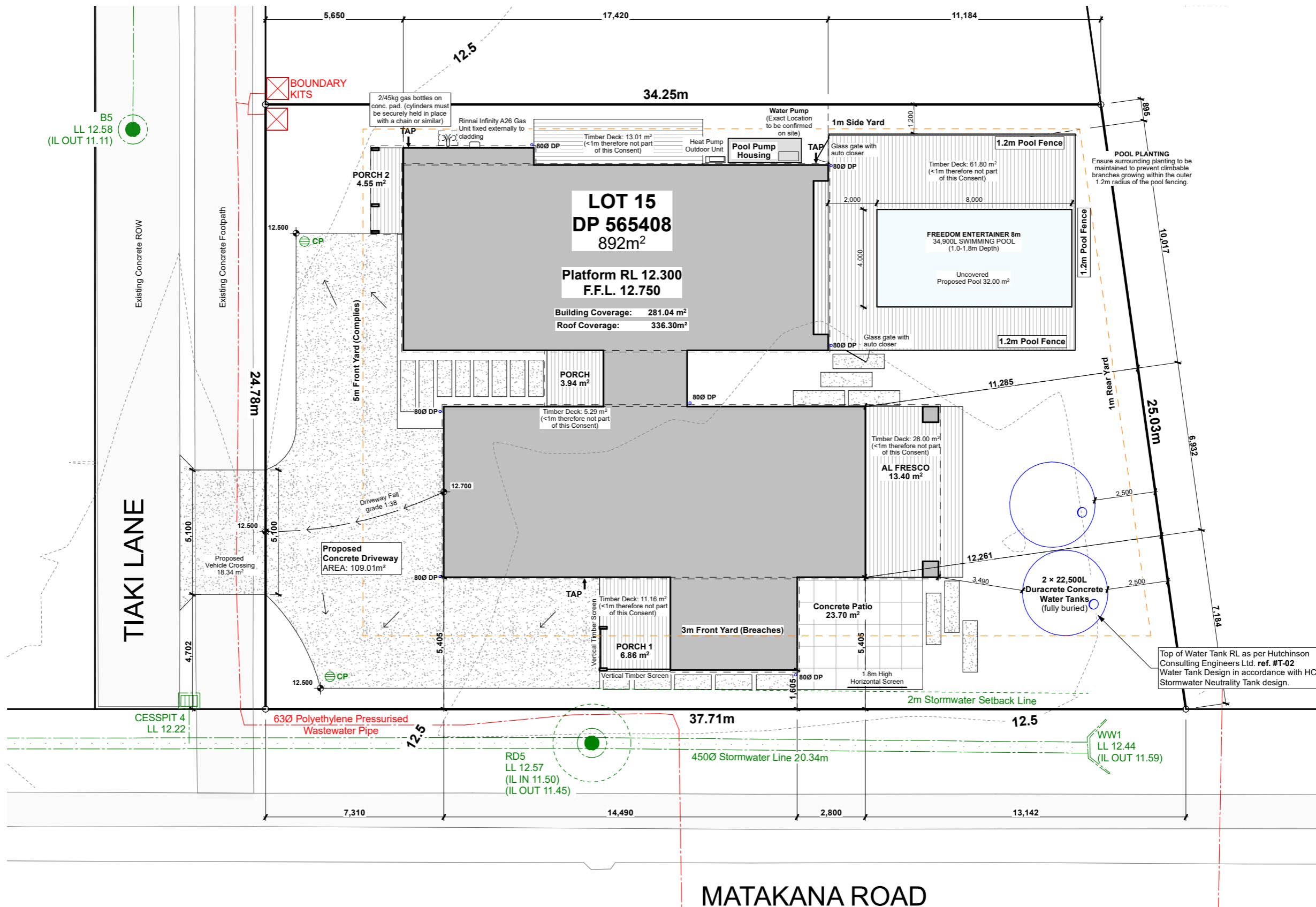
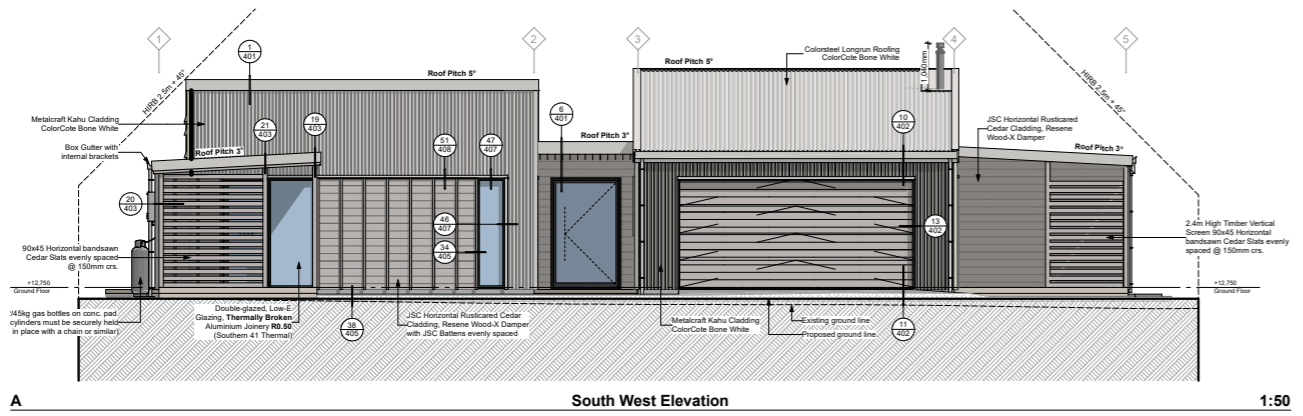




CONTRACT **PROPOSAL**

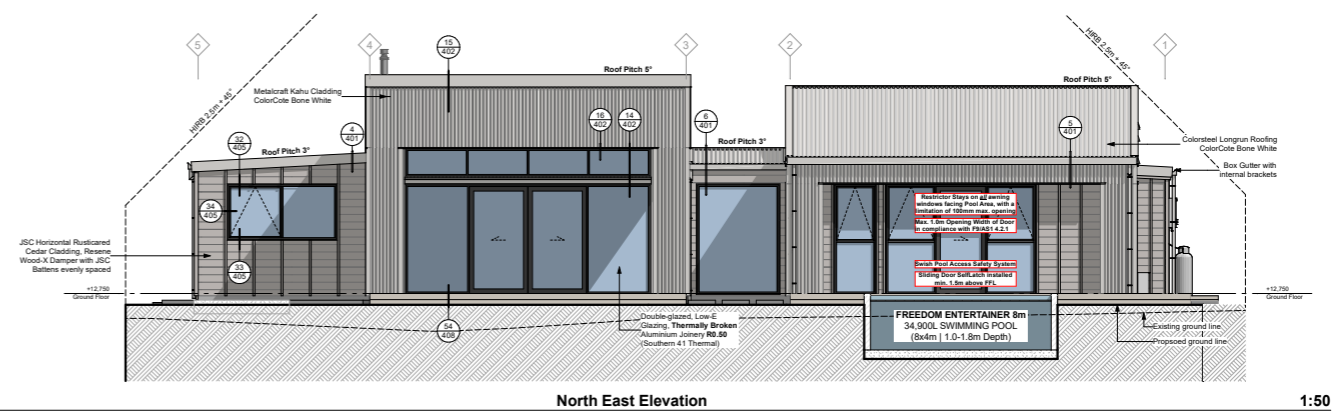






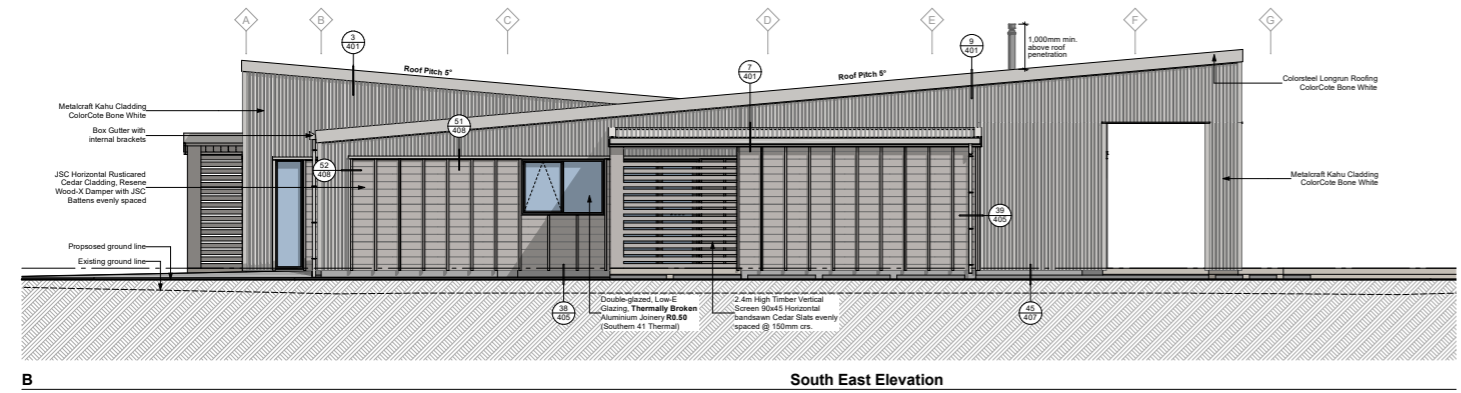
South West Elevation

1:50



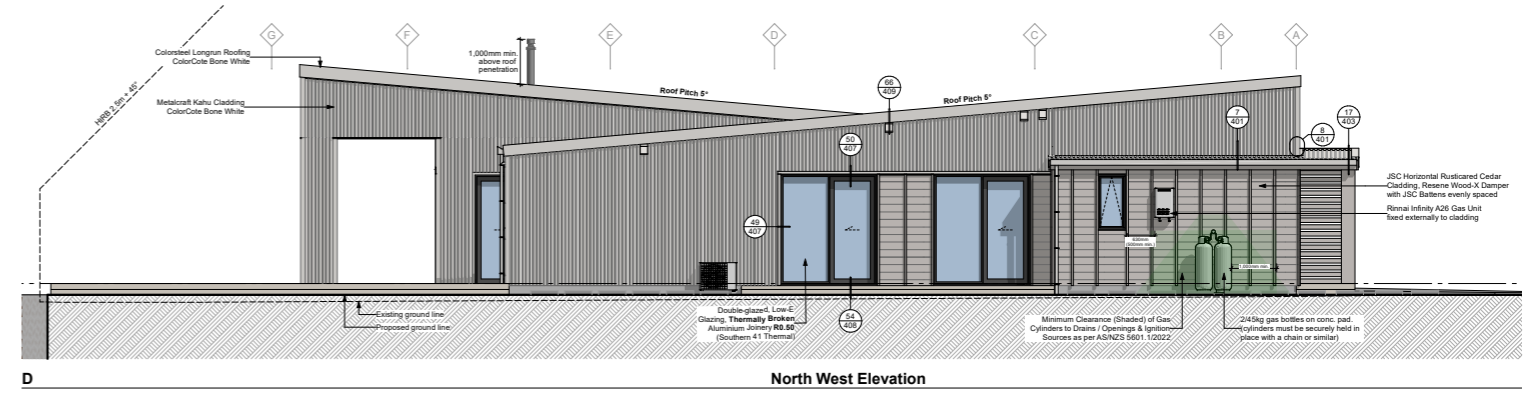
North East Elevation

1:50



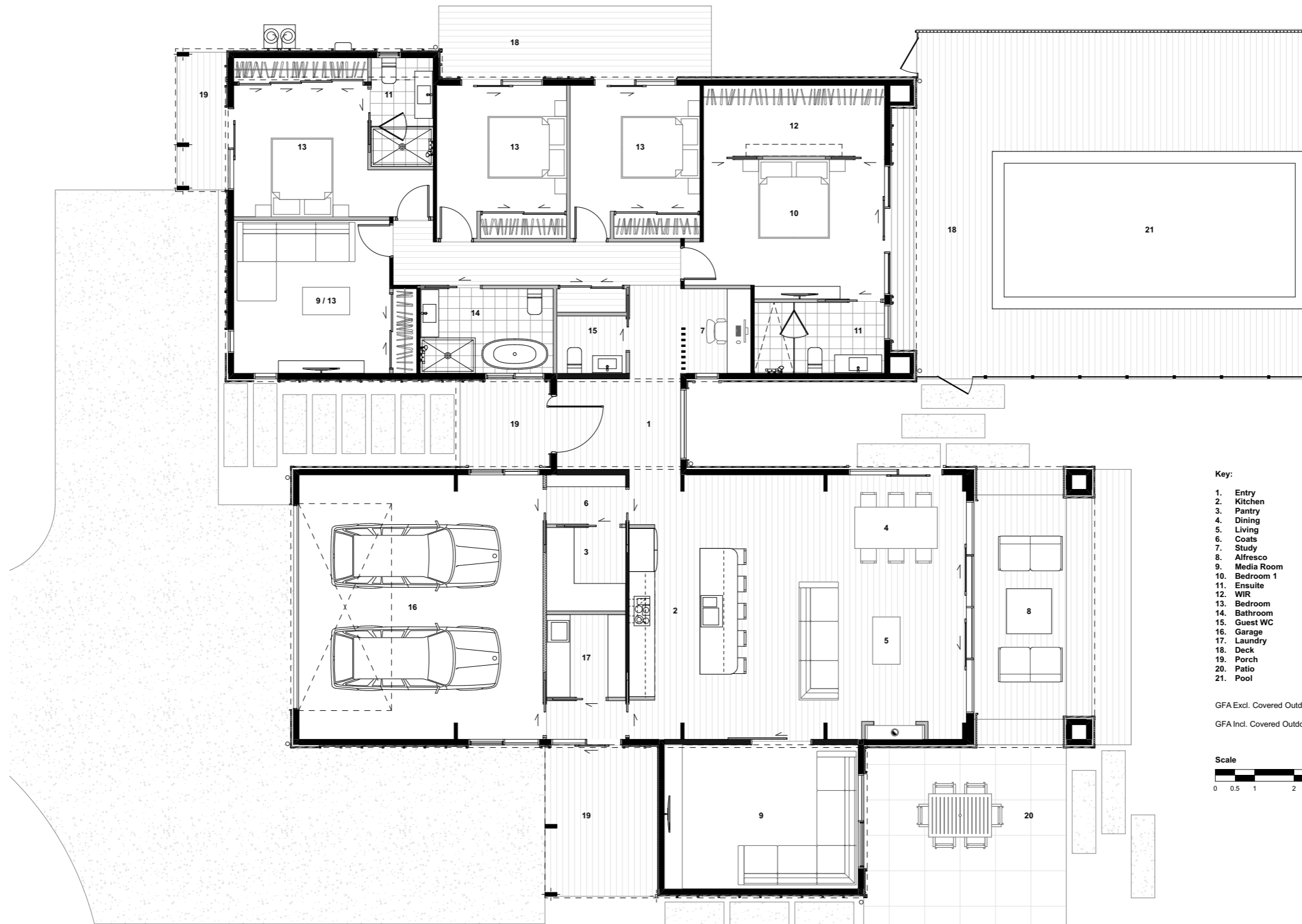
South East Elevation

1:50



North West Elevation

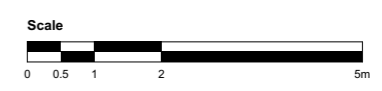
1:50



- Key:
1. Entry
 2. Kitchen
 3. Pantry
 4. Dining
 5. Living
 6. Coats
 7. Study
 8. Alfresco
 9. Media Room
 10. Bedroom 1
 11. Ensuite
 12. WIR
 13. Bedroom
 14. Bathroom
 15. Guest WC
 16. Garage
 17. Laundry
 18. Deck
 19. Porch
 20. Patio
 21. Pool

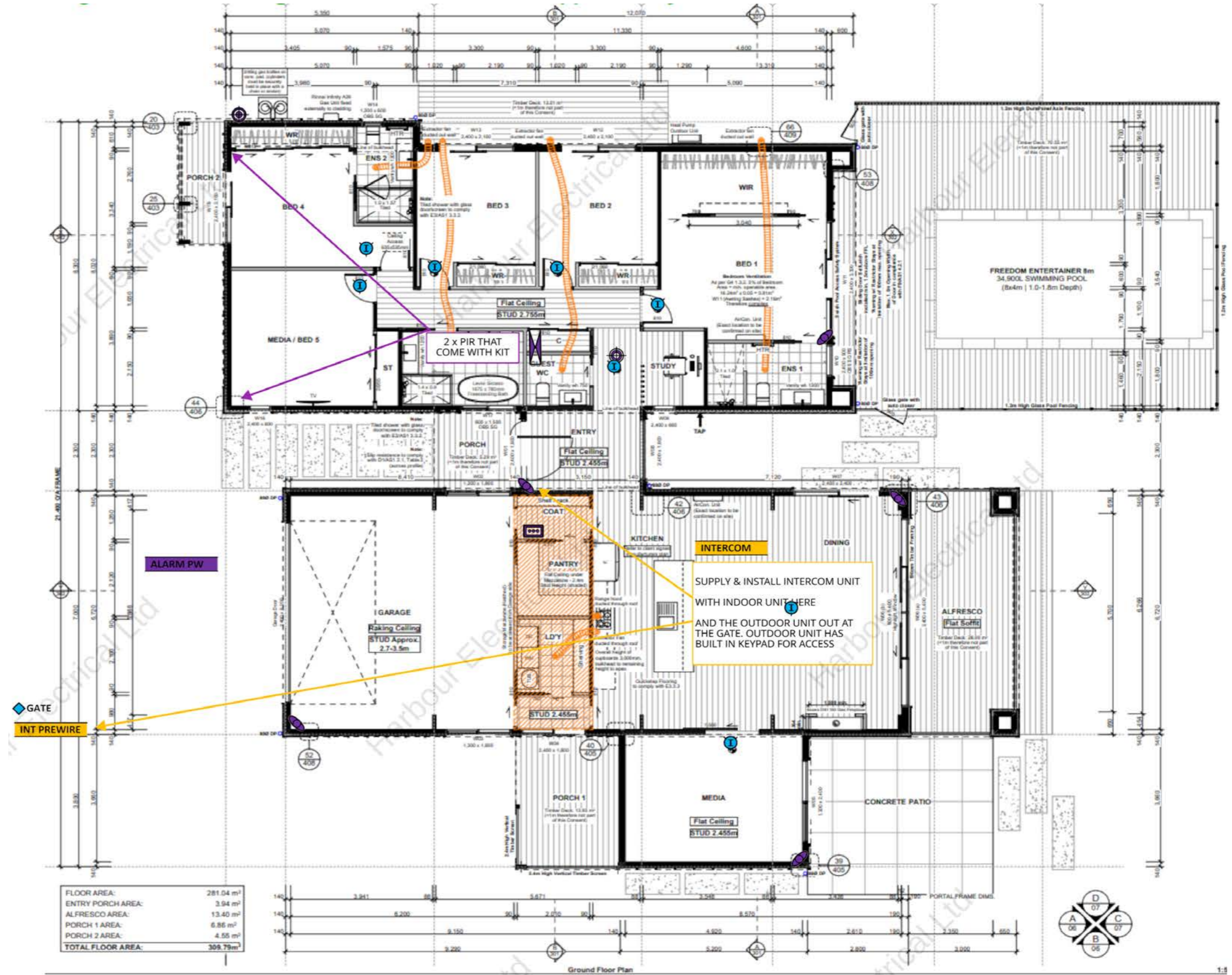


GFA Excl. Covered Outdoor Areas: 281.04 m²
 GFA Incl. Covered Outdoor Areas: 326.96 m²



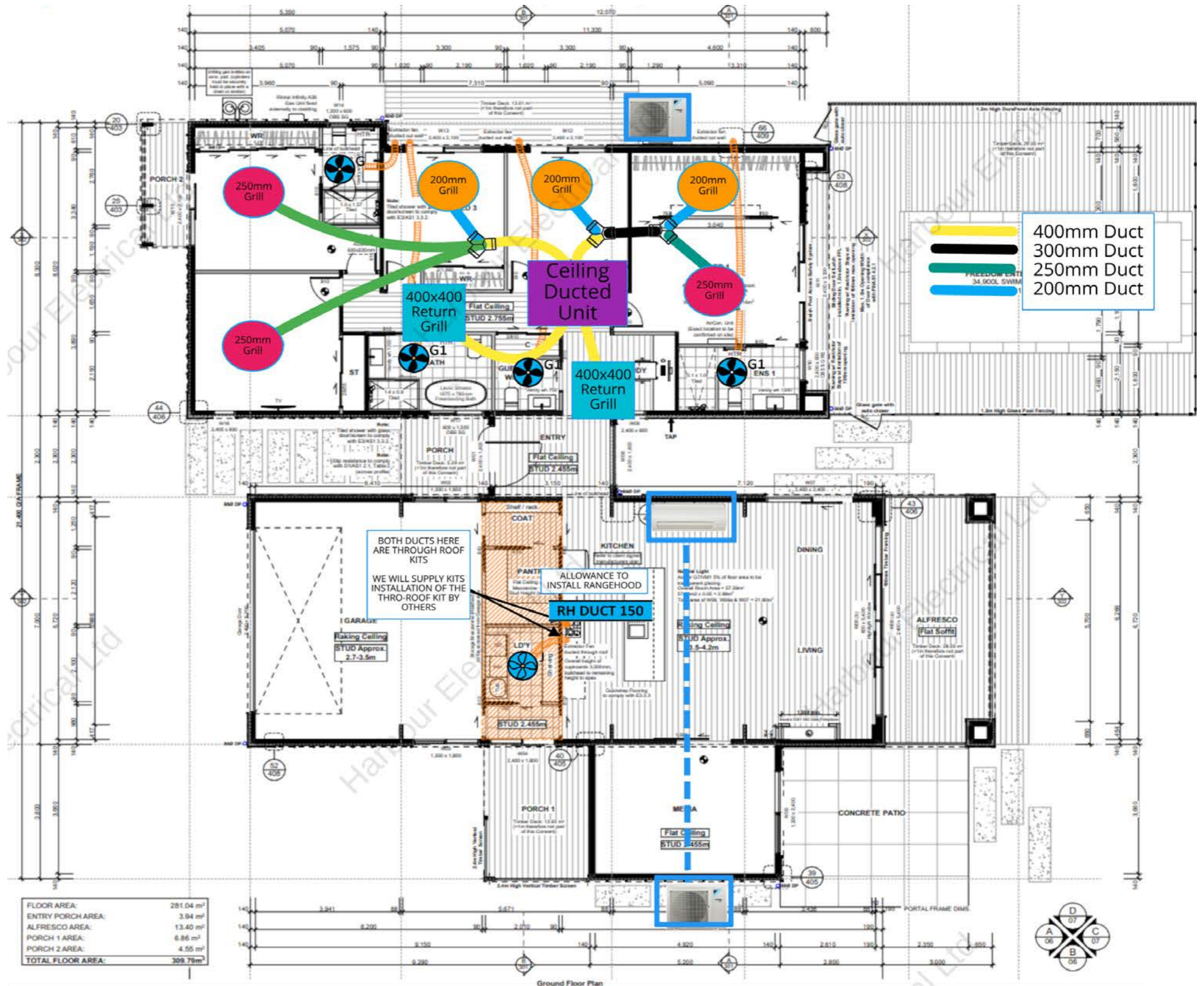
Legend

Symbol	Code	Name
	2170	AUTO GATE FEED (UP TO 20M FROM HOUSE)
	2190A	INTERCONNECTED ARROWHEAD SMOKE DETECTOR PHOTOELECT
	7300	INTERCOM PREWIRE - ONE HANDSET
	7304	INTERCOM ARROWHEAD KIT A8-WHITE
	7102	ALARM PREWIRE LARGE HOUSE
	7110W	ARROWHEAD WIRELESS MOTION PIR SENSOR
	7150	EXTERNAL SIREN LOCATION
	7152	ARROWHEAD INTERNAL SIREN LOCATION
	7168	ALARM KEYPAD LOCATION
	7103ASH.1	ARROWHEAD EC-KIT LCD ALARM SYSTEM



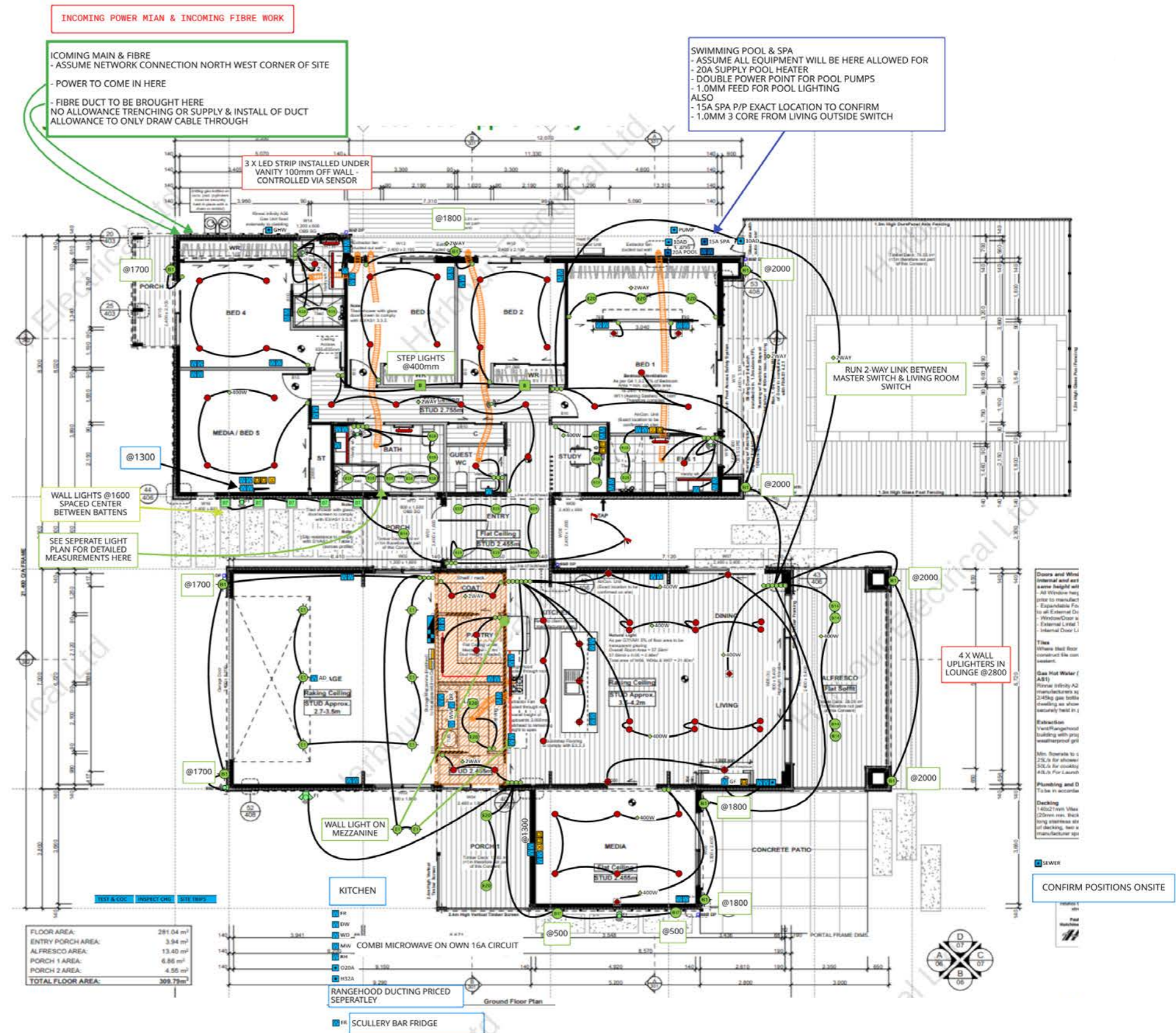
Legend

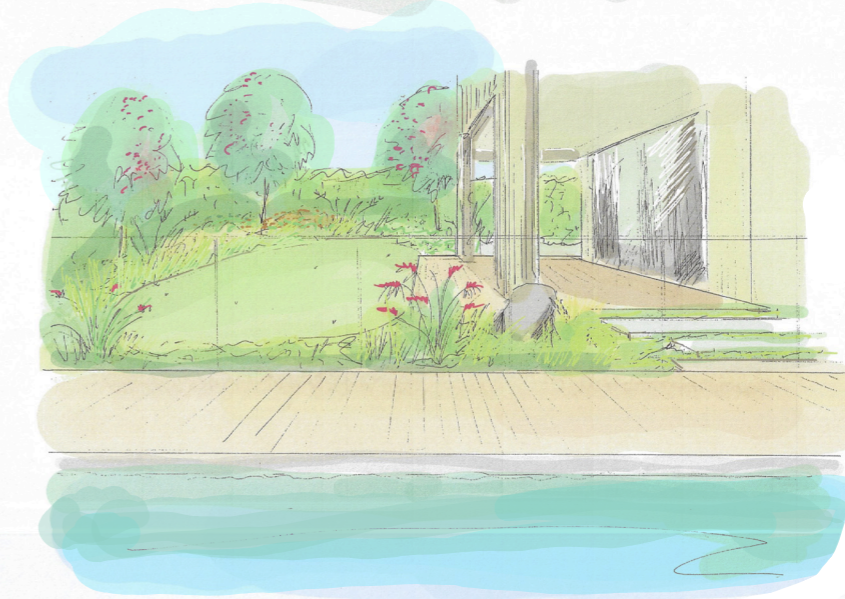
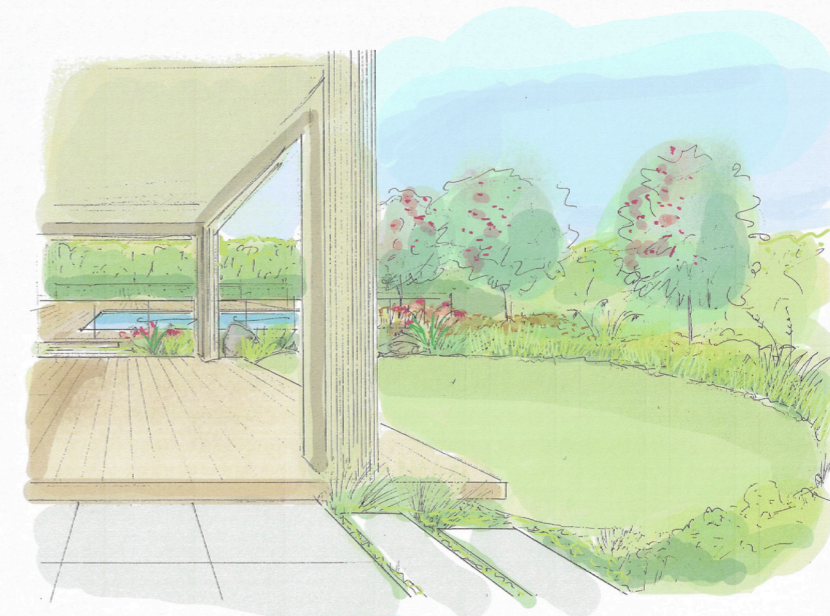
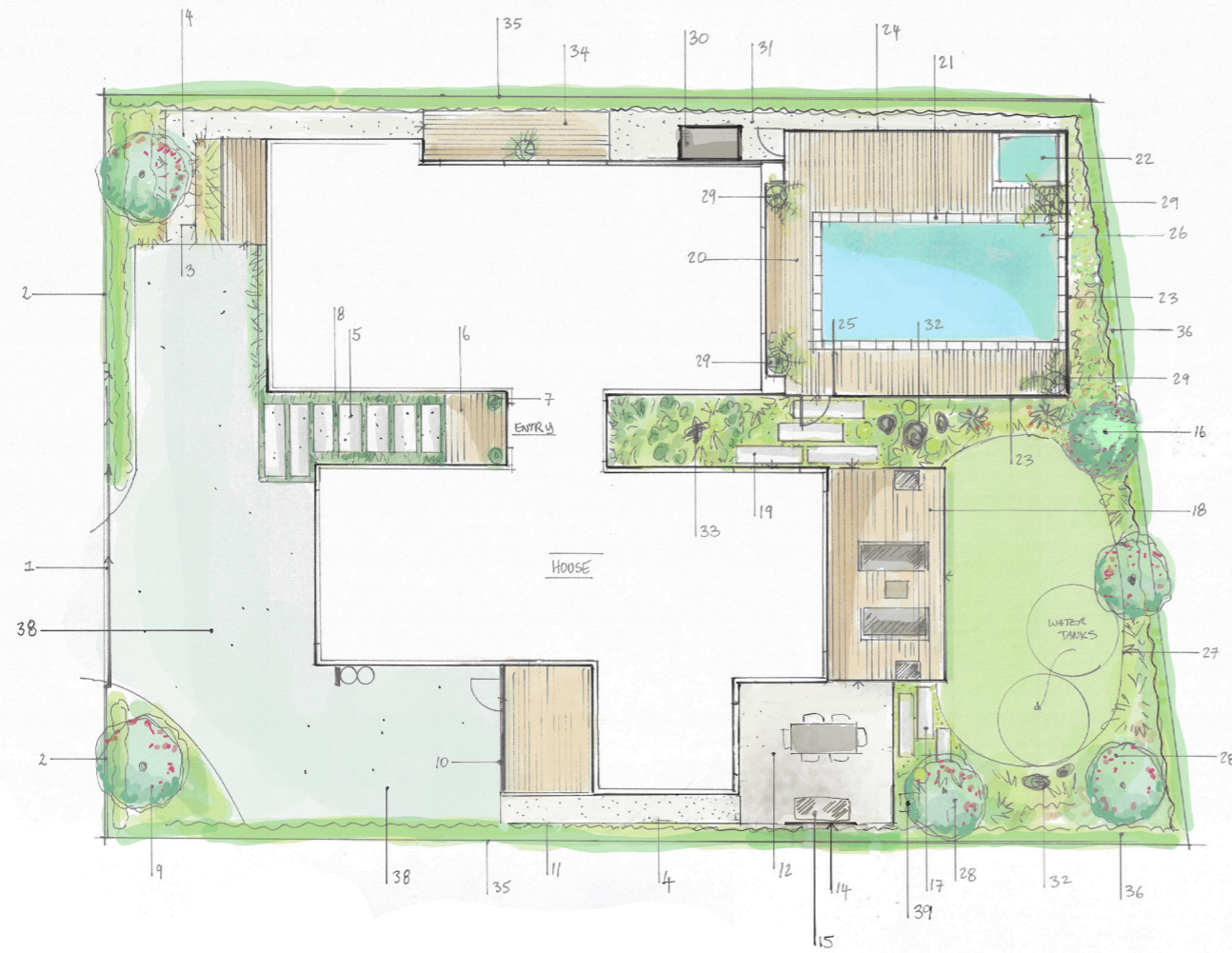
Symbol	Code	Name
	2221	VYNCO 150MM INLINE FAN KIT 3M
	2222	VYNCO 150MM INLINE FAN KIT 6M
	2082	150MM RANGEHOOD DUCTING - THRO ROOF KIT & INSTALLATION OF RANGEHOOD
	2224	MANROSE 150MM LOW PROFILE FAN KIT - THRO ROOF KIT
	7500HEATP.1	HEAT PUMP INSTALL
	7503	DAIKIN DUCTED UNIT 7.1kW/8.0kW (FDMA71A-VCV)
	7503	DAIKIN CORA 7kW COOLING 8kW HEATING OUTDOOR UNIT
	7504	DAIKIN CORA 7kW COOLING 8kW HEATING INDOOR UNIT
	7533	SUPPLY DUCTING
	DUCTEDMAIN.1	INSTALLATION OF DUCTED SYSTEM



Legend

Symbol	Code	Name
	1001	1 GANG SWITCH
	1002	2 GANG SWITCH
	1003	3 GANG SWITCH
	1004	4 GANG SWITCH
	1006	6 GANG SWITCH
	1008	TWO WAY SWITCHING
	1015	DIMMER ROTARY
	1300	CIRCULAR CUT OUT LIGHT
	1315	STANDARD PENDANT LIGHT
	1316	FEATURE PENDANT LIGHT
	1353	12V LANDSCAPE LIGHT
	15942	SIMX MOTION SENSOR - BL
	15950	HPM RECESSED 360 DEGREE MOTION SENSOR - WH
	15974	SIMX ECOSPOT 8W TWIN LED SENSOR FLOOD LIGHT - BL
	2002	DOUBLE POWER POINT
	2007	DOUBLE OUTLET WITH EXTRA SWITCH
	2008	AUTO DOOR OUTLET
	2010	FRIDGE OUTLET
	2012	DISHWASHER OUTLET
	2014	WASTE DISPOSAL OUTLET
	2018	RANGEHOOD OUTLET
	2020	WASHING MACHINE OUTLET
	2022	DRYER OUTLET
	2024	GAS FIRE IGNITION OUTLET
	2026	20A WALL OVEN CONNECTION
	2032	32A HOB CONNECTION
	2250	HEATED TOWEL RAIL SUPPLIED BY OTHERS
	6525	TESTING & C.O.C
	6531.2	INSPECTION & LIVENING CHARGES - SINGLE PHASE
	5731	SINGLE DATA OUTLET CAT6
	5732	DOUBLE DATA OUTLET CAT6
	11018	MINI RECESSED LED DOWNLIGHT
	11019	MINI RECESSED LED DOWNLIGHT - EYEBALL
	1310	SURFACE MOUNT CYLINDER DOWNLIGHT OR MINI FEATURE WALL LIGHT
	1316	FEATURE WALL LIGHT (LARGE SONG)
	1318	LED STRIP LIGHT
	14000	SURFACE MOUNTED CEILING BUTTON
	14020	LARGE WIDE-ANGLE RECESSED LED DOWNLIGHT
	15547	WALL LIGHT
	15551	EXTERIOR PILLAR LIGHT
	1569	EXTERIOR RECESSED LED DOWNLIGHT
	1570	STEP LIGHT
	1575	EXTERIOR STEP LIGHT
	2000	RECESSED SINGLE POWER POINT FOR BACKLIGHT MIRROR
	2010	FRIDGE OUTLET - SCULLERY BAR FRIDGE
	2016	MICROWAVE OUTLET - COMBI MICROWAVE ON OWN 16A CIRCUIT
	2108	GAS HOT WATER WEATHERPROOF POWER POINT - PDL ICONIC OUTDOOR
	2142	10A DEDICATED POWER SUPPLY - NO BRAND SUPPLY ONLY FOR LIGHTING
	2142	SWITCHWIRE FROM LIVING OUTSIDE SWITCH - NO BRAND SWITCHING ONLY FOR LIGHTING
	2150.1	WEATHERPROOF DOUBLE POWER POINT - PDL ICONIC OUTDOOR
	2162	POOL WEATHERPROOF 20A DEDICATED ISOLATOR - PDL ICONIC OUTDOOR
	2166	SPA POOL WEATHERPROOF 15A DEDICATED POWER POINT - PDL ICONIC OUTDOOR
	2174	EXT. WATER PUMP POWER SUPPLY (EXCLUDING TRENCHING & CONDUIT) - ICONIC OUTDOOR
	2176	SEWER SYSTEM OUTLET (EXCLUDING TRENCHING & CONDUIT) - ICONIC OUTDOOR
	5710	TELEVISION OUTLET - PDL ICONIC - STANDARD NOT RECESSED
	5711	TELEVISION / DATA OUTLET CAT6 - PDL ICONIC - STANDARD NOT RECESSED
	5751.1	FIBRE READY COMMS BOARD Signet ST3010
	6139T	51 WAY TEUBEL SWBD / METER PANEL
	6300.1	SITE TRIPS AS REQUIRED
		INCOMING POWER MAIN & INCOMING FIBRE WORK





NOTES

1. SLIDING GATE, IN BLACK ALUMINIUM, BOUNDARYLINE DURAPANEL AXIS, 1200MM HEIGHT
2. BLACK STEEL FENCING, BOUNDARYLINE DURAPANEL AXIS, 1200MM HEIGHT
3. STEEL OR TIMBER EDGED PATH AT PATH AND GARDEN LEVEL
4. PATH IN WAIKATO FLECK SMALL GRADE ON COMPACTED BASE
5. CONCRETE INSITU STEPPING STONES, BOXED AND POURED, ATLAS CONCRETE/ LONGBURN IN EXPOSED AGGREGATE CONCRETE
6. DECKING PLATFORM AT FFL AT FRONT DOOR
7. 2 X 500MM WHITE POTS, 700MM HEIGHT ON EACH SIDE OF FRONT DOOR
8. ALLOW FOR 100MM GAPS FOR SOIL AND PLANTS, PLANTING THE MINIATURE MONDO 30MM DOWN FROM TOP OF PAVER
9. MOUND THIS AREA TO 500MM OR CLIP THE MUEHLLENBECKIA WHICH WILL GROW NATURALLY MOUNDED
10. VERTICAL TIMBER SCREEN AND GATED TO A COVERED SERVICE AREA, SLATS TO TIE IN WITH HOUSE CLADDING
11. DECKING AT FINISHED FLOOR LEVEL, VITEX 140MM DECKING BOARDS
12. POURED CONCRETE PATIO 150MM DOWN FROM FFL, COLOURED CONCRETE IN PETER FELL 155 OR PERMACOLOUR IN THE LITHIUM COLOUR RANGE SMOOTH TROWEL FINISH, PENETRATING SEALER ONLY
13. CONCRETE STRIPS, POURED CONCRETE TO MATCH PATIO CONCRETE, SET IN WAIKATO FLECK SMALL GRADE PEBBLE
14. 1.8MTR HEIGHT FREESTANDING SCREEN FROM BELAIRE, HORIZONTAL SLAT PANEL 15, SLATS 85MM X 25MM, 15MM GAPS IN SLATE GREY OR TITANIA, LENGTH 2410MM
15. BBQ FREESTANDING IN FRONT OF SCREEN
16. TREE TO BE PLANTED 2MTRS FROM POOL FENCE
17. CONCRETE INSITU STEPPING STONES SET IN GROUND COVER PLANTS LINKING AREAS, MATCH TO CONCRETE PATIO COLOUR, PETER FELL 155, SMOOTH TROWEL FINISH
18. DECKING AT FFL OUT 4 MTRS
19. CONCRETE PLINTH STYLE STEPS THROUGH PLANTING, 150MM DOWN FROM DECK LEVEL, CONCRETE TO MATCH POURED PATIO, SMOOTH TROWEL FINISHED
20. DECKING AT FFL LINKING OVER AND AROUND POOL
21. COPING TILES/ STONES AROUND POOL EDGE, TERRAZZO IN PEARL-WHITE
22. OPTIONAL SPA ON DECK 2 X 2.2M, FREE STANDING
23. GLASS POOL FENCING 1200MM HEIGHT ATTACHED TO SIDE OF RAISED DECK, THIS SIDE
24. BLACK BOUNDARYLINE FENCING ALONG THIS DECK EDGE, DURAPANEL AXIS, 1200MM HEIGHT, 1200MM AWAY FROM BOUNDARY TO COMPLY
25. GLASS POOL GATE OPENS OUTWARDS WITH SELF LOCK
26. 8 X 3.6M POOL, FREEDOM POOLS PLATINUM 8, COLOUR IN ALABASTER
27. STEEL EVEREDGE.CO.NZ TO DEFINE GARDEN AT LAWN LEVEL FOR A CLEAN CURVED LINE
28. MOUNDED AREAS FOR A SAND DUNE EFFECT
29. LARGE 700MM DIAMETER WHITE OR GREY PALM POTS, BLANCA RANGE, CAN PURCHASE FEET TO KEEP OFF DECK AND FOR DRAINAGE
30. POOL PUMP HOUSING ALONG SIDE OF HOUSE /BELAIRE UGLEE 'THE MONSTER' 1960 X 1200 X1250MM, COLOUR IN TITANIA
31. WAIKATO FLECK PEBBLE ON COMPACTED BASE SIDE ACCESS PATH
32. FEATURED ROCKS, SELECT FROM LOCAL QUARRY IN DIFFERENT SIZES
33. SCULPTURE POSITION APPROX.
34. DECKING OUT FROM BEDROOMS OUT TO HEDGE
35. EXISTING BLACK ALUMINIUM 1.2M HT BOUNDARY FENCING WITH EXISTING HEDGES
36. GROW THESE HEDGES TO 2.8MTRS TO SCREEN OUT NEIGHBOURS
37. POOL COVER SET IN DECK, 8MH POOL AND SPA COVERS, BOSTON BELOW DECK REEL
38. DRIVEWAY CONCRETE IN ATLAS LONGBURN EXPOSED AGGREGATE CONCRETE
39. WATER PUMP LOCATION



decking to coping detail COVER

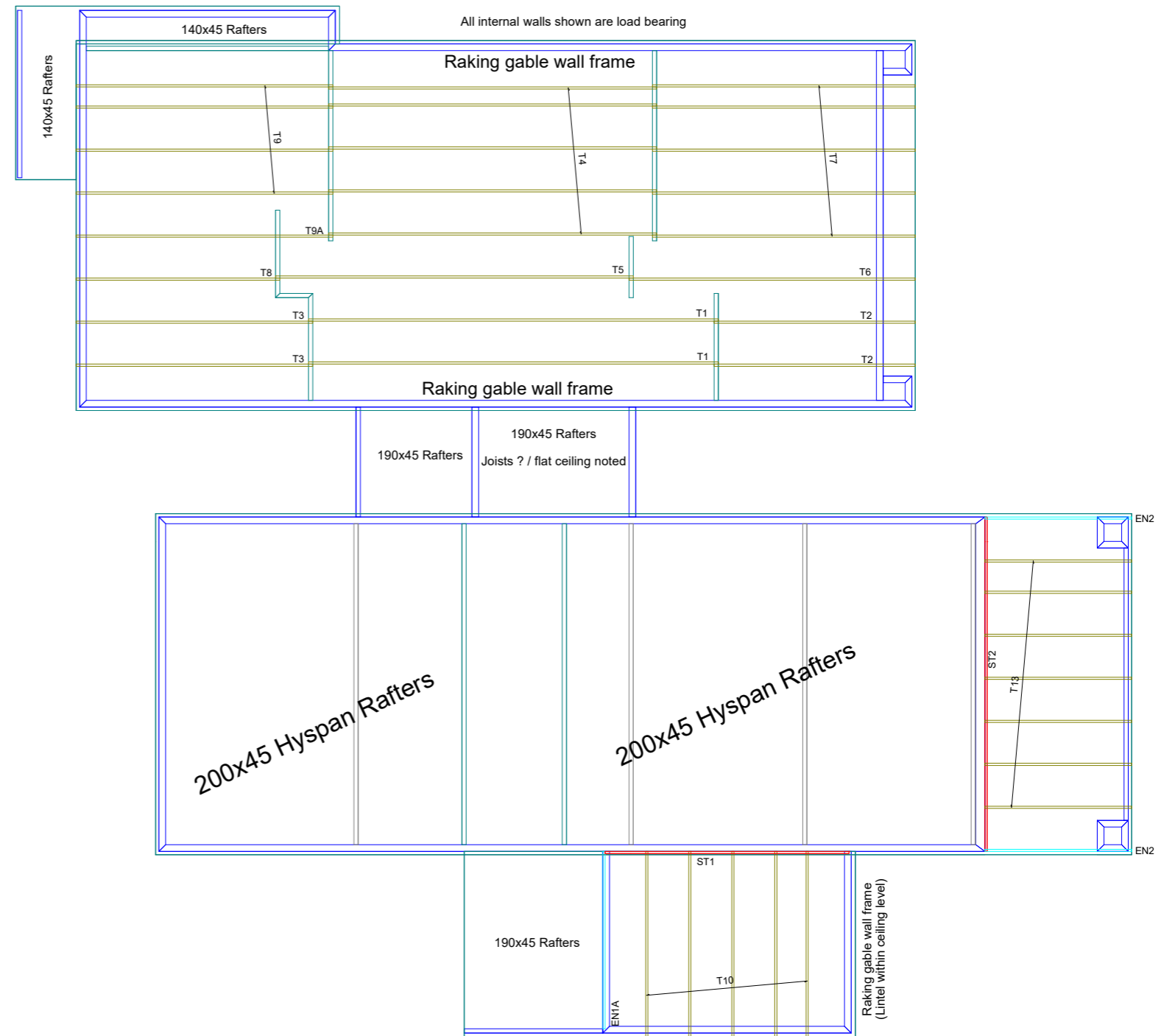


STEPPING STONES IN MONDO SCREEN IDEA



BOUNDARYLINE & GLASS POOL FENCE Screenshot 2023-05-31 at 6:56:24 AM CUT AND GROUTED CONCRETE Everedge concrete insitu pavers

STRUCTURE	COMPONENT	PRODUCT	SPEC
PORTAL STRUCTURE	Portal Legs and Rafters	Prolam Visula Grade	PL8 H1.2
	Brackets	Brushed Stainless	SS
	Bolts	Stainless	SS
FRAME & TRUSS	Prenail Framing	Radiata Pine SG8	H1.2
	Trusses	Radiata Pine SG8	H1.2
	Flitch Beams	Mitek FB	H1.2 w Steel Plate
	Rafters	Radiata Pine SG8	H1.2
	Joists	Radiata Pine SG8	H3.2
	Mezzanine Floor Sheets	Radiata Pine SG8	H3.2
	Sheet Bracing	Radiata Pine SG8	H3.2
	Random Timber Required to Install Frame & Truss	Radiata Pine SG8	H3.2
	Hardware	As Required	Galv or SS
	EXTERNAL POSTS	Cedar Posts	Prolam Visula Grade
Brackets and Bolts		Stainless Steel	SS



BUILDING ENVELOPE								
ROOF	COLORSTEEL	Main Roof(s)	MetalCraft	Kahu MAXAM - 0.55BMT	Matt Titania	m2	336	
		Breezeway Roof						
		Lean-To 1						
		Veranda 1						
		Veranda 2						
CLADDING	COLORSTEEL	Primary Cladding	MetalCraft	Kahu MAXAM - 0.55BMT	Matt Titania	m2	285	
	TIMBER	Feature Cladding	Hermpac	Western Red Cedar - Horizontal	CP841 - 111mm Cover	m2	122	
		Feature Cladding Battens	Hermpac	Western Red Cedar	HP110 - 40x40mm @ 300mm Centres	m2	122	
SOFFIT	TIMBER	Al Fresco	Hermpac	Western Red Cedar	HP808	m2	55	
		Breezeway						
		Veranda 1						
		Veranda 2						
POSTS & SCREENS	POSTS	Veranda 1	Hermpac	Western Red Cedar	100 x 300mm	m	5	
	SCREENS	Veranda 2	Hermpac	Western Red Cedar - Bandsawn Finish	90 x 45mm	m2	20	
		Exposed Connections	Custom	Steel	Stainless	ea	1	
FACIA	COLORSTEEL	Main Roof (s)	MetalCraft	Colorsteel	Matt Titania	m	73.6	
	TIMBER	Breezeway Roof	Hermpac	Western Red Cedar	Custom Profiles	m	19.7	
RAINWATER	GUTTERS	Main Roof(s)	MetalCraft	Box Gutter - 175mm	Matt Titania	m	15.4	
		Breezeway Roof	MetalCraft	Box Gutter - 125mm	Matt Titania	m	14	
		Lean-To 1						
		Veranda 1						
		Veranda 2						
	DOWNPIPES	Main Roof(s)	MetalCraft	Round - 80mm	Matt Titania	m	15.4	
		Breezeway Roof						
		Lean-To 1						
		Veranda 1						
		Veranda 2						
WINDOWS & DOORS	JOINERY	As Per Joinery Schedule	Fairview	Thermally Broken, Powdercoated, Double Glazed, Low E	Flaxpod Matt	ea	1	
		Entry Door	Windsor	900mm Nitro Offset Square Pull	BLACK	ea	1	
		Entry Door	Windsor	Bluetooth Electronic D.bolt Lock-Oval	BLACK	ea	1	
		Entry Door	Windsor	Mini Lever Latch Set - 60mm B/S Rnd. Rose	BLACK	ea	1	
		Bedroom 1 Ranch Slider	Swish	Sliding Door self close and latching mechanism	Powder Coated Flaxpod Matt	ea	1	
SECTIONAL DOORS	DOORS	Sectional Door 1	Garador	Cedar Type 1 - 4 Panel - Graphite Infused EPS Insulation	Extra Width 5100w - 6000w	ea	1	
	MOTORS	Sectional Door 1	Merlin	Wall Mounted Motor	Commander Ultimate	ea	1	
TRIM	FLASHINGS (Colorsteel Cladding Zones)	Barqe	Metalcraft	Colorsteel MAXAM	Matt Titania	m	464	
		Apron						
		Sectional Door(s)						
		Corner						
		Anti Pond (Behind Gutter)						
		Pan (Roof Penetrations)						
		Joinery						
		Vermin Strip						
	TRIM (Timber Cladding Zones)	Corner	Hermpac	Western Red Cedar	Custom Sizes	m	1	
Joinery								
	BIRD PROOFING	Sectional Door Lintels	No More Birds	Bird Brush	100mm	m	1	
PAINT	STAIN	Cedar Cladding	Resene	Wood-X	Damper	m2	1	
		Cedar Soffits						
		Garage Door						

ROOF

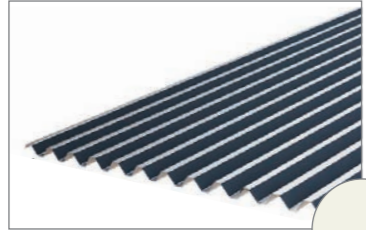
COLORSTEEL
Kahu MAXAM 0.55BMT



 Matt Titania

CLADDING

COLORSTEEL
Kahu MAXAM 0.55BMT



 Matt Titania

FEATURE CLADDING

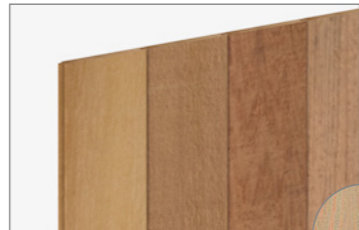
Western Red Cedar CP841



 Damper

SOFFIT

TIMBER
Hermpac Western Red Cedar HP808



 Damper

POSTS & SCREENS

POSTS
Hermpac Western Red Cedar
100 x 300mm



 Damper

SCREENS

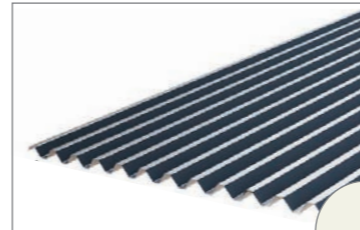
Hermpac Western Red Cedar
90 x 45mm Bandsawn Finish



 Damper

FASCIA

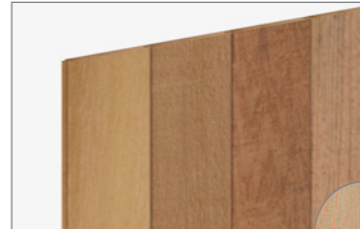
COLORSTEEL
Kahu MAXAM 0.55BMT




 Matt Titania

TIMBER

Hermpac Western Red Cedar
Custom Profiles



 Damper

RAINWATER

GUTTERS
Colorsteel Box Gutter 125mm, 175mm



 Matt Titania

DOWNPIPES

Colorsteel Round 80mm



 Matt Titania

WINDOWS & DOORS

JOINERY
Nulook Southern 41 - Refer Joinery Schedule



 Matt Flaxpod

HANDLE

Entry Door
Windsor 900mm Nitro Offset Square Pull



 Black

LOCK

Entry Door
Windsor Bluetooth Electronic Dead Bolt Lock Oval



 Black

Windsor Mini Lever Latch Set 60mm



 Black

SECTIONAL DOORS

GARAGE DOOR

Garador 2400 x 5200mm Sectional Door
Cedar Type 1-4 Panel
Graphite Infused EPS Insulation



Damper

MOTORS

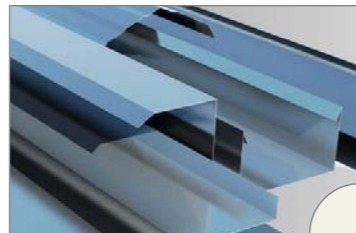
Merlin Wall Mounted Garage Door Motor
Commander Ultimate



TRIM

FLASHINGS

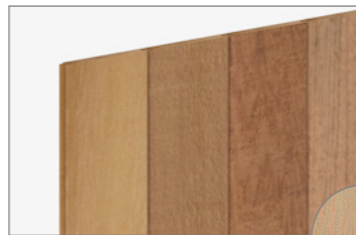
Colorsteel Maxam 0.55 BMT



Matt Titania

TIMBER

Hermipac Western Red Cedar
Custom Profiles



Damper

BIRD PROOFING

No More Birds
Bird Brush



PAINT

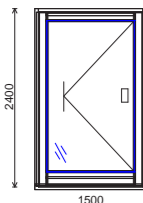
STAIN

Resene Wood X Damper



Entry Door

1



COMMERCIAL PIVOT ENTRY UNIT **1**

SUITE: Flushglaze 106mm Double Gl. **FLASHING:** NO Flashing
FRAME: Standard Frame **TRIM SIZE:** 2415mm x 1515mm
FRAME COLOUR: To be advised Group 1 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

WIND ZONE: High **UNIT WEIGHT:** 99.11 kg
LINER: No Liner 19mm Thick Architraved Mitre Cut
GLASS: 05LBLET12BK05CLFLT

WAZ COMPONENTS: None
HEIGHT FROM FLOOR: 0
WALL THICKNESS: 140
SillTray: 228032
SILL LINER: TRUE

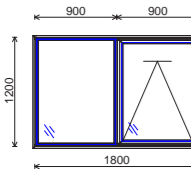
COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

1 x Silver Component 90 deg B/stop hold open @ 90 deg 87103
 1 x Brushed Nickel Apex Opt 50/4p S CTSQ 143/450 BN MPLS51002/143/

1.1 HANDLE = APEX PULL HANDLE SET ALLOWED FOR **1**

Joinery

1



W02 - GARAGE **1**

SUITE: Southern41™ **FLASHING:** 70mm Head Flashing - 999070/71
FRAME: Standard Frame **TRIM SIZE:** 1215mm x 1815mm
FRAME COLOUR: To be advised Group 1 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

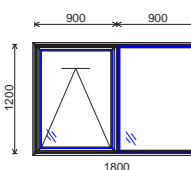
WIND ZONE: High **UNIT WEIGHT:** 49.62 kg
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLE14BK04CLFL

WAZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
HEIGHT FROM FLOOR: 1200

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT LH COLOURS
 1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT RH COLOURS

2



W03 - GARAGE **1**

SUITE: Southern41™ **FLASHING:** 70mm Head Flashing - 999070/71
FRAME: Standard Frame **TRIM SIZE:** 1215mm x 1815mm
FRAME COLOUR: To be advised Group 1 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

WIND ZONE: High **UNIT WEIGHT:** 49.62 kg
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLE14BK04CLFL

WAZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
HEIGHT FROM FLOOR: 1200

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT LH COLOURS
 1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT RH COLOURS

3



W04 - LAUNDRY **1**

SUITE: Southern41™ **FLASHING:** 70mm Head Flashing - 999070/71
FRAME: Standard Frame **TRIM SIZE:** 2415mm x 1815mm
FRAME COLOUR: To be advised Group 1 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

WIND ZONE: High **UNIT WEIGHT:** 111.03 kg
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLET14BK04CLFLT

WAZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
SL FRAME: FLAT
BEADED PANEL: TRUE
COVER_TRIM: SQUARE
TRACK FINISH: BLACK
HEIGHT FROM FLOOR: 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

1 x Comp to be advised (COMP30_TBA) Malta Pin SD 35 LG D 34/34 CT COLOURS M82441P

4



W05 - MEDIA **1**

SUITE: Southern41™ **FLASHING:** 70mm Head Flashing - 999070/71
FRAME: Standard Frame **TRIM SIZE:** 1215mm x 2415mm
FRAME COLOUR: To be advised Group 1 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

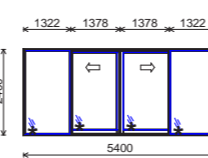
WIND ZONE: High **UNIT WEIGHT:** 65.32 kg
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLE14BK04CLFL

WAZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
HEIGHT FROM FLOOR: 1200

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT LH COLOURS
 1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT RH COLOURS

5



W06-A - LIVING **1**

SUITE: Southern41™ **FLASHING:** 70mm Head Flashing - 999070/71
FRAME: Standard Frame **TRIM SIZE:** 2415mm x 5415mm
FRAME COLOUR: To be advised Group 1 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

WIND ZONE: High **UNIT WEIGHT:** 88.97 kg
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLET14BK04CLFLT

WAZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
SL FRAME: FLAT
BEADED PANEL: TRUE
COVER_TRIM: SQUARE
TRACK FINISH: BLACK
HEIGHT FROM FLOOR: 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

1 x Comp to be advised (COMP30_TBA) Malta Pin SD 35 LG D 34/34 CT COLOURS M82441P

6



W06-B - LIVING HIGHLIGHT **1**

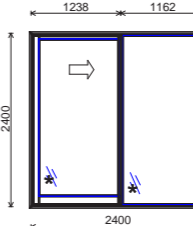
SUITE: Southern41™ **FLASHING:** 70mm Head Flashing - 999070/71
FRAME: Standard Frame **TRIM SIZE:** 615mm x 5415mm
FRAME COLOUR: To be advised Group 1 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

WIND ZONE: High **UNIT WEIGHT:** 18.82 kg
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLE14BK04CLFL

WAZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
HEIGHT FROM FLOOR: 2600

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

7



W07 - DINING **1**

SUITE: Southern41™ **FLASHING:** 70mm Head Flashing - 999070/71
FRAME: Standard Frame **TRIM SIZE:** 2415mm x 2415mm
FRAME COLOUR: To be advised Group 1 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

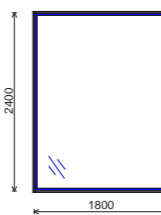
WIND ZONE: High **UNIT WEIGHT:** 43.23 kg
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLET14BK04CLFLT

WAZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
SL FRAME: FLAT
BEADED PANEL: TRUE
COVER_TRIM: SQUARE
TRACK FINISH: BLACK
HEIGHT FROM FLOOR: 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

1 x Comp to be advised (COMP30_TBA) Malta Pin SD 35 LG D 34/34 CT COLOURS M82441P

8



W08 - BACK OF ENTRY **1**


SUITE: Southern41™ **FLASHING:** 70mm Head Flashing - 999070/71
FRAME: Standard Frame **TRIM SIZE:** 2415mm x 1815mm
FRAME COLOUR: To be advised Group 1 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

WIND ZONE: High **UNIT WEIGHT:** 113.23 kg
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 05LBLET12BK05CLFLT

WAZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
HEIGHT FROM FLOOR: 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

9



W09 - STUDY **1**

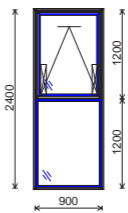
SUITE: Southern41™ **FLASHING:** 70mm Head Flashing - 999070/71
FRAME: Standard Frame **TRIM SIZE:** 2415mm x 615mm
FRAME COLOUR: To be advised Group 1 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

WIND ZONE: High **UNIT WEIGHT:** 32.52 kg
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLET14BK04CLFLT

WAZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
HEIGHT FROM FLOOR: 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

10



W10 - ENSUITE 1 **1**

SUITE: Southern41™ **FLASHING:** 70mm Head Flashing - 999070/71
FRAME: Standard Frame **TRIM SIZE:** 2415mm x 915mm
FRAME COLOUR: To be advised Group 1 Total Vert Clearance: 15mm
 Total Horz Clearance: 15mm

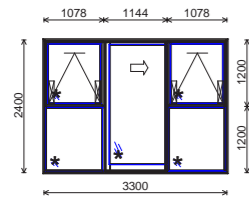
WIND ZONE: High **UNIT WEIGHT:** 57.85 kg
LINER: H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
GLASS: 04LBLET12BK06CLTOL

WAZ COMPONENTS: 40mm Support Bar
WALL THICKNESS: 160
SILL LINER: TRUE
HEIGHT FROM FLOOR: 0

COMMENTS: OPALUCENT / LOW-E XCEL GLASS DOUBLE GLAZED
 RESTRICTOR STAYS

1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT LH COLOURS
 1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT RH COLOURS
 1 x Mill Finish Component Slays Restrictor 130 S/Steel MSTP013

11



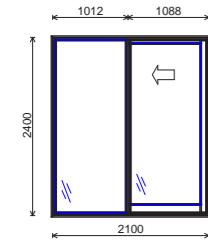
W11 - BED 1 1
 SUITE : Southern41™
 FRAME : Standard Frame
 FLASHING : 70mm Head Flashing - 999070/71
 TRIM SIZE : 2415mm x 3315mm
 FRAME COLOUR : To be advised Group 1
 WIND ZONE : High
 LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
 GLASS : 04LBLE114BK04CLFLT
 UNIT WEIGHT : 63.94 kg
 WAZZ COMPONENTS : 40mm Support Bar
 WALL THICKNESS : 160
 SILL LINER : TRUE
 SL FRAME : FLAT
 BEADED PANEL : FALSE
 COVER TRIM : SQUARE
 TRACK FINISH : BLACK
 HEIGHT FROM FLOOR : 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED
 RESTRICTOR STAYS

INCLUDES SWISH SELF CLOSE
 AND LATCHING MECHANISM

- 1 x Comp to be advised (COMP30_TBA) Malta Pin SD 35 LG D 34/34 CT COLOURS M82441P
- 2 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.LP LH COLOURS
- 2 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.LP RH COLOURS
- 2 x Mill Finish Component Stays Restrictor 130 S/Steel MSTP013

12

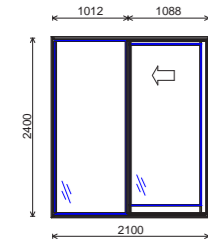


W12 - BED 2 1
 SUITE : Southern41™
 FRAME : Standard Frame
 FLASHING : 70mm Head Flashing - 999070/71
 TRIM SIZE : 2415mm x 2115mm
 FRAME COLOUR : To be advised Group 1
 WIND ZONE : High
 LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
 GLASS : 04LBLE114BK04CLFLT
 UNIT WEIGHT : 127.05 kg
 WAZZ COMPONENTS : 40mm Support Bar
 WALL THICKNESS : 160
 SILL LINER : TRUE
 SL FRAME : FLAT
 BEADED PANEL : TRUE
 COVER TRIM : SQUARE
 TRACK FINISH : BLACK
 HEIGHT FROM FLOOR : 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

- 1 x Comp to be advised (COMP30_TBA) Malta Pin SD 35 LG D 34/34 CT COLOURS M82441P

13

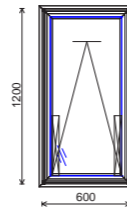


W13 - BED 3 1
 SUITE : Southern41™
 FRAME : Standard Frame
 FLASHING : 70mm Head Flashing - 999070/71
 TRIM SIZE : 2415mm x 2115mm
 FRAME COLOUR : To be advised Group 1
 WIND ZONE : High
 LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
 GLASS : 04LBLE114BK04CLFLT
 UNIT WEIGHT : 127.05 kg
 WAZZ COMPONENTS : 40mm Support Bar
 WALL THICKNESS : 160
 SILL LINER : TRUE
 SL FRAME : FLAT
 BEADED PANEL : TRUE
 COVER TRIM : SQUARE
 TRACK FINISH : BLACK
 HEIGHT FROM FLOOR : 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

- 1 x Comp to be advised (COMP30_TBA) Malta Pin SD 35 LG D 34/34 CT COLOURS M82441P

14

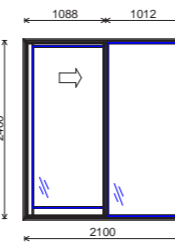


W14 - ENSUITE 2 1
 SUITE : Southern41™
 FRAME : Standard Frame
 FLASHING : 70mm Head Flashing - 999070/71
 TRIM SIZE : 1215mm x 615mm
 FRAME COLOUR : To be advised Group 1
 WIND ZONE : High
 LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
 GLASS : 04LBLE12BK06CLTOL
 UNIT WEIGHT : 20.25 kg
 WAZZ COMPONENTS : 40mm Support Bar
 WALL THICKNESS : 160
 SILL LINER : TRUE
 HEIGHT FROM FLOOR : 1200

COMMENTS: OPALUCENT / LOW-E XCEL GLASS DOUBLE GLAZED
 RESTRICTOR STAYS

- 1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT RH COLOURS
- 1 x Mill Finish Component Stays Restrictor 130 S/Steel MSTP013

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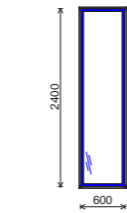


W15 - BED 4 1
 SUITE : Southern41™
 FRAME : Standard Frame
 FLASHING : 70mm Head Flashing - 999070/71
 TRIM SIZE : 2415mm x 2115mm
 FRAME COLOUR : To be advised Group 1
 WIND ZONE : High
 LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
 GLASS : 04LBLE114BK04CLFLT
 UNIT WEIGHT : 127.05 kg
 WAZZ COMPONENTS : 40mm Support Bar
 WALL THICKNESS : 160
 SILL LINER : TRUE
 SL FRAME : FLAT
 BEADED PANEL : TRUE
 COVER TRIM : SQUARE
 TRACK FINISH : BLACK
 HEIGHT FROM FLOOR : 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

- 1 x Comp to be advised (COMP30_TBA) Malta Pin SD 35 LG D 34/34 CT COLOURS M82441P

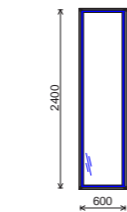
16



W16 - MEDIA/BED 5 1
 SUITE : Southern41™
 FRAME : Standard Frame
 FLASHING : 70mm Head Flashing - 999070/71
 TRIM SIZE : 2415mm x 615mm
 FRAME COLOUR : To be advised Group 1
 WIND ZONE : High
 LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
 GLASS : 04LBLE114BK04CLFLT
 UNIT WEIGHT : 32.52 kg
 WAZZ COMPONENTS : 40mm Support Bar
 WALL THICKNESS : 160
 SILL LINER : TRUE
 HEIGHT FROM FLOOR : 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

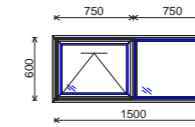
17



W16a - MEDIA/BED 5 1
 SUITE : Southern41™
 FRAME : Standard Frame
 FLASHING : 70mm Head Flashing - 999070/71
 TRIM SIZE : 2415mm x 615mm
 FRAME COLOUR : To be advised Group 1
 WIND ZONE : High
 LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
 GLASS : 04LBLE114BK04CLFLT
 UNIT WEIGHT : 32.52 kg
 WAZZ COMPONENTS : 40mm Support Bar
 WALL THICKNESS : 160
 SILL LINER : TRUE
 HEIGHT FROM FLOOR : 0

COMMENTS: LOW-E XCEL GLASS DOUBLE GLAZED

18



W17 - BATHROOM 1
 SUITE : Southern41™
 FRAME : Standard Frame
 FLASHING : 70mm Head Flashing - 999070/71
 TRIM SIZE : 615mm x 1515mm
 FRAME COLOUR : To be advised Group 1
 WIND ZONE : High
 LINER : H3 Paint Quality Pine 19mm Thick Architraved Mitre Cut
 GLASS : 04LBLE12BK06CLTOL
 UNIT WEIGHT : 26.08 kg
 WAZZ COMPONENTS : 40mm Support Bar
 WALL THICKNESS : 160
 SILL LINER : TRUE
 HEIGHT FROM FLOOR : 1800

COMMENTS: OPALUCENT / LOW-E XCEL GLASS DOUBLE GLAZED

- 1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT LH COLOURS
- 1 x Comp to be advised (COMP30_TBA) Malta Helix Seal Fast.DT RH COLOURS

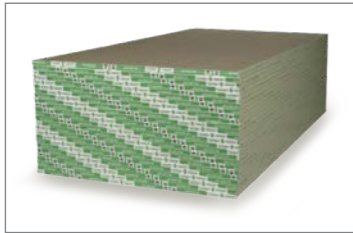
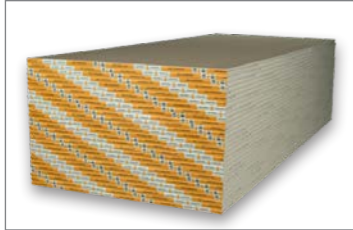
INTERIOR LININGS								
INSULATION	CEILING	Pavillion 1	Pink Batts	Superbatts	R7.0	m2	118	
		Pavillion 2	Pink Batts	Superbatts	R5.0	m2	138	
		Breezeway	Pink Batts	Superbatts	R4.5	m2	26	
	FLOOR WALL	Lean to 1						
		Lean to 2	Pink Batts	Skillion	R4.0	m2	4	
		Mezzanine	Pink Batts	Snuafloor	R3.2	m2	14	
		External 190mm framing	Pink Batts	Ultra 140mm	R3.6	m2	28	
		External 140mm framing	Pink Batts	Ultra 140mm	R3.6	m2	315	
		Internal 90mm Framing	Pink Batts	Silencer 75mm	R1.9	m2	207	
		Internal 140mm framing	Pink Batts	Silencer 100mm	R2.4	m2	15	
CEILING LININGS	PLASTERBOARD (Stopped to level)	Primary Ceiling Lining	GIB	Standard	13mm	m2	264	
		Wet Areas	GIB	Aqualine	13mm	m2	18	
WALL LININGS	PLASTERBOARD (Stopped to level)	Primary Wall Lining	GIB	Standard	10mm	m2	975	
		Wet Areas	GIB	Aqualine	10mm	m2	90	
LININGS OTHER	EXPOSED STRUCTURE	Glulam Portals	Prolam	Glulam Portals	Stainless Steel Connections	ea	1	
		Study Screen	Hermpac	Western Red Cedar	70 x 70 battens @ 140mm Centres	m2	4	
INTERNAL DOORS & HARDWARE	DOORS	Kitchen 1	Standard PCM	Cavity Slider	810w x 2200h	ea	7	
		Kitchen 2						
		Garage 1						
		Garage 2						
		Bathroom 1						
		Powder Room						
		Ensuite 1						
		Robe 1	Standard PCM	Cavity Slider	760w x 2200h	ea	2	
		Bedroom 1	Standard PCM	Poly Core	810w x 2200h	ea	5	
		Bedroom 2						
		Bedroom 3						
		Bedroom 4						
		Media 2						
		Laundry						
		Scullery						
		Storage 1	Standard PCM	Double Robemaker	810w x 2200h	ea	1	
		Robe 5	Standard PCM	Double Robemaker	960w x 2200h	ea	3	
		Robe 2						
		Robe 3						
		Robe 4	Standard PCM	Tripple Robemaker	860w x 2200h	ea	1	
	Media 1	Barn Door	Pine Panel Paint Finish	900 x 2270h	ea	1		
	Hinges	Novus	89x59mm Radius Hinge	Graphite Nickel	ea	15		
	HANDLES	Bedroom 2	Windsor	NIDO - Modella Passage Set	Graphite Nickel	ea	4	
		Bedroom 3						
		Bedroom 4						
		Media 2						
		Ensuite 2	Windsor	Cavity-Suite Ultra Privacy Set	Graphite Nickel		4	
		Ensuite 1						
		Powder Room						
		Bathroom 1						
		Kitchen 1	Windsor	Cavity-Suite Ultra Passage Set	Graphite Nickel	ea	8	
		Kitchen 2						
		Garage 1						
Garage 2								
Scullery								
Laundry								
Robe 1								
Robe 2	Windsor	158x42mm Flush pull 128mm crs	GRAPHITE NICKEL		12			
Robe 3								
Robe 4								
Robe 5								
Storage 1								
Storage 2								

	STOPS HARDWARE	Bedroom 1	Windsor	NIDO - Modella Privacy Set	Graphite Nickel	ea	1
		Media 1	Visual Hardware	Urban Round Handle with Recess	Satin Black		1
		Wall Mounted	Windsor	85mm Doorstop Concealed Skirting Fix	Graphite Nickel	ea	5
		Barn Door Track	Visual Hardware	Aero Top Mounted Barn Door Hardware 1.5m Track	Black		1
		Barn Door Soft Close	Visual Hardware	Softclose System for Flat Track set	Black		1
TRIM	SKIRTING	Painted Finish	Radiata Pine	Pre-Primed - Finger Jointed	Bevelled Edge - 60 x 10mm	m	260
	ARCITRAVE	Painted Finish	Radiata Pine	Pre-Primed - Finger Jointed	Bevelled Edge - 40 x 10mm	m	360
DECORATING	PAINT	Ceiling (Kitchen & Bathrooms)	Resene	Spacecote Flat	Half Wan White	m2	1
		Ceiling (Main)	Resene	Deadflat	Half Wan White	m2	1
		Walls (Main)	Resene	Zylone Low Sheen	Wan White	m2	1
		Doors	Resene	Lustacryl Semi Gloss	Half Tana	ea	1
		Trim	Resene	Lustacryl Semi Gloss	Wan White	m	1
		Media 2	Resene	Zylone Low Sheen	Bud	m2	1
		Fire Surround	Aalto	Premium Low Sheen Impasto Paint Finish	Narrate Half	m2	1
		Media 1	Aalto	Premium Low Sheen Impasto Paint Finish	Vantage	m2	1
		Glulam Beams	Resene	Colorwood	Whitewash	ea	1
		Study Screen	Resene	Wood-X	Damper	m2	1
		WALLPAPER	Feature Wall- Powder Room	James Dunlop	La Parma	ea	1

CEILING & WALL LININGS

PLASTERBOARD

GIB Standard
GIB Aqualine



LININGS (OTHER)

EXPOSED STRUCTURE

Prolam Visual Grade Glulam Portals



Whitewash

Study Screen
Western Red Cedar

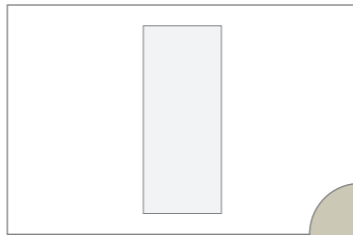


Damper

INTERNAL DOORS & HARDWARE

DOORS

Standard PCM
Cavity Slider
Poly Core
Double Robemaker
Triple Robemaker



Half Tana

Barn Door
Pine Panel Paint Finish



Half Tana

Hinges
Novas 89x59mm Radius Hinge



Graphite Nickel

HANDLES

Passage
Windsor Nido Modella



Graphite Nickel

Cavity Suite Ultra Privacy Set
Windsor



Graphite Nickel

Cavity Suite Ultra Passage Set
Windsor



Graphite Nickel

Flush Pull
Windsor 158x42mm 128mm Crs



Graphite Nickel

Privacy
Windsor Nido Modella



Graphite Nickel

Urban Round with Recess
Visual Hardware



Black

STOPS

WALL MOUNTED

Windsor 85mm Concealed Skirting Fix



Graphite Nickel

HARDWARE

Barn Door Track
Visual Hardware Aero Top Mounted



Black

Barn Soft Close
Softclose system for flat track set



Black

TRIM

SKIRTING

Finger Jointed Bevelled Edge Pine



Wan White

ARCHITRAVE

Finger Jointed Bevelled Edge Pine



Wan White

DECORATING

PAINT

Half Wan White



Resene Deadflat
Half Wan White



Resene Zylone Low Sheen
Wan White



Resene Lustacryl Semi Gloss
Half Tana



Wan White



Resene Zylone Low Sheen
Bud



Aalto Premium Low Sheen Impasto



Narrate Half

Vantage



Resene Colorwood
Whitewash



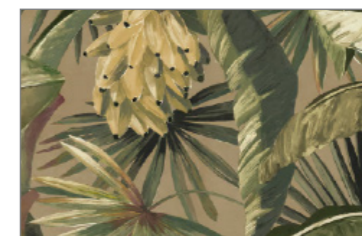
STAIN

Resene Wood X
Damper



WALLPAPER

James Dunlop
La Parma Palm Leaf



FITOFF							
KITCHEN & CUSTOM CABINETS	CARCASS	Kitchen - Under Bench	Laminex	Trade Essentials Whiteboard	16mm MDFMR with 1mm PVC edging	ea	1
		Kitchen - Overhead					
		Kitchen - Tower					
		Scullery - Under Bench					
		Laundry - Under Bench					
		Laundry - Tower					
		Master Robe					
		Study - Under Bench					
		Scullery - Tower					
		Scullery - Overhead	Laminex	Melteca Woodgrain Finish	18mm MDFMR with 1mm PVC edging	ea	1
		Laundry - Overhead					
		Media	Laminex	Melteca Satin Finish	18mm MDFMR with 1mm PVC edging	ea	1
		Study - Overhead					
		Mudroom - Under Bench	Laminex	Melteca Satin Finish	25mm MDFMR with 1mm PVC edging	ea	1
		Mudroom - Overhead					
	PANEL FRONTS	Kitchen - Under Bench	Laminex	Melteca Satin Finish	18mm MDFMR with 1mm PVC edging	ea	1
		Kitchen - Overhead					
		Kitchen - Tower Door					
		Laundry - Under Bench					
		Media					
		Master Robe					
		Laundry - Overhead	Laminex	Melteca Woodgrain Finish	18mm MDFMR with 1mm PVC edging	ea	1
		Study - Under Bench	Prime Panels	Melamine Velvet Finish	18mm MDFMR with 1mm PVC edging		1
		Study - Overhead					
		Laundry - Under Bench					
	END PANELS	Kitchen Island Curved	Sage Doors	Beaded Flexi Timber Panels	5mm thick w 20mm battens & 3mm Radius,	ea	1
		Study	Prime Panels	Melamine Velvet Finish	36mm MDFMR with 1mm PVC edging		1
		Mudroom	Laminex	Melteca Satin Finish	36mm MDFMR with 1mm PVC edging	ea	1
		Powder Room	Made of Tomorrow	Fold Round Shelf	White	ea	1
	BENCH TOP	Kitchen - Main	Laminex	Laminam Naturali Porcelain Stone	12mm with Pencil Aris Edging	ea	1
		Kitchen - Island					
		Scullery					
	SPLASH BACK	Laundry	Laminex	Melteca Satin Finish	36mm MDFMR with 1mm PVC edging	ea	1
		Mudroom					
		Media					
		Study	Prime Panels	Melamine Velvet Finish	36mm MDFMR with 1mm PVC edging	ea	1
		Kitchen	Laminex	Laminam Supernova Porcelain Stone	12mm with Pencil Aris Edging	ea	2
	HANDLES	Scullery	Tile Space	Kayoborder Olive Gloss	Finger Mosaic 19x144mm Lay Vertical	ea	1
		Laundry	Windsor	Vertex Cabinet Handle - 260mm	GRAPHITE NICKEL	ea	26
		Kitchen - Under Bench					
		Scullery - Under Bench					
		Master Robe - Drawers					
		Kitchen - Integrated Fridge	Windsor	Vertex Cabinet Handle - 360mm	GRAPHITE NICKEL	ea	8
		Kitchen - Tower Door					
		Laundry - Tower Door					
Kitchen - Under Bench		Custom	Fabricated into Cabinetry	Shadowrail with Shark Nose	ea	10	
Kitchen - Under Bench							
HARDWARE	Laundry - Under Bench	Custom	Fabricated into Cabinetry	Finger Pull Opening	ea	26	
	Kitchen - Overhead						
	Laundry - Overhead						
	Kitchen - Over Fridge	Custom	Fabricated into Cabinetry	Push to Open	ea	1	
	Kitchen - Under Fridge	Blum	Clip	Blumotion	ea	1	
ACCESSORIES	Panel Hinges	Blum	Tip-On	Blumotion	ea	1	
	Push To Open	Blum	Box Systems	Merivobox	ea	1	
	Drawer Runners	Blum	Cusio	To Suit Drawer Width	ea	1	
	Kitchen - Cutlery Insert	Hafele	Dispensa 300mm	Arena Classic	ea	1	
	Kitchen - Pull Out Pantry	Hafele	Concelo	2 x 20 litre bins	ea	1	
	Kitchen - Waste Bin	Hafele	Bow Hook	Oak	ea	4	
	Mud Room - Coat Hooks	Citta	Aluminium Rail	Silver	ea	1	
	Laundry - Hanging Rail	SD Aluminium					

APPLIANCES	COOKING	Oven	Fisher & Paykel	60cm Series 7 Premium Pyrolic Self Clean Oven	Black Glass	ea	1	
		Microwave Oven	Fisher & Paykel	60cm Series 9 Minimal Compact Combi Microwave Oven	Black Glass	ea	1	
		Cooktop	Fisher & Paykel	76cm Series 7 4 Zone Induction Cooktop	Black Glass	ea	1	
	COOLING	Fridge Freezer	Fisher & Paykel	569L Series 7 French Door Fridge Freezer	Black Stainless Steel	ea	1	
		Drinks Fridge	Robinhood	171 Can Beverage Centre Built	Black	ea	1	
	CLEANING	Dishwasher	Fisher & Paykel	Series 7 Contemporary Built-Under Dishwasher	Black Stainless Steel	ea	1	
		Kitchen Waste Disposal	Robinhood	Scrapeater 0.5hp	With Air Switch	ea	1	
	EXTRACTION	Rangehood	Robinhood	RPG 900 DC Motor Powerpack	Black Glass	ea	1	
MODULAR SYSTEMS	CABINETS	Robe 2	Wardrobes Direct	Clubhouse Range - Seashell	Melamine with Soft-Close Drawers	ea	4	
		Robe 3						
		Robe 4						
Robe 5								
Storage 1								
ACOUSTIC PANELS	Media 1 - Above Cabinetry	Wardrobes Direct	Giordeno Range	Ventilated Wire System - Silver Finish	ea	1		
		AcuPanel	Premium 2.4h Acoustic Slat Wood Panel	Natural Oak - Grey Felt - Oiled Finish	m2	8.3		
PLUMBING FIXTURES	VANITIES	Ensuite 1	Progetto	Forma Spio 1200 2 Draw Wall Vanity Centre Basin Tusk	VARIOUS COLOURS		1	
		Bathroom 1	Progetto	Prava Spio 1200 4 Draw Wall Vanity Centre Basin	Various Colours		1	
		Ensuite 2	Progetto	Prava Spio 1200 2 Draw Wall Vanity Centre Basin	Various Colours		1	
	BASINS	Powder Room	Progetto	Niaqara Round Freestanding Basin	WHITE	ea	1	
		SINKS	Kitchen	Mercer	Aurora Bowl & 1/2 RH Sink Insert	GUNMETAL	ea	1
	Laundry		Mercer	Aurora Single Bowl	GUNMETAL	ea	1	
	BATHS	Bathroom 1	Progetto	Kurv 1700 Freestanding Bath (matching waste)	Matt White	ea	1	
		GLASS SHOWERS	Bathroom 1	Sharpeye	Framelss 10mm Toughened Glass	1980mm high	ea	3
	Ensuite 1							
	Ensuite 2							
	TAPS	Handles	Sharpeye	Round Shower Handle	Gunmetal	ea	3	
		Channel	Sharpeye	Aluminium	Gunmetal	ea	3	
		Hinges	Sharpeye	180 Adjustable	Gunmetal	ea	6	
		Ensuite 1 - Basin	Progetto	Buddy Zero Wall Mount Mixer Brushed Nickel	BRUSHED NICKLE	ea	5	
		Bathroom 1 - Basin						
	SHOWER HEADS	Ensuite 2 - Basin						
		Ensuite 1 - Bath						
		Powder Room - Basin						
		Laundry	Progetto	Tube Kitchen Mixer With Pull Out Sprav	BRUSHED NICKEL	ea	1	
		Kitchen	Progetto	Buddy Zero Round 2 Hole High Mixer	BRUSHED NICKEL	ea	1	
	MIXERS	External Taps	SPK	Hose Tap	15mm Brass	ea	2	
		Bathroom 1	Progetto	Tube Slide Shower Brushed Nickel	BRUSHED NICKLE	ea	2	
		Ensuite 2						
	WASTES	Ensuite 1	Progetto	Tube Shower Column Brushed Nickel	BRUSHED NICKLE	ea	1	
		Ensuite 1 - Shower	Progetto	Buddy Zero Shower Mixer Brushed Nickel	BRUSHED NICKLE	ea	3	
		Ensuite 2 - Shower						
	TOILETS	Bathroom 1 - Shower						
		Powder Room - Basin	Progetto	Solid Surface Pop Up Basin Waste 32mm No Overflow	WHITE	ea	5	
		Ensuite 1 - Basin						
		Ensuite 2 - Basin						
		Bathroom 1 - Basin						
	MIRRORS	Bathroom 1 - Bath						
		Bathroom 1 - Shower	AllProof	800mm Tile Insert Shower Kit	Polished Stainless	ea	3	
		Ensuite 1 - Shower						
	HEATED TOWEL	Ensuite 2 - Shower						
		Powder Room	Progetto	Zen II Rimless Floor Mount Toilet Package Matt White Slim Seat/Brushed Nickel Panel	WHITE	ea	4	
		Ensuite 1						
	HEATED TOWEL	Bathroom 1	Progetto	Galaxy 600 Pill LED Backlit Mirror	STAINLESS STEEL	ea	3	
		Ensuite 1						
		Ensuite 2						
Powder Room		Progetto	Galaxy 800 Shaped LED Backlit Mirror	GLASS	ea	1		
Bathroom 1		Progetto	Universal Mirror Demister Pad 350x500mm	Accessory	ea	3		
HEATED TOWEL	Ensuite 1	Progetto	Tube 12 Bar Heated Towel Ladder 120 X 65cm	BRUSHED STAINLESS	ea	1		
	Ensuite 2	Progetto	Tube 12 Bar Heated Towel Ladder 120 X 50cm	BRUSHED STAINLESS	ea	2		

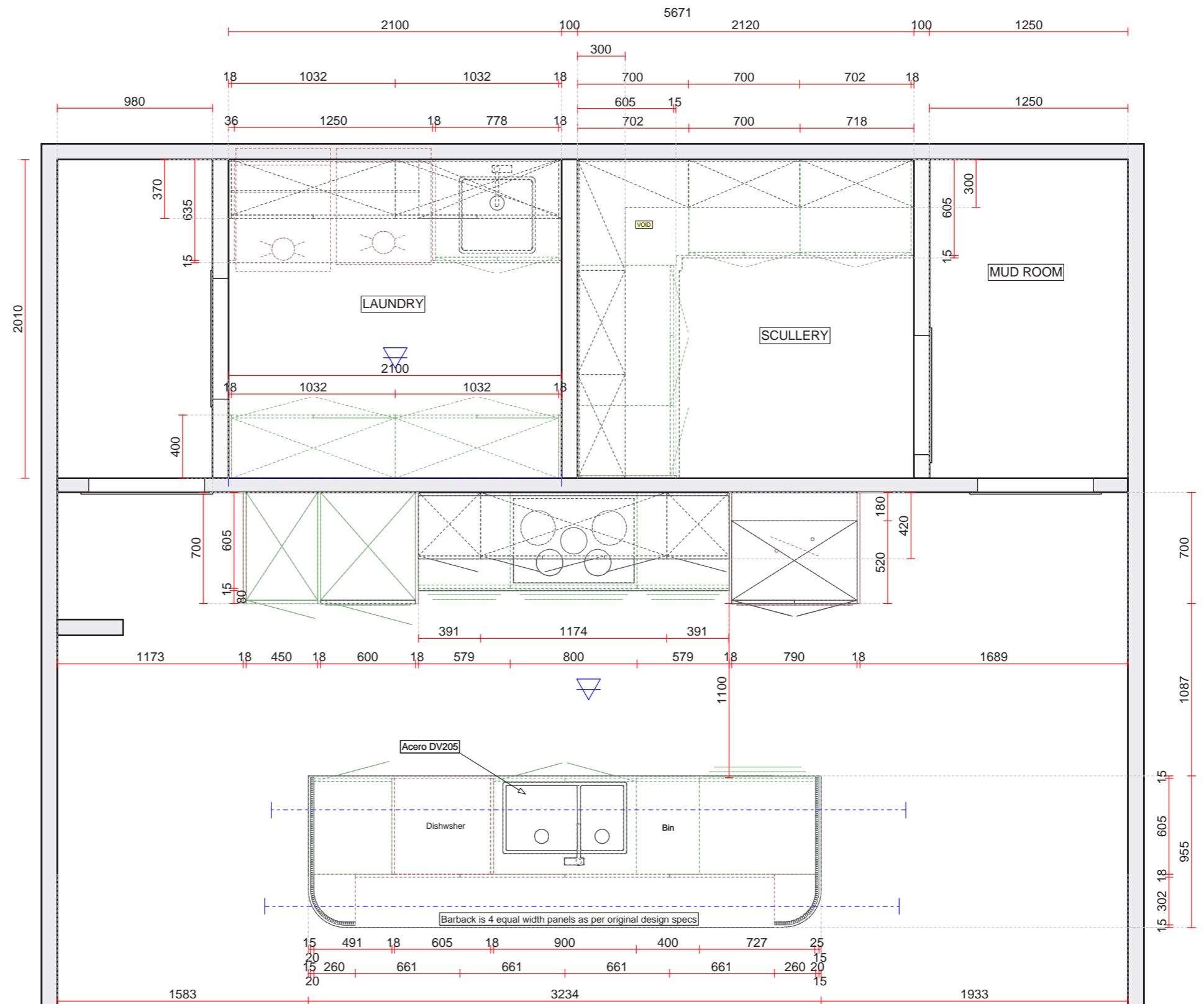
	ACCESSORIES SUPPLY	Towel Rail - Powder Room	Progetto	Buddy Robe Hook Brushed Nickel	BRUSHED NICKLE	ea	1	
		Purification	CEG	Ecopure Filtration System	120 J10	ea	1	
		Hot Water	Rinnai	Infinity A 26	Ext LPG	ea	1	
		Water Pump	CEG	Multi Stage Water Pump	Eco-MXA 404	ea	1	
HEATING & VENTILATION	FIREPLACE	Main Living	Escea	Gas Fire with Fuel Bed	DS1150	ea	1	
		Living Area	Daikin	Cora	7KW Cooling 8KW Heating	ea	1	
	AIR CONDITIONING VENTILATION	Bedroom Pavillion	Daikin	Ducted	7KW Cooling 8KW Heating	ea	1	
		Bathroom Extraction	Vynco	Inline Fan	150mm	ea	4	
		Laundry Extraction	Manrose	Low Profile Fan Kit	150mm	ea	1	
ELECTRICAL FIXTURES	RECESSED DOWN LIGHTS	Breezeway	Halcyon	Mini Eyeball LED Downlight, White	Ø = 60mm, 3w Warm White LED (3000k / 320 Lumens / 42° Beam)	ea	9	
		Study						
		Bathroom 1	Halcyon	Mini Quick low-glare LED Downlight, IP44 , White Aluminium	Ø = 50 x 30mm deep, 4w Warm White LED (3000k / 367Lm / 33° Beam)	ea	11	
		Ensuite 1						
		Ensuite 2						
		Kitchen	Switch Lighting	ZELA Tilt LED Downlight, White, IP65 face, Prismatic A	Ø = 82mm x 52mm high, 9.4w Warm White LED (3000k / 810 Lumens / 40° beam) 97% CRI	ea	16	
		Dining						
		Living						
		Scullery	Switch Lighting	ZELA Deep Tilt LED Downlight, White, IP65 face, Prismatic A	Ø = 98mm x 75mm high, 9.4w Warm White LED (3000k / 810 Lumens / 55° beam) 97% CRI	ea	9	
		Ensuite 1						
		Ensuite 2						
		Hallway						
		Passage (Laundry)	Switch Lighting	ZELA Deep Tilt LED Downlight, White, IP65 face, LOW GLARE	Ø = 98mm x 75mm high, 7.4w Extra Warm White LED (3000k / 690 Lumens / 40° beam) 97% CRI	ea	5	
		Passage (Mud Room)						
		Powder Room						
		Bedroom 1	Switch Lighting	ZELA Deep Tilt LED Downlight, White, IP65 face, Prismatic A	Ø = 98mm x 75mm high, 9.4w Warm White LED (3000k / 810 Lumens / 40° beam) 97% CRI, includes Dimmable LED Driver	ea	15	
		Bedroom 2						
		Bedroom 3						
	Bedroom 4							
	Media 1	Switch Lighting	ZELA Deep Tilt LED Downlight, White, IP65 face, Prismatic	Ø = 98mm x 75mm high, 7.7w Warm White LED (SUNSET DIMMING / 690 Lumens / 40° beam)	ea	10		
	Media 2							
	Veranda 1	Switch Lighting	SLED Downlight by Switch, WHITE, IP44 face	Ø = 120mm x 42mm high, 12.8w Warm White LED (3000k / 1250Lm) 110° beam, 90% CRI	ea	7		
	Laundry							
	Robe 1							
	Alfresco	Halcyon	X-Low Glare EXTERIOR Recessed D/L, IP65, BLACK Stainless Steel	Ø = 93mm x 104mm high, 9.5w Warm White LED (3000k / 770Lm / 50° beam)	ea	5		
	Breezeway Porch							
	SURFACE MOUNTED CEILING LIGHTS	LED STRIP LIGHTS	Garage	Eurotech	Geo LED Ceiling Button, IP54, White trim with	28w Warm White LED (3000k / 2200Lm),	ea	6
			Mezzanine	Eurotech	Geo LED SMALL Ceiling Button, IP54, WHITE trim with	14w Warm White LED (3000k / 1000Lm),	ea	2
		Kitchen	Hugo	Large Split tilt LED spotlight (Surface Mount), WHITE	Ø = 100mm x 100mm deep, 13w Warm White	ea	3	
		Kitchen	Brightlight	Lowline #02 MINI Recessed LED channel 27mm wide x 10mm deep. White Aluminium with Rolled Opal diffuser with	9 watts / metre, 10mm wide x 2mm high, Warm White (3000k / 796 lumens per metre /	meter	6.7	
		Pantry						
		Bathroom 1	Brightlight	Baseline #01 MINI LED Channel V2, WHITE with Rolled Opal diffuser, 20mm wide x 10mm deep with LED Ribbon Strip #1000	4 watts / metre, 10mm wide x 2.4mm high, Warm White, (449 lumens per metre)	meter	3	
		Ensuite 1						
		Ensuite 2						
		WALL LIGHTS	Dining	Halcyon	Asymmetric Uplighter, WHITE, IP65 , 296mm wide x 120mm deep x 45mm high	28w Warm white LED (3000k / 21800 Lumens / CRI >90) 180 X 25 DFGREF BFAM	ea	4
			Living					
	Entry Approach		Halcyon	Code Cube SMALL Wall Washer, IP65, Black Aluminium	100mm wide x 100mm deep x 90mm high, 2 x	ea	5	
	Alfresco Columns		Eurotech	Shell Up/Down wall light - BLACK, IP54	170mm high x 70mm wide x 80mm deep, 2 x	ea	10	
	Patio 1							
	Patio 2							
	TREAD LIGHTS	Hallway	Halcyon	Deep Low Glare LED step light Round, WHITE, IP65	80mm x 36mm Deep, LED 3watt, (3000k / 80	ea	2	
		Garage Path	Halcyon	Puck Medium Step Light, Black Aluminium, IP65	Ø = 100mm x 40mm, 1.6w LED (3000k / 4000k	ea	2	
FEATURE LIGHTS	Bedroom 1	Lightco	Organic Hanging Light MEDIUM by Lightina Republic, Old	Ø = 170mm x 250mm high, includes 6w LED	ea	2		
	Media 1	Flua Lightina	Sona 'C' Wall Light by Flua, Black aluminium with LED	1.855m x 1.8m (approx.) , 33w Warm white LED	ea	1		
	Living	Lightmakers	Oropa LED Hanging Light, Black Steel & Acrylic	1030mm long x 380mm wide x 1200mm drop,	ea	1		
FLOOD LIGHTS GARDEN LIGHTS	Boat Park	SIMX	Ecospot 8w Twin LED Sensor Flood Light	Black	ea	1		
	Breezeway Garden	Halcyon	Spike spot, IP67, Black finish Stainless Steel (316)	80mm long x 97mmhigh 4w Warm White LED (2700k / 216 Lumens / 25°Beam)	ea	2		

SWITCHES	Hallway	PDL	Iconic Series	1 Gang Switch - White	ea	16
	Mud Room					
	Laundry Passage					
	Study					
	Bedroom 1 Headboard					
	Bedroom 1 Robe					
	Bedroom 2					
	Bedroom 3					
	Bedroom 4					
	Bedroom 2 Porch					
	Bedroom 2 Porch					
	Bedroom 3 Porch					
	Bedroom 4 Porch					
	Hallway Step Lights					
	Scullery					
	Laundry					
	Media 1					
	Entry	PDL	Iconic Series	3 Gang Switch - White	ea	3
	Powder Room					
	Bedroom 1					
	Laundry Passage	PDL	Iconic Series	4 Gang Switch - White	ea	5
	Ensuite 1					
	Ensuite 2					
	Bathroom 1					
	Garage					
	Kitchen	PDL	Iconic Series	6 Gang Switch - White	ea	2
	Dining					
	Media 2 / Bedroom 5	PDL	Iconic Series	Rotary Dimmer (Fitted to existing switches)	ea	7
	Livina (Downlights)					
	Livina (Wall Lights)					
	Al Fresco					
	Media 1 (Downlights)					
	Media 2 (Feature Light)					
	Hallway Step Lights					
	Bathroom 1 LED strip					
	Ensuite 1 LED Strip					
	Ensuite 2 LED Strip					
	Entry Wall Lights	SIMX	Motion Sensor	Black	ea	3
	Porch 1 Step Lights					
	Garage Wall Lights	PDL	Iconic Series	Double Power - White	ea	34
	Bedroom 1 (x3)					
	Bedroom 2 (x2)					
Bedroom 3 (x2)						
Bedroom 4 (x3)						
Media 1 (x3)						
Media 2 (x3)						
Hallway (x1)						
Bathroom 1 (x1)						
Ensuite 1 (x1)						
Ensuite 2 (x1)						
Study (x2)						
Scullery (x2)						
Laundry (x2)						
Kitchen Island (x2)						
Kitchen Bench (x2)						
Livina (x2)						
Garage (x2)						
Bathroom Mirrors (Recessed x4)	PDL	Iconic Series	Single Power - White	ea	19	
Auto Door (x1)						
Laundry (Washing Machine)						
Laundry (Dryer)						
Kitchen (Rangehood)						
Kitchen (Fridge)						
Scullery (Bar Fridge)						
Kitchen (Waste Disposal)						

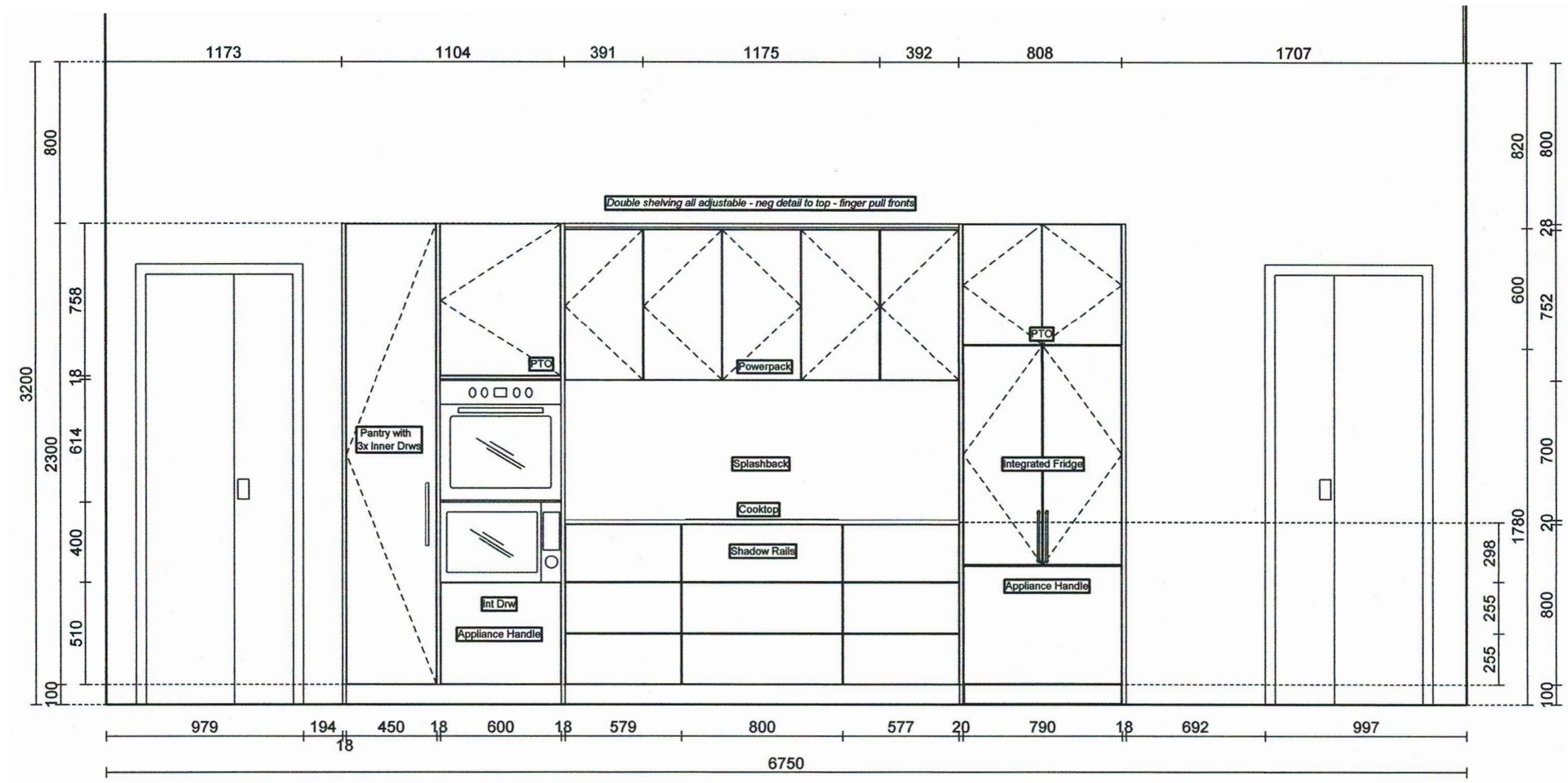
		Kitchen (Dishwasher)					
		Kitchen (Oven - 20A)					
		Kitchen (Cobi Oven - 16A)					
		Kitchen (Cooktop - 32A)					
		Living (Gas Fire)					
		Bathroom (Towel Rails x 3)					
		Media 1 (TV outlet)					
		Media 2 (TV outlet)					
		Water Pump & Purification	PDL	Iconic Series Weatherproof	Double Power - White	ea	3
		Swimming pool Pump & Filter					
		Hot Water Califont					
		Sewer Pump Station	PDL	Iconic Series Weatherproof	Single Power - White	ea	4
		Swimming pool (20A)					
		Pool Lights (10A)					
		Spa (15A)					
	DATA	Living Fireplace	PDL	Iconic Series	CAT 6 Single Outlet - White	ea	2
		Bedroom 1					
		Study	PDL	Iconic Series	CAT 6 Double Outlet - White	ea	3
		Media 1					
		Media 2					
	SUPPLY	Mains Switchboard	Teubel	Switchboard & Meter Panel	51 way	ea	1
		Data Comms Board	Sianet	ST3010	Fibre Ready Comms Board	ea	1
FIRE & SECURITY	SECURITY SYSTEM	Alarm	Arrowhead	EC-KIT LCD Alarm System	White with Touch Screen Display	ea	1
		Media 1	Arrowhead	Wireless Motion PIR Sensor	White	ea	7
		Living					
		Entry					
		Bedroom 1					
		Bedroom 4					
		Bedroom 5 / Media 2					
		Garage					
	SMOKE ALRAMS	Intercom	Arrowhead	E-CON Intercom Kit	White with Digital Display	ea	1
		Bedroom 1	Arrowhead	Interconnected PHO-TOELECT	White	ea	8
		Bedroom 2					
		Bedroom 3					
		Bedroom 4					
		Bedroom 5 / Media 2					
		Hallway					
		Living / Kitchen					
		Media 1					
FLOOR COVERINGS & TILES	CARPET	Bedroom 1	Bremworth	Kensho Heathered Yarn Level Loop on 11mm Luxe Underlay	Insight	m2	102
		Bedroom 2					
		Bedroom 3					
		Bedroom 4					
		Media 1					
		Media 2					
		Robe 1					
		Robe 2					
		Robe 3					
		Robe 4					
		Robe 5					
	LAMINATE	Garage	FXG	Floorina Xtra Commercial Rating Needle punch	Anthracite	m2	42
		Kitchen	Quick-Step	Perspective Nature on 2mm Underlay	Brushed Oak Beige	m2	96
		Scullery					
		Laundry					
		Laundry Passage					
		Mud Room					
		Living					
		Entry					
		Hallway					
		Study					
		Powder Room					
		Storage 1					
		Finishing Edging / Strips	Floorina Xtra	Aluminium	Silver Anodised	ea	1

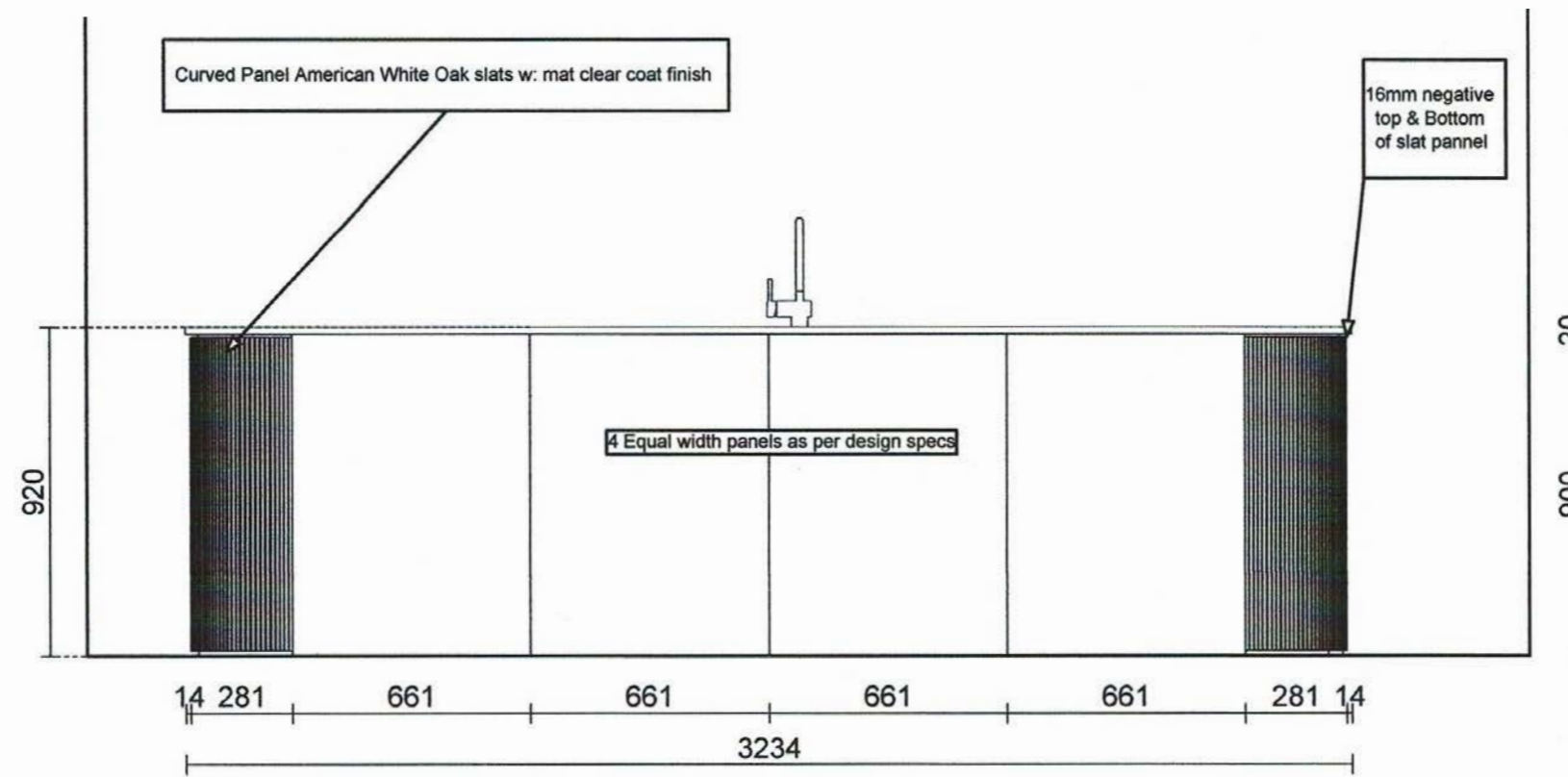
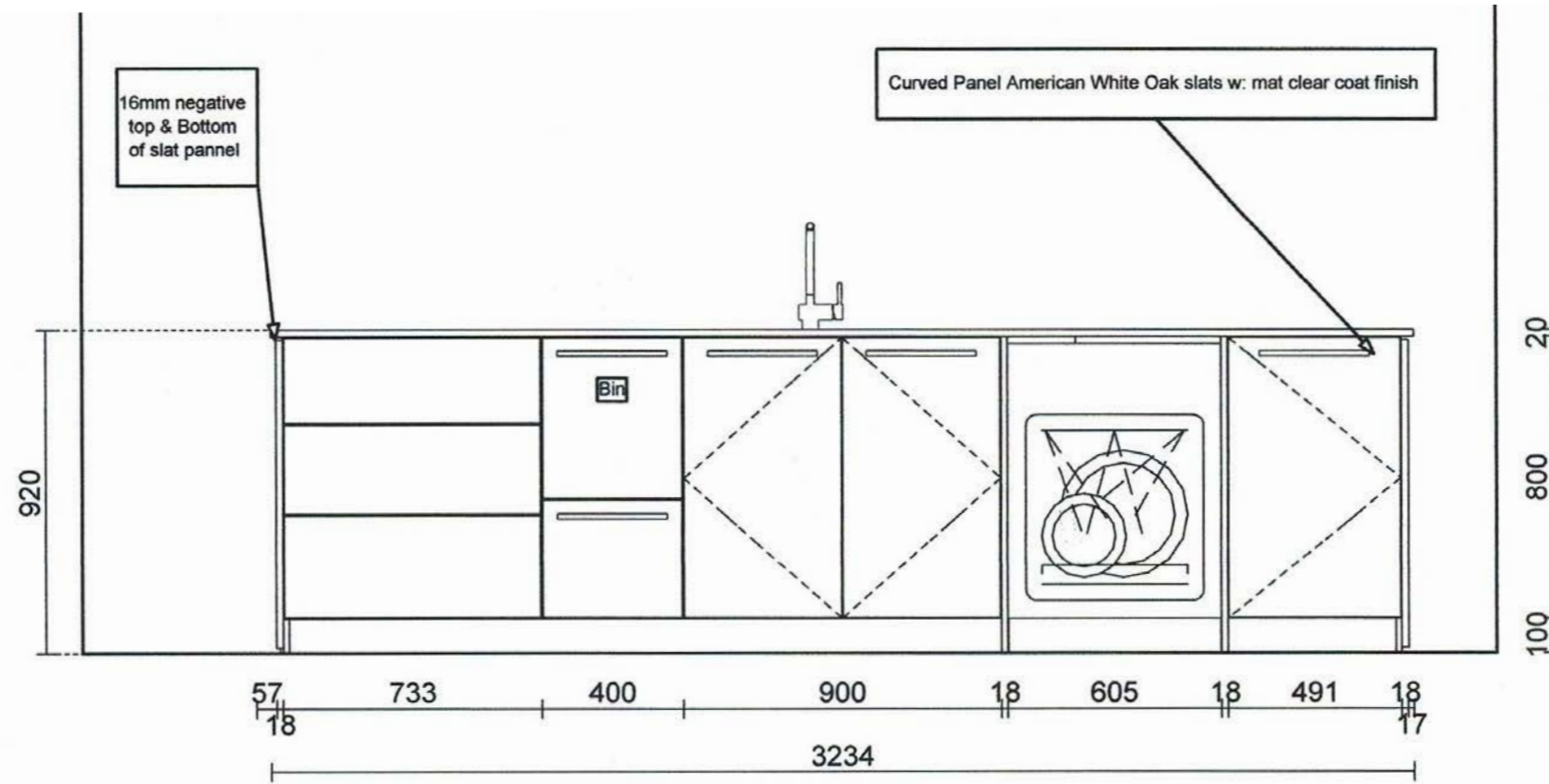
	TILES	Bathroom 1 - Floor	Tile Space	Rockin Ice Matt finished with epoxy grout	60x120 cm	m2	72					
		Bathroom 1- 3 Walls Full Height										
		Ensuite 1 - Floor										
		Ensuite 1- 3 Walls Full Height										
		Ensuite 2										
		Ensuite 2- 3 Walls Full Height										
		Bathroom 1 - Feature Wall						Tile Space	Kayoborder Olive Gloss finished with epoxy grout	Finger Mosaic 19x144mm Lay Vertical	m2	9.8
		Ensuite 1 - Feature Wall						Tile Space	Kayoborder Olive Gloss finished with epoxy grout	Square Mosaic 22.5x22.5mm	m2	8.9
		Ensuite 2 - Feature Wall						Tile Space	Kayoborder White Matt finished with epoxy grout	Finger Mosaic 19x144mm Lay Vertical	m2	7.6
		Finishing Edging / Strips						OEP	Aluminium	Silver Anodised	ea	1
Waterproofing (behind all tiles)	Mapei	Mapelastic	Aquadefense	m2	98.3							
WINDOW TREATMENTS	CURTAINS	Bedroom 1	James Dunlop	Element Mineral with Synergy White Lining, Box Pleat	Hand Drawn, Superfit & Sheer Track, Pocleain	ea	4					
		Bedroom 2										
		Bedroom 3										
		Bedroom 4										
		Media 1						James Dunlop	Element Cement with Synergy White Lining, Box Pleat	Hand Drawn, Superfit & Sheer Track, Pocleain	ea	1
	SHEERS	Dining	James Dunlop	Scandinave Oyster	Hand Drawn, Superfit Single Track, Porcelain	ea	2					
		Living	James Dunlop	Santino Oyster	Hand Drawn, Superfit & Sheer Track, Pocleain	ea	3					
		Bedroom 2										
		Bedroom 3										
	Bedroom 4	James Dunlop	Santino Foq	Hand Drawn, Superfit & Sheer Track, Pocleain	ea	1						
	SHUTTERS	Media 1	James Dunlop	Santino Stone	Hand Drawn, Superfit & Sheer Track, Pocleain	ea	1					
		Media 2 (x2)	Uno	Ecosmart Hinged Shutter	White	ea	3					
		Study										

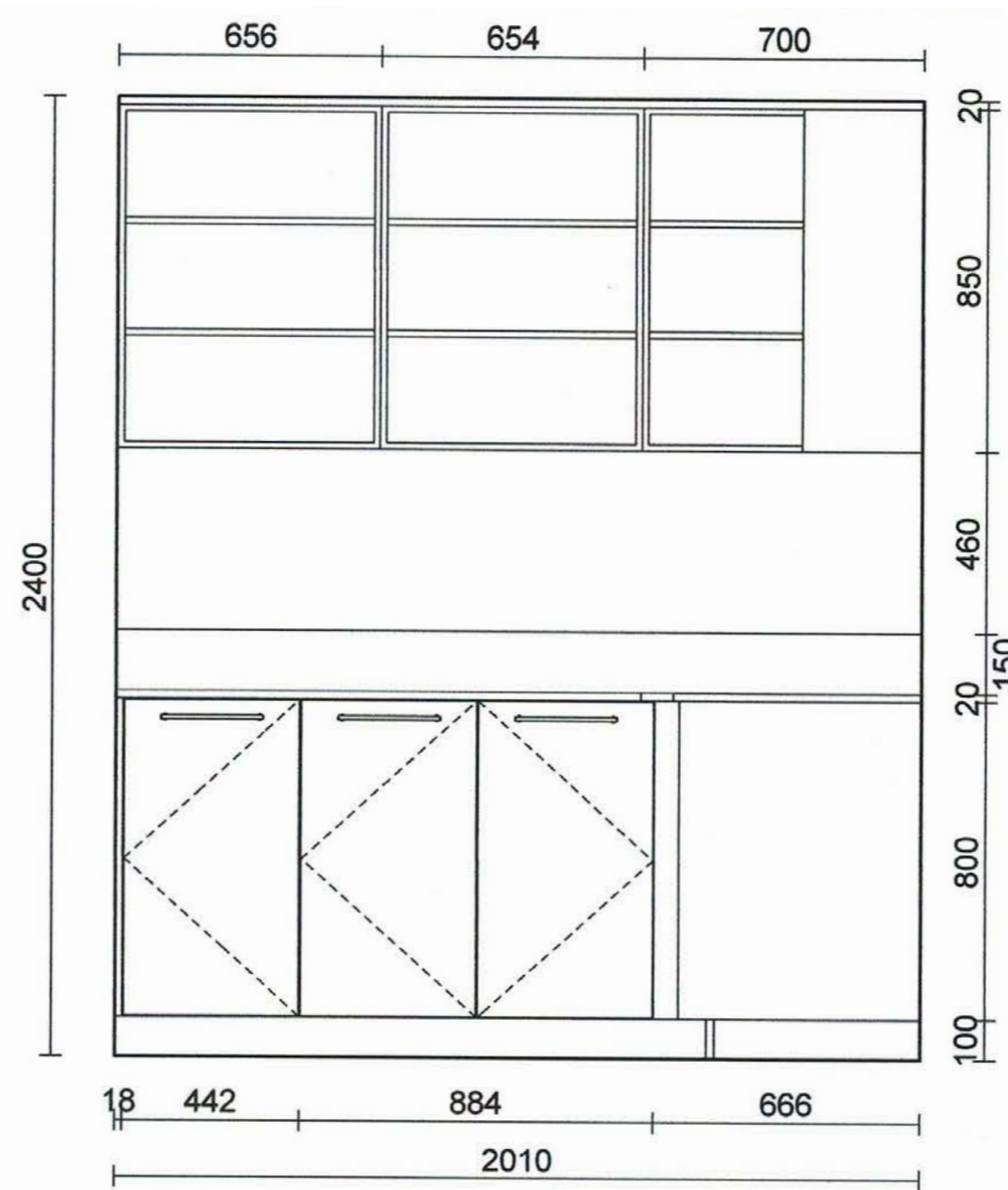
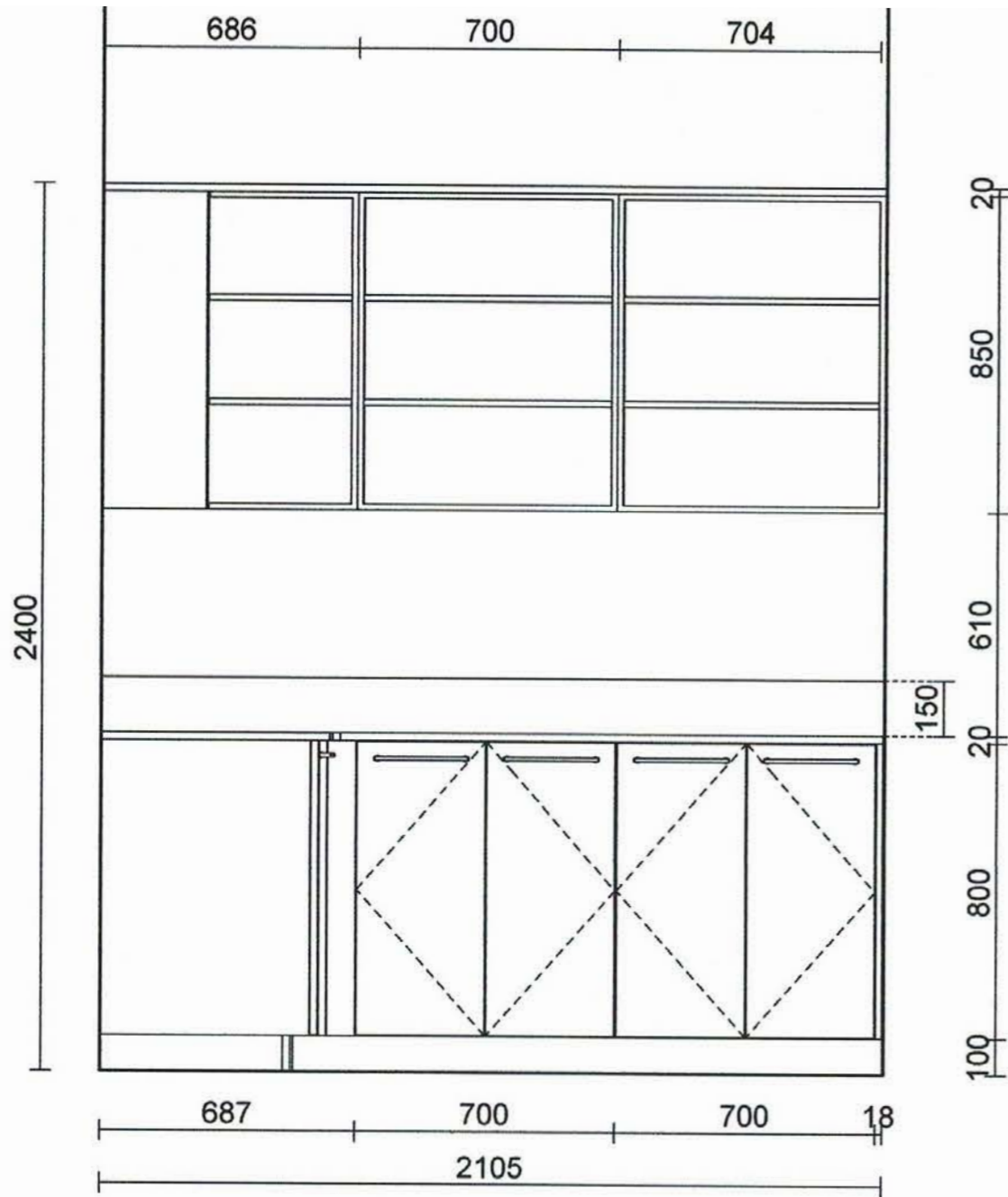




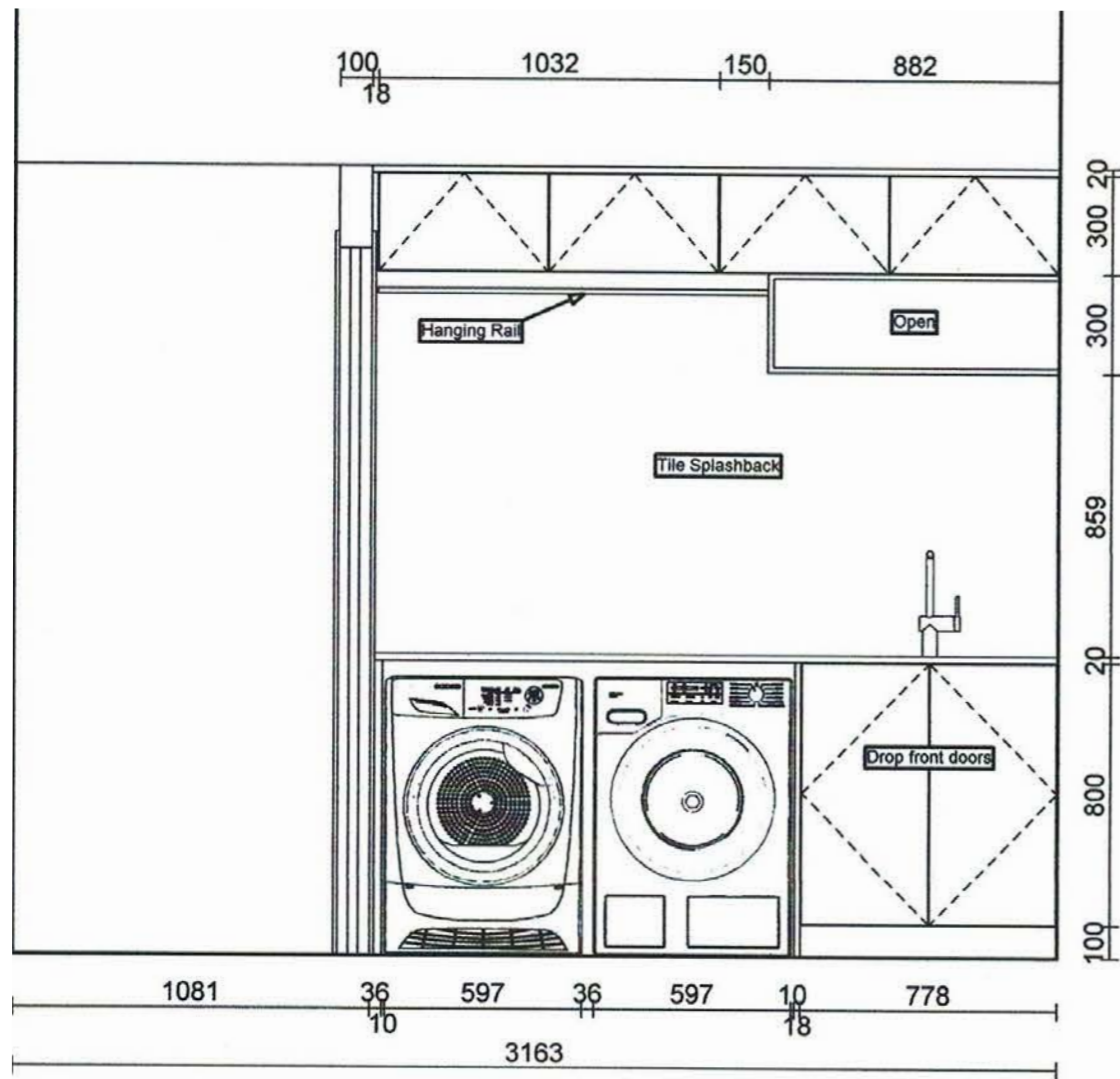
KITCHEN SPECIFICATIONS
 CABINETS: 18mm Melteca Seal Grey, Satin
 ISLAND PANELS: Sage American White Oak Curved Slat Panel
 BENCHTOPS: 20mm Trendstone Engineered Stone
 Stellar Range TBC
 BOWL: Acero DV206 S/S Double Bowl, undermounted. Overall size 760mm
 TAPWARE: Owner Supply TBC
 HANDLES: Shadowrail Drawers. Finger Pull Opening Wall.
 SPLASHBACK: 20mm Trendstone Engineered Stone
 Stellar Range TBC



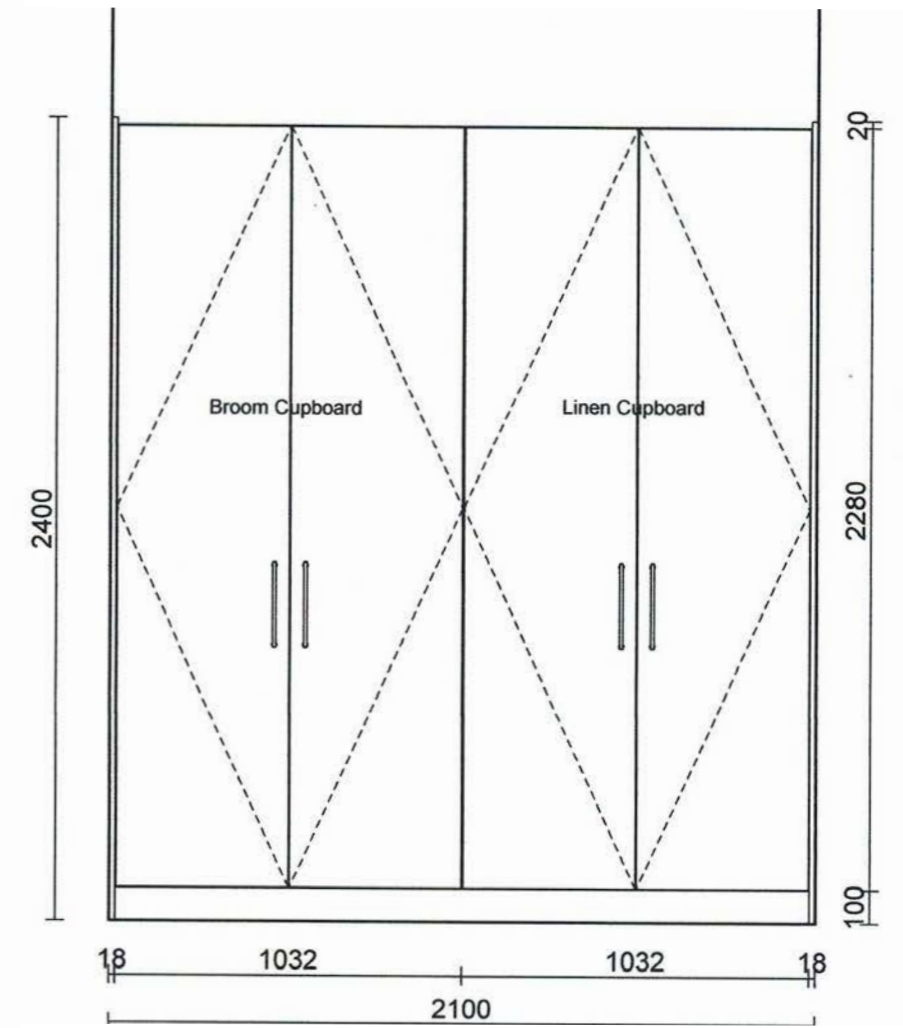




SCULLERY SPECIFICATIONS
 CABINETRY: 18mm Melteca Seal Grey - Colour/Finish TBC
 BENCHTOPS: 20mm Trendstone Engineered Stone
 Stellar Range TBC
 TAPWARE: Owner Supply TBC
 HANDLES: Appliance Pull Handles to base units
 SPLASHBACK: 20mm Trendstone Engineered Stone
 Stellar Range TBC



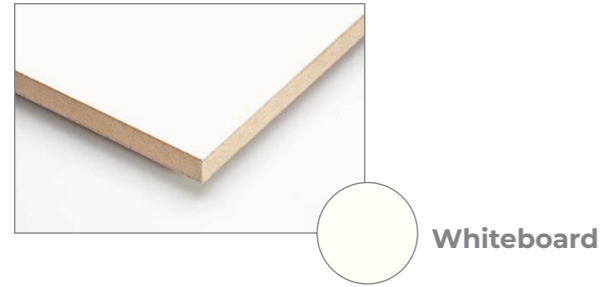
LAUNDRY SPECIFICATIONS
 CABINERY: 18mm Prime Melamine Atmos Velvet TBC
 BENCHTOPS: 20mm Trendstone Engineered Stone
 Stellar Range TBC
 BOWL: Acero Loxley DV108, Undermounted
 TAPWARE: TBC
 HANDLES: Appliance Pull to tall, w: drop front drawers, finger pull uppers
 SPLASHBACK: Owner Supplied



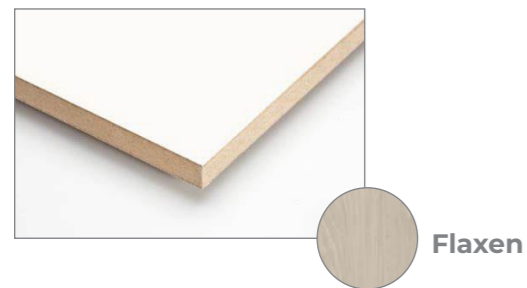
KITCHEN & CUSTOM CABINETRY

CARCASS

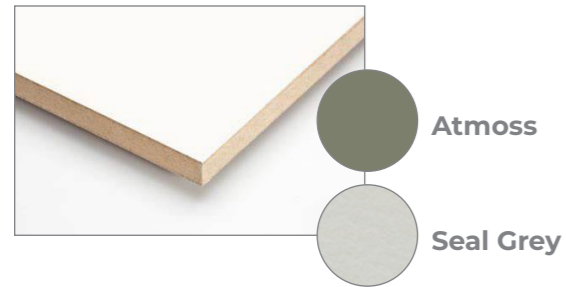
16mm MDFMR 1mm PVC Edging
Laminex Trade Essentials Standard Finish



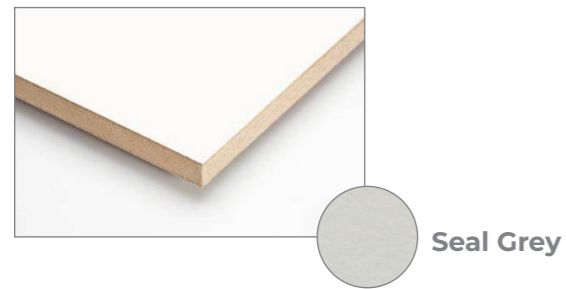
18mm MDFMR 1mm PVC Edging
Laminex Melteca Woodgrain Finish



18mm MDFMR 1mm PVC Edging
Laminex Melteca Satin Finish

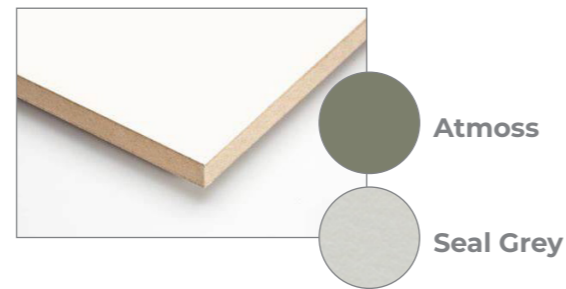


25mm MDFMR 1mm PVC Edging
Laminex Melteca Satin Finish

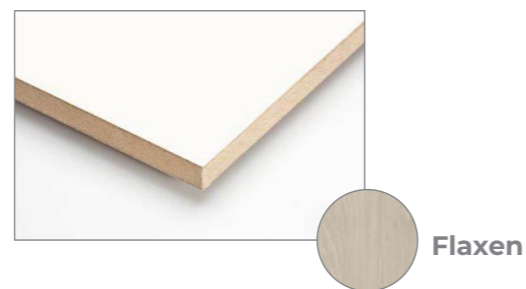


PANEL FRONTS

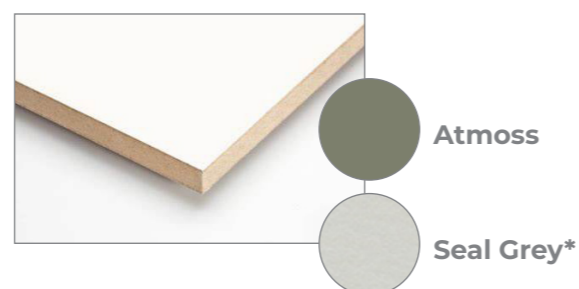
18mm MDFMR 1mm PVC Edging
Laminex Melteca Satin Finish



18mm MDFMR 1mm PVC Edging
Laminex Melteca Woodgrain Finish



18mm MDFMR 1mm PVC Edging
Prime Panel Melamine Velvet Finish



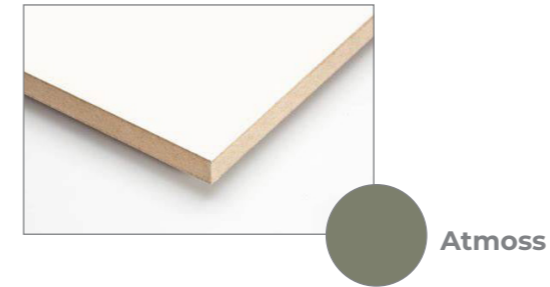
END PANELS

Sage Doors
Beaded Flexi Timber Panels

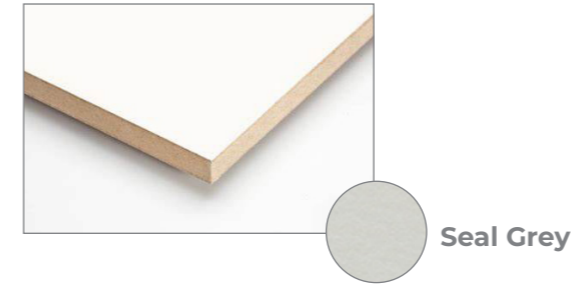


FLOATING SHELF

36mm MDFMR 1mm PVC Edging
Prime Panel Melamine Velvet Finish



36mm MDFMR 1mm PVC Edging
Laminex Melteca Satin Finish



Fold Round Shelf
Made of Tomorrow
White

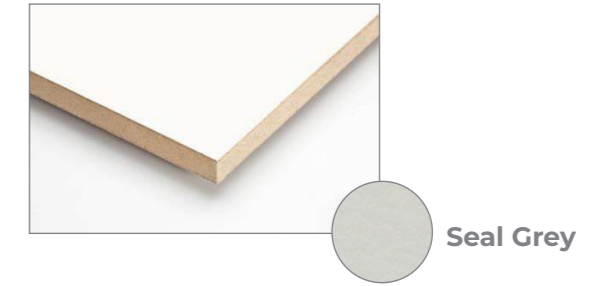


BENTCHTOP

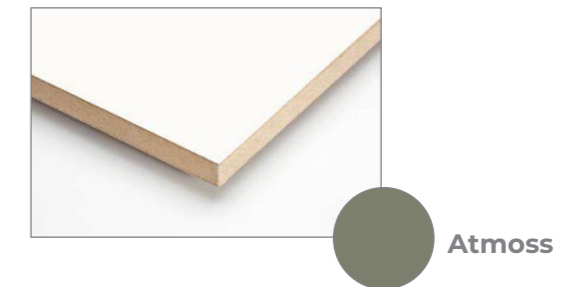
Laminam Porcelain 12mm
Pencil Aris Edging



36mm MDFMR 1mm PVC Edging
Laminex Melteca Satin Finish

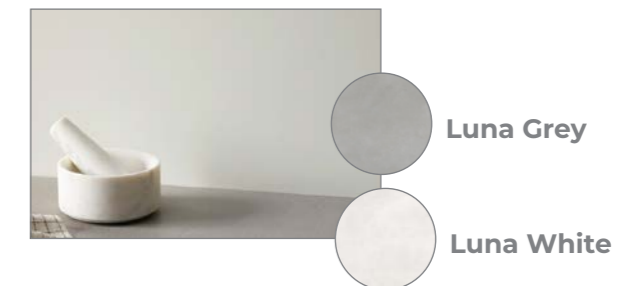


36mm MDFMR 1mm PVC Edging
Prime Panel Melamine Velvet Finish

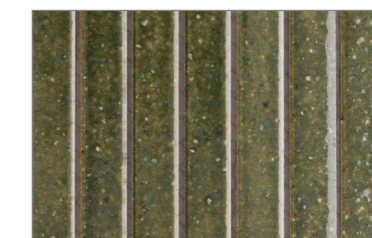


SPLASH BACK

Laminam Porcelain 12mm
Luna Grey



Tile Space
Kayoborder Olive Gloss 19x144mm Lay Vertical



HANDLES

Windsor Vertex Cabinet Handle
Graphite Nickel
260mm
360mm



Graphite Nickel

HARDWARE

Panel Hinges
Blum Clip Blumotion



Push To Open
Blum Tip-on Blumotion



Runners
Blum Merivobox



ACCESSORIES

Cutlery Insert
Hafele Cusio



Pull out Pantry
Hafele Dispensa 300mm
Arena Classic



Waste Bin
Hafele Concelo



Coat Hooks
Citta Bow Hook Oak



Hanging Rail
SD Aluminium Rail



Silver

APPLIANCES

COOKING

Oven
Fisher & Paykel
60cm Series 7 Premium Pyrolic Self Clean



Black

Microwave Oven
Fisher & Paykel
60cm Series 9 Minimal Compact Combi



Black

Cooktop
Fisher & Paykel
76cm Series 7 4 Zone Induction



Black

COOLING

Fridge Freezer
Fisher & Paykel
569L Series 7 French Door Black SS



Black Stainless

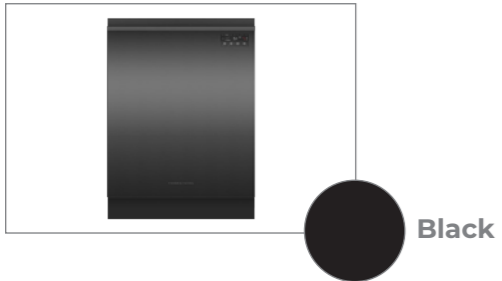
Drinks Fridge
Robinhood
171 Can Beverage Centre Built



Black

CLEANING

Dishwasher
Fisher & Paykel
Series 7 Contemporary Built-Under



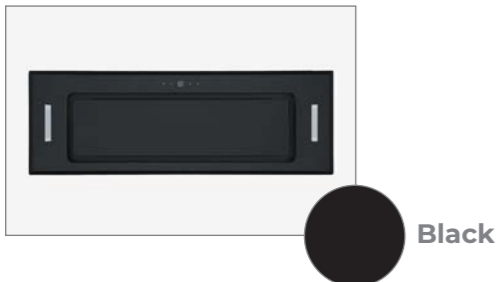
Black

Kitchen Waste Disposal
Robinhood
Scrapeater 0.5hp



EXTRACTION

Rangehood
Robinhood
RPG 900 DC Powerpack



Black

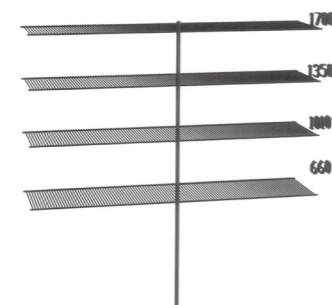
MODULAR SYSTEMS

CABINETRY

Wardrobes Direct
Clubhouse Range
Melamine with Soft Close Doors
Seashell

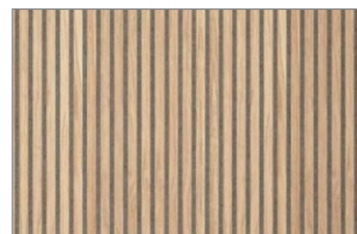


Wardrobes Direct Geordeno Range
Ventilated Wire System
Silver Finish



ACOUSTIC

AcuPanel Premium 2.4h Acoustic Slat Wood Panel
Natural Oak Grey Felt Oil Finish



PLUMBING FIXTURES

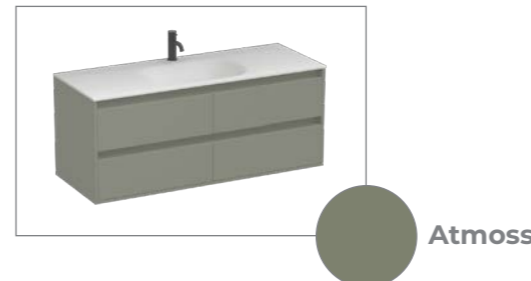
VANITIES

Progetto Forma Spio 1200 2 Drawer
Tusk



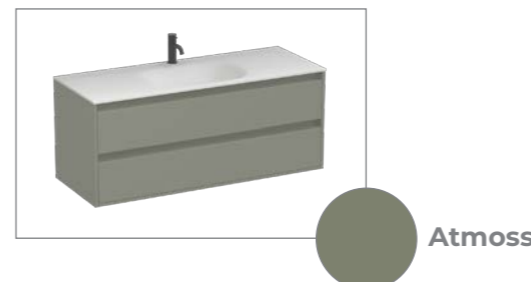
Tusk

Progetto Prava Spio 1200 4 Drawer



Atmoss

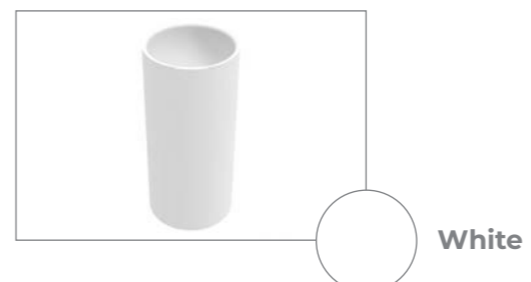
Progetto Prava Spio 1200 2 Drawer



Atmoss

BASINS

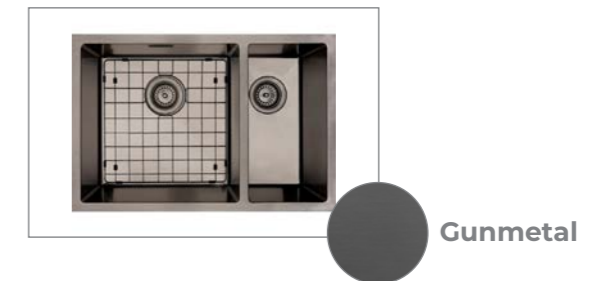
Progetto Niagara Round Freestanding



White

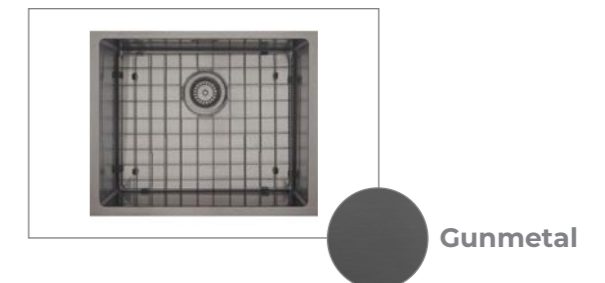
SINKS

Mercer Aurara Bowl & 1/2 Sink Insert



Gunmetal

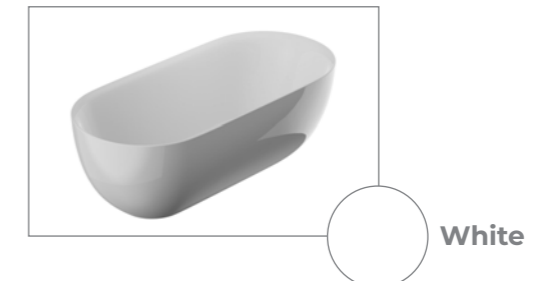
Mercer Aurara Single Bowl



Gunmetal

BATHS

Progetto Kurv 1700 Freestanding



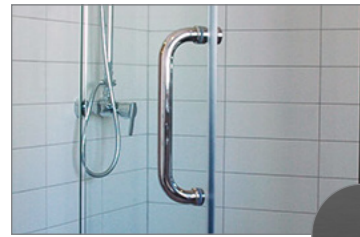
White

GLASS SHOWERS

Sharpeye
Frameless 10mm Toughened Glass 1980mm



Handles
Sharpeye Round Shower Handle



Gunmetal

Channel
Sharpeye Aluminium



Gunmetal

Hinges
Sharpeye 180 Adjustable



Gunmetal

TAPS
Progetto Buddy Zero Wall Mount Mixer



Brushed Nickel

Progetto Tube Kitchen Mixer Pull Out Spray



Brushed Nickel

Progetto Buddy Zero Round 2 Hole High Mixer



Brushed Nickel

External Taps
SPK Hose Tap 15mm



Brass

SHOWER HEADS
Progetto Tube Slide Shower



Brushed Nickel

Tube Shower Column



Brushed Nickel

MIXERS
Progetto Buddy Zero Shower Mixer



Brushed Nickel

WASTES
Progetto Solid Surface Pop Up Base Waste 32mm
No Overflow



White

Allproof 800mm Tile Insert Shower Kit
Polished Stainless



TOILETS
Progetto Zen II Rimless Floor Mount



White

MIRRORS
Progetto Galaxy 600 Pill LED Backlit
Stainless Steel



Progetto Galaxy 800 Shaped LED Backlit



Progetto Universal Mirror Desmist Pad
350x500mm



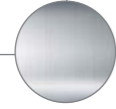
HEATED TOWELS

Tube 12 Bar Heated Tower Ladder
120x65cm



Brushed Stainless

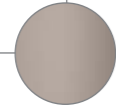
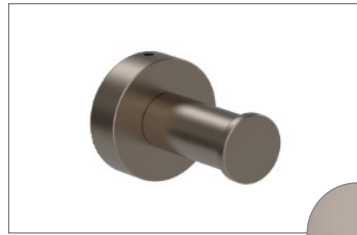
Tube 12 Bar Heated Tower Ladder
120x50cm
Brushed Stainless



Brushed Stainless

ACCESSORIES

Towel Rail
Progetto Buddy Rope hook



Brushed Nickel

SUPPLY

Purification
CEG Ecopure Filtration System
UV-120-J10



Hot Water
Rinnai Infinity A26



Water Pump
CEG Multi Stage Water Pump
Eco-MXA 404



HEATING & VENTILATION

FIREPLACE

Escea Gas Fire with Fuel Bed
DS1150



AIR CONDITIONING

Daikin Cora
Daikin Ducted



VENTILATION

Bathroom Extraction
Vynco Inline Fan



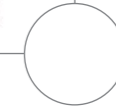
Laundry Extraction
Manrose Low Profile Fan Kit



ELECTRICAL FIXTURES

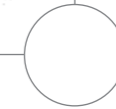
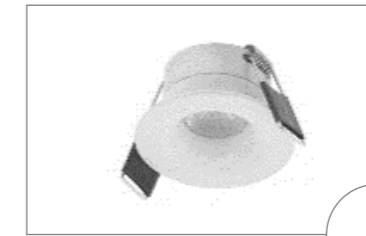
RECESSED DOWN LIGHTS

Halcyon
Mini Eyeball LED



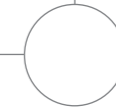
White

Halcyon
Mini Quick Low Glare LED IP44



White

Switch Lighting
ZELA Tilt LED Downlight IP65



White

Switch Lighting
ZELA Deep Tilt LED Downlight IP65



White

Switch Lighting
ZELA Deep Tilt LED Downlight IP65 Low Glare



Switch Lighting
SLED Downlight IP44

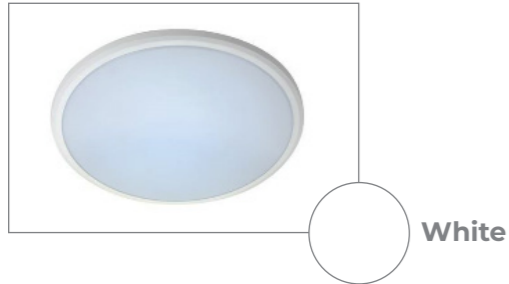


Halcyon
X-Low Glare Exterior Recessed IP65

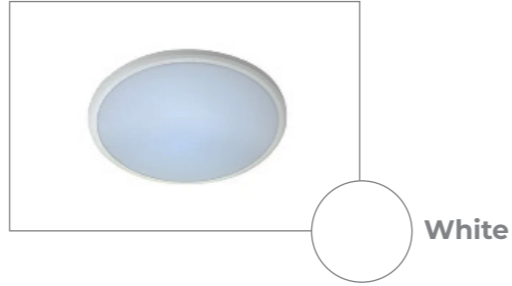


SURFACE MOUNTED CEILING LIGHTS

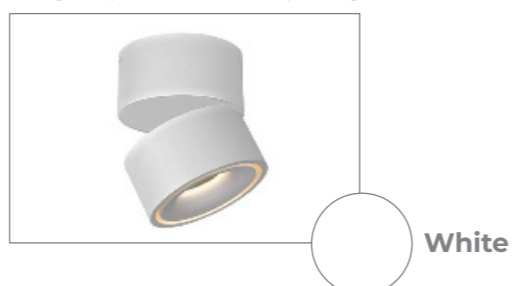
Eurotech
Geo LED Ceiling Button IP54



Eurotech
Geo LED Small Ceiling Button IP54

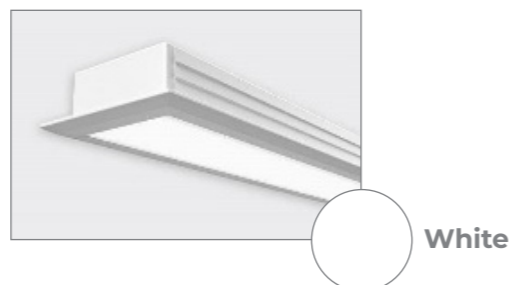


Hugo
Large Split Tilt LED Spotlight

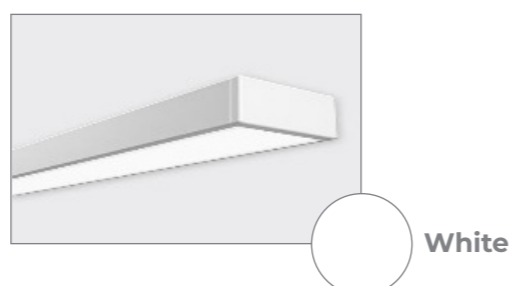


LED STRIP LIGHTS

Brightlight
Lowline Mini Recessed LED Channel

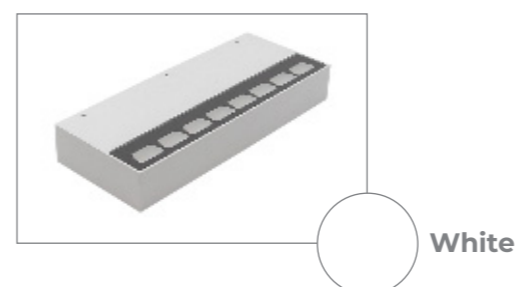


Brightlight
Baseline Mini Recessed LED Channel

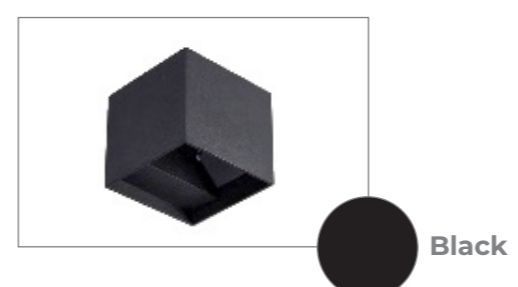


WALL LIGHTS

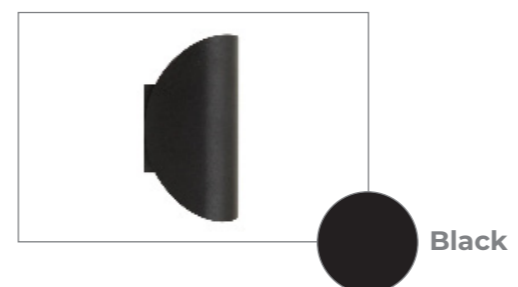
Halcyon
Asymmetric Uplighter IP65



Halcyon
Code Cube Small Wall Washer IP65



Eurotech
Taco Shell Up/Down Wall Light

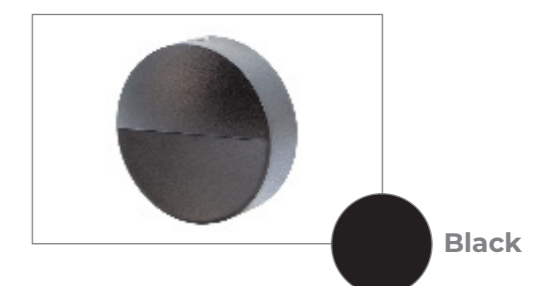


TREAD LIGHTS

Halcyon
Deep Low Glare LED Step Light Round



Halcyon
Puck Medium Step Light

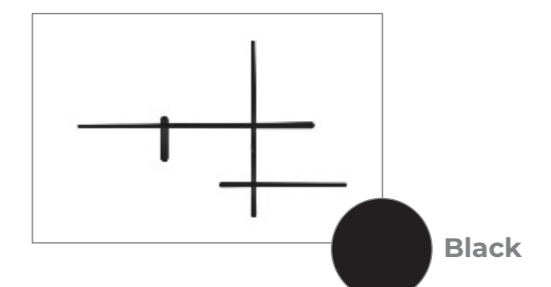


FEATURE LIGHTS

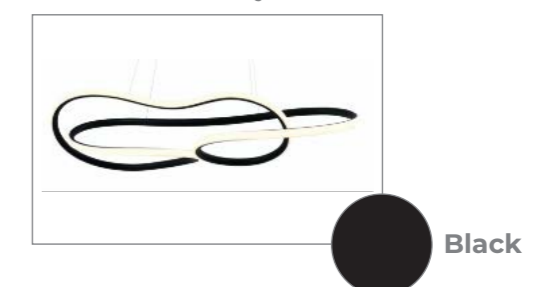
LightCo
Organic Hanging Light



Flua Lighting
Song C Wall Light
Black Aluminium



Lightmakers
Oropa LED Hanging Light
Black Steel & Acrylic



FLOOD LIGHTS

SIMX
Ecospot 8w Twin LED Sensor



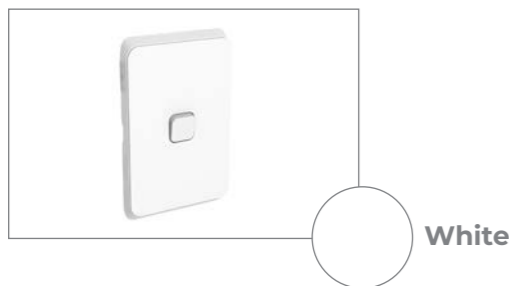
GARDEN LIGHTS

Halcyon
Spike Spot

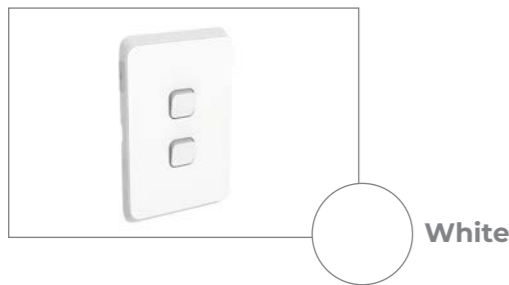


SWITCHES

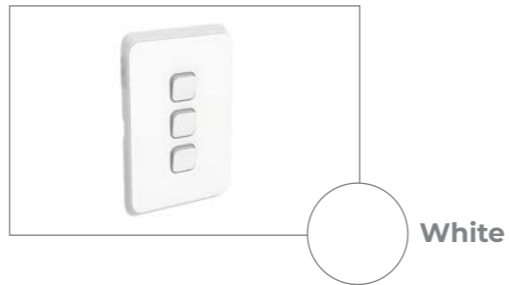
PDL
Iconic Series 1 Gang Switch



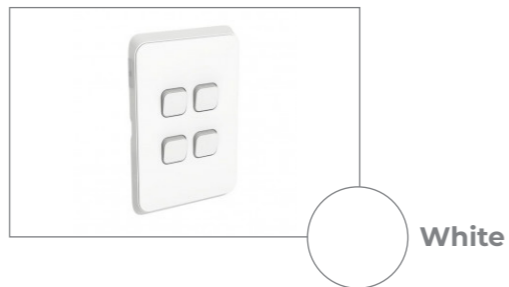
PDL
Iconic Series 2 Gang Switch



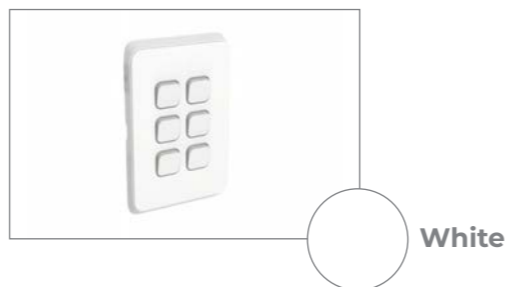
PDL
Iconic Series 3 Gang Switch



PDL
Iconic Series 4 Gang Switch



PDL
Iconic Series 6 Gang Switch



PDL
Iconic Rotary Dimmer



MOTION SENSORS

HPM
360 Degree Motion Sensor



SIMX
Motion Sensor



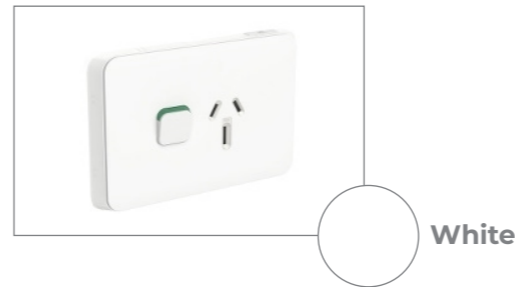
POWER POINTS

PDL
Iconic Series Double Power



AUXILLARY POWER

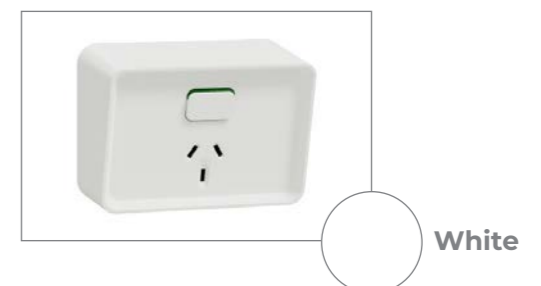
PDL
Iconic Series Single Power



PDL
Iconic Series Weatherproof Double Power



PDL
Iconic Series Weatherproof Single Power



DATA

PDL
Iconic Series Cat 6
Single Outlet
Double Outlet



SUPPLY

Mains Switchboard
Teubel Switchboard and Meter Panel



Data Comms Board
Signet ST3010



FIRE & SECURITY

SECURITY SYSTEM

Arrowhead
EC-KIT TOUCH W



Arrowhead
Wireless Motion PIR Sensor



Arrowhead
E-CON KIT-W-KP



SMOKE ALARMS

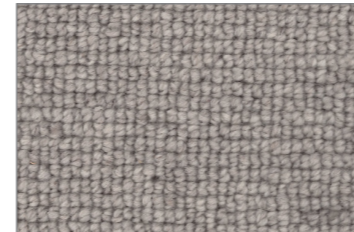
Arrowhead
Interconnected Photoelectrical



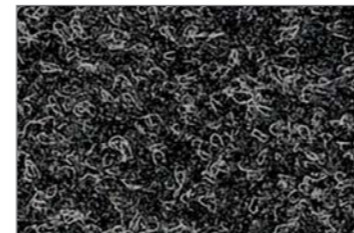
FLOOR COVERINGS

CARPET

Bremworth Kensho Heathered
Insight



FXG Garage Carpet
Anthracite



LAMINATE

Quick-Step Perspective Nature
Brushed Oak Beige



Finishing Strips / Edges
Aluminium Silver

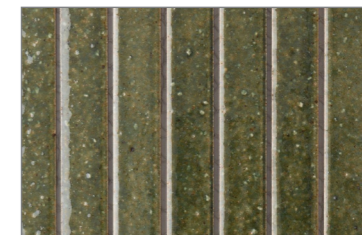


TILES

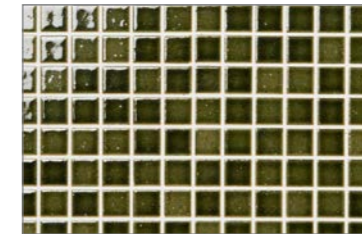
Tile Space
Rockin Ice Matt 60x120cm



Tile Space
Kayoborder Olive Gloss 19x144mm Lay Vertical



Tile Space
Kayoborder Olive Gloss 22.5x22.5mm



Tile Edge Trim
QEP Aluminium Silver Anodised



WINDOW TREATMENTS

CURTAINS

James Dunlop
Element Mineral



James Dunlop
Element Cement



SHEERS

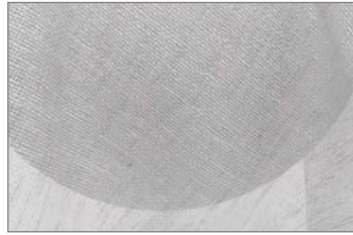
James Dunlop
Scandinave Oyster



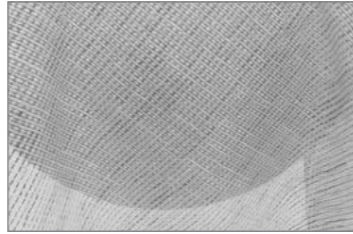
James Dunlop
Seaview Oyster



James Dunlop
Seaview Fog



James Dunlop
Seaview Stone



SHUTTERS

Uno Ecosmart Hinged Shutter



EXTERNAL

HARDSTAND	CONCRETE	Driveway	Atlas	Longburn Pebble 20mm	Exposed	m2	162	
		BBQ Area						
		Stepping Stones						
		Air Conditioning Pad	Atlas	Standard Concrete	Light Broom Finish	ea	2	
		Gas Bottle Pad						
	DECK	Shed Foundation						
		Entry	Hermpac	Vitex	140x19mm	m2	123	
		Veranda 1						
		Veranda 2						
		Bedrooms 2 & 3						
PEBBLE	Swimming pool							
	Al Fresco							
	Path Stones	Central Landscapes	Waikato Fleck	16-25mm	m2	35		
	Path Edging	Hermpac	Vitex	90X19mm	meter	40		
SWIMMINGPOOL	POOL	Pool	Freedom	Entertainer 8m	Alabaster	each	1	
		Copings	Stone Direct	Terrazzo Bullnose	White Pearl	meter	24	
	FILTRATION	Pump	Waterco	Supastream	100	ea	1	
		Filtration	Waterco	Exotuf E500	Filter c/w sand media	ea	1	
		Skimmer	Waterco	S5000	Skimmer	ea	1	
	ACCESSORIES	Cover Storage	BMH	Boston Below Deck Reel	Non Slip Aluminium Lid	ea	1	
		Cover	BMH	Tripple Cell	610 Series	m2	32	
		Pump House	BelaAire	Uglee Pump Shed	2x0.85x1160 - Titania	ea	1	
		Pool Lights	PAL Lighting	EverGlow	Cool White	ea	2	
		Cleaning Equipment	Waterco	Handover Kit	With 11m Vacuum Hose	ea	1	
	FENCING	ALUMINIUM	Front Boundary	Boundaryline	Durapanel Axis	1200mm Black	meter	26
			Swimming pool (2 sides)					
			Driveway Gate					
Pool gate (Northern End)								
Pool Gate Hinges			Maqnalatch	Tru-Close	Black	ea	1	
Sliding Gate Hardware			Boundaryline	Sliding Gate kit	Residential Use	ea	1	
BBQ Screen			Uglee	Horizontal Slat Screen	Tall - Titania	ea	1	
GLASS		Swimming pool (2 sides)	BelAire	Glass Panels with Tekapo Spigots	1200mm w Polished Stainless	meter	18	
		Gate Hinges	Scenik	Polaris Soft Close	Polished Stainless Steel	ea	2	
AUTOMATION		Safety Beams	Photon	Smart Wireless Safety Beams	Black	ea	1	
		Keypad	Centurion	Smart Guard Air	Keypad	ea	1	
		Gate Motor	Centurion	Sliding Gate Motor	D5 Smart	ea	1	
ACCESSORIES		Letterbox	Box Design	Wall Mounted Letterbox	Black	ea	1	
GARDENS		LAWN	Edging	EverEdge	Classic Edging	Black	m	55
	Turf		Finelawn	Ready Lawn	Common Kikuyu	m2	55	
	PLANTING	Plants	Custom	As per Planting Schedule	Varies	ea	1	
		Mulch	Central Landscape	Reharvest Decorative	Black	m3	8	
	ROCKS	Feature	Central Landscape	Volcanic	400mm	ea	10	
UTILITIES	WATER TANKS	Concrete Fully Buried	Absolute Concrete	22,000 litre Concrete Fortress Tank with Hard Lid	Fully Buried	ea	2	
	WASTE WATER	Pump Station	Fastflow	1500 Series	Vortex	ea	1	

HARDSTAND

CONCRETE

Atlas Longburn Pebble 20mm
Exposed



DECK

Hermipac Vitex 190x19mm



PEBBLE

Path Stones
Waitako Fleck 16-25mm



Path Edgeing

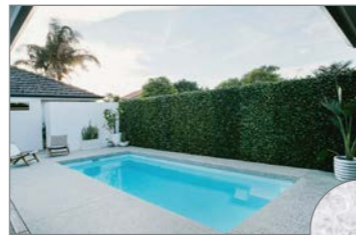
Hermipac Vitex 90x19



SWIMMING POOL

POOL

Freedom Entertainer 8m



Alabaster

Copings

Stone Direct Terrazzo Bullnose



White Pearl

FILTRATION

Pump
Waterco Supastream



Filtration

Waterco Exotuff E500



Skimmer
Waterco S5000



ACCESSORIES

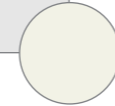
Cover Storage
BMH Boston Below Deck Reel



Cover
BMH Triple Cell Solar Blanket



Pump House
Uglee Pump Shed



Titania

Pool Lights
PAL Lighting EvenGlow



Cleaning Equipment
Waterco Handover Kit



FENCING

ALUMINIUM

Boundaryline Durapanel Axis
1200mm



Black

Pool Gate Hinges
Magnalatch Tru-Close



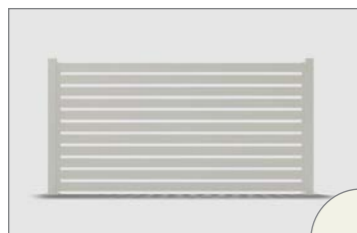
Black

Sliding Gate Hardware
Boundaryline Sliding Gate Kit



Black

BBQ Screen
Uglee Horizontal Slat Screen



Titania

GLASS

Swimming Pool
Bel Aire Glass Panels w Tekapo Spigots
1200mm Polished SS



Gate Hinges
Scenik Polaris Soft Close



AUTOMATION

Safety Beams
Centurion Photon Smart Wireless Safety Beams



Keypad
Centurion Smart Guard Air



Gate Motor
Centurion D5 Smart Sliding Gate Motor



ACCESSORIES

Letter Box
Box Design Wall Mounted



Black

GARDENS

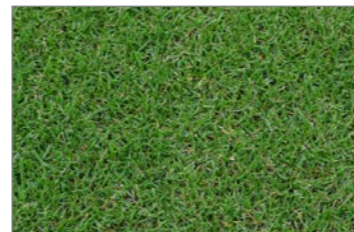
LAWN

Edging
EverEdge Classic Edging



Black

Turf
Finelawn Common Kikuyu



PLANTING

Refer planting schedule

Mulch
Central Landscapes Reharvest Decorative



ROCKS

Feature
Volcanic 400mm



UTILITIES

WATER TANK

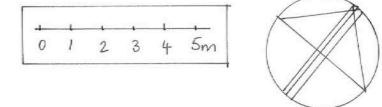
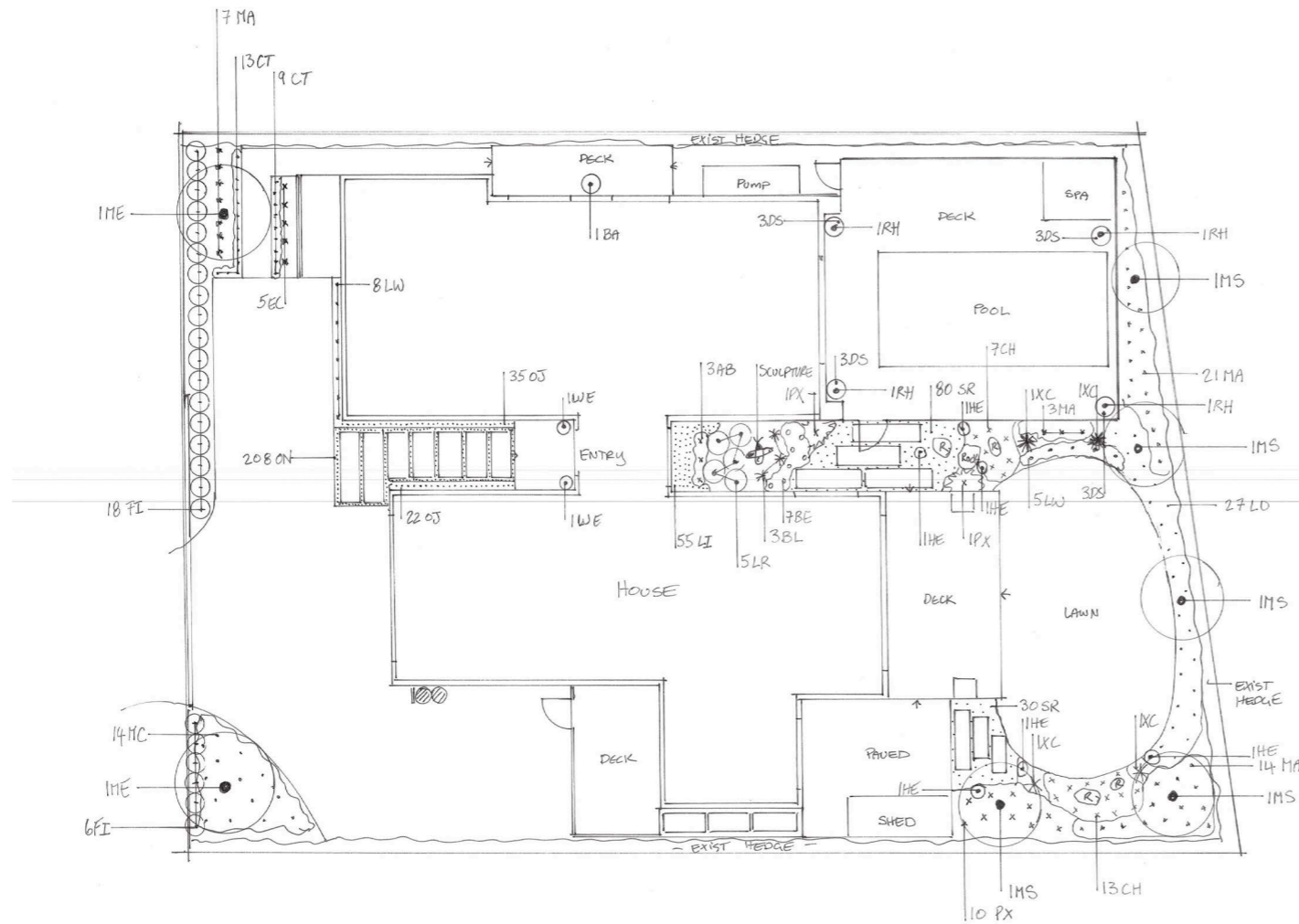
Absolute Concrete 22,000 Lt Fully Buried



WASTE WATER

Fastflo 1500 Series Vortex





CODE	BOTANICAL NAME	COMMON NAME	GRADE	QTY	SPACINGS	NOTES
AB	ASPLENIUM BULBIFERUM.	HEN AND CHICKEN FERNS	PB3	3	500MM	ATTRACTIVE NATIVE FERN, LIME GREEN & GOOD IN SHADED SPOTS
BA	BALOSKIAN TETRAPHYLLUM	RESTIO	POT	1	-	TOUGH AND BEACHY REED FOR POTS AND FULL SUN
BE	BERGENIA BRESS WHITE	ELEPHANTS EARS	2LTR	7	250MM	LOW GROWING FOR SHADE, LUSH ROUND LEAVES TO 200MM HT
BL	BLECHNUM SILVER LADY	DWARF FERN	PB5	3	700MM	STRIKING FERN FOR SEMI SHADE, LIME GREEN AND TIDY
CH	CHIONOCHLOA FLAVICANS	MINIATURE TOI TOI	2LTR	20	600MM	TOI TOI, BEACHY COASTAL LOOK LOVELY PLUMES, 600MM HEIGHT
CT	CAREX TESTACEA	COASTAL TUSSOCK	2LTR	9	400MM	DEEP REDDISH TUSSOCK, TOUGH
DS	DICHONDRA SILVER FALLS	SILVER FALLS	1LTR	12	POTS	PLANT 3 IN EACH POT, SILVERY BEACHY GROUNDCOVER THAT DRIPS OVER POTS
EC	ELEGIA CAPENSIS OR COROKIA HEDGING	RESTIO	10LTR	5	-	TALL TO 1.2 MTRS, TALL ATTRACTIVE STEMS, COASTAL VIBE
FI	FICUS TUFFI HEDGING	FICUS	12LTR	22	700MM	CLIP AS A HEDGE TO REQUIRED HEIGHT
HE	HEBE EMERALD GEM OR KUNZEA LITTLE FOX	HEBE	3LTR	6	300MM	MOUNDED BALLS TO 300MM, TOUGH NATIVE AND LIME GREEN
LI	LIRIOPE MONROES WHITE	LILYTURF	TUBES	55	150MM	DARK GREEN GRASSLIKE PLANT FOR SHADE, WHITE FLOWERS
LO	LOMANDRA LIME TUFF	TUSSOCK	PB3	27	700MM	GRASSES, TOUGH AND LIME GREEN, GREAT MASS PLANTED
LR	LIGULARIA RENIFORMIS	TRACTOR SEAT	2LTR	5	900MM	PLANT FOR SEMI SHADE, DAMP TO WET AREAS
LW	LOMANDRA WHITE SANDS	LOMANDRA	13	700MM	-	STRIKING BLEACHED BEACHY LOOKING TUSSOCK
MA	MUEHLENBECKIA ASTONII	SHRUBBY TOROTORO	2LTR	45	700MM	FAB NATIVE WITH RUSTY RED BRANCHES, CLIPS WELL INTO MOUNDS, TOUGH AND COASTAL
MC	MUEHLENBECKIA COMPLEXA	POHUEHUE	2LTR	14	1000MM	NATIVE COASTAL GROUNDCOVER THAT GROWS ANYWHERE, CLIP AS A BEACHY MOUNDED SAND DUNE
ME	METROSIDEROS MAORI PRINCESS OR TITOKI	POHUTUKAWA	PB95	2	-	STRIKING COASTAL TREE TO 5 MTRS, CAN BE CLIPPED TO SHAPE
MS	METROSIDEROS SCARLET PIMPERNEL OR SWAP FOR TITOKI OR KARAKA (CLIPPED)	DWARF POHUTUKAWA	PB95	5	-	SMALL TREE TO 3 MTRS WITH RED FLOWERS IN SPRING, KEEP CLIPPED TO SHAPE AND AWAY FROM POOL
OJ	OPHIPOGON JAPONICUS	MONDO GRASS	TUBES	57	150MM	DARK GREEN GRASSLIKE PLANT FOR TOUGH SPOTS, GROWS TO 250MM
ON	OPHIPOGON NANA	MINIATURE MONDO GRASS	TUBES	208	100MM	PLANT BETWEEN PAVERS, TINY AND ONLY GROWS 50-80MM HEIGHT
PX	PHILODENDRON XANADU	-	5LTR	12	800MM	LARGE LUSH LEAVES, LIME GREEN AND GREAT IN TOUGH SPOTS
RH	RHOPALOSTYLIS KERMADEC	NIKAU/ KERMADEC	PB40	4	POTS	PLANT INTO LARGE FEATURED POTS FOR VERTICAL STRUCTURE IN POOL AREA
SR	SELLIERA RADICANS	-	2LTR	110	300MM	NATIVE COASTAL GROUNDCOVER, LIME GREEN AND BEACHY
WE	WESTRINGIA GREY BOX	GREY BOX BALLS	5LTR	2	POTS	CLIP AS BALLS IN POTS ON EACH SIDE OF FRONT DOOR
XC	XERONEMA CALLISTEMUM OR PHORMIUM GREEN DWARF	POOR KNIGHTS LILY	PB12	4	-	STRIKING COASTAL FLAX LIKE PLANT WITH RED FLOWERS AFTER MANY YEARS

DESIGN & CONSENTS

Geotech	Geotechnical Engineering report	each	1
Architecture	Site Plan	each	1
	Earthworks Plan	each	1
	Floor Plans	each	1
	Fire Place	each	1
	Swimmingpool	each	1
	Interior Design Coordination	each	1
	Landscape Design Coordination	each	1
Structural	Foundation Design	each	1
Building Consent	Apply for B.C.	each	1
Notes	Building Consent Fees	Owner's Care	1

SUPPLY TREND HOMES SUPERSTRUCTURE

Trend Homes	Supply Engineered Trend Homes Superstructure	each	1
Deliveries	Deliver Trend Homes Superstructure - Max steel length 8-10m	each	1

EARTHWORKS

Establishment	Deliver 12 ton excavator to site	each	1
	Deliver 5 Ton excavator to site	each	1
	Deliver padfoot roller to site	each	1
Silt Control	Supply and install silt fencing	meter	60
	Install de-cant overflow bund with riprap outlet	each	1
Bulking Works	Excavate and Remove Topsoil from site	m3	285
Install In-Ground	Install Concrete Water Tank - Fully Buried (stockpile earth)	each	2
	Install Entertainer 8 swimming pool	each	1
	Supply and Fill In-Ground Items with water	m3	30
	Spread & Compact fill from in ground install	each	100
Finishing	Trimming to form levels, grades and batters	m2	760
	Place and compact 150mm metal to driveway areas	m2	150
	Level and compact 75mm metal to building platform	m2	420
Notes	Handling of any hazardous materials	No Allowance	1
	Unforeseen ground conditions	No Allowance	1
	Identify and mark all existing in ground services	Owner's Care	1

Earthworks undertaken in dry season	Note	1
Hydroseeding or spray mulch	No Allowance	1

FOUNDATIONS

Footing & Piles	500mm diameter concrete piles	meter	7
Under Slab Services	Service ducting with draw wire into building	each	4
	Service ducting in trench under slab	meter	3
Ribraft Slab Class H2 Soils	400mm deep x 400mm wide concrete edge beam	meter	105
	400mm x 400mm slab thickenings to load bearing walls	meter	26
	400mm x 800mm slab expansion thickenings	meter	4
	600mm square x 400mm deep slab pad thickenings	each	8
	400mm deep ribraft floor with 100mm slab topping - residential grade - 30mpa - SE72 mesh	m2	281
Rebates	Joinery rebates	meter	26.7
	Roller door rebates	meter	5.2
	Shower Rebates	each	3
Nibs & Posts	120 x 300 x 300mm boxed cap	each	5
	650 x 650 x 400mm boxed cap	each	2

IN-GROUND SERVICES

Stormwater	Excavate and install 100mm stormwater pipe SN4	meter	124
	Down pipe connections	each	6
	Excavate and install concrete cesspit with trafficable lid	each	2
	Connections to concrete cesspits	each	2
	Connections to concrete water tanks	each	4
Wastewater	Excavate and install 100mm wastewater pipe SN16	meter	9
	Install gully trap	each	1
	Connection into wastewater systems	each	1
	Install Pump Chamber	each	1
Utilities	Excavate service trenching	meter	38
	Install 40mm MDPE water pipe to service trenching	meter	24
	Install electrical 50mm ducting to service trenching	meter	20
	Install telecom 40mm ducting to service trenching	meter	8
Finishing	Tidy & grade surplus material from in-ground services	m3	10
	Backfill trenching with compacted hardfill	m3	3
	Concrete and rock surround to stormwater pipe outlet	each	1
Notes	Vector upgrades, new mains power connections, telecom upgrades	No Allowance	1
	Correct fall and levels for connections into existing storm and waste water systems	Owner's Care	1

CONSTRUCTION TREND SUPERSTRUCTURE

Frame & Truss	Install Timber Portals	kg	880
	Install Prenail Framing	kg	6900
	Install Trusses	kg	1900
	Install Rafters	kg	1600
	Install Mitek Flitch Beams	kg	120
	Install Mezz Joists	kg	160
	Install Cedar Veranda Posts	kg	200
	Install Prenail Columns	kg	200
Sheets & Battens	Install 9mm Sheet Bracing checked into external Timber Framing	kg	120
	Install Roof Battens	kg	1100
	Install Ceiling Battens	kg	1200

EXTERNAL CONSTRUCTION

Roof	Install Covertek 407 paper to roof (self supporting & fire retardant)	m2	336
	Install Colorsteel Roof Sheeting 0.55 BMT	m2	336
Cavity Systems & Moisture Control	Install Thermakraft watergate plus building wrap	m2	408
	Protecto wrap system to openings	m	33
	Install cavity battens for Colorsteel cladding	m2	285
	Install cavity battens for vertical timber cladding	m2	122
Windows & Doors	Install Joinery to Cavity System (ground level)	kg	1600
	Install Joinery to Cavity System (height access)	kg	120
	Install Sectional Doors (motorised)	each	1
	Install Swish Pool Guard Mechanism	each	1
Cladding	Install Colorsteel 0.55 BMT to Cavity System	m2	285
	Install Cedar with Vertical Battens to Cavity System - 150mm cover	m2	122
	Install Colorsteel 0.55 BMT to Cavity Columns	m2	17
Facia & Soffits	Install Cedar Facia	meter	19.7
	Install Cedar Soffits 150mm cover	m2	51
	Install Cedar Eaves / Eyebrows 150mm cover	m2	4.2
Flashings, Trim & Rainwater	Install Anti Pond Flashings	m	26.4
	Install Pan Flashings	m	4
	Install Apron Flashings	m	16.8
	Install Barge Flashings	m	86.2
	Install Corner Flashings / Trim	m	72
	Install Vermin Flashings	m	122
	Install Roller / Sectional Door Flashings / Trim	m	4.8
	Install Joinery / PA Door Flashings / Trim	m	152
	Install 125mm Box Gutter	m	14

	Install 175mm Box Gutter	m	15.4
	Install Down Pipe - 4m to Knee	each	5
Screens &	Install Cedar Timber Screens	m2	20
Paint & Stain	Second Coat Stain to Cedar Cladding & Soffits	m2	176
	Second Coat Stain to Cedar Screens	m2	20

INTERNAL CONSTRUCTION

Framing	Frame out Kitchen Parapet and Bulkhead	each	1
Insulation	Install Insulation to Ceilings	m2	286
	Install Insulation to Walls	m2	565
	Install Insulation to Midfloor	m2	14
Internal Doors & Hardware	Install Internal Doors 2200mm High	each	5
	Install Cavity Sliders 2200mm High	each	9
	Install Double Robemaker Doors 2200mm high	each	4
	Install Tripple Robemaker Doors 2200mm high	each	1
	Install Barn Door on Track	each	1
	Install Passage Set	each	12
	Install Privacy Set	each	5
	Install Flush Pull Handle	each	12
	Install Door Stop	each	5
Linings	Install & Stop Standard Gib to walls and ceilings - up to 4m high	m2	1317
	Install Bracing Gib Fixings	m2	30
Finishing Lines	Install Skirting	m	260
	Install Arcitrave	m	360
Painting & Decorating	Paint Ceilings (Prime & 2 x Top Coats)	m2	281
	Paint Walls - up to 4m High (Prime & 2 x Top Coats)	m2	1166
	Paint Portal Frames (Prime & 2 x Top Coats)	m	58
	Paint Doors (Prime & 2 x Top Coats)	ea	26
	Paint Trim (Prime & 2 x Top Coats)	m	620
	Plaster Texture Paint (Prime & 2 x Top Coats)	m2	8
	Install Wall Paper	m2	6
	Second Coat Stain to Cedar	m2	4

ELECTRICAL & SECURITY

Lights	Install Internal Recessed Down Light	each	92
	Install Internal Surface Mounted Downlight	each	11
	Install Internal LED Strip Light	m	9.7
	Install Internal Wall Light	each	4
	Install Internal Tread Light	each	2

	Install Internal Feature Lights	each	4
	Install External Flood Lights	each	1
	Install External Wall Light	each	15
	Install External Tread Light	each	2
	Install External Garden Lights	each	2
Switches & Sensors	Install 1 Gang Switch	each	16
	Install 2 Gang Switch	each	4
	Install 3 Gang Switch	each	3
	Install 4 Gang Switch	each	5
	Install 6 Gang Switch	each	2
	Rotary Dimmer (fitted to switch)	each	7
Sensors	Install Internal Motion Sensor	each	4
	Install External Motion Sensor	each	3
Power Points & Data	Install Internal Single Power Point	each	34
	Install Internal Double Power Point	each	19
	Install External Single Power Point (10amp)	each	1
	Install External Single Power Point (15amp)	each	1
	Install External Single Power Point (20amp)	each	2
	Install External Double Power Point	each	3
	Install Single Data Outlet	each	2
	Install Double Data Outlet	each	3
Power Out	Install in ground power out to septic tank 20Amp	meter	3
Install	Oven	each	2
	Fridge	each	2
	Cooktop	each	1
	Dishwasher	each	1
	Heated Towel Rail	each	3
Supply	Install 51 way Switchboard	each	1
	Install Data Hub		
	Install mains power cable to ducting	meter	10

PLUMBING & GAS

Water In	Supply and Install 40mm Water Main	meter	25
	Limiting Pressure Valve	ea	1
	Bridging to in ground water tanks	ea	1
	Install 25mm Isolation valves	ea	2
	Install Water Pump	ea	1
	Install Purification Filter	ea	1
	Test and Commission	ea	1
Hot Water	Install Gas Califont	each	1
	Install Gas Regulator	each	1
	Install Bottle Station	each	1

Underslab	Toilets	each	4
	Vanity Basin	each	4
	Shower	each	3
	Bath	each	1
	Kitchen Sink	each	1
	Dishwasher	each	1
	Laundry Sink / Tub	each	1
	Washing Machine	each	1

Pipeout	Toilets	each	4
	Vanity Basin	each	4
	Shower	each	3
	Bath	each	1
	Kitchen Sink	each	1
	Dishwasher	each	1
	Laundry Sink / Tub	each	1
	Washing Machine	each	1
	External Taps	each	3

Fitoff	Toilets	each	4
	Vanity Basin	each	4
	Shower	each	3
	Bath	each	1
	Kitchen Sink	each	1
	Waste Disposal	each	1
	Dishwasher	each	1
	Laundry Sink / Tub	each	1
	Washing Machine	each	1
	External Taps	each	3
	Mirrors	each	4
	Roll Holders	each	4
	Robe Hook	each	1
	Floating Shelf	each	1

Fireplace	Install, connect and commission gas to fireplace	each	1
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AIR-CON, HEATING & VENTILATION

Air Extraction	Install Inline Fan Kit - 3m Ducting	each	1
	Install Inline Fan Kit - 6m Ducting	each	3
	Install Through Roof Fan Kit	each	1
	Install Rangehood - 6m Ducting	each	1

Heat Pumps	Install High Wall Heat Pump and External Unit	each	1
	Install Ducted Heat Pump System and External Unit	each	1
	Install Outlets to Ducted System	each	6

Fireplace	Install In Wall Gas Fire	each	1
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FIRE & SECURITY

Security Alarm	Install Alarm System with Keypad and External Siren	each	1
	Install PIR Sensors	each	7
External Security	Install Intercom System	each	1
	Install Electrical Feed to Gate	m	10
Smoke Alarms	Install Interconnected Smoke Alarms	each	8

INTERIOR FITOUT

Custom Cabinetry	Install Kitchen - 300m2 Home	each	1
	Install Scullery - 300m2 Home	each	1
	Install Laundry	each	1
	Install Laundry Storage Cupboards	each	1
	Install Mud Room	each	1
	Install Media Room	each	1
	Install Study	each	1
	Install Master Robe	each	1
Modular Cabinetry	Install Wardrobe Bedroom 2	each	1
	Install Wardrobe Bedroom 3	each	1
	Install Wardrobe Bedroom 4	each	1
	Install Wardrobe Bedroom 5 / Media 2	each	1
	Install Storage Shelving	each	1
	Install Acoustic Panels	m2	8.3
Floor Coverings & Tiles	Install Carpet	m2	102
	Install Laminate Flooring	m2	96
	Install 1200 x 600mm Tiles on Waterproofing	m2	72
	Install Mosaic Tiles on Waterproofing	m2	26.3
	Install Garage Carpet	m2	42
Curtains, Blinds & Shutters	Install Curtains with Double track - Medium	ea	4
	Install Curtains with Single track - Medium	ea	1
	Install Curtains with Double track - Large	ea	1
	Install Curtains with Single track - large	ea	1
	Install Shutters - Small	ea	2
Glass & Balustrades	Install Shower Glass with Hinged Door	each	1
	Install Shower Glass with Sliding Door	each	1

DRIVEWAYS & LANDSCAPING

Driveways	Regrade and Compact 100mm GAP40 to Driveways & Paths	m2	180
	Box and Place 120mm deep Exposed Concrete to Driveways	m2	110
	Box and Place 120mm deep Exposed Concrete to Patio	m2	34

	Box and Place 120mm deep Exposed Concrete to Stepping Stones	ea	14
	Box and Place 150mm deep Concrete Service Pads	ea	2
Decking	Install Hardwood Decking on Timber Structure - less than 0.5m High	m2	123
	Install in Deck Pool Cover	ea	1
Swimming Pool	Install Copings	m	24
	Install Skimmer	ea	1
	Install Pump and Filtration	ea	1
	Install Pool Cover	ea	1
	Install Pump House	ea	1
Fencing	Install Aluminium Fencing (Bolt to Surface)	m	10
	Install Aluminium Fencing (Post in Concrete)	m	18
	Install Aluminium Passenger Gate	ea	1
	Install Aluminium Sliding Gate	ea	1
	Install Motor to Gate and Commission	ea	1
	Install Key Pad	ea	1
	Install Safety Beams	ea	1
	Install Glass Fencing / Balustrade (Bolt to Surface)	m	18
	Install Glass Gate	ea	1
	Install Letterbox	ea	1
	Landscaping	Install Plants - Small	ea
Install Plants - Medium		ea	165
Install Plants - Large		ea	6
Install Feature Rocks - Medium		ea	10
Box Pebble Paths with Hardwood Timber and Fill with 50mm Hardfill and 50mm Pebbles		m2	35
Supply and Spread Top Soil to Gardens		m3	20
Install Edging		m	55
Install Ready lawn		m2	55

PRELIMINARY & GENERAL

Insurance	Contract Works Insurance	each	1
	Professional Indemnity Insurance	each	1
	Public Liability Insurance	each	1
General	Serviced Portaloo on site during construction	week	52
	Reuse - Remove construction waste from site	each	1
	Temporary Power - Builders Temp Supply	each	1
	Mobile Height Access	each	1
	Scaffolding	each	1
	Fall protection	each	1
	Craneage	each	1
	External Clean Prior to Handover	m2	400
	Internal Clean Prior to Handover (Habitable / Office Areas)	m2	281
	Management	Project Management	each

	Health & Safety	each	1
Consultants	Geotech Engineer inspections and issue of Producer Statement	each	3
	Structural Engineer inspections and issue of Producer Statement	each	3
	Install Survey Pegs for Building Setout	each	1
	Install Floor Height Datum	each	1
	Additional Survey Pegs	each	4
Notes	Survey Boundary Pegs and / or Building Survey Pegs	No Allowance	1
