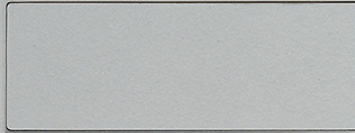




## Park Avenue Scheme



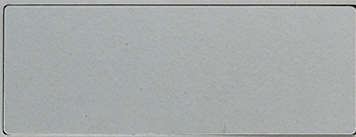
**Kitchen benchtop**



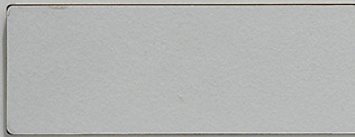
**Bathroom & laundry benchtop**



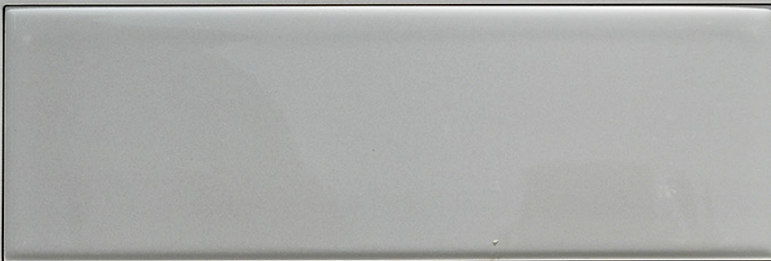
**Internal paint**



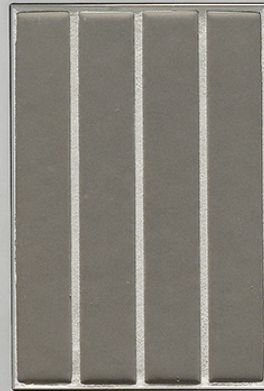
**Kitchen joinery**



**Bathroom & laundry joinery**



**Splashback**



**Bathroom feature tile**



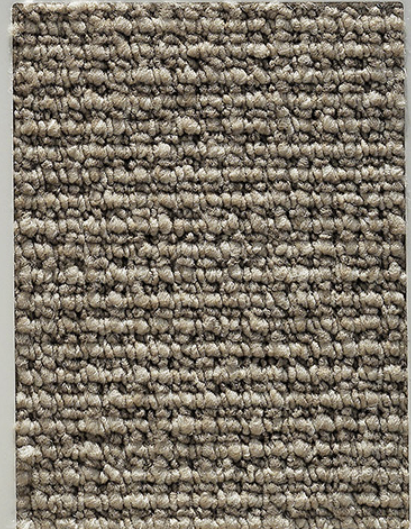
**Wall tile**



**Flooring upgrade**



**Floor tile**



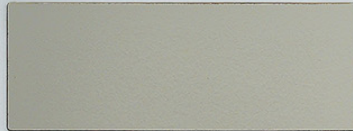
**Carpet**



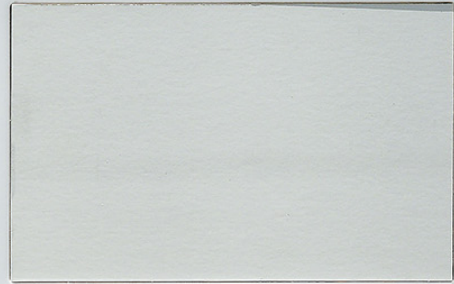
## Broadway Scheme



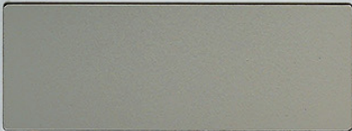
**Kitchen benchtop**



**Bathroom & laundry benchtop**



**Internal paint**



**Kitchen joinery**



**Bathroom & laundry joinery**



**Splashback**



**Bathroom feature tile**



**Alternate feature tile**



**Wall tile**



**Flooring upgrade**



**Floor tile**











**Carpet**





**Cascade Gardens - Fitments & Finishes Schedule**

**1. Door Schedule**

Area	Item	Specification	Image
Door / Window Schedule	Front Door Type A.1 & C	<b>Material:</b> Painted Timber Veneer <b>Manufacturer:</b> Corinthian Doors <b>Style:</b> PCL4G Ceramica <b>Glazing:</b> Rose Jewel or Kookaburra Jewel	 
	Front Door - Side Lite Type C ONLY	<b>Material:</b> Painted Timber Veneer <b>Manufacturer:</b> Corinthian Doors <b>Style:</b> PCL4G Ceramica <b>Glazing:</b> Rose Jewel or Kookaburra Jewel	 
	Aluminium Windows & Sliding Doors	<b>Material:</b> Powdercoated Aluminium <b>Manufacturer:</b> Bradnams Windows & Doors <b>Frame Colour:</b> As per External Colour Scheme - Keyed Alike <b>Glazing:</b> Clear to living & obscure to wet areas	
	Window Screens	<b>Material:</b> Powdercoated Aluminium Frames with Diamond Grill & Fibreglass Mesh <b>Manufacturer:</b> Builder to Decide <b>Frame Colour:</b> As per External Colour Scheme	
	Sliding Door & Swinging Door Screens	<b>Material:</b> Powdercoated Aluminium Frames with Diamond Grill & Fibreglass Mesh <b>Manufacturer:</b> Builder to Decide <b>Frame Colour:</b> As per External Colour Scheme	
	Internal Door	<b>Material:</b> Painted Timber Veneer <b>Manufacturer:</b> Hume Doors <b>Style:</b> Moulded Panel Smooth ASC	
	Laundry Door	<b>Material:</b> Painted Timber Veneer <b>Manufacturer:</b> Hume Doors <b>Style:</b> XF3 1/2 Glass - Solid Core <b>Glazing:</b> Clear	

	All Sliding Cupboard Doors	<b>Material:</b> Aluminium Framed with Vinyl Infills <b>Manufacturer:</b> n/a <b>Style:</b> Vinyl Sliding <b>Frame Colour:</b> White <b>Vinyl Infill Colour:</b> White	
	Master Bedroom	<b>Material:</b> Aluminium Framed with 1 x Mirror Infill 1 x White Vinyl Infill <b>Manufacturer:</b> n/a <b>Style:</b> Mirror/Vinyl Sliding <b>Frame Colour:</b> White <b>Vinyl Infill Colour:</b> Mirror/Vinyl	
2. Door Hardware Schedule			
Area	Item	Specification	Image
Door Handles	Front Hinged Door	<b>Manufacturer:</b> Gainsborough <b>Style:</b> Governor Entrance Set <b>Colour:</b> Polished Brass <b>Rooms:</b> Entry	
	Back External Hinged Door	<b>Manufacturer:</b> Gainsborough <b>Style:</b> Governor Entrance Set <b>Colour:</b> Brushed Satin Chrome <b>Rooms:</b> Laundry	
	Internal Passage Door	<b>Manufacturer:</b> Gainsborough <b>Style:</b> G4 Range TBC Lever Passage Set <b>Colour:</b> Brushed Satin Chrome <b>Rooms:</b> Bed 2&3, Study	
	Internal Privacy Door	<b>Manufacturer:</b> Gainsborough <b>Style:</b> G4 Range TBC Lever Privacy Set <b>Colour:</b> Brushed Satin Chrome <b>Rooms:</b> Master Bed, Bath, Ens	
	Linen Cupboard Swinging Door	<b>Manufacturer:</b> Gainsborough <b>Style:</b> G4 Range TBC Lever Dummy Set <b>Colour:</b> Brushed Satin Chrome <b>Rooms:</b> Hinged Cupboard Doors	
	Sliding Passage Cavity Door	<b>Manufacturer:</b> Gainsborough <b>Style:</b> Circular Sliding Cavity Passage Set <b>Colour:</b> Brushed Satin Chrome <b>Rooms:</b> Laundry	
	Joinery Door Handles	<b>Manufacturer:</b> Lincoln Sentry <b>Style:</b> Titan Rail and Post 156mm <b>Colour:</b> Stainless Steel <b>Rooms:</b> Kitchen & Vanities Doors	
	Door Stop	All Internal Hinged Doors (Except Wet Areas)	<b>Material:</b> Plastic <b>Manufacturer:</b> Sylon <b>Style:</b> Clip <b>Colour:</b> White






	Front Door	<b>Manufacturer:</b> <b>Style:</b> Magnetic Door Stop <b>Colour:</b> Polish Brass	
	Wet Area Doors	<b>Material:</b> Plastic <b>Manufacturer:</b> N/A <b>Style:</b> Cushion <b>Colour:</b> White	

### 3. Walls / Ceilings / Cornice




Area	Item	Specification	Image
All Rooms	Skirting	<b>Material:</b> Primed Finger Jointed Pine <b>Style:</b> 68 x 12 Single splayed	
	Architraves	<b>Material:</b> Finger Jointed Primed Pine <b>Style:</b> 42 x 12mm Single Splayed	
	Wall	<b>Material:</b> 10mm Plasterboard <b>Manufacturer:</b> As Selected by Builder <b>Style:</b> Paper Finish - Suitable for Painting	
	Walls - Wet Areas	<b>Material:</b> 6mm Villaboard <b>Manufacturer:</b> As Selected by Builder <b>Style:</b> Water Resistant - Suitable for Painting	
	Ceilings	<b>Material:</b> 10mm Plasterboard <b>Manufacturer:</b> As Selected by Builder <b>Style:</b> Paper Finish - Suitable for Painting	
	Cornice	<b>Material:</b> Plaster <b>Manufacturer:</b> As Selected by Builder <b>Style:</b> 90mm Coved	

### 4. Lighting/Power Schedule

Area	Item	Specification	Image
All Rooms	Light Fitting	<b>Material:</b> <b>Manufacturer:</b> OSRAM <b>Style:</b> LEDvance LED 9W down light - Tri Colour <b>Colour:</b> White	
Alfresco	Light Fitting	<b>Material:</b> <b>Manufacturer:</b> <b>Style:</b> Gimble down light <b>Colour:</b> White	
As Per Drawings	Ceiling Fan	<b>Material:</b> Aluminium <b>Manufacturer:</b> Clipsal <b>Style:</b> Air flow 1200mm (No Light) <b>Colour:</b> White	





As Per Drawings	Ceiling Fan with Light	<b>Material:</b> Aluminium <b>Manufacturer:</b> Clipsal <b>Style:</b> Air flow 1200mm <b>Colour:</b> White	As above with oyster light
Bathrooms	Heater/Fan/Light	<b>Material:</b> Polycarbonate <b>Manufacturer:</b> Brilliant Lighting <b>Style:</b> Newton 2 + 1 Bathroom Mate <b>Colour:</b> White	
Garage	Fluro Light	<b>Material:</b> <b>Manufacturer:</b> <b>Style:</b> Fluro <b>Colour:</b> White	
External Entry & External Rear Garage Door	Light Fitting	<b>Material:</b> <b>Manufacturer:</b> <b>Style:</b> Bunker <b>Colour:</b> White	

## 5. Kitchen

Area	Item	Specification	Image
Kitchen	Sink	<b>Material:</b> Chrome <b>Manufacturer:</b> Castano <b>Style:</b> DIVA 1 3/4 Bowl Fushline Sink <b>Size:</b> 1080MM	
	Benchtop	<b>Material:</b> Laminate <b>Style:</b> 32mm Standard Range with Square edge <b>Colour:</b> As per colour schedule	
	Joinery Doors and Panels	<b>Material:</b> Laminate <b>Manufacturer:</b> Laminex <b>Style:</b> As per colour schedule <b>Size:</b> 16MM	
	Sink Mixer	<b>Material:</b> <b>Manufacturer:</b> Nero <b>Style:</b> Dolce Gooseneck Sink Mixer <b>Colour:</b> Chrome	
	Dishwasher Tap	<b>Material:</b> <b>Manufacturer:</b> Austworld <b>Style:</b> Mini Cistern Stop <b>Colour:</b> Chrome	
	Fridge Tap	<b>Material:</b> <b>Manufacturer:</b> Austworld <b>Style:</b> Mini Cistern Stop <b>Colour:</b> Chrome	

	Oven	<p><b>Material:</b> Oven <b>Manufacturer:</b> Technika <b>Style:</b> TB60FDTSS-5 - Electric Oven <b>Colour:</b> Chrome</p>	
	Range Hood	<p><b>Material:</b> Rangehood <b>Manufacturer:</b> Technika <b>Style:</b> GEH6017 - Slide Out Rangehood <b>Colour:</b> Stainless Steel</p>	
	Cook Top	<p><b>Material:</b> Cooktop <b>Manufacturer:</b> Technika <b>Style:</b> VCER60 Ceramic Cook Top <b>Colour:</b> Black</p>	
	Dishwasher	<p><b>Material:</b> Dishwasher <b>Manufacturer:</b> Technika <b>Style:</b> TBD4SS-5 <b>Colour:</b> Chrome</p>	
<b>6. Bathroom / Separate Toilet / Laundry</b>			
Area	Item	Specification	Image
	Toilet	<p><b>Material:</b> Toilet <b>Manufacturer:</b> Castano <b>Style:</b> Round Back to Wall - Back Inlet with Soft Close Seat <b>Colour:</b> White</p>	
	Toilet (optional extra)	<p><b>Material:</b> Toilet <b>Manufacturer:</b> Oliveri <b>Style:</b> Vienna Comfort Height Back to Wall <b>Colour:</b> White</p>	
	Grab Rails (optional extra)	<p><b>Grab Rails:</b> 1 x Fienza Grab Rail 90 degree angle 450x450mm, 1 x Grab Rail Straight 600mm, 1 x 40 Degree Grab Rail 900x700mm</p>	





Main Bathroom Type D & E ONLY	Cistern Tap	<p><b>Manufacturer:</b> Austworld <b>Style:</b> Mini Cistern Tap <b>Colour:</b> Chrome</p>	
	Shower Screen	<p><b>Material:</b> Aluminium Semi Frameless Glass <b>Manufacturer:</b> n/a <b>Style:</b> Pivot Door (1970mm High) Semi Framless <b>Colour:</b> Clear <b>Frame Colour:</b> Chrome</p>	
Main Bathroom Type A.1 & C Only	Shower Screen	<p><b>Material:</b> 10mm Frameless Glass <b>Manufacturer:</b> n/a <b>Style:</b> Fixed Panel (2100mm High) <b>Colour:</b> Clear <b>Frame Colour:</b> N/A</p>	
Ensuite Bathroom Type A.1 & C Only	Shower Screen	<p><b>Material:</b> 10mm Frameless Glass <b>Manufacturer:</b> n/a <b>Style:</b> Fixed Panel (1100mm High) to top of nib wall <b>Colour:</b> Clear <b>Frame Colour:</b> N/A</p>	
	Floor Waste	<p><b>Material:</b> <b>Manufacturer:</b> Austworld <b>Style:</b> Round 100mm Floor Waste <b>Colour:</b> White</p>	
	Bathroom Vanity	<p><b>Material:</b> China <b>Manufacturer:</b> Castano <b>Style:</b> Selena Drop in Basin <b>Colour:</b> White</p>	
	Basin Waste	<p><b>Material:</b> <b>Style:</b> Pop-Up Plug n Waste <b>Colour:</b> Chrome</p>	
	Bathroom Mirror	<p><b>Material:</b> Glass Mirror <b>Style:</b> 4mm Frameless Mirror <b>Colour:</b> Chrome</p>	
	Tile Angles	<p><b>Material:</b> Alum Tile Angle <b>Colour:</b> Chrome</p>	





	Bathroom Basin Taps/Faucet	<p><b>Material:</b> Solid Brass <b>Manufacturer:</b> Nero <b>Style:</b> Classic Basin Mixer <b>Colour:</b> Chrome</p>	
	Shower Rail	<p><b>Material:</b> <b>Manufacturer:</b> Fienza <b>Style:</b> Stella Rail Shower with Soap Dish <b>Colour:</b> Chrome</p>	
	Shower Mixer	<p><b>Material:</b> <b>Manufacturer:</b> Nero <b>Style:</b> Classic Shower Wall Mixer <b>Colour:</b> Chrome</p>	
	Shower Shelf	<p><b>Material:</b> <b>Manufacturer:</b> Castano <b>Style:</b> Capri Metal Shelf <b>Colour:</b> Chrome</p>	
	Robe Hooks	<p><b>Material:</b> <b>Manufacturer:</b> Ausboard <b>Style:</b> DLX Robe Hook <b>Colour:</b> Chrome</p>	
	Hand Towel Ring	<p><b>Material:</b> <b>Manufacturer:</b> Ausboard <b>Style:</b> DLX Towel Ring <b>Colour:</b> Chrome</p>	
	Towel Rail	<p><b>Material:</b> <b>Manufacturer:</b> Ausboard <b>Style:</b> DLX Double Towel Rail <b>Colour:</b> Chrome</p>	
	Toilet Roll Holder	<p><b>Material:</b> <b>Manufacturer:</b> Ausboard <b>Style:</b> DLX Toilet Paper Holder <b>Colour:</b> Chrome</p>	
	Laundry Basin	<p><b>Material:</b> Chrome <b>Manufacturer:</b> Castano <b>Style:</b> 45 Litre <b>Colour:</b> Chrome</p>	



Laundry	Laundry Taps/Basin	<b>Material:</b> <b>Manufacturer:</b> Nero <b>Style:</b> Classic Sink Mixer <b>Colour:</b> Chrome	
	Laundry Taps/Basin	<b>Manufacturer:</b> Castano <b>Style:</b> Washing Machine Stop <b>Colour:</b> Chrome	
<b>7. Standard Spec Details</b>			
Area	Item	Specification	Image
All	GPO	All GPO Point to be 300mm above ground floor	
	Switches	Clipsal Prestige and Standard Range	
Shelving	Robe Detail	<b>Style:</b> Top shelf @ 1750mm High with Hanging Rail <b>Material:</b> White Melamine	
	Linen Detail	<b>Style:</b> 4 shelves <b>Material:</b> White Melamine	
Living	Air Conditioning	<b>Type:</b> Split System <b>Manufacturer:</b> Daikin <b>Style:</b> Back to Back - 7.0Kw <b>Position:</b> Living	
Master Bedroom	Air Conditioning (Optional Extra)	<b>Type:</b> Split System <b>Manufacturer:</b> Daikin <b>Style:</b> Back to Back - 2.5Kw <b>Position:</b> Master Bedroom	
External	Hot Water Unit	<b>Material:</b> Electric Storage HWU <b>Manufacturer:</b> Rinnai Hotflo <b>Size:</b> 250L	
	Driveway / Alfresco	<b>Material:</b> Plain <b>Supplier:</b> To be decided by Builder <b>Colour:</b> Plain Grey	
Bedrooms/Study/ Main Living Area	Carpet	<b>Material:</b> Polypropylene Carpet and Underlay <b>Supplier:</b> To be decided by Builder <b>Colour:</b> As per Colour Schedule	
Bedrooms/Study/ Main Living Area	Vinyl Plank (optional extra)	<b>Material:</b> Luxury Vinyl Plank. 184mmx4.5mm <b>Supplier:</b> Admired Flooring <b>Colour:</b> Dune	
Wet Area	Wall Tiles	<b>Material:</b> Ceramic <b>Supplier:</b> To be decided by Builder <b>Colour:</b> White 200x400mm up to 2100h in shower area	
	Floor Tiles	<b>Material:</b> Ceramic <b>Supplier:</b> To be decided by Builder <b>Colour:</b> As per colour schedule 600x600mm	

Cascade  
Gardens



**LEISURE OR RETIREMENT VILLAGE**  
for the over 50's

Main Area Floors	Tiles	<b>Material:</b> Ceramic <b>Supplier:</b> To be decided by Builder <b>Colour:</b> As per colour schedule 600x600mm	
Splashbacks	Tiles	<b>Material:</b> Ceramic <b>Supplier:</b> To be decided by Builder <b>Colour:</b> White 100x300mm	