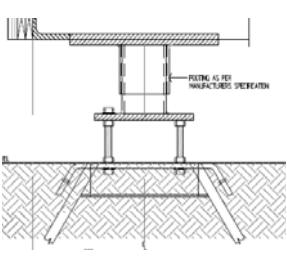









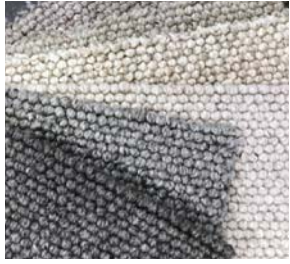


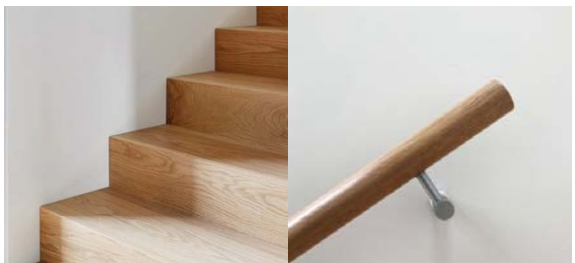
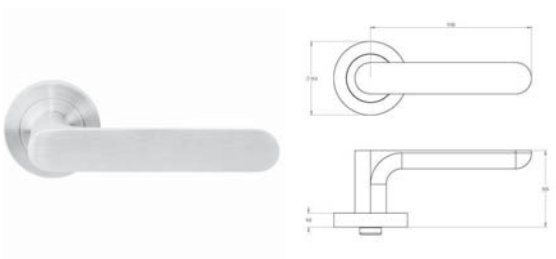




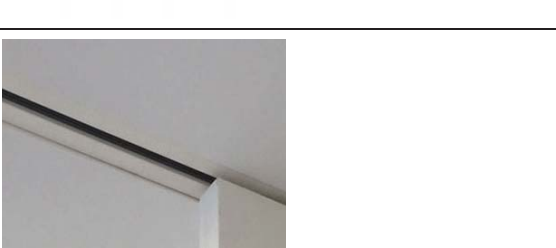








FOOTINGS	<p>Surefoot Concrete Free foundation</p> <ul style="list-style-type: none"> - Manufactured in Melbourne Australia - Concrete free footing solution - Low impact on site - Fast install - Instant Bearing Capacity 	
INSULATION	<p>Structurally Insulated Panels - floor, wall and roof insulation Expanded Polystyrene with fire-retardant (EPS-FR)</p> <ul style="list-style-type: none"> - thermal performance - Floor - R2.8 / Walls - R 3.7 / Ceiling - R5.7 - acoustic properties - Rw value is 24 to 25 - fire hazard properties - Ignitability index - 0 - can be recycled - inert and non-toxic - significantly reduces the energy requirements for heating and cooling in buildings 	
ROOFING AND GUTTER	<p>Roof cladding - Kliplok/Trimdeck or Custom Orb Colorbond Surfmist</p> <p>Gutter - Flat roof - 300mm box gutter to parapet in colorbond steel to match Skillion/Pitched roof - 115mm Quad to fascia in colorbond steel to match cladding</p>	
RAIN WATER HEAD AND DOWNPIPE	<p>RWH - Typical 300x600mm boxed head in colorbond steel to match cladding</p> <p>Downpipes - Charged system - 100mm PVC painted to match Standard system - 100mm Colorbond steel to match</p>	
CLADDING	<p>Diversaclad tray - Colorbond Finish</p> <ul style="list-style-type: none"> • Concealed fixing (no clips) • Horizontal, Vertical and Diagonal panels • 200mm – 300mm cover • 5mm – 30mm express joint 	
WINDOW	<p>European Window Frames with double glazing. 4mm Clear Toughened/12mm Argon/4mm Clear Toughened Natural Anodised Aluminium or Black colored powder coated frames.</p> <p>sliding doors standard window system is EC45 awning window</p> <p>Upgrade Available:</p> <ul style="list-style-type: none"> • Thermal break • Low E glazing 	
DECKING	<p>Pacific Teak 90x19mm pencil round decking boards with screw fixing Sikkens Oil Finish</p> <ul style="list-style-type: none"> • Sustainably sourced • Density - 800kg/m3 • Very low movement 2% • BAL 12.5 <p>Options Available:</p> <ul style="list-style-type: none"> • Silvertop Ash BAL 29 • Blackbutt BAL 29 	

INTERNAL WALL AND CEILING FINISH	<p>Ceiling: 10mm Plasterboard Paint finish: Haymes Ultra Premium Expressions Ceiling White - X3 Coats as per colour schedule (LOW VOC)</p> <p>Walls: 10mm Plasterboard Paint finish: Haymes Ultra Premium Expressions Low Sheen - X3 Coats as per colour schedule (LOW VOC)</p>	
MODULE JOINS	<p>10mm Shadowline</p>	
CORNICE AND ARCHITRAVES	<p>Square Set Finish to Cornice, Doors jambs and window reveals</p>	
SKIRTING	<p>90 x 18 hardwood primed finger join - square edge</p> <p>Paint finish: Haymes Ultra Premium Ultratrim Acrylic Enamel Semi-Gloss - X3 coats as per colour schedule (LOW VOC)</p>	
INTERNAL SWING DOOR	<p>Floor to ceiling sold core MDF faced doors with prime seal finish</p> <p>Floor to ceiling kdhw door jamb to sides. no head</p> <p>Standard size: 2700mm x 820mm x 36mm</p> <p>Paint finish: Haymes Ultra Premium Ultratrim Acrylic Enamel Semi-Gloss - X3 coats as per colour schedule (LOW VOC)</p> <p>Hardware listed setarately</p>	
INTERNAL SLIDING DOOR	<p>Floor to ceiling sold core MDF faced doors with prime seal finish</p> <p>Floor to ceiling kdhw door jamb to sides. no head</p> <p>Standard size: 2700mm x 820mm x 36mm</p> <p>Paint finish: Haymes Ultra Premium Ultratrim Acrylic Enamel Semi-Gloss - X3 coats as per colour schedule (LOW VOC)</p> <p>Hardware listed setarately</p>	
EXTERNAL SWING DOOR	<p>Floor to ceiling sold core masonite faced doors with prime seal finish</p> <p>Floor to ceiling kdhw door jamb to sides. no head</p> <p>Standard size: 2700mm x 820mm x 36mm</p> <p>Paint finish: Haymes Ultra Premium Ultratrim Acrylic Enamel Semi-Gloss - X3 coats as per colour schedule (LOW VOC)</p> <p>Hardware listed setarately</p>	








<p>TIMBER FLOOR</p>	<p>PLANK Timber flooring throughout excluding bedrooms and wet areas</p> <p>PLANK - Mezzano - 4mm solid oak wear layer with 2 plywood sub-layers. 189 x 15mm. (other sizes available)</p> <p>PLANK floorboards are backed by a 25 year structural warranty</p>  	
<p>CARPET</p>	<p>Carpet to bedrooms</p> <p>Supply and install allowance - \$55 m2 underlay</p>	
<p>FLOOR TILES</p>	<p>300x600 or 600x600 porcelain tile - Supply Allowance of \$45 m2 ex GST.</p> <p>bathrooms - entire floor powder room - entire floor including tiled skirting laundry - entire floor including tiled skirting kitchen - no floor tiles to kitchen</p> <p>Mapei grout in selected colour</p> <p>note: natural stone, large format tiles and mosaics will be priced accordingly</p>	
<p>WALL TILES</p>	<p>300x600 or 600x600 porcelain tile - Supply Allowance of \$45 m2 ex GST.</p> <p>bathrooms - floor to ceiling to all walls powder room - tiles to basin splashback only laundry - splashback only kitchen - splashback only</p> <p>Mapei grout in selected colour</p> <p>note: natural stone, large format tiles and mosaics will be priced accordingly</p>	







<p>STAIR - IF SHOWN</p>	<p>Stair Tread - KD hard wood stained to match floor finish non slip clear coating to treads</p> <p>Rail: 40mm diameter KD hard wood stained to match</p> <p>Handrail Bracket -Designer Doorware Stella Handrail Bracket - brushed chrome</p>	
<p>KITCHEN JOINERY</p>	<p>Custom made floor to ceiling joinery with full height carcass and door. dimensions - as shown on plan.</p> <p>Exterior panels - laminate with ABS edging Interior carcass - White 16mm HMR melamine with 1mm ABS edging Hinges - Blum 107 degree soft close Drawer runner - Blum Movento with soft close function Runner - tandembox runner with 5 piece melamine 16mm construction</p>	
<p>KITCHEN BENCHTOP</p>	<p>20mm thick caesarstone benchtop standard colour range only</p> <p>no waterfalls</p>	
<p>LAUNDRY JOINERY</p>	<p>Custom made floor to ceiling joinery with full height carcass and door. dimensions - as shown on plan.</p> <p>Exterior - 18mm prefinished ecoboard with matching ABS edging Benchtop - 33mm Preenished board with 2mm matching ABS edging Carcass - 16mm HMR white melamine with matching 1mm ABS Hinges - BLUM 110 deg opening angle with soft close Handles - Standard fingerpull detail or Eurofit Lip Pull P17-100</p>	
<p>BEDROOM JOINERY</p>	<p>Custom made floor to ceiling robe with full height carcass and door. dimensions - as shown on plan</p> <p>Exterior panels - laminate with ABS edging Interior carcass - White 16mm HMR melamine with 1mm ABS edging Hinges - Blum 107 degree soft close Hanging rail - Chrome oval hanging rail Shelf support - clear plastic with 5mm steel peg Handles - Eurofit Lip Pull P17-100</p>	 
<p>BATHROOM JOINERY</p>	<p>Custom made 600mm wide mirrored shaving cabinet</p> <p>Carcass- 16mm White Melamine with matching ABS edging Hinges - Blum inset hinge reversed Shelf support - clear plastic with 5mm steel peg Mirror - 4mm Silver backed mirror polished all edges</p>	 

EXTERNAL DOOR LEVER	DESIGNER DOORWARE GILDA on Round Rose GD-R10 Dimensions: h53 x w142 x d55mm Finish: SATIN CHROME Alternative finishes available HINGES - 100x75 Fixed pin button tip hinges SSS - H100-FP-SSS	
EXTERNAL DOOR MOR- TICE LOCK	DESIGNER DOORWARE High Secrity Euro Lock 60mm back set L60-SSS Dimensions: h53 x w142 x d55mm Finish: SATIN CHROME Alternative finishes available	
INTERNAL SWING DOOR LATCH AND LEVER	DESIGNER DOORWARE GILDA on Round Rose GD-R10 Dimensions: h53 x w142 x d55mm Finish: SATIN CHROME Alternative finishes available	
DOOR STOP	DESIGNER DOORWARE Half Moon door stop - DS1-SC Cylindrical door stop without flange - DS6-50-SC Finish: SATIN CHROME Alternative finishes available	
INTERNAL SWING DOOR PRIVACY LOCK	DESIGNER DOORWARE Tubular privacy blot 60mm backset - TP60-SSS Turnsnib on R10 Rose - E11-SC Emergency release on R10 rose - E12-SC Finish: SATIN CHROME Alternative finishes available	
INTERNAL SLIDING DOOR TRACK	CS CAVITY SLIDERS Standard range - full height timber jambs Sizes: Standard or custom sizes up to 3000h x 3500w per door Max weight: 240kg per door Finish: Brushed Chrome	
INTERNAL SLIDING DOOR FLUSH AND END PULLS	DESIGNER DOORWARE Rectangle plush pull 150mm - FR903-150 Rectangle edge pull - 2802 Finish: SATIN CHROME Alternative finishes available	

OVEN	BOSCH Serie 4 60cm Built-In Oven - HBA13B150A Appliance dimensions (HxWxD): 595 mm x 595 mm x 515 mm 2 year warranty	
COOKTOP	BOSCH Serie 2 Gas Hob withh integrated controls - PBH6b5b80A 4 burner brushed stainless steel gas cooktop 2 standard, 1 economy, 1 wok burner Flat steel enamelled pan supports Appliance dimensions: (W x D) 580 mm x 510 mm Suitable for natural gas (factory set-up) or LPG connection (via included conver- sion kit) 2 year warranty	
RANGEHOOD	BOSCH Serie 2 53 cm Integrated Rangehood - DHL535CAU Maximum extraction 250 m3/h 2 speeds plus intensive setting Ducted and recirculated-air operation Appliance dimensions (HxWxD): 235 x 530 x 280 mm 2 year warranty	
SINK	ABEY NuQueen The Daintree Q200 (undermount - U) Inset OR Undermount Made from 9mm thick 304 stainless steel Large 200mm deel machine polished bowls Bowl capacity 25 Litres each bowl 25 year warranty	
SINK MIXER	ASTRA WALKER ICON A69.08.V2 Sink mixer with swivel spout WELS rating - 5 Star 6L/min or optional 6 Star 3.5L/min DESIGNED AND MADE IN AUSTRALIA 15 Year Warranty Finish: CHROME Alternative finishes available	
KITCHEN BIN	Eurofit Kimberly Pull Out Waste Bin 15L+15L Steel frame - White	
CUTTLERY TRAY	HAFELE Cutlery Tray, AGO-Vario Universal with wood organisation system option Available in Black, White and Silver	

BATHROOM BASIN MIXER	<p>ASTRA WALKER</p> <p>ICON A69.02.V2 Basin mixer</p> <p>WELS rating - 5 star 6L/min or optional 6 star 3.5L/min DESIGNED AND MADE IN AUSTRALIA 2 Year Warranty</p> <p>Chrome Finish - alternative finishes available</p>	
BATHROOM BASIN	<p>ASTRA WALKER</p> <p>ELM A95.91.60 Wall or Bench mounted washbasin</p> <p>Volume- 6.5Litres Dimensions - 600mm x 470mm Taphole options - none, single or three Optional Towel holder to suit</p> <p>MADE IN ITALY - 2 Year Warranty</p>	
POWDER ROOM BASIN	<p>ASTRA WALKER</p> <p>ELM A95.90.45 Wall or Bench mounted washbasin</p> <p>Volume- 4 Litres Dimensions - 400mm x 350mm Taphole options - none, single or three Optional Towel holder to suit</p> <p>MADE IN ITALY - 2 Year Warranty</p>	
BOTTLE TRAP AND WASTE	<p>ASTRA WALKER</p> <p>A70.38 Round bottle trap 32mm to suit 40mm PVC</p> <p>A70.03.V2 Click clack waste 32mm with overflow Chrome Finish - alternative finishes available</p> <p>DESIGNED AND MADE IN AUSTRALIA</p> <p>Chrome Finish - alternative finishes available</p>	
TOILET SUITE	<p>ASTRA WALKER</p> <p>NORM A93.75 Toilet suite including soft close seat Dimensions - 680mm x 360mm WELS rating - 4 star 4.5/3 LPF MADE IN ITALY 2 Year Warranty</p> <p>ICON+ A67.61.V2 Toilet roll holder Chrome Finish - alternative finishes available</p>	
TOILET ROLL HOLDER	<p>ASTRA WALKER</p> <p>ICON+ A67.61.V2 Toilet roll holder Chrome Finish - alternative finishes available</p> <p>DESIGNED AND MADE IN AUSTRALIA 5 Year Warranty</p>	
BATH - IF SHOWN	<p>POSH</p> <p>Domaine Inset Bath, white acrylic finish</p> <p>Available sizes: 1690x800x500, 1525x800x500, 1420x800x500</p> <p>10 Year Warranty</p>	

BATH SPOUT AND MIXER	<p>ASTRA WALKER</p> <p>ICON A69.06.48 Wall set with 200x25mm spout.</p> <p>DESIGNED AND MADE IN AUSTRALIA 15 Year Warranty</p> <p>Chrome Finish - alternative finishes available</p>	
SHOWER ROSE	<p>ASTRA WALKER</p> <p>ICON Shower arm + 200mm rose only 0 A69.11.A.200</p> <p>WELS rating - 3 Star 9L/min or optional 3 Star 7L/min</p> <p>DESIGNED AND MADE IN AUSTRALIA 15 Year Warranty</p> <p>Chrome Finish - alternative finishes available</p>	
SHOWER MIXER	<p>ICON AA69.48 Wall mixer Chrome Finish - alternative finishes available</p> <p>WELS rating - 3 star 9L/min or optional 3 star 7L/min</p> <p>DESIGNED AND MADE IN AUSTRALIA 15 Year Warranty</p>	
SHOWER SCREEN	<p>Semi Frameless glass shower screen - single fixed screen approx 800mm wide</p> <p>10mm clear toughened glass- low iron crystal clear glass X2 wall brackets</p>	
SHOWER WASTE	<p>STORMTECH Shower grate 65ARI25</p> <p>65AR premium architectural grate featuring a 2mm gap</p> <p>Dimensions - 72mm x 28mm (length made to measure) WATERMARK LEVEL 2 CERTIFIED</p> <p>AUSTRALIAN MADE AND OWNED 10 year warranty Stainless Steel Finish - alternative finishes available</p>	
SHOWER SHELF	<p>ASTRA WALKER</p> <p>ICON A69.59 Metal shelf - 378mm x 90mm</p> <p>DESIGNED AND MADE IN AUSTRALIA 5 Year Warranty</p> <p>Chrome Finish - alternative finishes available</p>	
TOWEL RAIL	<p>ASTRA WALKER</p> <p>ICON A69.55.6 Single towel rail - 600mm Chrome Finish - alternative finishes available</p> <p>DESIGNED AND MADE IN AUSTRALIA 5 Year Warranty</p>	

DOWN-LIGHTS	<p>LOOMI 12C LED Downlight Fascia colour - White (RAL 9010) or silver 800-815 lumens 12W power usage warm white (3000K) + neutral (4000K) colour temperatures Tru-Colour 35,000 hour lifetime 3 YEAR WARRANTY</p>	
WALL LIGHTS TO STAIRCASE	<p>BRIGHT GREEN W200 Cube LED Wall Light 200 lumens 6W power usage Colour temp - 3000K Tru-Colour 35,000 hour lifetime - 3 YEAR WARRANTY</p> <p>Fascia colour - White or Silver</p>	
INTERNAL SWITCHES	<p>CLIPSAL ICONIC COLLECTION - 1-6 gang switch Vivid White with solid edge - alternative finishes available Alternative styles and configurations available</p>	
INTERNAL GPO	<p>CLIPSAL ICONIC COLLECTION - twin power outlet 025-XW Vivid White with solid edge - alternative finishes available Alternative socket styles and configurations available</p>	
EXHAUST FANS	<p>FANTECH Rapid Response APEX AIR SCIENCE Ducted Ceiling Fan Square Grille 353x353mm</p>	
SMOKE DETECTOR	<p>ASTRA WALKER ICON+ A67.61.V2 Toilet roll holder Chrome Finish - alternative finishes available DESIGNED AND MADE IN AUSTRALIA 5 Year Warranty</p>	
OTHER:	<p>DATA point TV point Sub Board Phone point</p>	

EXCLUSIONS	
flyscreens	options available - aluminium or fibreglass
security screens	options available
window furnishing and pelmets	options available
additional data requirements	to be priced following design resolution
security system	to be priced following design resolution
speakers/ AV system	to be priced following design resolution
NBN hub	options available
external lighting	options available
external gpo	options available
tv antenna	options available
external gas point	options available
external tap	options available
heating and cooling	to be priced following design resolution
fireplace	to be priced following design resolution
bathroom vanity	to be priced following design resolution
dishwasher	to be priced following design resolution
additional joinery shown on plan	to be priced following design resolution
site feature survey + title re-establishment	by others
planning permit documentation	undertaken by modscape if required - refer Authority to Proceed PLANNING
council submissions	by others, can be coordinated by modscape - refer Authority to Proceed PLANNING
energy report	completed upon signing Authority to Proceed
soil report	completed upon signing Authority to Proceed
engineering	completed upon signing Authority to Proceed
building permit	completed upon signing Authority to Proceed
council application fees	excluded
specific council reports	excluded
demolition	to be priced following design resolution
site preparation	to be priced following design resolution
site service connections	to be priced following design resolution
solar panels and batteries	to be priced following design resolution
hot water unit	to be priced following design resolution
rainwater tank	to be priced following design resolution
baseboards	to be priced following design resolution
landscaping / paving	to be priced following design resolution
craneage	to be priced following design resolution
transport	itemised in project pricing
traffic management	to be priced following design resolution
headworks and authority fees	excluded
council bonds / levies	excluded