

Victoria Promo Oct 2019

NUMBER ONE PICKS – ITEM DETAILS



NUMBER ONE UPGRADE PICKS

Exclusive range of upgrades picked especially for you.

Kitchen

Provide Veneto CSDW60SS-5 freestanding stainless steel dishwasher.

Provide Technika FHEE61A9S-2 900mm stainless steel glass top canopy rangehood in lieu of standard 900mm wide canopy rangehood.

Provide Technika SL10190ISS-4 900mm wide stainless steel slide-out and twin lights rangehood including 900mm overhead cupboard with 2 No. doors in lieu of standard 900mm canopy rangehood.

Provide Technika TUR70S 700mm wide stainless steel concealed undermount rangehood including 900mm wide overhead fixed panel in lieu of standard 900mm wide canopy rangehood.

Note: Only available with 340mm deep overhead cupboard in lieu of standard.

Provide external venting to slide-out/canopy rangehood in lieu of standard.

Note: Up to BAL-29 Compliant.

Provide Technika WD905 (28 litre) stainless steel microwave oven with grill and TT905 stainless steel trim kit.

Provide Technika TU950TME8 900mm wide stainless steel dual fuel upright cooker in lieu of standard 900mm wide upright cooker.

Provide 2 No. 300mm wide x 720mm high overhead cupboards with doors to kitchen wall. (Laminex Standard Melamine finish)

Note: Subject to sufficient space permitted.

Provide up to 1000mm wide overhead cupboard with doors above refrigerator space including infills (excluding end panels) in lieu of standard. (Laminex Standard Melamine finish)

Provide 1 No. set of 450mm - 900mm wide 2 No. pot drawers to kitchen in lieu of standard base cupboard. (Laminex Standard Melamine finish)

From selected BUILDERS 6 SELECT RANGE:

Provide Caesarstone benchtop with 20mm arris edge detail to standard kitchen (excluding pantry) in lieu of standard.

Note: Caesarstone benchtop exceeding 3000mm in length will have a join.

Note: Caesarstone has individual characteristics, where variances may occur in colour and texture. All individual qualities are not detrimental to the Caesarstone's performance

From selected BUILDERS 6 SELECT RANGE:

Provide Caesarstone benchtop with 40mm arris edge detail to standard kitchen (excluding pantry) in lieu of standard.

Note: Caesarstone benchtop exceeding 3000mm in length will have a join.

Note: Caesarstone has individual characteristics, where variances may occur in colour and texture. All individual qualities are not detrimental to the Caesarstone's performance

Provide up to 3.7 LM of 6mm clear glass splashback 650mm high to kitchen in lieu ceramic wall tiles.

Note: Glass splashbacks maximum Length to Width ratio of 20:1 applies.

Note: Glass splashbacks can span maximum 3200mm without a join (max. 2 No. cut outs)

Note: Selected Solid Colours Only.

Provide up to 3.7 LM of 6mm Mirror glass splashback 650mm high in lieu standard ceramic wall tiles.

Note: Including up to 3 No. cutouts.

Note: Price based on lineal metre price with height set at 650mm.

Note: Glass splashbacks maximum length to width ratio of 20:1 applies.

Note: Glass splashbacks can span maximum 3000mm without join.

Note: Additional \$30 per lm for splashback under overhead cupboards with 20mm drop down required. (P.O.A)

Provide Clark Monaco Scalloped (5908) double bowl stainless steel undermount sink to kitchen in lieu of standard.

Note: Including (half board) preparation board and colander set.

Note: Only available with stone benchtops.

Note: Including cut and polish for sink cut out and tap hole.

Provide Clark Prism PPR15B 1.5 end bowl undermount sink to kitchen in lieu of standard Clark Punch 1.75 end bowl sink.

Note: Only available with stone benchtops.

Note: Including cut and polish for sink cut out and tap hole.

Provide Clark Prism PPR20B double bowl undermount sink to kitchen in lieu of standard Clark Punch 1.75 end bowl sink.

Note: Only available with stone benchtops.

Note: Including cut and polish for sink cut out and tap hole.

Provide Technika Bellissimo TB95GWFSS-3 900mm wide stainless steel gas cooktop and Technika Bellissimo TB90FSS-5 900mm wide stainless steel built in oven in lieu of standard 900mm upright cooker.

Note: Including additional base cupboards and benchtop to suit.

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Provide Technika H950STXPRO 900mm stainless steel gas cooktop and Technika TT910-1 900mm wide black built in oven in lieu of standard 900mm upright cooker.

Note: Including additional base cupboards and benchtop to suit.

Provide Alder Nuova Pull Out sink mixer (Chrome/Black) (85332) in lieu of standard Alder Soho sink mixer.

Provide Alder Nuova Calare sink mixer (Brushed Nickel) (85331) in lieu of standard Alder Soho sink mixer.

Provide Alder Taya sink mixer (Black) (94495) in lieu of standard Alder Soho sink mixer.

Provide double 20 litre base mounted pull out waste bin to nominated kitchen 450mm - 1200mm wide base cupboard.

Note: Subject to sufficient space required to install.

Provide up to 920mm high overhead cupboard in lieu of standard 720mm high overhead cupboard. (Laminex Standard Melamine finish)

Note: Based on per door.

Provide Laminex Silk finish to standard kitchen joinery doors (excluding pantry) in lieu of standard finish.

Note: Based on standard kitchen. Additional cost will apply to any cabinetry upgrades such as overhead cupboards and additional base cupboards.

From selected BUILDERS 6 SELECT RANGE:

Provide Caesarstone waterfall end panel with 40mm arris edge detail to nominated benchtop in lieu of standard. (2 No.)

Note: Based on standard 800mm deep benchtop.

Note: Caesarstone has individual characteristics, where variances may occur in colour and texture. All individual qualities are not detrimental to the Caesarstone's performance

From selected BUILDERS 6 SELECT RANGE

Provide Caesarstone waterfall end panel with 20mm arris edge detail to nominated benchtop in lieu of standard. (2 No.)

Note: Based on standard 800mm deep benchtop.

Note: Caesarstone has individual characteristics, where variances may occur in colour and texture. All individual qualities are not detrimental to the Caesarstone's performance

Provide soft close mechanism to standard kitchen (excluding pantry) base cupboard door and drawers (excluding overhead cupboards) in lieu of standard.

Note: Additional cost apply to cabinetry upgrades and Fusion Options (if applicable)

Bathroom/Ensuite

From selected BUILDERS 6 SELECT RANGE:

Provide Caesarstone benchtop with 20mm arris edge detail to standard 700mm wide vanity unit in lieu of standard.

Note: Caesarstone has individual characteristics, where variances may occur in colour and texture. All individual qualities are not detrimental to the Caesarstone's performance

Provide 1700mm wide vanity unit in lieu of standard 700mm vanity including 2 No. 700mm wide 2 No. door finger pull vanity units, 1 No. 300mm wide centre vanity unit with door, 2 No. Clark Square inset basins, 2 No. Alder Soho basin mixers, all associated plumbing and extended laminate benchtop and 2 No. 700mm x 1180mm polished edge mirrors. (Laminex Standard Melamine finish)

Note: Subject to sufficient space permitted.

Provide 1700mm wide x 1180mm high polished edge mirror above double nominated room double vanity unit in lieu of standard

2 No. 700mm x 1180mm polished edge mirrors.

Note: Subject to sufficient space permitted.

Provide 1870mm high x 900mm x 900mm wide shower screen Overlap semi-frameless in lieu of standard 900mm x 900mm shower screen.

Provide 1870mm high x 1200mm x 900mm shower screen Overlap semi-frameless in lieu of standard 1200mm x 900mm shower screen.

Provide 1870mm high x 900mm x 900mm wide In-Line semi-frameless shower screen in lieu of standard 900mm x 900mm shower screen.

Provide 1870mm high x 1200mm x 900mm In-Line semi-frameless shower screen in lieu of standard 1200mm x 900mm shower screen.

Provide 610mm wide x 410mm high (nominal dimensions to stud opening) ceramic tiled niche to nominated shower wall.

Note: Feature wall tiling not included.

Provide 1200mm x 900mm ceramic tiled shower in lieu of 900mm x 900mm shower compartment

Note: Price is per shower compartment

Provide Caroma Liano above counter basin to vanity unit in lieu of standard Clark Square inset basin.

Provide Clark Round Back To Wall toilet suite with soft close seat in lieu of standard toilet suite.

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Bathroom/Ensuite

Provide Caroma Metro wall faced (back entry) close coupled white toilet suite to nominated room in lieu of standard.

Provide 300mm finger pull base cupboard with door to vanity unit including extension of benchtop and mirror to suit (Laminex Standard Melamine finish)

Provide 300mm wide open shelf unit to vanity joinery cupboard including extension of benchtop and mirror to suit (Laminex Standard Melamine finish)

Provide 300mm wide 2 No. door finger pull drawer unit to vanity joinery cupboard including extension of benchtop and mirror to suit. (Laminex Standard Melamine finish)

Provide 1000mm high x 700mm wide shaving cabinet with 2 No. polished edges mirror adhered to doors in lieu of standard mirror.

Note: Including 400mm high ceramic tiled splashback above vanity to suit.

Provide Alder Taya basin mixer (Black) (94095) to vanity in lieu of standard Alder Soho basin mixer.

Provide Alder Taya basin mixer (Brushed Nickel) (94094) to vanity in lieu of standard Alder Soho basin mixer.

Provide Alder Taya wall bath mixer set 175mm (Brushed Nickel) (94930) to bath in lieu of standard Alder bath wall mixer and outlet.

Provide Alder Taya wall bath mixer set 175mm (Black) (94896) to bath in lieu of standard Alder bath wall mixer and outlet.

Provide Alder Taya Hi-Rise shower (Black) (98795) to shower in lieu of standard Alder Moda Bracket HS375.

Note: Standard Alder Soho wall mixer (Chrome) (54390) to remain.

Provide Alder Pure Rectangular Rail Shower HS375 (Brushed Nickel) (98300) to shower in lieu of standard Alder Moda Bracket HS375.

Note: Standard Alder Soho wall mixer (Chrome) (54390) to remain.

Provide Alder Taya wall mixer (Brushed Nickel) (94397) to shower/bath in lieu of standard Alder Soho wall mixer.

Provide Alder Taya wall mixer (Black) (94395) to shower/bath in lieu of standard Alder Soho wall mixer.

Provide full height ceramic wall tiling (as per standard range and specification) to all elevations of bathroom/ensuite (up to 3000mm x 4000mm) in lieu of standard.

Note: Delete plaster cove to suit floor to ceiling wall tiles.

Note: Additional costing will apply if bathroom/ensuite area is greater than 3000mm x 4000mm.

Decor satin glazing to ensuite/bathroom aluminium sliding window in lieu of standard.

Note: Based on per window.

Provide Alder Star single towel rail 750mm (86991).

Provide Alder Star single toilet roll holder (86993).

From selected BUILDERS 6 SELECT RANGE:

Provide Caesarstone benchtop with 20mm arris edge detail to 1700mm wide vanity unit in lieu of standard.

Note: Caesarstone has individual characteristics, where variances may occur in colour and texture. All individual qualities are not detrimental to the Caesarstone's performance

Provide Caroma Compact (white) wall basin including all associated plumbing, standard tapware, chrome covered waste, 400mm high ceramic tiled splashback and 4mm thick polished edge mirror to suit.

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Laundry

Provide 900mm long base cupboard with Everhard Benchline 45 litre stainless steel insert trough, Alder Milano sink mixer with veggie spray and 400mm high ceramic tile splashback to laundry in lieu of standard trough (Laminex Standard Melamine Board)

Provide 900mm overhead cupboard with door to laundry wall. (Laminex Standard Melamine Board)

From selected BUILDERS 6 SELECT RANGE:

Provide up to 900mm wide Caesarstone benchtop with 20mm arris edge detail to laundry in lieu of standard.

Note: Caesarstone benchtop exceeding 3000mm in length will have a join.

Note: Caesarstone has individual characteristics, where variances may occur in colour and texture. All individual qualities are not detrimental to the Caesarstone's performance

Provide 750mm wide site built plaster lined broom cupboard including 2040mm x 520mm flush panel hinged door and 1 No. melamine shelf to laundry.

Note: Subject to space Permitting

Provide up to 1200mm extended laminated bench top only (open below) including ceramic tiled splashback. (Laminex Standard Melamine finish)

Note: Including end panel (if required) and will be 250mm from sliding door.

Note: Subject to sufficient space required to install.

Electrical

Provide additional external light point to nominated location.

Note: Price is per point

Provide 20 No. Mirabella round face fixed white/chrome down light complete with GU10 6.0w non-dimmable LED globes and additional light points.

Note: Includes 1 No. additional light circuit and additional safety switch

Provide 40 No. Mirabella round face fixed white/chrome down light complete with GU10 6.0w non-dimmable LED globes and additional light points.

Note: Includes 1 No. additional light circuit and additional safety switch

Provide NBN Co Fibre Optic PROVISION ONLY to comply with NBN Co minimum requirement including:

- 1 No. 25mm continuous flex conduit with drawstring from nominated garage return location to meter box lead in location at side of home

- 1 No. Cat 6 data point (plated)

- 1 No. Cat 6 Telephone point (plated)

- 1 No. Cat 6 data return (plated) located in garage

- 1 No. Cat 6 Telephone return (plated) located in garage

- 2 No. Patch leads to be left plugged into each of the return points in the garage

Note: Delete standard Telephone point

Note: All standard TV points are to remain

Note: Includes 1 No. single power point as required

Note: Antenna to home not included

Note: Includes drawstring Conduit from Telstra/service pit to side of home.

Note: Client to arrange service connection, NBN Co. equipment's including associated costs with certified service providers after handover of house.

Provide Opticomm Optic fibre Package (Base Pack) in lieu of standard TV and telephone points including the following:

- 1 No. Hills Home Hub.

- 1 No. 1 in 6 out TV Splitter.

- 1 No. Data patch panel.

- 1 No. Phone patch panel.

- 1 No. RG6 TV point.

- 2 No. RG6 Pay TV points.

- 2 No. Cat 5e data points.

- 2 No. Cat 5e phone points.

- 1 No. 25mm Telstra communications solid conduit with drawstring from beside Hills Home Hub to the lead in location beside the metre box.

Note: Including power points as required.

Note: Including drawstring conduit from Telstra/service pit to side of home.

Note: Subject to availability to property and estate.

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Electrical

Provide Paradox Gold security system package including:

- 1 No. Paradox 10 Zone Security Panel
- 4 No. Paradox PIR Movement Detectors
- 1 No. Paradox TM50 Touch Control display keypad
- 1 No. Paradox IP150 Module for Smart Phone control
- 1 No. Recess Internal siren
- 1 No. External siren and Blue strobe
- 1 No. User instruction manual
- 1 No. Battery Backup

Note: Including 1 No. telephone and 1 No. data point.

Provide Bradford Energy Solutions 4.2 kW Photo-Voltaic Package to double storey dwelling including the following:

- Canadian Solar PV Panels.
- Zeversolar Inverter.
- Roof mounting system (Tile).
- All wiring and system connections.
- System certification - CES.

Note: Does not include bi-directional meter; provided by electricity distributor.

Note: All eligible STC's are allocated by purchaser to Bradford Energy Solutions.

Provide Beacon Lighting Habitat 400mm sphere pendant (White) (010866) in lieu of standard light point.

Plumbing

Provide recycled water plumbing connected to 2 No. toilet cisterns and 2 No. external taps only as per Developer requirements.

Note: Sales Consultant and Estimator to confirm if required in estate.

Note: Vacuum valve fittings are required and included to all external 'drinkable water' taps only.

Note: Excluding recycled water connection to washing machine.

Note: Meter to be supplied and installed by relevant Water Authority.

Note: Water not suitable for drinking.

Provide recycled water plumbing connected to additional toilet cistern

Provide recycled water plumbing connected to washing machine.

Provide capped hot and cold water points to nominated internal / external wall including capped waste point.

Provide capped gas point to nominated wall.

Note: Point must be within 5.0m of existing service in home

Provide single 1000 litre Round Splashtank water tank system in addition to standard solar hot water service including the following:

- Pump, leaf strainer and overflow pipe
- 100mm thick reinforced concrete slab to suit

Provide single 1850 litre Slimline Splashtank water tank system in addition to standard solar hot water service including the following:

- Pump, leaf strainer and overflow pipe
- 100mm thick reinforced concrete slab to suit

Provide single 2000 litre Round Splashtank water tank system in addition to standard solar hot water service including the following:

- Pump, leaf strainer and overflow pipe
- 100mm thick reinforced concrete slab to suit.

Provide capped cold water point to refrigerator space.

Provide single 2000 litre Slimline Rainwater water tank system in addition to standard solar hot water service including the following:

- Pump, leaf strainer and overflow pipe
- 2500mm x 800mm x 100mm thick reinforced concrete slab to suit

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Flooring

Provide up to 50M2 of Perfect Timber Floors Trendline Range laminate flooring to nominated area.

Note: Including wastage, underlay, all trim and levelling of sub floor.

Provide up to 75M2 of Perfect Timber Floors Trendline Range laminate flooring to nominated area.

Note: Including wastage, underlay, all trim and levelling of sub floor.

Provide up to 100M2 of Perfect Timber Floors Trendline Range laminate flooring to nominated area.

Note: Including wastage, underlay, all trim and levelling of sub floor.

Provide up to 50M2 of Perfect Timber Floors Bamboo Range timber flooring to nominated area.

Note: Including wastage, underlay, all trim and levelling of sub floor.

Provide up to 75M2 of Perfect Timber Floors Bamboo Range timber flooring to nominated area.

Note: Including wastage, underlay, all trim and levelling of sub floor.

Provide up to 100M2 of Perfect Timber Floors Bamboo Range timber flooring to nominated area.

Note: Including wastage, underlay, all trim and levelling of sub floor.

Provide up to 50M2 of builders range ceramic floor tiles laid on concrete (as per standard range and specification) to nominated rooms.

Note: Feature floor tiling not included

Note: Includes flexible caulking at floor/wall junction.

Provide up to 75M2 of builders range ceramic floor tiles laid on concrete (as per standard range and specification) to nominated rooms.

Note: Feature floor tiling not included

Note: Includes flexible caulking at floor/wall junction.

Provide up to 100M2 of builders range ceramic floor tiles laid on concrete (as per standard range and specification) to nominated rooms.

Note: Feature floor tiling not included

Note: Includes flexible caulking at floor/wall junction.

Provide up to 50M2 of Carpet Call Category 1 carpet throughout dwelling excluding floor tiled areas.

Note: This carpet suited for single storey dwellings only.

Note: Including 7mm Dunlop standard foam underlay.

Note: Not including Carpet Call Delivery Fee (if applicable)

Provide up to 75M2 of Carpet Call Category 1 carpet throughout dwelling excluding floor tiled areas.

Note: This carpet suited for single storey dwellings only.

Note: Including 7mm Dunlop standard foam underlay.

Note: Not including Carpet Call Delivery Fee (if applicable)

Provide up to 100M2 of Carpet Call Category 1 carpet throughout dwelling excluding floor tiled areas.

Note: This carpet suited for single storey dwellings only.

Note: Including 7mm Dunlop standard foam underlay.

Note: Not including Carpet Call Delivery Fee (if applicable)

Provide up to 180M2 of Carpet Call Category 2 carpet throughout dwelling excluding floor tiled areas.

Note: Including 7mm Dunlop standard foam underlay.

Note: Including staircase.

Note: Applicable to double storey designs only.

Provide up to 50M2 of Perfect Timber Floors Firmfit Rigid Vinyl range flooring to nominated area.

Note: Including wastage, all trim and levelling of sub floor.

Provide up to 75M2 of Perfect Timber Floors Firmfit Rigid Vinyl range flooring to nominated area.

Note: Including wastage, all trim and levelling of sub floor.

Provide up to 100M2 of Perfect Timber Floors Firmfit Rigid Vinyl range flooring to nominated area.

Note: Including wastage, all trim and levelling of sub floor.

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Wardrobe & Linen

Provide up to 2000mm high x 600mm wide drawer tower unit including 3 No. adjustable white melamine shelving and 4 No. white melamine drawers to nominated robe in lieu of standard shelf and hanging rail.

Note: Subject to sufficient space.

Note: Recommended with upgrade sliding robe doors with 2440mm ceiling height OR 2340mm high hinged or sliding doors with 2590mm and 2740mm high ceiling.

Provide up to 2400mm high x 1800mm wide aluminium framed with vinyl coating doors to nominated site built robe in lieu of standard flush panel hinged doors.

Note: Alter bulkhead to suit.

Note: Subject to sufficient space required.

Provide up to 2400mm high x 1800mm wide 2 No. frameless mirrored doors to nominated site built robe in lieu of standard flush panel hinged doors.

Note: Alter bulkhead to suit.

Note: Subject to sufficient space required.

Heating & Cooling

Provide York (3.2kw) wall mounted Reverse Cycle Split System Air Conditioner to bedroom.

Note: Including air conditioner drainage pipe connected to stormwater drain.

Note: Back to back installation to single storey homes only. Double storey and off-set installation are to be priced on application (P.O.A)

Note: Suitable for room area up to 25M² (Base on 2440mm ceiling height)

Provide York (4.8kw) wall mounted Reverse Cycle Split System Air Conditioner to nominated location.

Note: Including air conditioner drainage pipe connected to stormwater drain.

Note: Back to back installation to single storey homes only. Double storey and off-set installation are to be priced on application (P.O.A)

Provide York (6.9kw) wall mounted Reverse Cycle Split System Air Conditioner to nominated location.

Note: Including air conditioner drainage pipe connected to stormwater drain.

Note: Back to back installation to single storey homes only. Double storey and off-set installation are to be priced on application (P.O.A)

Note: Suitable for room area up to 60M² (Based on 2440mm ceiling height)

Provide Bonaire Summerbreeze SBB950 evaporative cooling system to 6 No. multi directional ceiling mounted outlets including cold water point and electrical point.

Note: Unit to be located in the centre of home. Additional cost may be incurred if unit location differ due to Developers requirement.

Note : Suits homes 150 - 220m² - single storey homes or double storey homes - services first floor only.

Provide additional ducted heating ceiling register to nominated room.

Provide additional evaporative cooling outlet to nominate room.

Provide Jetmaster SLR-X fireplace with rear flue, SLR-X-AU clean face trim, SLR-X driftwood kit, gas and electrical connections to nominated room.

Note: Vertical flue to be priced on application (P.O.A)

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Windows & Doors

Provide Lovelight single roller blinds in CAT 1 - ZEN fabric with silver base bar throughout standard single storey dwelling.

Note: Package includes up to 13 No. roller blinds (up to 2410mm wide)

Note: Additional roller blinds required over package amount up to 2410mm wide are charged at \$165.00 per blind.

Note: If facade window exceeds 2410mm Lovelight will provide 2700mm wide blind.

Note: All roller blinds installed to windows will be mounted in the reveal of the window frame and fabric will be back rolled. All roller blinds to sliding doors will be mounted on face of the architrave and fabric will be back rolled. Some blinds may be front rolled if there is an obstruction, this is determined at site measure at Lovelight discretion.

Note: Client selection not applicable.

Provide Lovelight single roller blinds in CAT 1 - ZEN fabric to facade windows and single blackout roller blinds in CAT 1 - ZEN fabric throughout remaining windows and sliding doors of single story dwelling.

Note: Package includes up to 11 No. single blackout roller blinds and 1 No. dual roller blinds on dual reverse bracket to facade.

Note: Additional single roller blinds required over package amount up to 2410mm wide are charged at \$165.00 per blind.

Note: Additional double roller blinds required over package amount up to 2410mm wide are charged at \$370.00 per blind.

Note: All roller blinds installed to windows will be mounted in the reveal of the window frame and fabric will be back rolled. All roller blinds to sliding doors will be mounted on face of the architrave and fabric will be back rolled. Some blinds may be front rolled if there is an obstruction, this is determined at site measure at Lovelight discretion. Dual roller blinds installed to windows will be mounted in the reveal of the window frame.

Note: Refer to Express Colour Pallet for blinds colour.

Note: Client selection not applicable.

Provide Lovelight single roller blinds in CAT 1 - ZEN fabric with silver base bar throughout standard single storey dwelling.

Note: Package includes up to 21 No. roller blinds (up to 2410mm wide)

Note: Additional roller blinds required over package amount up to 2410mm wide are charged at \$165.00 per blind.

Note: If facade window exceeds 2410mm Lovelight will provide 2700mm wide blind.

Note: All roller blinds installed to windows will be mounted in the reveal of the window frame and fabric will be back rolled. All roller blinds to sliding doors will be mounted on face of the architrave and fabric will be back rolled. Some blinds may be front rolled if there is an obstruction, this is determined at site measure at Lovelight discretion.

Note: Client selection not applicable.

Provide 2340mm high x 820mm wide flush panel hinged door to nominated location in lieu of standard 2040mm high x 820mm wide flush panel hinged door.

Note: 2340mm high doors are only available with 2590mm or 2740mm ceiling heights.

Note: Price is per door.

Provide Gainsborough Omis privacy lever set to nominated room in lieu of standard passage lever set. (Bright Chrome or Satin Chrome)

Provide 2127-3 aluminium alfresco door in lieu of standard 2118-2 aluminium sliding door.

Note: Including steel support lintel under door.

Note: Subject to additional structural steel as per Engineering Requirement. (P.O.A)

Note: Energy rating to be confirmed and may result additional costs to Client to achieve required energy rating (e.g. additional insulation and double glazing)

Provide 2136-3 aluminium alfresco door in lieu of standard 2118-2 aluminium sliding door.

Note: Including steel support lintel under door.

Note: Including up to 300mm x 90mm PFC over opening bolted to 90mm x 90mm steel columns.

Note: Engineering to confirm exact member size and requirements

Note: To be confirmed at contract stage by Estimating Department.

Note: Price is subject to change.

Note: Energy rating to be confirmed and may result additional costs to Client to achieve required energy rating (e.g. additional insulation and double glazing)

Provide up to 2154-6 aluminium alfresco door in lieu of standard 2118-2 aluminium sliding door.

Note: Including steel support lintel under door.

Note: Including up to 300mm x 90mm PFC over opening bolted to 90mm x 90mm steel columns.

Note: Engineering to confirm exact member size and requirements

Note: To be confirmed at contract stage by Estimating Department.

Note: Price is subject to change.

Note: Energy rating to be confirmed and may result additional costs to Client to achieve required energy rating (e.g. additional insulation and double glazing)

Provide double 2040mm high x 820mm wide Hume SIMXS27 front entry doors with clear glazing in lieu of standard front entry door and sidelight(s). (Painted finish)

Note: 2340mm high doors are only available with 2740mm ceiling height.

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Windows & Doors

Provide 2340mm high x 820mm wide Hume SIMXS27 front entry door with clear glazing in lieu of standard front entry door and sidelight(s).
(Painted finish)

Note: Including increased height of sidelight(s) to suit.

Note: 2340mm high doors are only available with 2740mm ceiling height.

Provide double 2340mm high x 820mm wide Hume SIMXS27 front entry doors with clear glazing in lieu of standard front entry door and sidelight(s).
(Painted finish)

Note: Including increased height of sidelight(s) to suit.

Note: 2340mm high doors are only available with 2740mm ceiling height.

Provide aluminium sliding flydoor with nylon mesh to nominated external sliding door. (Standard Colour Range)

Note: Locks are not available on flydoors.

Provide fixed aluminium framed flyscreen with nylon mesh to openable window. (Standard Colour Range)

Note: Based on per sliding panel.

Provide aluminium sliding barrier door with diamond grill and nylon mesh to nominated external door in lieu of standard. (Standard Colour Range)

Note: Based on per sliding panel.

Structural

Provide 2590mm ceiling height to standard single storey dwelling and garage (up to 25 sqrs) including roof tilers guardrail in lieu of standard.

Note: Alter plaster bulkheads to 300mm deep.

Note: Refer to standard drawings for above front entry door and sidelight(s)

Note: Ceiling height upgrade is only to standard dwelling area. For any fusion option and/or dwelling area extension, additional cost for ceiling height upgrade will be charged to client accordingly.

Provide 2590mm ceiling height to standard single storey dwelling and garage (over 25 sqrs) including roof tilers guardrail in lieu of standard.

Note: Alter plaster bulkheads to 300mm deep.

Note: Refer to standard drawings for above front entry door and sidelight(s)

Note: Ceiling height upgrade is only to standard dwelling area. For any fusion option and/or dwelling area extension, additional cost for ceiling height upgrade will be charged to client accordingly.

Provide 2590mm ceiling height to ground floor of standard double storey dwelling and 2724mm ceiling height to garage (up to 35 sqrs) in lieu of standard.

Note: Alter plaster bulkhead to 300mm deep.

Note: Refer to standard drawings for above front entry door and sidelight(s)

Note: Including revised staircase and additional step treads.

Note: Ceiling height upgrade is only to standard dwelling area. For any fusion option and/or dwelling area extension, additional cost for ceiling height upgrade will be charged to client accordingly.

Provide 2590mm ceiling height to ground floor of standard double storey dwelling and 2724mm ceiling height to garage (over 35sqrs) in lieu of standard.

Note: Alter plaster bulkhead to 300mm deep.

Note: Refer to standard drawings for above front entry door and sidelight(s)

Note: Including revised staircase and additional step treads.

Note: Ceiling height upgrade is only to standard dwelling area. For any fusion option and/or dwelling area extension, additional cost for ceiling height upgrade will be charged to client accordingly.

Provide 2590mm ceiling height to first floor of standard double storey dwelling (up to 35 sqrs) in lieu of standard.

Note: Alter plaster bulkhead to 300mm deep.

Note: Ceiling height upgrade is only to standard dwelling area. For any fusion option and/or dwelling area extension, additional cost for ceiling height upgrade will be charged to client accordingly.

Provide 2590mm ceiling height to first floor of standard double storey dwelling (over 35 sqrs) in lieu of standard.

Note: Alter plaster bulkhead to 300mm deep.

Note: Ceiling height upgrade is only to standard dwelling area. For any fusion option and/or dwelling area extension, additional cost for ceiling height upgrade will be charged to client accordingly.

Provide 2740mm ceiling height to standard single storey dwelling and garage (up to 25 sqrs) including roof tilers guardrail in lieu of standard.

Note: Alter plaster bulkheads to 300mm deep.

Note: Refer to standard drawings for above front entry door and sidelight(s)

Note: Ceiling height upgrade is only to standard dwelling area. For any fusion option and/or dwelling area extension, additional cost for ceiling height upgrade will be charged to client accordingly.

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NUMBER ONE PICKS – ITEM DETAILS



NUMBER ONE UPGRADE PICKS

Exclusive range of upgrades picked especially for you.

Structural

Provide 2740mm ceiling height to standard single storey dwelling and garage (over 25 sqrs) including roof tilers guardrail in lieu of standard.

Note: Alter plaster bulkheads to 300mm deep.

Note: Refer to standard drawings for above front entry door and sidelight(s)

Note: Ceiling height upgrade is only to standard dwelling area. For any fusion option and/or dwelling area extension, additional cost for ceiling height upgrade will be charged to client accordingly.

Provide 2740mm ceiling height to ground floor of standard double storey dwelling (up to 35 sqrs) in lieu of standard.

Note: Garage ceiling height to remain standard.

Note: Alter plaster bulkhead to 300mm deep.

Note: Refer to standard drawings for above front entry door and sidelight(s)

Note: Including revised staircase and additional step treads.

Note: Ceiling height upgrade is only to standard dwelling area. For any fusion option and/or dwelling area extension, additional cost for ceiling height upgrade will be charged to client accordingly.

Provide 2740mm ceiling height to ground floor of standard double storey dwelling and 2724mm ceiling height to garage(over 35 sqrs) in lieu of standard.

Note: Alter plaster bulkhead to 300mm deep.

Note: Refer to standard drawings for above front entry door and sidelight(s)

Note: Including revised staircase and additional step treads.

Note: Ceiling height upgrade is only to standard dwelling area. For any fusion option and/or dwelling area extension, additional cost for ceiling height upgrade will be charged to client accordingly.

Provide 2740mm ceiling height to first floor of standard double storey dwelling (up to 35 sqrs) in lieu of standard.

Note: Alter plaster bulkhead to 300mm deep.

Note: Ceiling height upgrade is only to standard dwelling area. For any fusion option and/or dwelling area extension, additional cost for ceiling height upgrade will be charged to client accordingly.

Provide 2740mm ceiling height to first floor of standard double storey dwelling (over 35 sqrs) in lieu of standard.

Note: Alter plaster bulkhead to 300mm deep.

Note: Ceiling height upgrade is only to standard dwelling area. For any fusion option and/or dwelling area extension, additional cost for ceiling height upgrade will be charged to client accordingly.

Provide up to 450mm wide eaves (back of fascia to brickwork) to single storey dwelling and garage.

Provide 25 degree roof pitch to dwelling and garage (all double storey and single storey homes up to 25 squares) in lieu of standard.

Provide 25 degree roof pitch to dwelling and garage (single storey homes over 25 squares) in lieu of standard.

Provide Monier Horizon roof tiles with A Line hip and ridge capping including sarking to standard dwelling and garage in lieu of standard concrete roof tiles.

Note: Applicable to single and double storey dwellings.

Note: Roofing upgrade is only to standard dwelling area. For any fusion option and/or dwelling area extension, additional cost for Monier Horizon roof upgrade will be charged to client accordingly.

Provide Colorbond metal roof including sisalation paper to underside of roof sheeting to standard dwelling and garage in lieu of standard roof tiles.

Note: Applicable to all single and double storey designs.

Provide Colorbond Matt metal roof including sisalation paper to underside of roof sheeting to standard dwelling and garage in lieu of standard roof tiles.

Note: Applicable to all single and double storey designs.

Provide up to 35M2 render finish to nominated areas in lieu of face brickwork.

Note: Including glass protection to rendered elevation windows (for building purpose only)

Provide up to 20M2 render finish to nominated areas in lieu of face brickwork.

Note: Including glass protection to rendered elevation windows (for building purpose only)

Provide Austral Group 2 bricks to standard single storey dwelling and garage in lieu of standard. Note: Based on 2440mm ceiling height.

Provide Austral Group 2 bricks to standard double storey dwelling and garage in lieu of standard. Note: Based on 2440mm ceiling height.

Provide Austral Group 3 bricks to standard single storey dwelling and garage in lieu of standard. Note: Based on 2440mm ceiling height.

Provide Austral Group 3 bricks to standard double storey dwelling and garage in lieu of standard. Note: Based on 2440mm ceiling height.

Provide brickwork above front garage door opening including galvanised steel lintel in lieu of standard infill.

Note: Only available with 2590mm and 2740mm ceiling height and/or stepdown to garage.

Provide Colorbond Timbergrain finish to standard B&D Panelift Sectional lift-up garage door in lieu of standard.

Note: Applicable to garage doors up to 2400mm high x 5200mm wide.

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NUMBER ONE PICKS – ITEM DETAILS



NUMBER ONE UPGRADE PICKS

Exclusive range of upgrades picked especially for you.

Structural

Provide remote control unit to garage sectional lift up door including single power point for power connection and 3 No hand held remotes.

Provide up to 40m² of 100mm reinforced coloured through concrete (colour in mix) driveway and/or path including colour matched concrete sealer to nominated location

Note: Including reticulated perimeter termite protection treatment to dwelling and driveway in lieu of standard termite treatment.

Note: Client has been advised that life expectancy and decolourisation of any coloured-on concrete paving will not be covered under the Builders Warranty, due to variation between material being used and exposure to natural elements. The Client understand and agree that any decolourisation develops is a natural process and any costs associated with resurface treatment of the concrete paving will be the Client's responsibility.

Customer Note: Please be advised that due to concrete being a natural product that is sourced from a number of different quarries and sources, colour and texture may vary from the samples shown at Simonds Colour Gallery.

Provide up to 40m² of 100mm reinforced exposed aggregate concrete driveway and/or path to nominated location.

Note: Including reticulated perimeter termite protection treatment to dwelling and driveway in lieu of standard termite treatment.

Customer Note: Please be advised that due to concrete being a natural product that is sourced from a number of different quarries and sources, colour and texture may vary from the samples shown at Simonds Colour Gallery.

Provide facade upgrade in lieu of standard up to the value of \$3,000.

Provide facade upgrade in lieu of standard up to the value of \$9,000.

Provide facade upgrade in lieu of standard up to the value of \$12,000.

Provide brickwork over windows in lieu of FC painted infill.

Note: Price based on per window.

Provide \$5,000 allowance towards Raised Ceiling Fusion option.

Note: Only available to specific designs with raised ceiling fusion option.

Note: Additional cost of fusion option must be charged to client outside promotion.