

Upgrade selection list pricing dated April 2024

Subject to Final Drawings, Engineering, Site & Statutory Authority Requirements, additional costs if required . We reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the contract

1	Kitchen Upgrades:	Price
	Provide 40mm Caesarstone waterfall end to Kitchen Island from Builder's range *Colour as nominated in selected colour scheme *Subject to acceptance of 40mm benchtop(s) and Island QTY: _____	\$1,300
	Provide 20mm Caesarstone waterfall end to Kitchen Island from Builder's range *Colour as nominated in selected colour scheme QTY: _____ <i>Note: Item is N/A if selected with 40mm Caesarstone</i>	\$850
	Provide 40mm square edge to the stone benchtop(s) in the Kitchen from Builder's range in lieu of standard *Colour as nominated in selected colour scheme Note: excludes waterfall end(s) and barback. (upgrade applicable to standard Kitchen layout only)	\$3,960
	Provide Technika 900mm oven (Black) in lieu of standard 600mm wide oven *adjust cabinetry to suit	\$990
	Provide Technika 900mm Stainless Steel gas cooktop (H950SLTXPRO) in lieu of standard cooktop	No Charge
	Provide 600mm Technika freestanding Dishwasher (TDX7SS-6 Stainless Steel) to the Kitchen	\$1,090
	Provide upgrade to "Smeg" 600mm appliances package in Stainless Steel in lieu of standard "Technika" *Smeg SFA63M3TVX - 600mm Oven Classic Thermoseal Oven (9 Function) *Smeg SHW610X1 - 600mm Canopy Rangehood *Smeg CIR66XS3 - 600mm Cooktop Hob Classic *adjust cabinetry to suit 600mm appliances	\$1,690
	Provide upgrade to "Smeg" 900mm appliances package in Stainless Steel in lieu of standard "Technika" *Smeg SFRA9300TVX - 900mm Oven Classic Thermoseal Oven (9 Function) *Smeg SHW910X1 - 900mm Canopy Rangehood *Smeg CIR93AXS3 - 900mm Cooktop Hob Classic *adjust cabinetry to suit 900mm oven in lieu of 600mm wide	\$3,950
	Provide cold water point to fridge space	\$250
	Provide polyurethane with matte/gloss finish to Kitchen cabinetry doors, drawers and panels in lieu of standard Polytec	\$4,570
	Provide sharknose profile (finger-pull) handles to Kitchen cabinetry in lieu of standard	\$1,070
	Provide toughened glass splashback to Kitchen between benchtop and overhead cabinetry, including returns and side of Island bench (where applicable) Note: excludes area above and behind canopy rangehood (where applicable)	\$2,730
	Provide double bin pull-out 450mm to Kitchen cabinetry (adjust kitchen cupboard to suit)	\$1,020
	Provide wiring provision for 2 No. pendant lights over Kitchen Island. *future installation by owner after handover Note: Includes ceiling batten for additional support	\$370
2	Bathroom Upgrades:	
	Provide floor to Ceiling tiling in main Bathroom and Ensuite *square set cornice in lieu of cove *villaboard in lieu of plasterboard	\$5,300
	Provide floor to Ceiling tiling to Powder room. (subject to house design) *square set cornice in lieu of cove *villaboard in lieu of plasterboard	\$3,300

	Provide 1 x 300mm (H) x 450mm (W) shower niche QTY: _____ Location(s): _____	\$500 each
	Provide up to 900mm (W) Mirror Shaving Cabinet Standard 2 Door in lieu of standard Mirror *to match width of vanity QTY: _____ Location(s): _____	\$1,300
	Provide up to 1200mm (W) Mirror Shaving Cabinet Standard 2 Door in lieu of standard Mirror *to match width of vanity QTY: _____ Location(s): _____	\$1,470
	Provide up to 1500mm (W) Mirror Shaving Cabinet Standard 3 Door in lieu of standard Mirror *to match width of vanity QTY: _____ Location(s): _____	\$2,060
	Provide floor waste to main area of wet area, includes the following - PER ROOM * Add 1 No. stainless steel square chrome floor waste and drainage point to a wet area room (in addition to 1 x standard for shower) * Step down to floor area to create compliant fall (up to a maximum of 60mm) * Labour to screed wet areas (up to a maximum of 70mm thick) * Labour to Cut Tiles to fall to floor waste (1:80 as per NCC Requirement) * Sealing around floor waste pipe	\$2520 per room
	Provide "Matte Black" Mizu Drift tapware and accessories to wet areas (excluding Laundry) in lieu of standard range "Chrome" *Subject to BASIX/NatHERS assessment * excludes toilet suite fittings	\$2,050

3	Flooring Upgrades:	
	Provide hybrid flooring from builder's range to Ground Floor (excluding bedrooms and wet areas) *Colour as nominated in selected colour scheme	STANDARD
	Provide tiling from builder's range to Ground Floor in lieu of standard hybrid flooring.(excluding bedrooms and wet areas) *Colour as nominated in selected colour scheme	3500
	Provide tiling from builder's range to Ground Floor in lieu of standard hybrid flooring.(excluding bedrooms and wet areas) *Colour as nominated in selected colour scheme	2820
	Provide hybrid flooring from builder's range to First Floor (excluding wet areas) and staircase in lieu of standard carpet *Colour as nominated in selected colour scheme	\$8,270
	Provide hybrid flooring from builder's range to a Ground Floor Bedroom or Study in lieu of standard carpet *Colour as nominated in selected colour scheme	\$810
	Provide hybrid flooring from builder's range to all Bedrooms in lieu of standard carpet (single storey) *Colour as nominated in selected colour scheme	\$3,320
	Provide upgrade to "Grand Escape" range in lieu of standard carpet (single storey) Colour: _____	\$840
	Provide upgrade to "Grand Escape" range in lieu of standard carpet (double storey) Colour: _____	\$1,390

4	Electrical & Lighting Upgrades:	
	Provide LED downlights throughout in lieu of standard oyster lights (single storey)	\$4,550
	Provide LED downlights throughout in lieu of standard oyster lights (double storey)	\$5,200
	Provide (external) up/down light(s) to brickwork and/or brick pier on front façade. *client to nominate location QTY: _____ Location(s): _____	\$630 each
	Provide (external) weatherproof double power point(s) *client to nominate location QTY: _____ Location(s): _____	\$290 each
	Provide additional (internal) double power point(s) *client to nominate location QTY: _____ Location(s): _____	\$140 each

	Provide Schneider three phase 11kw EV Link Home Charging Station (EVH4S11N2) to Garage *Upgrade to main switchboard and protection from single phase to three phase. *20A three phase circuit *20A three phase circuit protection including Type A RCD *20A three phase isolation switch *Type 2 cable 5 meter *EVA1HPC3 peak controller	\$6,060
5	Security Features Upgrades:	
	Provide Kocom Colour Video intercom system (KCV-D374) including: *Four wire circuit *1 No. camera, monitor and powerpoint	\$1,380
	Provide Bosch Solutions 2000 alarm system including: 1 x Bosch 2000 Alarm 8 Zone Panel 1 x Bosch 16 Zone LCD Keypad 4 x Bosch Gen 2 Blue Line PIR Detectors 1 x Slim Ext Siren & Internal Siren, AC Plug Pack, 12v 7ah Back Up Battery Part#MJAO (Requires 1 Powerpoint for Siren)	\$1,700
6	Outdoor Features:	
	Provide 1 No. additional potable garden tap to external brick wall (excluding isolated piers) Location: _____	\$410
7	Interior Finishes:	
	Provide square set perimeter to internal ceilings (excluding Garage) in lieu of standard Cove cornice	\$9,410
	Provide Balmoral (PBAL1) Primed MDF to internal doors in lieu of standard flush panel	\$4,240
	Provide Balmoral (PBAL2) Primed MDF to internal doors in lieu of standard flush panel	\$4,240
	Provide 1 No. painted feature wall *Matte finish only QTY: _____ Location(s): _____	\$250 each
8	Storage Solutions:	
	Provide 460mm wide Melamine tower consist of (4No.) 140mm high drawers and (2No.) adjustable shelves. *Adjust hanging rail to suit *Drawer infill to be provide next to nib wall (where applicable) QTY: _____ Location(s): _____	\$410 each
	Provide 460mm wide Melamine tower consist of (5No.) adjustable shelves *Adjust hanging rail to suit *Drawer infill to be provide next to nib wall (where applicable) QTY: _____ Location(s): _____	\$370 each
9	Air Conditioning	
	Provide additional A/C zone(s) in lieu of standard (standard is 2 No. zones) QTY: _____	\$410
	Provide NEO Touch Master Controller in lieu of standard A/C controller *Wi-Fi connectivity with Neo Connect mobile app	\$1,300
10	Window and Doors upgrade:	
	Provide translucent glazing to standard front entry door in lieu of standard clear	\$180
	Provide polyester "Blockout" roller blinds from builder's standard range to all windows and sliding doors (single storey) Colour: _____	\$2,920
	Provide polyester "Blockout" roller blinds from builder's standard range to all windows and sliding doors (double storey) Colour: _____	\$3,890
	Provide flyscreen doors with black fibreglass mesh to all standard external sliding doors (excluding Garage hinged door where applicable)	\$540 per sash

	Provide flyscreen doors with black fibreglass mesh to all standard external hinged doors (excluding Garage hinged door where applicable)	\$490 each
	Provide flyscreens with black fibreglass mesh to all openable window sashes (single storey)	\$950
	Provide flyscreens with black fibreglass mesh to all openable window sashes (double storey)	\$1,200
	Provide 2100mm x 900mm hinged Screenguard screen door to hinged door QTY: _____ Location(s): _____	\$1,570

11	Laundry Room Upgrades:	
	Provide up to 1000mm wide cabinetry (underbench and overhead), 20mm Caesarstone benchtop and 45L inset trough in Stainless Steel with overflow in lieu of standard metal cabinet (Subject to Laundry design)	\$2,840
	Provide additional batten(s) or structural plywood (inside wall) to support future dryer *installation by owner after handover	\$550