



ELODY

HOME OWNERS MANUAL

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INTRODUCTION

Congratulations and thank you for your decision to purchase a home at Elody built by Milin Builders.

This Home Owner's Manual has been designed to provide you with useful information about your new home. It's a guide to moving in, establishing your service accounts and caring for your property.

In addition to this, it includes essential details in relation to manufacturer's instructions, operating manuals and warranty information.

This guide aims to assist in the preservation and longevity of the finishes and fixtures within your home.

From time to time you may be required to enlist the assistance of a tradesperson to come to your home. If this is the case, it's important that you only deal with a fully qualified professional and as such, we have compiled a list of preferred contractors and suppliers for you.

Please take the time to read through the information provided and we thank you again for choosing to purchase a home built by Milin Builders.

Sincerely,
Milin Builders

IMPORTANT INFORMATION

Dear Owner,

For your safety and trouble-free operation of your new appliances, please read the manuals and information provided within this Owner's Manual carefully and observe all of the manufacturers "Warning", "Caution", "Danger", "Note" and "Do & Do Not" points within the individual manuals.

Maintenance and/or repairs of the appliances must be carried out by a licensed and approved installer or supplier, (information of which is supplied within this manual under "Contacts for Service Personnel").

Failure to observe the above points may lead to warranty cancellation, as well as the risk of electric shock or fatal injury.

Before calling for assistance, please read the "Trouble Shooting" or "Problem Solving" section within the appropriate appliance/ equipment manual. Also note the following points:

All information contained within this manual is in good faith; utilising information supplied by the installers or suppliers of the relevant appliances and was correct at the time of printing.

MANDATORY REQUIREMENTS & INFORMATION

The following rules and recommendations are related to the Elody development, located at Mary Little Crescent, Denman Prospect, Canberra, and must be followed in order to satisfy Fire Brigade, Australian Building Standards and Warranty regulations.

Fire Safety Requirements

- Apartments - Interfering with any fire door (i.e. entry door to sole occupancy units, fire stairs and hallways) is strictly forbidden as per ACT Fire and Rescue regulations. This particularly includes propping open fire doors so that they stay open while residents are moving in and out. Doing so will damage the door hinge and render the fire door inoperable as well as reducing the integrity of the bounding construction. Furthermore, warranty on the door will be void.
- Apartments - Storing any materials in the fire exit stairwells is strictly forbidden as per notices inside the stairwells titled "Offences Relating to Fire Stairs".
- Apartments - Storing or placing any items in the Service cupboards (i.e. Communications cupboard or Electrical Switchboard cupboard) such as cleaning products and equipment, boxes etc, is strictly forbidden.
- Apartments - Due to the sensitive nature of the fire detection system installed within the development, smoking in the stairwells and corridors is strictly forbidden. Smoke detectors outside of the individual units will automatically trigger a 'general' fire alarm, which will call ACT Fire and Rescue. ACT Fire and Rescue will charge the Body Corporate a call out fee for any false alarms induced by cigarette smoke as well as dense dust. Smoke alarms within each individual unit do not cause a 'general' fire alarm when triggered, and only sound within that unit.

Unit owners need to be particularly aware of this as residents may be tempted to open the unit entry door to allow smoke from burnt toast, or the like, to leave the unit. This has the risk of being sensed by the smoke detectors within the corridor and thereby triggering a 'general' fire alarm.

Apartments - In case of a fire, an alarm may sound, please exit your unit promptly and close the front door. The escape route will be marked by green exit signs. Do not use the lifts during a fire. Please familiarise yourself with the fire safety devices, such as the fire extinguishers, fire hose reels, etc.

Townhouses - It is the individual townhouse owner's responsibility to maintain smoke detectors/alarms in good operative condition inside of their home. This includes replacement of the back-up batteries in the smoke alarm unit itself, refer to the attached user manual for further information.

Installation of "security chains" and "dead locks" are not recommended. Dead locks and chains can impact on your escape from a fire, or other emergency and the fitting of such devices to doors may be against ACT building and/or fire regulations.

Parking on the basement ramp is strictly forbidden.

The use of fire extinguishers and fire hose reels for any purpose other than firefighting is strictly forbidden. This includes all extinguishes and fire hose reels in the car park.

Under no circumstances are fire hose reels to be used for washing vehicles or car park pavements.

Tenant & Owner Information

Tenants and owners should note that the Body Corporate may have rules and information that are of a more general nature. You will need to liaise with the Body Corporate directly

MANDATORY REQUIREMENTS & INFORMATION

Please note that storage cages are not waterproof and that moisture levels are higher than that of habitable areas, as such items may be affected by moisture.

The basement is also fire sprinkler protected and damage can occur to personal items if the sprinklers are activated (Apartments).

The following items are not to be held in the storage areas (Apartments):

- Any fresh or frozen food items including meat, fruit and vegetables.
- Corrosive liquids and solids such as acids, fertilizers etc.
- Explosive and combustible materials such as fireworks, flares etc.
- Flammable Liquids such as Fuel (diesel, petrol, thinners, oils, paints, gas bottles, etc.)
- Timber products that may attract termites and white ants such as cardboard, paper, timber furniture, boxes etc.
- Items that may become affected by moisture

It will become the Body Corporate's responsibility to engage a licensed professional to attend to, and carry out routine maintenance on the following items:

Automatic Fire Alarm and Detection Systems as per AS 1851 2012.

- Fire Doors and Frames
- Fire Extinguishers
- Fire Hose Reels
- Garage Doors to basement
- Garbage Rooms
- Emergency & General Signage
- Common Area Electrical Items
- Irrigation Systems
- Lifts
- Car Park Ventilation System

It is also the Body Corporate's responsibility to, on a regular basis, engage a qualified professional to inspect and clean the gutters, storm water pumps and pits, drains, sumps

and grates located throughout the car park area, ground floor, and surrounding area.

Failure to observe the above items may result in damage to property and dwelling.

As per Building Authority regulations and relevant ACT legislation, the basement car park is ventilated by the means of mechanical ventilation (i.e. fans).

Adjustments can be made to the basement car park timers for purposes of day light savings, however failure to activate the ventilation system at all is dangerous for the wellbeing of occupants (carbon monoxide poisoning), as well as being against the law.

Access

Each Unit will receive 2 main door keys, as well as a number of other keys associated with their residence such as carpark or garage remote controls, security fobs, mailbox keys and window & sliding door keys. If duplicate keys, fobs or swipes are required, please contact Independent Strata Management on (02) 6209 1515.

In addition, apartments are fitted with an ABB audio and access intercom. This will allow 2-way communication with the visitor. For further information, please reference the full intercom user manual contained at the back of this folder.

Water Supply

Please note that this development has one common water meter located on the western side of the carpark, adjacent to Unit 50 inside the main shut off valve cabinet. Shutting off the main valve will cut all domestic water supplies to the Elody Development.

Inside the main shut off valve cabinet, you will also find the fire main shut off valve, which Under No Circumstances is to be interfered with. Closing off this valve by any person other than authorized Fire Brigade Officers is a criminal offence.

MANDATORY REQUIREMENTS & INFORMATION

Within each apartment (Units 50-73), a Nefa High Performance Tempering Valve has been fitted. This controls the maximum hot water temperature available to your basin, shower and bathtub (where applicable). These Valves limit the hot water to 48 degrees Celsius as per the relevant regulations and legislation. This is to prevent scalding and as such, the water temperature is not 'User Adjustable'. Interfering with and/or readjusting the mixing valve is strictly forbidden as per regulations. The kitchen sink and laundry produce water at 65 degrees Celsius and caution should be taken to avoid scalding. All maintenance and repair requirements to mixing valve units is to be carried out by a licensed plumber.

Shut Off Valves

Each residence comprises stop cocks for hot and cold water, a tempering valve and pressure limiting valves. The location of apartment valves are in the hallway above the front door behind the associated access panel. The townhouse water shut off valves are located in front of the garages inside the metal plate located in the driveway or adjacent to driveway. In addition, an isolation valve has been installed on the hot water units themselves for maintenance purposes.

Communications Supply

This dwelling is provided with data and communications wiring (CAD5) to areas as specified in the inclusions list. The main distribution panel for each residence is located within the bedroom robe in the apartment or in the garage for the townhouses.

Should you need any configuration work performed on the communications distribution, please contact the communications installer from the 'Contacts for Service Personnel' section located in this handbook. All work performed on the wiring needs to be done by a licensed telecommunications technician.

The connection of this service to the dwelling is the owner's responsibility and needs to be arranged through an appropriate supply company, we suggest Telstra 13 22 00.

Gas Supply

The gas supply to the development is metered by gas meters and OPSO regulators which are located on the western side of the unit carpark, affixed to the exterior wall adjacent to Unit 50. These meters / regulators must not, under any circumstances, be tampered with or switched off by a non-qualified professional.

Ventilation & Condensation

In modern homes, all openings are tightly sealed. This makes the residence more energy efficient as it reduces loss of heat in winter and cool air in summer. One of the side effects of reducing air leakage is that moisture is also kept inside.

The most effective method of minimising moisture within the home is the use of extraction fans. Bathroom and laundry extraction fans are activated with the light switch. This will greatly assist in removing moisture from within the residence.

Other ways to assist in managing condensation and the risk of mould include:

- When weather allows it, open windows and leave a small gap where possible
- Clean the wet areas of the home regularly
- Avoid drying laundered clothes inside
- Ensure steam is extracted when cooking by opening a window and using the range hood.
- Dispose of any wet, musty smelling items

Please refer to the ACT Government fact sheet on the www.dhcs.gov.au "Mould and Condensation – important information from Housing ACT."

Electricity Supply

Electricity supply to the complex is individually metered. Please note: general power outlets in laundries will not function unless the laundry fan is turned on. The main switchboards are located as follows:

MANDATORY REQUIREMENTS & INFORMATION

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Electricity Supply

Electricity supply to the complex is individually metered. Please note: general power outlets in laundries will not function unless the laundry fan is turned on. The main switchboards are located as follows:

Apartments – switchboard is located internally on the western wall of the basement carpark.

Townhouses - switchboards are located on the external walls of Townhouses 8, 9, 17, 31, 40 and 74.

Access to these meter boxes is limited to authorised personnel only. Additionally, each unit is provided with a Consumer Switch Board. Townhouses it is in the garage and in the apartments, it is in the living area adjacent to kitchen. Inside, you will find the main shut off switch, consumer fuses and RCD fuses. Should you experience a power out or your lights trip re-set the tripped RCD fuses.

If problems persist, please call the electrician from the 'Contacts for Service Personnel' section located within this handbook. Meter boxes need to be accessible and should not be covered or obstructed. Any work

associated with the electrical supply and distribution needs to be performed by a licensed electrician, along with any installation of hard-wired appliances. The connection of this service to the dwelling is the owner's responsibility and needs to be arranged through an appropriate supply company, we suggest, ActewAGL 13 18 86 or visit www.actewagl.com.au. Please make sure all circuit breakers are in the 'off' position before connection takes place.

Waste Removal

Household waste is to be deposited by residents in the refuse room located on the ground level vicinal to Townhouses 31 and 74. Please adhere to the recycling rules and use the bins provided.

Non-household waste items such as furniture, electrical items, etc. are not allowed to be deposited. The buildings' Body Corporate will be responsible for managing waste removal.

General Cleaning & Maintenance

- Keep showers and all wet areas clean and mould-free.
- Use of abrasive cleaning products, such as Jif, may permanently damage your benchtops, windows, and bathroom and kitchen appliances. It is strongly recommended to avoid such cleaners and maintain cleanliness with mild soaps and aids that specifically target the affected area/s.
- The cleaning & maintenance guidelines/ information provided within the Attachments to this Manual should be followed.

Benchtops

The benchtops installed in the kitchen and bathroom are a reconstituted stone material require minimal maintenance. They should return years of service provided the following simple rules are followed:

- Do not sit, lean or place heavy objects on unsupported parts of the bench top. The bench tops are made using reconstituted stone and are not a flexible material. Care should be taken not to overload them.
- Do not place hot pots and pans directly on to the bench surface as discoloration and cracking may occur. Always use heat resistant spacers.

MANDATORY REQUIREMENTS & INFORMATION

- Do not place liquids, particularly coloured liquids (i.e. cordials, wine, vinegar, etc), directly on the surface, as the tops are porous and may absorb the liquid and discolour.
- Do not use abrasives to clean the bench tops as they will scratch. Use a good quality surface spray and soft cloth or sponge only.
- Do not place objects that may scratch the surface of the bench tops. Always use pads.
- Do not cut or chop food directly on the benchtop as they will scratch and chip. Use a chopping board.

The exterior surface of the glass is not coated so can be cleaned in the same fashion as ordinary glass. Recommended cleaning products include Windex® Multi-Surface Cleaner or a mixture of one part vinegar to ten parts water.

In addition to the above products, commercially available vinegar-based glass cleaners have generally demonstrated an ability to provide a clean, streak free glass surface. The manufacturer does not recommend the use of ammonia-base and alcohol-base glass cleaners because these products tend to leave visible streaks.

- While cleaning ensure jewellery and watches are removed and gloves should be worn.
- Flood the glass surface with the spray-on cleaning solution or with a cloth saturated with the cleaning solution. Be generous with the amount of solution applied.
- Scrub the wetted surface with a clean, lint free towel or cloth.
- Wipe dry with a dry, clean, lint free towel or cloth. Do not use a squeegee on the coated (interior) surface.
- To prevent streaking, stop wiping when the glass is almost dry and there is a uniform film of moisture left on the glass surface. The film will quickly evaporate leaving a clean surface.

Do not use razor blades, steel wool, scouring bristles or other metallic or abrasive objects on the coated surface. If metallic objects contact the coated surface, a thin layer of metal removed from the object may be deposited onto the surface which results in a discoloured stain that is difficult to remove using normal cleaning procedures.

Glass

In order to prolong the life of your glass windows, please observe the following recommendations from the manufacturer.

These windows have a very thin coating on the interior glass surface. It is this hard and durable coating which provides the product with improved thermal insulation and solar control performance compared to ordinary clear glass. The coated surface does clean differently to ordinary glass and these guidelines are recommended for the most appropriate hand cleaning results.

Routine Cleaning

Hand cleaning of the coated (interior) surface, to visibly remove accumulated dust or fingerprints, can be accomplished using a number of different glass cleaning products.

Shower Screens

In order to prolong the life of your semi- frameless, toughened glass shower screen, please observe the following recommendations from the manufacturer:

- Glass should be cleaned at least weekly to remove soap stains, which if left uncleaned can damage the surface of the glass. A plastic squeegee is useful in this instance.
- Hinge and clamp fittings should be checked at least once every six months to ensure that screws have not become loose, and to ensure that the hinges are operating smoothly.
- A couple of drops of sewing machine oil should be applied to the pivot pin on the metal hinge every six months
- Regular checks that there is adequate clearance between all glass edges is recommended.

Carpet & Vinyl

In order to prolong the life of your Godfrey Hirst carpet, please observe the following recommendations from the manufacturer.

Vinyl floorcare: never use abrasive cleaners, nylon scouring pads, steel wool or scouring powder as they may damage the floor. Always read the manufacturer's instructions before using any cleaning solution and never spray them directly on the floor.

MANDATORY REQUIREMENTS & INFORMATION

Vacuum Cleaning

All areas shall be vacuumed with an upright suction cleaner with a pile beater at a minimum of once per week. The Pile Beater may consist of revolving bristle strips or a beater bar/bristle strip combination. It is recommended that the vacuum cleaner have an adjustable height beater. The height should be checked and adjusted each time the cleaner is used, to ensure that the carpet pile is not damaged by beating that is more vigorous than is necessary.

Several passes must be made over each area to ensure efficient removal of soiling material.

Spot Cleaning

Spillages, spots and stains shall be removed as soon as possible after they have occurred. Highly alkaline spot cleaning chemicals should be avoided. However, if necessary, to remove difficult stains, the spot must be neutralized after cleaning by applying dilute acid - for example white vinegar - before the spot is allowed to dry out.

Periodic Deep Cleaning

Periodic cleaning is to be carried out annually using the hot water injection and extraction method ('steam cleaning') with a smooth wand attachment. Hot water injection solution shall be maximum of 50C in the solution tank. It is necessary to ensure that the solution application is uniform, that it is the minimum required to clean the carpet and that it is left for the minimum time possible on the carpet before being extracted. It is also necessary to extract the solution evenly and thoroughly to be sure that after cleaning, the moisture content of the pile is even throughout and as low as possible to assist the drying process.

An adequate flow of drying air must be provided to allow the carpet to dry out in a reasonable time. Because each floor of modern buildings are effectively sealed, the air conditioning system should be run at a temperature of 20C to 25C while the carpet is being cleaned and then for a further 24 hours after completion of cleaning.

CONTACTS & SERVICE PERSONEL

Warranty Information

We understand that from time to time you may encounter issues with your appliances. If this is the case, we ask that you contact the supplier or manufacturer directly on the numbers provided below.

Be prepared to provide the model and serial number of the appliance, along with the settlement date of your Unit. Warranties generally cover the product from defects for a minimum period of 12 months from the date of settlement; however, we ask that you refer to the enclosed warranty card for definitive timeframes.

Strata Contact

The Elody Development is managed by Independent Strata Management. Please contact them on (02) 6209 1515.

Appliance / Service	Company	Contact	Phone/Email
Kitchen Appliances	Southern Plumbing Supplies	Customer Service	02 6143 2626
Air Conditioning	Millenium Air Conditioning	Don Barr	0417 023 685
Washer / Dryer	Harvey Norman	Customer Service	1300 562 695 HNCTP.customer service@au.harvey norman.com
Plumber	Jomax & Co	Sven Baker	0400 113 518
Electrician / Communications / Door Access / Security / Smoke Detectors	Quality Electrical Solutions (QES)	Stephen Campbell	0420 228 086
Landscaping / Irrigation	Earth and Sun Landscaping	Phil Hommos	0407 775 598
Garage Doors	Sheridan Garage Doors	Customer Service	02 6299 6599
Unit Hardware / Entry / Doors	MultiDoors	Customer Service	02 6232 9655
Townhouse Hardware / Entry / Doors	Builders Trading Co-Op	Customer Service	02 6280 5595
Windows	Dowell	Customer Service	02 6297 1711

CONTACTS & SERVICE

90-day maintenance period

At Milin Builders, we pride ourselves on delivering high quality living and good investments to our clients. Under your contract, there is a maintenance period of 90 days which gives Milin Builders the opportunity to work with you to make good any defects which may not be evident at the time of settlement. We have a specific process for submitting maintenance claims to ensure they are attended to in an efficient and reasonable time frame.

At around 10 weeks from settlement, Milin Builders will send you a letter requesting that you report all 90 day maintenance issues via email to reception@milin.com.au with the following particulars:

1. In the subject line of the email, include the project name and your unit number (e.g. Elody Unit 999).
2. In the body of the email include:
 - a. your first and last name and a contact telephone number available during business hours AND
 - b. the name and mobile phone number of the person who will be enabling access into the unit AND
 - c. details of your maintenance issue/s, including attaching photographs where applicable.

Maintenance days with relevant contractors will be arranged to attend to your issues and you will be given notice of these. Please ensure you review the Guide to Standards and Tolerances at <https://www.planning.act.gov.au/build-buy-renovate/build-buy-or-renovate/building-101/standards-and-tolerances>

Milin Builders will always endeavor to respond to any claims expeditiously. If your issue has not been addressed in a reasonable time frame, please telephone us on 02 6260 3338.

If you have an urgent maintenance issue, please telephone 02 6260 3338 during business hours or your strata manager after hours.

PRODUCTS & FINISHES

LIGHT SCHEME: LOUISA TOWNHOUSE

LOCATION	ITEM	SPECIFICATION	SUPPLIER/BRAND
Walls	Paint	Dulux Wash and Wear 101 Barrier Technology Colour: Natural White Code: SW1F4 Finish: Low Sheen	Dulux
Doors, Architraves & Skirt-ings	Paint	Dulux Super Enamel Semi Gloss Colour: Natural White Code: SW1F4 Finish: Semi Gloss	Dulux
Ceiling	Paint	Dulux Light & Space Ceiling Paint Colour: Natural White Code: SW1F4 Finish: Flat	Dulux
General Flooring Bedroom/Living Areas	Carpet	Range: Green Square Colour: 730 Cool Grey Code: 730 Fibre: 90% Wool 10% Syn- thetic Level Loop Pile	Godfrey Hirst
General Flooring Living areas	Engineered Timber Flooring	Godfrey Hirst Range: Corsica Oak Colour: 0300 Natural Oak Smooth Dims: 1900x190mm	All Floors
Kitchen Benchtop	Reconstituted Stone	Quantum Quartz Colour: Luna White Dims: 20mm Thickness 2mm Arised Edge Profile	WK Marble & Granite
Kitchen Main Joinery	Melamine	Range: Melamine Colour: Classic White Finish: Matt Matching ABS Edging	Polytec
Kitchen Feature Joinery	Melamine	Range: Navurban Species: Tablelands Grain: Vertical Matching 1mm ABS edge strip. Refer to supplier's maintenance schedule for care instructions.	NAV
Kitchen Kickboard	To match joinery		

PRODUCTS & FINISHES

LIGHT SCHEME: LOUISA TOWNHOUSE

Kitchen Splashback	Porcelian Sheet	Quantum Quartz Range: Quantum Six Statuario Six Finish: Honed Dims: 6mm thickness Refer to supplier for maintenance schedule.	Rivoland
Kitchen Handle	Handle	Kethy Range: Lounge Finish: Satin Stainless Dims: 160mm Code: L795/160SS	Kethy
Bathroom Flooring & Walls	Tile	Range: Cordoba Colour: Ivory Finish: Lappatto Code: OLY698 Dims: 300x600mm Grout: Davco / Canvas #69 1.5mm grout line (rectified)	Rivoland
Bathroom Vanity	Vanity	Range: Navurban Species: Tablelands Grain: Vertical	Navurban
Mirror Joinery	Melamine/ Mirror	NAV Range: Navurban Species: Tablelands Grain: Vertical	Navurban
Laundry Flooring	Tile	Range: Cordoba Colour: Ivory Finish: Lappatto Code: OLY698 Dims: 300x600mm Grout: Davco / Canvas #69 1.5mm grout line (rectified)	Rivoland

PRODUCTS & FINISHES

LIGHT SCHEME: LOUISA TOWNHOUSE

Laundry Skirting	Tile	Range: Cordoba Colour: Ivory Finish: Lappatto Code: OLY698 Dims: 300x100mm Grout: Davco / Canvas #69 1.5mm grout line (rectified)	Rivoland
Laundry Splashback	Mosaic Tile	Colour: White Finish: Matt Code: PGV203 Dims: 48x48mm (300x300mm sheet) Grout: Davco / White #01	Rivoland
Powder Room Flooring	Tile	Range: Cordoba Colour: Ivory Finish: Lappatto Code: OLY698 Dims: 300x600mm Grout: Davco / Canvas #69 1.5mm grout line (rectified)	Rivoland
Powder Room Walls	Paint	Dulux Wash & Wear 101 Barrier Technology Colour: Natural White Finish: Low Sheen Code: SW1F4	Dulux
Vanity Wall Tile	Tile	Range: Cordoba Colour: Ivory Finish: Lappatto Code: OLY698 Dims: 300x600mm Grout: Davco / Canvas #69 1.5mm grout line (rectified)	Rivoland
Skirting Tile	Tile	Range: Cordoba Colour: Ivory Finish: Lappatto Code: OLY698 Dims: 300x100mm Grout: Davco / Canvas #69 1.5mm grout line (rectified)	Rivoland

PRODUCTS & FINISHES

LIGHT SCHEME: LOUISA TOWNHOUSE

Mirror	Melamine/ Mirror	Range: NAvurban Species: Timberlands Grain: Vertical	NAV
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PRODUCTS & FINISHES

DARK SCHEME: VICTORIA TOWNHOUSE

LOCATION	ITEM	SPECIFICATION	SUPPLIER/BRAND
Walls	Paint	Dulux Wash and Wear 101 Barrier Technology Colour: Natural White Code: SW1F4 Finish: Low Sheen	Dulux
Doors, Architraves & Skirt-ings	Paint	Dulux Super Enamel Semi Gloss Colour: Natural white Code: SW1F4 Finish: Semi Gloss	Dulux
Ceiling	Paint	Dulux Light & Space Ceiling Paint Colour: Natural White Code: SW1F4 Finish: Flat	Dulux
General Flooring Bedroom/Living Areas	Carpet	Range: Green Square Colour: 750 Ashen Construction: 90% Wool / 10% Synthetic Level Loop Pile	Godfrey Hirst
General Flooring Living areas	Engineered Timber Flooring	Godfrey Hirst Range: Corsica Oak Colour: 0300 Natural Oak Smooth Dims: 1900x190mm	All Floors
Kitchen Benchtop	Reconstituted Stone	Quantum Quartz Colour: Carbon <ate Dims: 20mm Thickness 2mm Arised Edge Profile	WK Marble & Granite
Kitchen Main Joinery	Melamine	Laminex Colour: Tornado Finish: Natural Matching ABS edge	Polytec
Kitchen Feature Joinery	Melamine	Range: Navurban Species: Ashgrove Grain: Vertical Matching 1mm ABS edge strip Refer to suppliers maintenance schedule for care instructions	NAV

PRODUCTS & FINISHES

DARK SCHEME: VICTORIA TOWNHOUSE

Kitchen Kickboard	To match joinery		
Kitchen Splashback	Porcelian Sheet	Quantum Quartz Range: Quantum Six Statuario Six Finish: Honed Dims: 6mm thickness Refer to supplier for maintenance schedule	Rivoland
Kitchen Handle	Handle	Range: Lounge Dims: 160mm Finish: Matt Black Code: L795 / 160MBK	Kethy
Bathroom Flooring	Tile	Range: Cordoba Colour: Grey Finish: Lappatto Code: OLY701 Dims: 300x600mm Grout: Davco Palladium #77 1.5mm grout line (rectified)	Rivoland
Bathroom Walls	Tile	Range: Cordoba Colour: Grey Finish: Lappatto Code: OLY701 Dims: 300x600mm Grout: Davco Palladium #77 1.5mm grout line (rectified)	Rivoland
Vanity	Vanity	Range: Navurban Species: Ashgrove Grain: Vertical	NAV

PRODUCTS & FINISHES

DARK SCHEME: VICTORIA TOWNHOUSE

Mirror Joinery	Melamine/ Mirror	<p>Range: Navurban Species: Ashgrove Grain: Vertical Matching 1mm ABS edge strip</p> <p>Refer to suppliers maintenance schedule for care instruction</p>	NAV
Laundry Flooring	Tile	<p>Range: Cordoba Colour: Grey Finish: Lappatto Code: OLY701 Dims: 300x600mm Grout: Davco Palladium #77 1.5mm grout line (rectified)</p>	Rivoland
Laundry Skirting	Tile	<p>Range: Cordoba Colour: Grey Finish: Lappatto Code: OLY701 Dims: 300x100mm Grout: Davco Palladium #77 1.5mm grout line (rectified)</p>	Rivoland
Laundry Splashback	Mosaic Tile	<p>Colour: Black Finish: Matt Code: PGV215 Dims: 48x48mm (300x300mm sheet) Grout: Davco / Palladium #77</p>	Rivoland
Powder Room Flooring	Tile	<p>Range: Cordoba Colour: Grey Finish: Lappatto Code: OLY701 Dims: 300x600mm Grout: Davco Palladium #77 1.5mm grout line (rectified)</p>	Rivoland

PRODUCTS & FINISHES

DARK SCHEME: VICTORIA TOWNHOUSE

Powder Room Walls	Paint	Dulux Wash & Wear 101 Barrier Technology Colour: Natural White Finish: Low Sheen Code: SW1F4	Dulux
Powder Room Vanity Wall Tile	Tile	Range: Cordoba Colour: Grey Finish: Lappatto Code: OLY701 Dims: 300x600mm Grout: Davco Palladium #77 1.5mm grout line (rectified)	Rivoland
Skirting Tile	Tile	Range: Cordoba Colour: Grey Finish: Lappatto Code: OLY701 Dims: 300x100mm Grout: Davco Palladium #77 1.5mm grout line (rectified)	Rivoland
Mirror Joinery	Mirror	Range: Navurban Species: Ashgrove Grain: Vertical	NAV

PRODUCTS & FINISHES

LIGHT SCHEME: AVIS APARTMENT

LOCATION	ITEM	SPECIFICATION	SUPPLIER/BRAND
Walls	Paint	Dulux Wash and Wear 101 Barrier Technology Colour: Natural White Code: SW1F4 Finish: Low Sheen	Dulux
Doors, Architraves & Skirt-ings	Paint	Dulux Super Enamel Semi Gloss Colour: Natural White Code: SW1F4 Finish: Semi Gloss	Dulux
Ceiling	Paint	Dulux Light & Space Ceiling Paint Colour: Natural White Code: SW1F4 Finish: Flat	Dulux
General Flooring Bedroom/Living Areas	Carpet	Range: Mystic Charm Colour: 520 Canvas Construction: Cut Pile Twist 100% Solution Dyed Nylon	Godfrey Hirst
General Flooring Living areas	Vinyl Plank	Range: Orion Colour: Riverstone Finish: Matt	Godfrey Hirst
Kitchen Benchtop	Reconstituted Stone	Quantum Quartz Colour: Luna white Dims: 20mm Thickness 2mm Arised Edge Profile	WK Marble & Granite
Kitchen Main Joinery	Melamine	Colour: Classic White Finish: Matt Matching ABS Edge	Polytec
Kitchen Feature Joinery	Melamine	Colour: Prime Oak Finish: Woodmatt Grain: Horizontal Matching ABS Edge	Polytec
Kitchen Kickboard	To match joinery		

PRODUCTS & FINISHES

LIGHT SCHEME: AVIS APARTMENT

Kitchen Splashback	Tile	Range: Leggo Colour: White Matt Code: OLY740 Finish: Matt Dims: 75x300mm Lay: Brickbond Grout: Davco, White #01 3mm grout line (cushion)	Rivoland
Kitchen Handle	Handle	Colour: Brushed Inox Anodised Code: F700 BRI Dims: 160mm Finish: Brushed	Kethy
Bathroom Flooring	Tile	Range: History Colour: Ghiacco Code: MAR552 Finish: Matt Dims: 300x300mm Grout: Davco, Canvas #69 1.5mm grout line (rectified)	Rivoland
Bathroom Walls	Tile	White Matt Rectified Edge Tile Colour: White Code: MAR578 Finish: Matt Dims: 300x600mm Grout: Davco, Superfine White 1.5mm grout line (rectified)	Rivoland
Bathroom Wall Features	Tile	Range: History Colour: Ghiacco Code: MAR552 Finish: Matt Dims: 300x600mm Grout: Davco, Canvas #69 1.5mm grout line (rectified)	Rivoland
Vanity	Vanity	Polytec Prime Oak	Polytec

PRODUCTS & FINISHES

LIGHT SCHEME: AVIS APARTMENT

Mirror Joinery	Melamine/ Mirror	Colour: Prime Oak Finish: Woodmatt Grain: Horizontal Matching ABS Edge	Polytec
Laundry Flooring	Tile	Range: History Colour: Ghiacco Code: MAR552 Finish: Matt Dims: 300x300mm Grout: Davco, Canvas #69 1.5mm grout line (rectified)	Rivoland
Laundry Skirting	Tile	Range: History Colour: Ghiacco Code: MAR552 Finish: Matt Dims: 100x300mm Grout: Davco, Canvas #69 1.5mm grout line (rectified)	Rivoland
Laundry Splashback	Tile	Range: Leggo Colour: White Matt Code: OLY740 Finish: Matt Dims: 75x300mm Grout: Davco, Superfine White #01 3mm Grout Line (cushion)	Rivoland
Handle	Handle	Colour: Brushed Inox Anodised Code: F700 BRI Dims: 160mm Finish: Brushed	Kethy
Powder Room Flooring	Tile	Range: History Colour: Ghiacco Code: MAR552 Finish: Matt Dims: 300x300mm Grout: Davco, Canvas #69 1.5mm grout line (rectified)	Rivoland
Powder Room Walls	Paint	Dulux Wash and Wear 101 Barrier Technology Colour: Natural White Code: SW1F4 Finish: Low Sheen	Dulux

PRODUCTS & FINISHES

LIGHT SCHEME: AVIS APARTMENT

Powder Room Vanity Wall	Tile	Range: History Colour: Ghiacco Code: MAR552 Finish: Matt Dims: 300x600mm Grout: Davco, Canvas #69 1.5mm grout line (rectified)	Rivoland
Skirting	Tile	Range: History Colour: Ghiacco Code: MAR552 Finish: Matt Dims: 100x300mm Grout: Davco, Canvas #69 1.5mm grout line (rectified)	Rivoland
Mirror Joinery	Melamine	Colour: Prime Oak Finish: Woodmatt Grain: Horizontal Matching ABS Edge	Polytec

PRODUCTS & FINISHES

DARK SCHEME: DARCY APARTMENT

LOCATION	ITEM	SPECIFICATION	SUPPLIER/BRAND
General Walls	Paint	Dulux Wash and Wear 101 Barrier Technology Colour: Natural White Code: SW1F4 Finish: Low Sheen	Dulux
Doors, Architraves & Skirt-ings	Paint	Dulux Super Enamel Semi Gloss Colour: Natural White Code: SW1F4 Finish: Semi Gloss	Dulux
Ceiling	Paint	Dulux Light & Space Ceiling Paint Colour: Natural White Code: SW1F4 Finish: Flat	Dulux
General Flooring Bedroom/Living Areas	Carpet	Range: Mystic Charm Colour: 735 Nickle Construction: Cut Pile Twist 100% Solution Dyed Nylon	Godfrey Hirst
General Flooring Living areas	Vinyl Plank	Range: Orion Colour: Vintage Finish: Matt	Godfrey Hirst
Kitchen Benchtop	Reconstituted Stone	Quantum Quartz Colour: Tornado Dims: 20mm Thickness 2mm Arised Edge Profile	WK Marble & Granite
Kitchen Main Joinery	Melamine	Colour: Classic White Finish: Matt Matching ABS Edge	Polytec
Kitchen Feature Joinery	Melamine	Colour: Bottega Oak Finish: Woodmatt Grain: Horizontal Matching ABS Edging	Polytec

PRODUCTS & FINISHES

DARK SCHEME: DARCY APARTMENT

Kitchen Kickboard	To match joinery		
Kitchen Splashback	Tile	Range: Leggo Colour: Ash Matt Code: OLY732 Finish: Matt Dims: 75x300mm Grout: Davco, Light Grey #49 3mm Grout Line (cushion)	Rivoland
Kitchen Handle	Handle	Colour: Black Code: F700 BK Finish: Black Dims: 160mm	Kethy
Bathroom Flooring	Tile	Range: History Colour: Grigio Code: MAR554 Finish: Matt Dims: 300x600mm Grout: Davco, Gunmetal Grey #03 1.5mm Grout Line Rectified	Rivoland
Bathroom Walls	Tile	White Matt Rectified Edge Tile Colour: White Code: MAR578 Finish: Matt Dims: 300x600mm Grout: Davco, Superfine White 1.5mm Grout Line	Rivoland
Bathroom Feature Walls	Tile	Range: History Colour: Grigio Code: MAR554 Finish: Matt Dims: 300x600mm Grout: Davco, Gunmetal Grey #03 1.5mm Grout Line Rectified	Rivoland

PRODUCTS & FINISHES

DARK SCHEME: DARCY APARTMENT

Vanity	Vanity	Finish: Polytec Bottega Oak	Polytec
Mirror Joinery	Melamine/ Mirror	Colour: Bottega Oak Finish: Woodmatt Grain: Horizontal Matching ABS Edge	Polytec
Laundry Flooring	Tile	Range: History Colour: Grigio Code: MAR554 Finish: Matt Dims: 300x300mm Grout: Davco, Gunmetal Grey #03 1.5mm Grout Line Rectified	Rivoland
Laundry Skirting	Tile	Range: History Colour: Grigio Code: MAR554 Finish: Matt Dims: 100x300mm Grout: Davco, Gunmetal Grey #03 1.5mm Grout Line Rectified	Rivoland
Laundry Splashback	Tile	Range: Leggo Colour: Ash Matt Code: OLY732 Finish: Matt Dims: 75x300mm Grout: Davco, Light Grey #49 3mm Grout Line	Rivoland

Laundry Handle	Handle	Colour: Black Code: F700 BK Dims: 160mm Finish: Black	Kethy
Powder Room Flooring	Tile	Range: Lifestyle Colour: Stone Code: TPF245 Finish: Matt Dims: 300 x 300mm Grout: Davco – Gunmetal Grey #03 1.5mm Grout Line	Rivoland
Powder Room Walls	Paint	Dulux Wash and Wear 101 Barrier Technology Colour: Natural White Code: SW1F4 Finish: Low Sheen	Dulux
Powder Room Vanity Wall	Tile	Range: History Colour: Grigio Code: MAR554 Finish: Matt Dims: 300x600mm Grout: Davco, Gunmetal Grey #03 1.5mm Grout Line Rectified	Rivoland
Powder Room Skirting	Tile	Range: History Colour: Grigio Code: MAR554 Finish: Matt Dims: 100x300mm Grout: Davco, Gunmetal Grey #03 1.5mm Grout Line Rectified	Rivoland
Powder Room Mirror Joinery	Melamine/ Mirror	Colour: Bottega Oak Finish: Woodmatt Grain: Horizontal Matching ABS Edge	Polytec



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