

Note:

Due to unprecedented demand in the building industry- some products shown may not be available at the time of building

DESIGNER Specification

Feb 2022 Version 16

All products and photos shown here are of a general nature.

A full specification for your home will be detailed on your Letter of Offer.

Products are subject to change without notice or recourse

'Designer' Specification

They have been chosen for their style and durability and offer exceptional choices - without the need for costly upgrades.

Your colours appointment.....

- Our professional colour consultant is **Leonie Fassy** (0418 766 911). You can contact her or she will contact you to make a time to meet with you once you have completed a tile selection. She will help you put together and document the fixtures, fittings and colours for your new home.
- At this meeting you will be choosing the style and colour of items such as entrance doors, roofing, guttering, garage doors, windows, outside cladding;
 laminates/ stone benchtops, basins, toilets, towel rails and toilet roll holders,
 paint colours, internal doors, etc. etc.

Tiles

Tile selections are done at the Why Not Tiles showroom listed here.

We request you to make your own appointment to do your selection with one of their very helpful and specialised staff members.

Generally, the allowance is:-

Main Floor Tiles - ceramic up to 450x450
Bathrooms and Ensuite Floor Tiles - ceramic up to 450x450
Bathrooms and Ensuite Wall Tiles - ceramic up to 450x450
Tile supply allowance is \$30-00 sq m plus gst

Floor wastes are square polished chrome

Note: Porcelain, rectified edge, and tiles larger than 450×450 will incur an additional laying cost.

Why Not Tiles



Shop 1/290 Eastern Service Road, Burpengary, QLD 4505,

Hours of Trade

Monday to Friday 8.00am – 4.30pm Saturday 8.30am – 12.30pm Please do not make these appointments on a Saturday, as they are unable to provide you with excellent service in that very hectic period.

Your Letter of Offer details the extent and allowance for the supply of your tiles

Lightweight External Finishes

For a feature wall, for the non brick parts of two storey houses, for a feature panels or for energy efficient exterior walls as shown on the plans and /or your Letter of Offer



Stria



Linea



Matrix



Lightweight cladding - LINEA



PROFILE: LINEA 150MMSIZE: 150 X 4200 X 16





PROFILE: LINEA 180MM**SIZE:** 180 X 4200 X 16





Lightweight cladding - STRIA



PROFILE: STRIA SPLAYED 255MMSIZE: 255 X 4200 X 14



PROFILE: STRIA WIDE 405MMSIZE: 405 X 4200 X 14



PROFILE: STRIA STANDARD 325MMSIZE: 325 X 4200 X 14





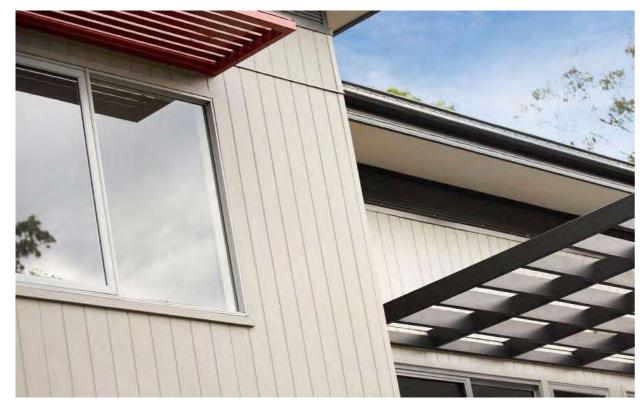






PROFILE: AXON SMOOTH 400MM VERTICALSIZE: 2750 X 1200 X 9

Lightweight cladding - AXON





scyon WALLS+FLOORS

PROFILE: AXON WOOD GRAINED VERTICALSIZE: 2450 X 1200 X 9



PROFILE: MATRIX VERTICAL PANEL LAYOUTSIZE: 1790 X 890 X 8



PROFILE: MATRIX HORIZONTAL PANEL LAYOUTSIZE: 1790 X 890 X 8

Lightweight cladding - MATRIX



PROFILE: MATRIX SQUARE PANEL LAYOUTSIZE: 1190 X 1190 X 8





Standard Bricks-PGH

All joints are natural cement mortar. Off-white mortar will incur an additional cost



Girraween



Hotham



Perisher



Breaking Dawn

St George



Grey stone







Frost



Lifestyle





Thredbo



Winter Gold

Woodstock

Standard Bricks - Austral



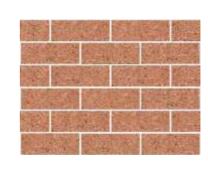




Wilderness Range







Silver Birch

Everyday Life Range

Escape

Freedom

Stimulate







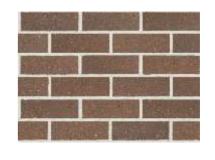
Urban One Range

Grecian Gold

Pepper

Silver





Metropolis Range

Alabaster

Topaz



Metal Roof, Fascia and Gutter - Choose from these colours





LYSAGHT. BUILD ON.

bristileroofing.com/ald

Roofing Tiles - only if specified









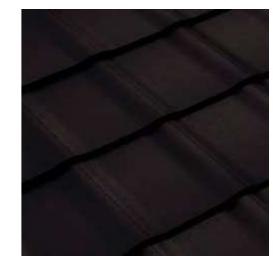
Classic Shingle / Coal



Classic Shingle / Gun Metal



Classic Shingle / Mica



Classic Shingle / Nickel



Classic Shingle / Pebble



Classic Shingle / Sand



Classic Shingle / Savannah

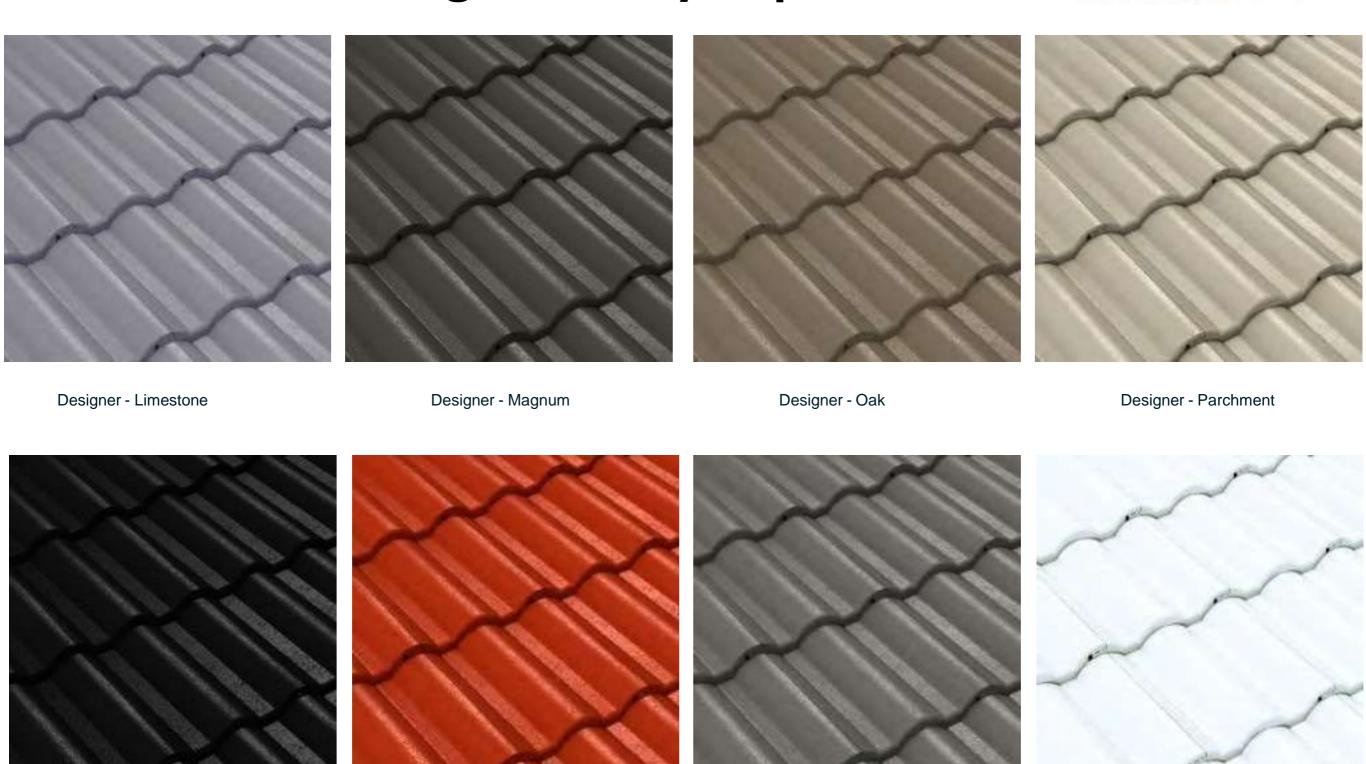


Classic Shingle / Steel

Classic Shingle

Roofing Tiles - only if specified





Designer - Phoenix

Designer - Redwood

Designer - Sanctuary

Designer - Surfspray

Designer Profile

bristileroofing.com/qld

Roofing Tiles - only if specified











Prestige Smooth - Limestone

Prestige Smooth - Mercury

Prestige Smooth - Palladium

Prestige Smooth - Radium



Prestige Profile UPGRADE

Prestige Smooth - Tungstan

Windows and Sliding Doors

Dowell windows and doors - SEQ COLOUR CHART













Dog or cat flap is an optional extra

Diamond pattern safety screens are fitted to all sliding panels of windows and doors if shown on your letter of offer

Garage Doors

Choose a profile...



Timber look -(Classic Cedar and Caoba) is an upgrade

PAINT



PAINTING SPECIFICATION

External Walls:

2 x coats of Taubmans All Weather (cladding: 1 x primer and 2 x coats) Only 1 x colour allowed Only 1 x feature colour allowed

Interior walls:

3 x coat system Easy Coat (ie. 1 x Prep Sealer and 2 x coats Easy Coat Walls- Interior)

Only 1 x feature colour allowed (to cover 1 x large family room type wall or 2 x small to medium walls) Taubmans Easycoat paint includes Microban®, which provides antimicrobial protection against the growth of mould, mildew and fungus on painted surfaces. Use it in damp areas of your home and in rooms that suffer from high humidity.



Taubmans All Weather paint is just what you need to protect exterior surfaces. It also offers total UV protection and dirt shedding technology to keep your paint looking good for longer. It comes with a 10 year guarantee*.





http://www.taubmans.com.au/public/colour.aspx

Kitchen / Cabinets

The Style and extent of your cabinets in the kitchens, bathrooms and laundry are detailed on your plan and Letter of Offer.

Generally Inclusions Are:

One bank of 4 cutlery drawers
Two banks of 3 utility drawers
Polytec Laminates including 'sheen' board
Microwave space

2 pot drawers

Overhead cupboards

Kitchen benches with 20mm stone tops with square arrised edge

Door handles from the Builders Range

One bank of drawers to vanities in Bathroom and Ensuite.

Laminate tops to Vanities, Laundry and Powder Room (unless otherwise specified in Letter of Offer)



Common terms - check your costings for inclusions

Kitchen details are as shown on your plan

Cabinet Door Handles









1092 AU 224 BN

1092 AU 224 CH

SSTB-160-SS







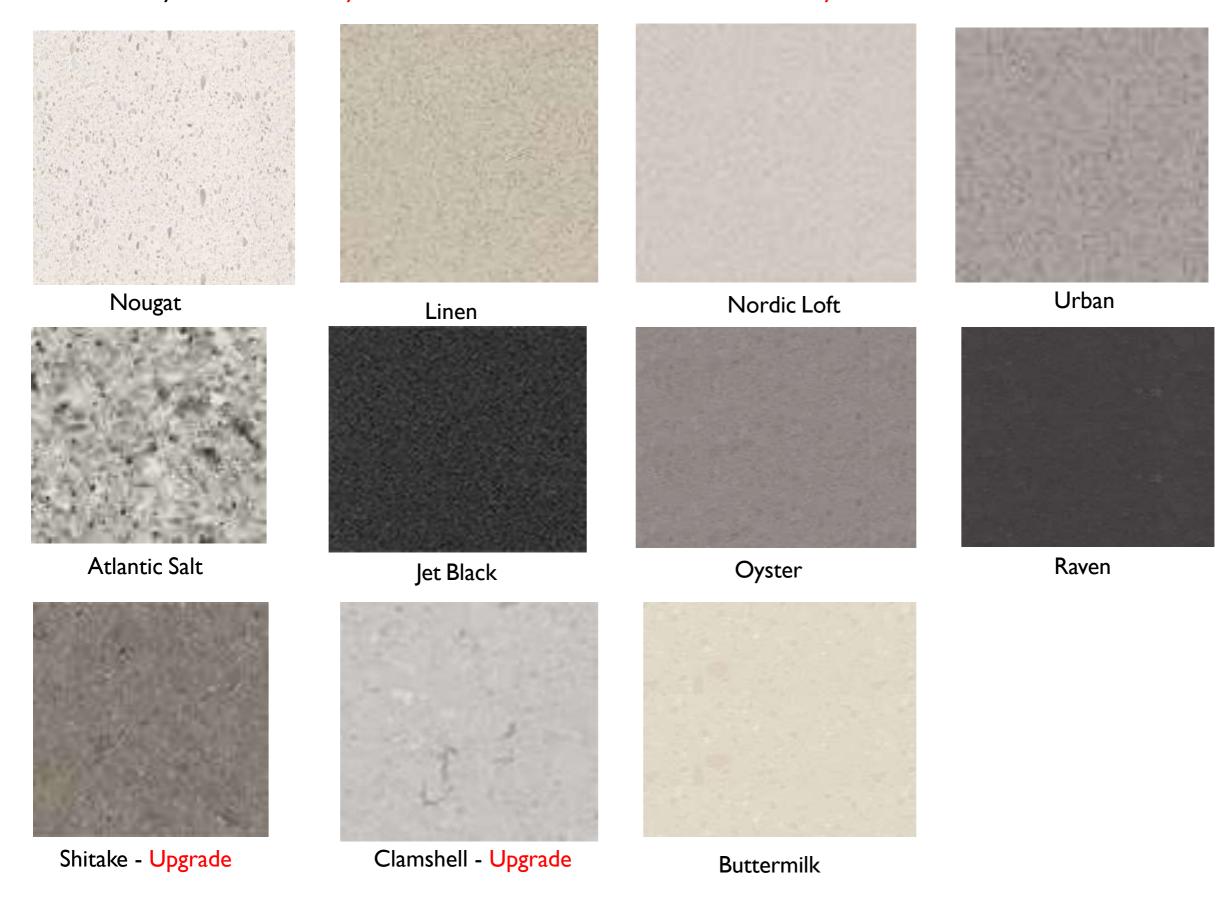
Caesarstone

Generally to kitchen, butlers pantry and ensuite in 20mm thick. Optional to bathrooms, powder room and laundry. Please check your Letter of Offer for extent and thickness for your home



Caesarstone

Generally to kitchen, butlers pantry and ensuite in 20mm thick. Optional to bathrooms, powder room and laundry. Please check your Letter of Offer for extent and thickness for your home.



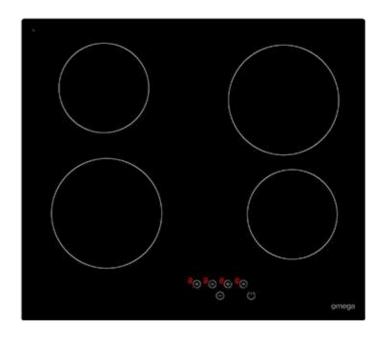
STANDARD APPLIANCES



OMEGA 60cm OVEN OBO650X



OMEGA SLIDE OUT RANGE HOOD ORT6WXA



OMEGA 60 cm GLASS COOKTOP TOUCH - OCC64TZ



OMEGA DISHWASHER ODW700X

omega

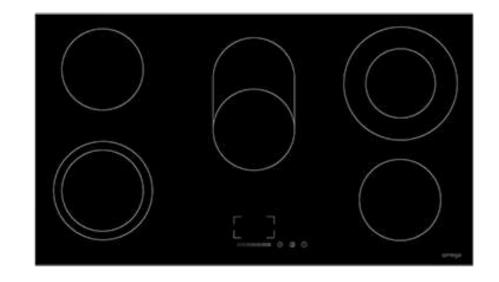
https://www.omegaappliances.com.au/



Omega 4 burner gas OCG64X - 60CM

The 900 w series-

Only if detailed in your letter of offer





ORC97Glass

ORC93XA - 90CM CANOPY

OC90TZ - 90CM CERAMIC



OCG905FX 90cm gas cooktop

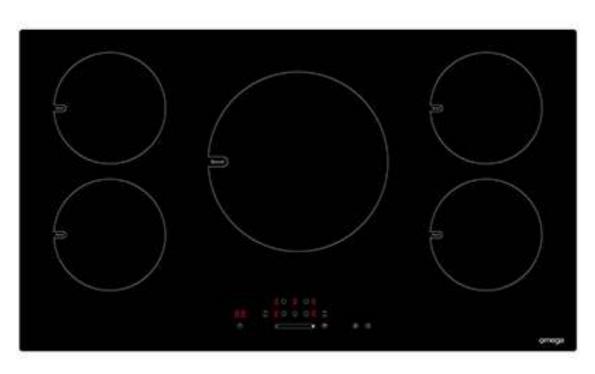






OF916FX-90 cm Multifuel

OMEGA APPLIANCES - UPGRADE



OCI95Z - 90CM INDUCTION UPGRADE



OCG95FFX 90CM GAS ON GLASS UPGRADE



ODW707X - 60CM S/S FINISH **UPGRADE**





Entry Doors

single or double doors will be detailed on your plans All doors are 820 w

1200 wide and pivot doors are an upgrade

NOTE: Colours of doors shown are only indicative.

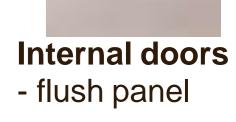




Trilock entrance set 8091 ANG BC



 $\underline{\text{http://www.humedoors.com.au/products/entrance_doors/}}$



FRONT DOOR HANDLES - UPGRADE

(not all styles fit every door and additional latches may be needed)



Standard Skirtings and Architraves

All skirtings and architraves are painted



Door Handles - Gainsborough G2 and G3 Product Range

All handles are available in Satin Chrome, Bright Chrome



















G3-Venice lever only on round rosette

Privacy locks fitted to:
Bathrooms, toilets and master bedroom
Entrance lock sets are door specific





Door Handles Gainsborough G4

All handles are available in Satin Chrome or Bright Chrome



Florence - G4



Olive-G4



Lianna - G4



Elena- G3



Amelia - G4



Bailey - G4



Amara - G4



Venice - G3



Latoria- G4

Privacy locks fitted to:-Bathrooms, Toilets and Master Bedroom. Entrance lock sets are door specific.



Internal Handrails and Balustrading

Your stairs may be shown as either carpet covered or stained timber depending on your Letter of Offer

Timber Balusters either painted or stained(Standard)
Choose from one of these profiles





Choose from one of these
Hand Rail Profiles - the Newel post and handrail are
finished as stained timber



Metal Balusters (Standard)
Silver, White or gun metal grey

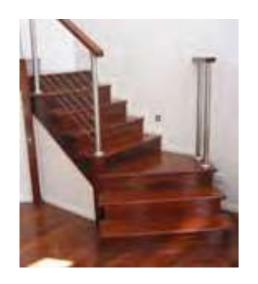






Glass (Upgrade)

Stairs



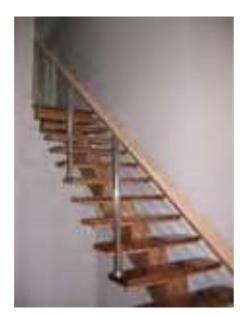






Note: Glass is an upgrade











Illustrations of different styles only - Refer to your contract cost sheet for your specific stairs

Plumbing Fittings



If you wish to upgrade or choose from outside of the options in our Designer Range, please contact Leonie Fassy on 0418 766911- to arrange a meeting at the Harvey Norman Commercial Division Showroom.

Stapylton (QLD Commercial Head Office) 101 Burnside Road Stapylton QLD 4207







Illustration only of shaving cabinets and wall hung vanity.
ONLY IF SPECIFIED IN YOUR LETTER OF OFFER

Fienza Modular Vanities 900-1500 wide



- standard is wall hung with a recessed laminate plinth



Slim Vanity Unit – Ceramic Top Rect Bowl – Kicker 450 x 320 x 900 – SM45a



Standard Basins





Arto Rectangular Inset Basin - ITH -480 x 430 -7078B



Fienza Alison Drop In Basin - I TH -415 x 410 - TR4583



Arto Rectangular Drop In Basin -ITH -530 x 460 x 170 -9050



Arto Rectangular thin edge Semi-Inset Basin - I TH - $400 \times 400 \times 120 - 713$ OF

Above Counter Basins





Arto Square Counter Basin -ITH -410 x410 x150-311CA



Arto Rectangular thin edge Above Counter Basin -ITH -400 x400 x120 -7129B



Fienza COMO Above Counter Basin - I TH -485 \times 85 -7078W



Fienza Raine Above Counter Basin - ITH -415 x 410 -RB2133 -Upgrade



Fienza Evie Above Counter Basin -NoTH -485 x 85 -TR 4322 -Upgrade



Fienza Sarah Semi Inset Basin -NoTH -440 x 310 - RB4071- Upgrade

Above Counter Basins - cont





Arto Rectangular Stepped Above Counter Basin -1TH -500 x428 x178 -7130C



Arto Rectangular thin edge Above Counter Basin -ITH -460 x400 x120 -7130C



Standard Semi Recessed Basins





Arto Rectangular Inset Basin – ITH -520 x 430 x 160 –805 OB



Arto Square Low Semi Recessed Basin -ITH -420 x460 x155 -80501



Arto Square Semi Recessed Basin -1TH-410 x410 x145 -311D



Arto Semi-Recessed Basin – ITH -460 x400 –713OE

Style of Vanity Units - semi-floating with recessed laminate kick, or to the floor

All styles are plan specific.



Semi Floating Vanity Unit with laminate kick



Semi Floating Vanity Unit with laminate kick



Semi Floating Vanity Unit with -Tiled kick is an Upgrade



Semi Floating Vanity Unit with laminate kick



To the floor



To the floor

Standard Bath



may be installed a tiled podium - Refer to Letter of Offer

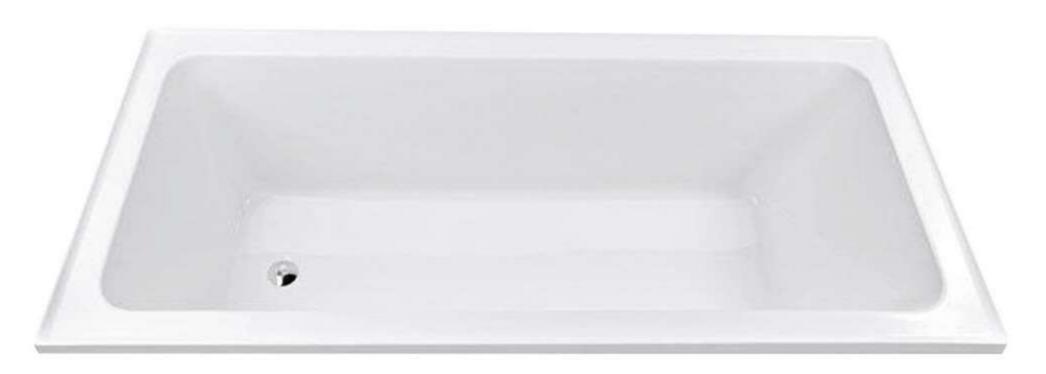


Decina Fabrino Acrylic Bath

1675 x 765 x 400 FA1675W or 1525 x 765 x 400 FA1525W (as per Letter of Offer)

Standard Bath





The Cortez is perfect for creating a minimalist style bathroom with the tiling bead around the bath perimeter allowing it to be fixed into a tiled wall, maximising bathroom space and creating clean, uncluttered lines. This contemporary designed bath has a reclining lumbar area for relaxing in comfort.

Decina Cortez Acrylic Bath

1670 x 765 x 450 FA1675W or 1525 x 765 x 400 CO1525W (as per Letter of Offer)

Standard Bath



Installed in a tiled podium - when included in Letter of Offer



Decina Carina Island Bath

1750 x805 x 480

 $1675 \times 765 \times 440$

1525 x 765 x 440

Freestanding Bath UPGRADE





Decina Prezzo Freestanding Bath

 $1700\times800\times530$

1500 x 800 x530

Kitchen Sinks





Everhard Squareline Double Bowl with LH or RH drainer with tap hole - 73147



Everhard Excellence Squareline Double Bowl - 73179 - $760 L \times 450 W \times 200 mm D$ Standard as top mount only Underslung is an Upgrade



Paco Jaanson Corsica 790 Double bowl Undermount sink 790 x 458 x 228mm D01-U-Standard as top mount only Underslung is an Upgrade



Paco Jaanson Colander CL01 Upgrade



Paco Jaanson Corsica Drain Tray A01L Upgrade

Butlers Pantry Sinks and Accessories – if specified





Corsica Single Bowl -Top Mount 408 x 458 x228mm A01-U



Paco Jaanson Corsica Drain Tray A01L-Upgrade



The Excellence Squareline Single Bowl 73178

 $460 L \times 400 W \times 200 mm D$ Upgrade Top Mount unless specified

Laundry Fittings





Loddon 45 lit Flushline tub 600x 500 no bypass LH taphole PR45-IL



Everhard Classic Freestanding 45L Laundry Cabinet where specified



Ruby sink mixer-laundry PM1002SW Sink Mixer Laundry Tub Mixer



Austworld Mini Non return tap non return valve (dishwasher, washing machine, water filter)BVWM





Standard Tapware Kitchen sink mixers





Opus Gooseneck sink mixer PC2002SB



Opus Squareline sink mixer PC-1002SB



Eden sink mixer PSL1001- Upgrade

Bathroom Tapware - Cora





Cora Basin Mixer PBR2001



Cora Wall /Bath Mixer PBR3001



Cora High Rise Basin Mixer PBR2002- Upgrade



Cora Bath spout 200mm PHD1015



Cora Wall Basin Mixer Set with spout- Upgrade



Cora sliding shower rail-CP PSH036



Cora round multi function shower set PHC4502R -Upgrade

Tapware Bathroom - Opus and Kara ranges





Opus Basin Mixer PC-2003SB



Opus Wall / Bath Mixer PC-3001SB



Opus Wall Basin Mixer Set with spout Upgrade PC3004SB



Opus High Rise Basin Mixer Upgrade PC2004SB



Kara Basin Mixer HYB11-201



Kara Wall /Bath Mixer HYB11-301



Kara Wall Mixer with **Diverter Upgrade** HYB11-501



Kara High Rise Basin Mixer Upgrade HYB11-202

Upgrade Bathroom Tapware - Synergi Range

Harvey Norman

(Synergi is available in brushed brass, black, chrome)



Arcisan Synergii Chrome Basin Mixer-SY 01210



Arcisan Synergii Matte Black Basin Mixer



Arcisan Synergii Brushed Brass Basin Mixer



Arcisan Synergii Wall Mounted Matte Black Basin Mixer Set-SY 01220 MB



Arcisan Synergii Wall Mounted Matte Black Shower/ Bath Combo-SY 01240MB



Arcisan Synergii Extended Height Basin Mixer –SY 01211

Bathroom Accessories - Axus

-available in Matte Black, Satin Nickel, Brushed Brass





Axus Toilet Roll Holder AX11.SN



Axus Robe Hook AX08.SN



Axus Single Towel Rail 800 mm -AX80



Axus DoubleTowel Rail 800mm -AX80-D



Axus sliding shower rail-AX 02240



Axus shower column with slide rail
-AX 02315.SN

-Upgrade

Bathroom Accessories-Azzura









Azurra 800mm 18-Series- (round backplates) Double-Rails 18112-1

Azurra 800mm 18-Series-Single-Towel-Rails 18111

Azzura 18-Series-Towel-Ring 18106



Azzura 800mm 17-Series- (square backplates) Double-Towel-Rails 17412-1



Azzura 18-Series-Toilet-Roll-Holder 181101-1



Azzura 17-Series-Toilet-Roll-Holder 181101-1



Azzura 18-Series-Robe-Hook 17403- Upgrade



Azzura 17-Series-Robe-Hook 17403- Upgrade

Toilets





Paco Jaanson Vitari back to wall toilet suite with soft close seat S trap 60-190-Back inlet H-HLB080B-BI

Floor Waste

Bermuda Floor Waste STANDARD MFBERCH 100Sq



Strip Grate Floor Waste UPGRADE



Standard Shower Screens

- semi frameless









Shower Screen - Upgrades



Walk in shower room **UPGRADE**



Frameless **UPGRADE**



Wardrobe and Linen Fit-out

Prior to the robe fit-out you will be contacted as to any specific layout and upgrades you may require.

Mirror doors are standard where specified

Polytec fronts to doors are an UPGRADE



Standard Fitout:

White melamine shelves

Main WIR:-

One hanging rail shelf 2 x banks of 4 open shelves Section of double hanging

Other robes:-

One hanging rail shelf Ix bank of 4 open shelves

Linen:-

4 x shelves

Your plans and Letter of Offer will detail the extent and type of robe fit-out for your home



Light Fittings and Fans



White 4 blade fan - Included



LED lights - Included



'Remote Control' fan - UPGRADE

Your house plans and lighting plan will detail the number of lights, power points, data points and tv points specified for your home. We will make a time with you to go through the plan and mark up the position of these with you. (Included in your home is the supply and installation of builders range recessed lights - or batten holders in the case of feature lights to be installed later. The supply and installation of feature lights is not included as standard

Hot Water Systems

Size as detailed in your Letter of offer.





Rinnai Hotflow 250litre Storage HWS 3.5kw EHFA250S36



UPGRADE to Solar split



Rinnai Hotflow 300 litre Storage HWS 3.6 kw EHFA315S36



UPGRADE to Solar



Electric Heat pump - **UPGRADE**

Air Conditioning- split system

If A/C is selected the unit size and brand is detailed in your Letter of Offer and is dependant on house size.



Split systems to Bed I and Family Room /Kitchen

Air Conditioning - ducted

Unit size and brand is detailed in your Letter of Offer - and is dependant on house size

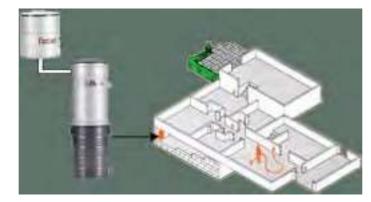


Vacuum, Alarm, Intercom, Smart Wiring

If selected then brand and size will be detailed in Letter Of Offer



Alarm Systems





With a ducted vacuum system the dirt and dust travel to the central power unit located away from your living area (Usually in the garage) where the unit can be exhausted to the atmosphere this prevents recirculation of any dust particles and helps eliminate the "Sick Building Syndrome".

Asthma and Hay Fever sufferers no longer have to leave the house while vacuuming is being done and sleeping babies are not disturbed as all noise is eliminated from the area being cleaned. Dust Mites are completely removed from your home and the noise reduction features incorporated into the modern ducted system have to be heard to be believed!



So what exactly is structured cabling and smart wiring?

The Hills Home Hub delivers and distributes data, phone, video, audio and TV signals using the latest in data and TV cables from a centrally located enclosure to specially configured wall outlets in any room of your choice. Structured cabling using the Hills Home Hub is preferably planned at the same time as your electrical wiring. The central enclosure is home to the devices that enable the delivery and distribution of these signals. It also houses the security system central controller. An ideal location for the central enclose is a garage or utility room.

Future planning to which rooms you would like to access data, phone, video ect should be considered, as the use of a room could change over time from a nursery to a study.

Carpets and Timber and Vinyl Plank floors



Carpet Call

are our suppliers.

We have a great range of their products to show you.



Your letter of offer will detail the extent, finishes and allowances for your home.

Any alternative flooring products will be specified in your Letter of Offer.

Driveways and Paths-

if included in your Letter of Offer



These exposed aggregates are indicative only. Not all colours may be available in your area.

Our concrete and paving consultant in conjunction with our landscaper will contact you close to the house completion time to confirm the colour and extent of all paving if it is included in your letter of offer