall be at the Purchaser/s expense. The Purchaser/s shall be responsible for preparation, submission and receipt of Local Council approval including inspections and all associated fees. Evidence of Council approval must be provided to Metricon Homes prior to the commencement of construction.
  - b. If engineered plans are required please engage a qualified engineer and a private certifier to assist with the design and certification of your retaining walls. Our certifier will require a copy of your qualified engineer's documentation including Form 15 and/or any council approvals to form part of your Building Approval and or Development Application . Where retaining walls are in close proximity to the house, materials used for construction of walls may have an impact on access. Please advise in writing which materials will be used for construction prior to Building Application lodgement . Any associated costs will be added to your contract.  
\*Note: retaining walls have been drawn on your plans as 200mm wide sleeper retaining walls.
  - c. Where retaining walls are in close proximity of the house and over 600mm high, materials used for construction of walls may have an impact on access. In some instances Tweed Shire Council and Ballina Shire Council may prohibit timber retaining walls as a condition of the consent. Please provide your structural engineer's design on any retaining wall proposed higher than 600mm before your Development Application lodgement . Any associated costs will be added to your contract.  
\*Note: retaining walls have been drawn on your plans as 200mm wide sleeper retaining walls.

- d. The Purchaser will be responsible for any "Workplace Health & Safety" issues raised as a result of the construction of retaining walls. All retaining walls must be constructed immediately after site excavation. Metricon Homes will excavate the site taking into consideration the "zone of influence" of existing retaining walls. It is the responsibility of the Purchaser's nominated contractor to further excavate to enable retaining walls to be positioned as per the site plan if required. Delays in the construction of the house caused by the Purchaser/s constructed retaining walls not being completed and approved by Local Council shall be cause for an extension of time. The Purchaser/s nominated contractor must perform works as per instructions and time frames advised by Metricon Homes construction department. The Purchaser/s nominated contractor will also be required to provide proof of relevant insurance, qualifications and compliance with Metricon Homes's "Workplace Health & Safety" policy.
- e. It is the Purchaser/s responsibility to ensure that the retaining walls are in a position that does not interfere with the house construction. Should the house and/or retaining walls have to be repositioned due to incorrect retaining wall placement by the Purchaser/s all additional costs incurred will be the responsibility and expense of the Purchaser/s.
- f. It is the Purchaser/s responsibility to ensure that all existing service connection points (i.e. sewer, stormwater, conduits etc.) are extended or relocated through retaining walls to enable connection by Metricon Homes. Should additional works be required to move or re-establish service connection points as a result of retaining wall placement, all additional costs incurred will be the responsibility and expense of the Purchaser/s.

**10. TREE REMOVAL BY PURCHASER** - No allowance has been made to lop, fell or remove trees from the building site. Prior to the commencement of construction all trees as indicated on the site plan must be removed from site by the Purchaser/s at their own expense. Sawing off trees at ground level does NOT constitute tree removal. The entire root system of the trees must be removed. No allowance has been made for any additional fill that may be required to provide a level building platform where existing trees and roots have been removed. Any additional fill required, importation of fill, compaction of such material, machinery hire, additional concrete piling and/or Engineer's design & inspection fees will be at the Purchaser/s own expense. Metricon Homes takes no responsibility for tree removal on site, the Purchaser/s at their own expense shall be responsible to ensure that council approval is obtained prior to removal of any trees.

#### Council Notes

- 1. BUILDING ENVELOPE** - If a Building Envelope is determined to your build area and design requirements. A copy of the council approved Building Envelope has not been received. To-date, we have been unable to ascertain if your land is affected by a Building Envelope or a Plan of Development. If a Building Envelope or Plan of Development affects your land, please provide a copy of the document immediately to ensure your siting meets requirements.
- 2. COUNCIL SITING APPLICATIONS** - Unless otherwise stated, no allowance has been made for any nominated Council siting applications, such as boundary relaxation, material change of use, operational works, build of sewer and or stormwater or non-standard driveway. Should any applications be required, the Purchaser shall be responsible for all associated costs including but not limited to fees to redraw plans, redesign slab details, resubmit amended plans to Local Council and administration fees. Metricon takes no responsibility for any repercussions caused if Local Council rejects of these Council applications. Should Local Council reject the boundary relaxation application, the all associated costs will be borne by the Purchaser/s.
- 3. ACOUSTIC REPORT** - If your land has been identified as being located in a noise polluted area, you may need to provide an Acoustic report related specifically to your block of land. The Developer of the estate or the Department of Main Roads (if applicable) can provide details of the Acoustic Engineer that completed the estate report. It is generally recommended that you engage the same Acoustic Engineer to complete the individual report. The report may outline regulatory requirements applicable to construction of the home. Any additional costs associated with the required supplementary construction methods will be added to your contract.
- 4. BUSHFIRE HAZARD** - If your land falls under a hazardous bushfire area, additional requirements may be applicable to the construction of your home based on the relevant bushfire hazard level. Any additional costs will be added to your contract.
- 5. BOUNDARY IDENTIFICATION** - If the boundaries of the land or the site or siting works are deemed unclear by the builder, surveyor, council or private certifier, the Purchaser/s at their own expense will be responsible to provide an Identification Survey carried out by a licensed Surveyor identifying all building boundary locations.

#### Design Modification Notes

- 1. AVAILABLE COLOURS AND FINISHES** - All design modification items requiring the selection of a colour or finish are to be selected from Metricon range of standard colours (at time of Colour Selection) or supplied as per the colour or finish specified in this document. Selections outside Metricon Homes standard range may incur additional charges.
- 2. CONCRETE SLABS TO PORCH/PATIO/PORTICO/VERANDAH AREAS** - Concrete slabs to porch/patio/portico/verandah areas are NOT included unless otherwise stated.
- 3. IN-LINE TEMPERING VALVE** - Metricon Homes supply an in-line tempering valve to the hot water unit (storage models only) to regulate the temperature of hot water supplied to the dwelling. The Purchaser/s may request by variation to have a separate untempered hot water supply to the kitchen and laundry only.

### General Notes

- 1. SPECIAL NOTE REGARDING RED IMPORTED FIRE ANTS (RIFA)** - The Department of Primary Industries (DPI) may nominate your property as falling within the boundaries of their currently defined RIFA treatment zone . Should your property fall within a DPI's nominated treatment zone, Metricon Homes are required by the "Plant Protection Regulation Act of 1990" to enter into a management protocol with the DPI. This protocol places an obligation on Metricon Homes to have the building site inspected by DPI officers prior to the commencement of any works. As the Purchaser of a block of land within the DPI's treatment zone you need to be aware of your obligations should RIFA be found at any stage on your property . These obligations include but are not limited to:
  1. Should any infestation be found on your property prior to or during the construction program, the cost of identification, treatment, eradication and final certificate of clearance of the site will be the sole responsibility of the Land Purchaser.
  2. Should a RIFA infestation occur, Metricon Homes reserve the right to seek an extension of time to the building contract (entered into with the Purchaser) in accordance with any time delays that the infestation and its subsequent treatment may bring about.
  3. Any further queries on your responsibilities, obligations, etc, in regard to RIFA should be directed to the DPI on 13 25 23.
- 2. BUILDING COVENANT** - It is the Purchasers responsibility to ensure that the proposed dwelling complies with the agreement (covenant) signed between the Purchaser/s and the vendor (developer). Metricon Homes takes NO responsibility if the house design DOES NOT meet covenant requirements. The Purchaser/s will be responsible for all associated additional costs to redesign the dwelling to meet covenant requirements. The Purchaser/s must provide evidence of covenant approval to Metricon Homes prior to application for building approval.
- 3. ENERGY EFFICIENCY RATING** - The requirements to qualify for an energy rating are determined by an Accredited Consultant on a design and site specific bases with the considerations including, but not limited to, building site location, house orientation, external colour schemes, floor and window changes etc . Due to the complex nature of energy efficiency, changes may be required in addition to the allowances made in the standard specifications. Should changes be required Metricon Homes will raise a variation to the Purchasers to meet Energy Efficiency requirements.
- 4. PROOF OF LAND PURCHASE** - It is a requirement that the Purchaser provides a copy of land title and/or rates notice as proof of land purchase. If the land has not settled to-date please confirm the approximate settlement date. Please ensure you provide a copy of the Solicitor's confirmation once settlement has occurred.
- 5. FIRST HOME PURCHASER'S GRANT** - If you qualify for the First Home Purchasers Grant than it is your responsibility to ensure a certified true copy (or copy witnessed by a Commissioner for Declarations) of the Building contract is prepared and provided to your lender/solicitor to form a part of the application for the First Home Purchasers Grant, if so required.
- 6. PURCHASER SUPPLIED ITEMS AND LABOUR** - Purchaser/s will NOT be permitted to supply and install OR organise to have supplied and installed any materials or fittings during construction of the dwelling unless otherwise specified in the building contract. Any such requirements for Purchaser supplied items or labour are to be carried out as specified in the building contract or after handover. In the event that Purchaser supplied and installed materials or fittings have been specified in the building contract the Purchaser is responsible to organise and pay for all associated additional costs including and not limited to subsequent certifications of these items should they be required to obtain Final Certificate. Please note under current legislation certifiers have the authority to confirm that building works comply with the building approval in stages or as nominated in the building contract.
- 7. FINAL DRAWINGS AND DESIGN APPROVAL** - All quoted items are subject to final drawings and Metricon Homes Design Department approval.
- 8. ALTERNATIVE SUPPLIERS AND/OR PRODUCT** - Metricon Homes reserves the right to provide alternative suppliers to those displayed for product (components) other than those specified in the 'Building Agreement'.
- 9. CERAMIC TILE SELECTION & COLOUR SELECTION** - Ceramic tile selection and 'Colour Selection' must be completed and finalised by Purchaser/s prior to the application for a Building Approval due to Energy Efficiency Requirements .
- 10. PRIVATE CERTIFICATION** - When applying for Building Approval, Metricon Homes reserve the right to apply through a 'Private Certifier' or to apply directly to the relevant Local Council.
- 11. MAINTENANCE PERIOD** - Metricon Homes offer a 12-month maintenance period from the practical completion date of the dwelling in accordance with the provisions of the H.I.A. Building Agreement.