

INTERNAL FINISHES



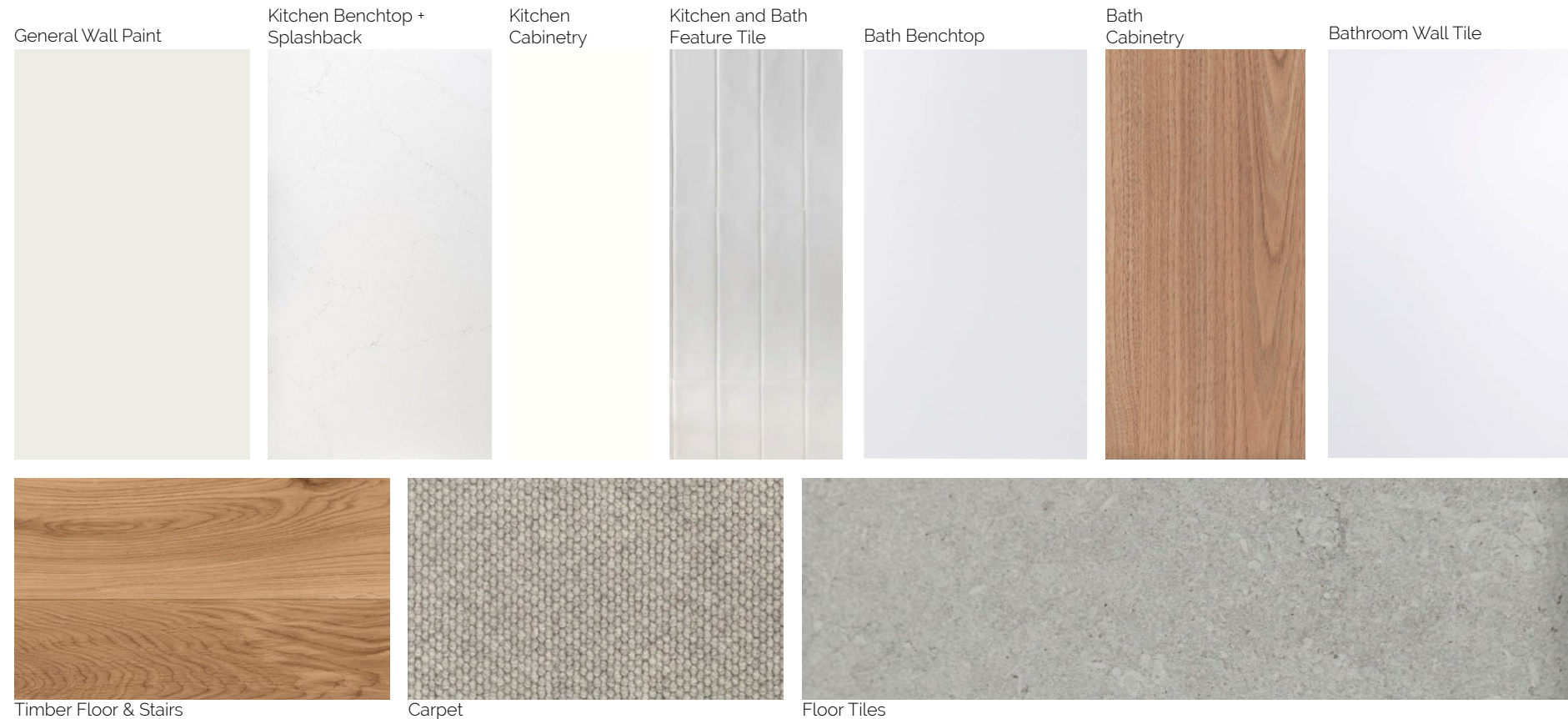
INTERNAL FINISHES

ISSUE DETAILS	DATE	COMMENTS	AUTHOR
Preliminary	18/08/2023		SZ
BA Issue	01/09/2023		SZ
90% Issue	26/09/2023		GG
Preliminary Construction	08/01/2024		GG
For Construction	12/08/2024		SW


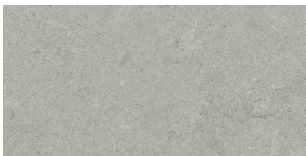
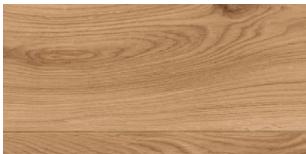

NOTES:

1. All paint colours are from the Dulux traditional colour range, unless noted otherwise.
2. All colours / finishes nominated as 'TBA' are 'to be advised' by the architect.
3. All schedules to be read in conjunction with Architectural documentation. See plans and elevations for further details. Refer to Legend on drawings for meaning of abbreviations.
4. Contractor to confirm all quantities and locations on architectural drawings.
5. Any discrepancies between this Finishes Schedule and finishes shown on the drawings shall be referred to the Architect for clarification prior to ordering. The Contractor shall meanwhile allow for the more substantial or more expensive finish.
6. Not all products listed in this schedule are regularly in stock in Australia in large quantities. The builder is responsible for ordering products at a time that will allow the shipment to arrive prior to the scheduled install date. It is recommended that the builder call each supplier for an update on stock availability immediately after their tender is accepted.
7. Any alternative finishes sourced by the builder will shall comply with current Australian Standards.

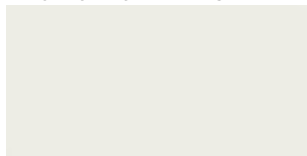
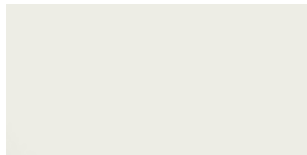
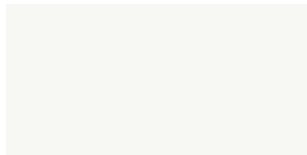
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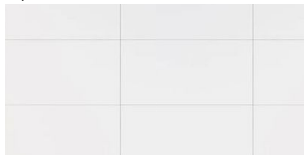
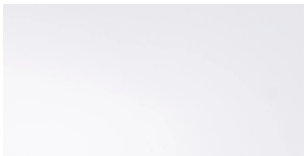

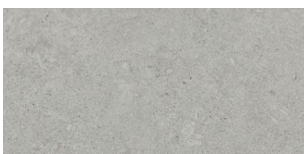
INTERNAL FINISHES

CODE	ITEM	DESCRIPTION		COMMENTS / APPROVAL	REV
FLOOR FINISHES					
TF01	Engineered Timber Flooring 	Location: Colour: Supplier:	Ground Floor TBC By Client Prior to Install By Builder		5
FT01	Floor Tile 	Location: Description: Colour: Finish: Grout: Supplier:	Ensuite / Bathroom 600 x 600mm Porcelain Floor Tile Stone Union Almond In-Out P4 Manhattan 2000 National Tiles		4
TM01	Stairs Timber Plank 	Location: Colour: Supplier:	All stairs TBC By Client Prior to Install - to match floor plank By Builder		5
CP01	Carpet 	Location: Colour: Supplier:	Level 1 Bedrooms / MPR TBC By Client By Builder		5

INTERNAL FINISHES

CODE	ITEM	DESCRIPTION		COMMENTS / APPROVAL	REV
WALL FINISHES					
PF01	Internal Paint Finish 	Location: Description: Colour: Finish: Supplier:	General Internal Paint Finish Snowy Mountain Half Low Sheen Dulux		2
PF02	Internal Paint Finish 	Location: Description: Colour: Finish: Supplier:	Doors / Architraves / Skirting Paint Finish Snowy Mountain Half Semi-Gloss Dulux		2
PF03	Internal Paint Finish 	Location: Description: Colour: Finish: Supplier:	Ceilings Paint Finish Ceiling White Flat Dulux		1


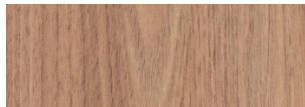

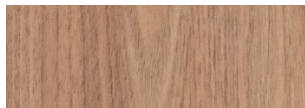
INTERNAL FINISHES

CODE	ITEM	DESCRIPTION		COMMENTS / APPROVAL	REV
WALL FINISHES CONT.					
SP01	Splashback 	Location: Description: Colour: Supplier:	Kitchen Splashback Tile TBC By Client prior to Install By Builder		5
WT01	Wall Tile 	Location: Description: Colour: Finish: Grout: Supplier:	Bathroom / Ensuite 300 x 600mm Rectified Ceramic Tile White Matt Bianco Luna National Tiles		2
WT02	Wall Tile 	Location: Description: Colour: Finish: Grout: Supplier:	Bathroom / Ensuite 75 x 300 Ceramic Mosaic Masia Blanco Matt Bianco Luna National Tiles		2
WT03	Wall Tile 	Location: Description: Colour: Finish: Grout: Supplier:	Powder / Laundry 600 x 600mm Porcelain Floor Tile Stone Union Almond In-Out Manhattan 2000 National Tiles		2


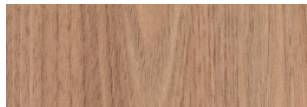

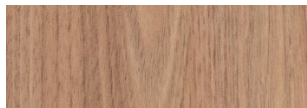
INTERNAL FINISHES

CODE	ITEM	DESCRIPTION		COMMENTS / APPROVAL	REV
JOINERY FINISHES CONT.					
BT01	BenchTop 	Location: Description: Colour: Finish: Supplier:	Kitchen Bench 20mm Crystalline Silica-Free Surface Giusto Polished YDL Stone	Benchtop to comply with building code and legislative requirements and be installed to manufacturer's details	4
LM01	Door Fronts and Panels 	Location: Description: Colour: Finish: Supplier:	Kitchen Joinery Fronts Laminate Natural White Matt Polytec		1
LM02	Feature Shelf 	Location: Description: Colour: Finish: Supplier:	Kitchen Overhead Shelving Laminate Tasmania Oak Woodmatt Polytec		1


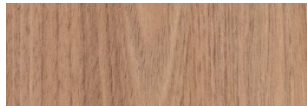
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CODE	ITEM	DESCRIPTION		COMMENTS / APPROVAL	REV
JOINERY FINISHES CONT.					
VB01	Vanity 01  	Location: Description: Bowl Position: Interior: Top: Cabinet Finishes: Handles: Universal Plug & Waste: Supplier:	Type A and B Bathroom Glacier Door & Drawer, 900 Twin, Wall Hung Centre Bowl Lite Cast Marble Moulded Top Tasmanian Oak Bevel-grip Finger Pull Universal Plug & Waste Gloss White ADP		2
VB02	Vanity 02  	Location: Description: Bowl Position: Interior: Top: Cabinet Finishes: Handles: Universal Plug & Waste: Supplier:	Type A and B Ensuite Glacier Ensuite All-Drawer, 1200 Twin, Wall Hung Left Bowl Lite Cast Marble Moulded Top Tasmanian Oak Bevel-grip Finger Pull Universal Plug & Waste Gloss White ADP		2

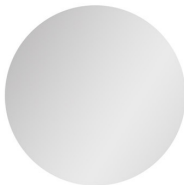

INTERNAL FINISHES

CODE	ITEM	DESCRIPTION		COMMENTS / APPROVAL	REV
JOINERY FINISHES CONT.					
VB03	Vanity 03  	Location: Description: Bowl Position: Interior: Top: Cabinet Finishes: Handles: Universal Plug & Waste: Supplier:	Type C Bathroom Glacier Door & Drawer, 1500 Twin, Wall Hung Centre Bowl Lite Cast Marble Moulded Top Tasmanian Oak Bevel-grip Finger Pull Universal Plug & Waste Gloss White ADP		2
VB04	Vanity 04  	Location: Description: Bowl Position: Interior: Top: Cabinet Finishes: Handles: Universal Plug & Waste: Supplier:	Type C Ensuite Glacier Door & Drawer, 1800 Twin, Wall Hung Double Bowl Lite Cast Marble Moulded Top Tasmanian Oak Bevel-grip Finger Pull Universal Plug & Waste Gloss White ADP		2



INTERNAL FINISHES











CODE	ITEM	DESCRIPTION		COMMENTS / APPROVAL	REV
JOINERY FINISHES CONT.					
VB05	Vanity 05  	Location: Description: Cabinet Finishes: Universal Plug & Waste: Supplier:	Powder petite 400 Wall Hung Tasmanian Oak Universal Plug & Waste Gloss White ADP		1







INTERNAL FINISHES


CODE	ITEM	DESCRIPTION		COMMENTS / APPROVAL	REV
JOINERY FINISHES CONT.					
MR01	Mirror 01 	Location: Description: Supplier:	Powder Round Polished Edge Mirror 750 ADP		1
MR02	Mirror 02 	Location: Description: Cabinet Finish: Door Finish: Supplier:	Bathroom / Ensuite Round Mirror Cabinet Tasmanian Oak Matte White Polyurethane ADP		1

INTERNAL FINISHES

CODE	ITEM	DESCRIPTION		COMMENTS / APPROVAL	REV
JOINERY FINISHES CONT.					
Handle	Joinery Handles 	Location: Description: Colour: Supplier:	Kitchen Underbench Joinery Fronts Momo ona Lip Pull Handle Matt White MoMo		2
Handle	Entry Handle 	Location: Description: Colour: Supplier:	Entry Doors Earth BAH - 178 Tasmania Oak Barben		1

Brand	Description		Colour
Haier	60cm, 7 Function, Electronic Screen, w/ Air Fry		Black
Haier	60cm 4 Zone Induction Cooktop		Black
Fisher & Paykel	60cm Undermount Rangehood - Unbranded		SS
Haier	60cm Fully Integrated Dishwasher		
Bezzoni	Soho Kitchen Mixer with Pull Out Spray - Satin Brass		Satin Brass
Franke	Double Bowl Flush / Top / Undermount Sink		SS
Clark	Eureka 45 Litre Compact T&C		SS/White
Bezzoni	Soho Kitchen Mixer - Satin Nickel		Satin Nickel
Austworld	100mm Designer Square Tile Grate		SS
Austworld	Washing Machine Mini Stops with Pin Handle (Pair)		CP

Seima	Wall Faced Universal Rimless Toilet Suite with Classic Soft Close Seat		White
Bezzoni	Stream Basin Mixer - Satin Brass PVD		Satin Brass PVD
Bezzoni	Stream Toilet Roll Holder - Left Hand - Satin Brass PVD		Satin Brass PVD
Bezzoni	Stream Toilet Roll Holder - Right Hand - Satin Brass		Satin Brass
Barben	Robe Hook - Satin Brass PVD		Satin Brass PVD
Austworld	100mm Designer Square Tile Grate		SS

Seima	Modia Wall Faced Universal Rimless Toilet Suite		White
Bezzoni	Stream Mixer & Spout Trim Kit		Satin Brass
Bezzoni	Mixer Body & Elbow for Spout Connection	IMAGE NOT AVAILABLE	**
Bezzoni	Stream Exposed Shower System		Satin Brass
Bezzoni	Stream Wall Mixer Trim Kit Only - Satin Brass PVD		Satin Brass PVD
Bezzoni	Universal Inwall Mixer Body Only	IMAGE NOT AVAILABLE	**

Bezzoni	Stream Toilet Roll Holder - Left Hand - Satin Brass PVD		Satin Brass PVD
Bezzoni	Stream Toilet Roll Holder - Right Hand - Satin Brass		Satin Brass
Bezzoni	Stream Double Towel Rail 600mm - Satin Brass PVD		Satin Brass PVD
Bezzoni	Stream Double Towel Rail 800mm - Satin Brass PVD		Satin Brass
Barben	Robe Hook - Satin Brass PVD		Satin Brass PVD
Bezzoni	Stream Metal Shower Shelf - Satin Brass		Satin Brass
Austworld	100mm Designer Square Tile Grate		SS

Schedule 7 Other disclosure – Covenants and Conditions

Part A - Covenants

The Buyer will be or may be bound by the following covenants:

1. Access

- (a) The Seller and/or the predecessor on title of the Seller and its agents, invitees, contractors and sub-contractors and any government or local authority may enter the Land, the Lot and/or the Common Property prior to Settlement of the Contract with machinery to carry out or complete all necessary work in connection with the provision of services and the completion and maintenance of subdivisional and development works for the Land.
- (b) The Buyer acknowledges that the Land forms part of a development which will comprise lots which the Seller (in respect of Proposed SP347530) intends to sell and potentially lease to other persons and the Buyer waives all rights to make any objection, requisition or claim for compensation, before or after Settlement of the Contract, or rescind or terminate this Contract concerning the methods used by the Seller and its agents to sell or lease lots in the development. Such methods may include, without limitation, the use of signs and the use of sales offices.