



Standard Selection Inclusions



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Booklet Information

The items we have selected throughout this booklet are just options. You are not limited to these selections.

This booklet has been put together to show what inclusions we allow in our specifications as standard.

We have put in all the selections you will need to make while constructing your home. If selections are made prior to the construction of a home, it saves time and avoids uncertainty on what has been allowed for.

The lighting is energy efficient and the plumbing items have great water ratings.

We have selected items that are currently in style and would add value to your home. If you choose to select alternatives we are happy to assist you with your selections.

Colorbond Roof Colours

SURFMIST®

JASPER®

WINDSPRAY®

LOFT®

IRONSTONE®

CLASSIC CREAM™

DEEP OCEAN®

PAPERBARK®

EVENING HAZE®

HEADLAND®

PALE EUCALYPT®

MANOR RED®

WILDERNESS®

DUNE®

COTTAGE GREEN®

BUSHLAND®

SHALE GREY™

WOODLAND GREY®

SANDBANK®

MONUMENT™

PLEASE NOTE: COLOURS MAY DIFFER WHEN PRINTED
SAMPLE CHIPS ARE AVAILABLE TO HELP YOU MAKE YOUR SELECTION

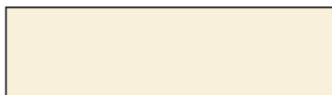
Window Frame Colours

Colour Chart

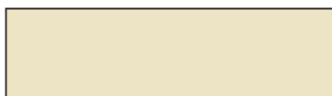
DOWELL
A Boral Company



White Code: MA078A
Gloss



White Birch Code: MA034A
Gloss



Classic Cream Code: MU145A
Satin



Paperbark Code: MU114
Satin



Anotec Silver Grey Code: ML212A
Matt



Deep Ocean Code: MQ101A
Satin



Anotec Dark Grey Code: ML247A
Matt



Black Code: MN152A
Satin

Colours displayed on this colour chart are a guide only and have been matched as close as possible to in-situ production standards. Due to the nature of the printing process some degree of colour and gloss level variation may occur.



Windows, doors and more...

PLEASE NOTE: COLOURS MAY DIFFER WHEN PRINTED

External Features

Front Door Choice of 2 Styles



1200mm wide Pivot Door (Humes XS26)
with frosted glass panels
Bar Handle with Dead Bolt

Bar Handle with Dead Bolt

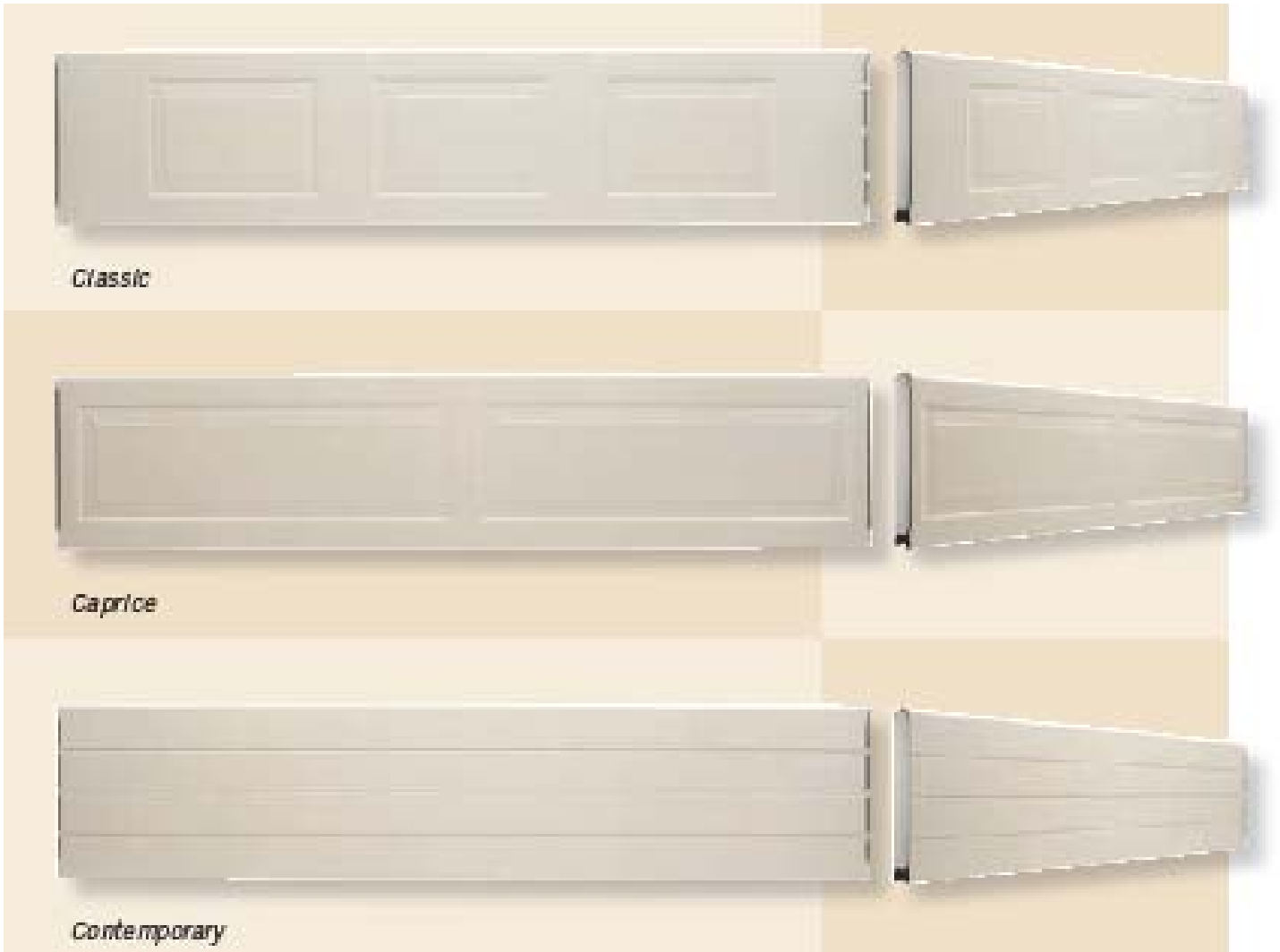


820mm wide Door (Humes XIL2)
with frosted glass
Tri-Lock
Available with Side Glass Panel



Gainsborough Tri-Lock
Used for Single or Double Doors

Garage Door Choice of 3 Looks



B&D Panelmasta Door with two remotes and a wall mounted remote



Garage Door Colours Available

SURFMIST®	JASPER®	IRONBARK
WINDSPRAY®	LOFT®	COPPERSTONE
IRONSTONE®	CLASSIC CREAM™	WHEAT
DEEP OCEAN®	PAPERBARK®	STONE
EVENING HAZE®	HEADLAND®	BLUE RIDGE
PALE EUCALYPT®	MANOR RED®	NIGHT SKY
WILDERNESS®	DUNE®	Timbergrain Extra Cost
COTTAGE GREEN®	BUSHLAND®	
SHALE GREY™	WOODLAND GREY®	CAOBA
SANDBANK®	MONUMENT™	CLASSIC CEDAR

PLEASE NOTE: COLOURS MAY DIFFER WHEN PRINTED

Security Screens

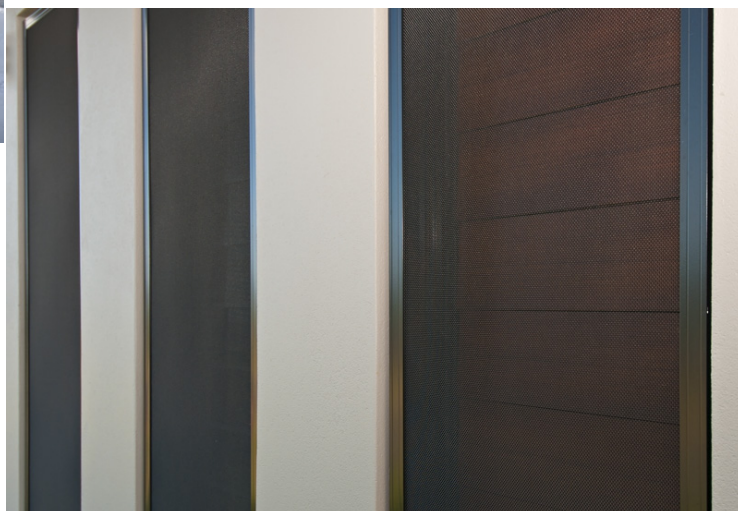


Security Screens to all windows and doors
Excludes Front Door and Internal Garage Door
Available in the same colours as the window frames

Security Screen Option Extra Cost



Crimsafe
Crimsafe is a stainless steel security mesh and frame system.
Additional Cost



Letter Box



Letter box available in Stone, Lite Cream and Black

Clothes Line



Wall mounted clothes line in Heritage Green or Beige

Exposed Concrete Colours

Pioneer North Queensland Pty Ltd 

Ph: 40 478 360
Fax: 40 478 365



- RAVENSHOE RED
- 50% RAVENSHOE RED
50% BARRON RIVER
- BARRON EXPOSED
- 50% RAVENSHOE RED
50% INNISFAIL BLACK
- 50% INNISFAIL BLACK
50% BARRON RIVER
- INNISFAIL BLACK

EXPOSED AGGREGATE CONCRETE
• AVAILABLE CHOICES •

Rain Water Tank



Steel Tanks supplied by Bluescope Water
5000 Litre Waterpoint SlimLine Rain Water Tank
10 Year Warranty
Compiles with Australian Standards AS/NZS 4766
To Comply with Current Council Regulations

Colours Available

SURFMIST®	JASPER®
WINDSPRAY®	LOFT®
IRONSTONE®	CLASSIC CREAM™
DEEP OCEAN®	PAPERBARK®
EVENING HAZE®	HEADLAND®
PALE EUCALYPT®	MANOR RED®
WILDERNESS®	DUNE®
COTTAGE GREEN®	BUSHLAND®
SHALE GREY™	WOODLAND GREY®
SANDBANK®	MONUMENT™

PLEASE NOTE: COLOURS
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Internal Features

Kitchen Bench Top Choice of 2 Styles



Square Form Bench Tops
In a selected range of Colours and Finishes



Rolled Edge Bench Tops
In a wide range of Colours and Finishes

Kitchen Bench Top Option Extra Cost



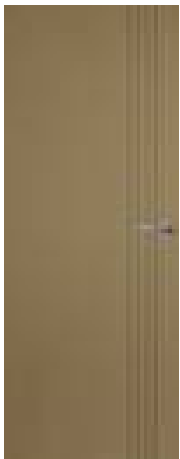
Caesar Stone Tops
In a wide range of Colours and Finishes
Additional Cost

Internal Doors

Choice of 3 Looks



Humes Caprice Internal Door (CAP)
Doors feature embossed moulded door skins with woodgrain skin



Humes Accent Internal Door (HAG9)
Doors feature embossed moulded door skins with woodgrain skin



Humes Accent Internal Door (HA40)
Doors feature embossed moulded door skins with woodgrain skin

Internal Door Handles Choice of 2 Styles



Gainsborough Lianna Lever Handle
In a Satin Chrome Finish
On 63mm Round Rosettes



Gainsborough Carla Lever Handle
In a Satin Chrome Finish
On 63mm Round Rosettes

Internal Garage Door Handle



Gainsborough Ambassador Lever Handle
Lock or unlock with turn-button from inside or key
from outside
In a Satin Chrome Finish

Internal Door Handle Option Extra Cost



Gainsborough Alliance Lever Handle
From the Architectural Range
In a Satin Chrome Finish
On a 58mm Square Backing Plate
Additional Cost

Plumbing

Kitchen



1 3/4 Bowl Sink
Excellence 1200 from the Excellence by Everhard
Range
Suitable for Garbage Disposal



Mizu 1500 Sink Mixer
Wels Rating 4.5 Star 7.5L/min

Laundry



Posh Solus Laundry Stainless Steel Tub
45L

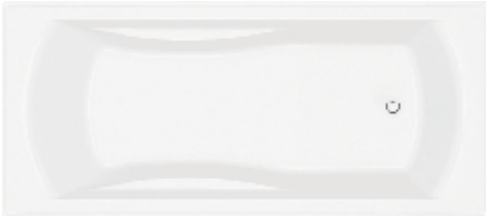


Mizu 1500 Sink Mixer
Wels Rating 4.5 Star 7.5L/min



Posh Bristol Washing Machine Tap Set

Bath



Stylus Bath
Either Maxton 1500 or 1700



Milli Flow Bath Spout
219mm Reach



Mizu Shower/Bath Mixer

Shower

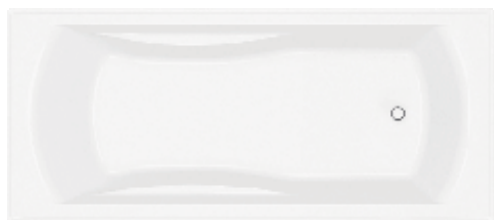


Posh Solus MKII Overhead Hi Rise Shower
with Adjustable Arm
Wels Rating 3 Star 9.0L/min



Mizu Shower/Bath Mixer

Bath / Shower Combination



Stylus Bath
Either Maxton 1500 or 1700



Posh Solus MKII Overhead Hi Rise Shower
with Adjustable Arm
Wels Rating 3 Star 9.0L/min



Milli Flow Bath Spout
219mm Reach



Mizu Shower/Bath Mixer
with Diverter

Basins



Choice of Whitestone Hox Basins
Above Counter Basin
Semi Recessed Basin
Semi Inset Counter Basin



Mizu 1700 Basin Mixer
Wels Rating 4 Star 7.5L/min

Toilet



Stylus Venecia Toilet Suite
For Ensuite & Main Bathroom



Milli Flow Toilet Roll Holder
For Ensuite & Main Bathroom

Bathroom Accessories



Sonia Dynamic Glass Shelf
450mm long
For Ensuite Shower



Sonia Dynamic Corner Glass Shelf
For Main Shower or Bath Tub



Milli Flow Double Towel Rail
600mm
For Ensuite & Main Bathroom
Also available in 900mm



100mm Chrome Floor Waste—Round

Plumbing Options

Kitchen



Oliveri Palazzo Double Bowl Sink (Undermount)
Sink Pack includes timber preparation board, colander and stainless steel tray
Additional Cost



Mizu 1700 Gooseneck Sink Mixer
Wels Rating 4 Star 7.5L/min
Additional Cost

Laundry



Laundry Stainless Steel Tub and Polymer Cabinet
Optional for Laundry

Bath



Milli Orion Bench Bath Spout
89mm Reach
Additional Cost



Phoenix Kubus Wall Bath Set
187mm Reach
Additional Cost

Shower



Phoenix Kubus Square Overhead Shower
Wels Rating 2 Star 8.0L/min
With Wall Tap Assemblies



Mizu All Directional Overhead Shower
Wels Rating 3 Star 5.5L/min



Posh Solus MKII Rail Shower
with Adjustable Arm and easy to use Slider
Wels Rating 3 Star 9.0L/min
Additional Cost



Phoenix Kubus 450 Overhead Shower Square
Wels Rating 3 Star 8.0L/min
Additional Cost

Basin



Choice of Posh Solus Basins
Basin
Semi Recessed Basin
Vanity Basin



Phoenix Kubus Basin Set
Wels Rating 5 Star 5.0L/min
Additional Cost



Mizu 1700 Extended Basin Mixer
Wels Rating 4 Star 7.5L/min
Additional Cost

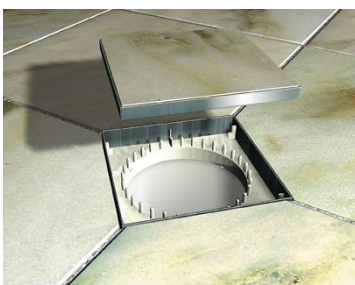
Bathroom Accessories



Milli Flow Robe Hook
Use for Robes or Hand Towels
Additional Cost



100mm Chrome Floor Waste—Square



Smart-Tile Floor Wastes
Insert Floor Tile for a seamless look
Additional Cost

Electrical



3 Blade Ceiling Fan in Brushed Chrome Finish
Used Throughout



Sunny Lighting Fluoro Down Light in Stainless Finish
110mm Diameter
Used Throughout



Single 36 Watt Bare Batten Fluoro
Used in Garage and under eaves near clothes line
or outside laundry door



External Wall Lights
Used at Front of House



Paraflood 2 way spot with sensor
Used externally to give extra light in yard



Domus Lighting Round Exhaust Fan & Light
Available in Silver Stainless look or White
Can be operated separately
Used in the Main Bathroom and Ensuite



Sunny Lighting Round 32W Fluoro
Frosted Glass with Satin Chrome Edge
SO2102-40
Used in the WIR and Laundry

Electrical Options



3 Blade Ceiling Fan in White
Energy Efficient



Sunny Lighting Fluoro Down Light in White
110mm Diameter



Sunny Lighting Square Oyster Fluoro
Frosted Glass with Satin Chrome
SO3144/4OES



Domus Lighting Square Exhaust Fan & Light
Available in Silver Stainless look or White
Can be operated separately
Used in the Main Bathroom and Ensuite

Electrical Options

Extra Cost



Telbix Australia Care 4 Pendant Light
With Clear Crystals and Purple Crystals that can
be added
Additional Cost



Pierlite Low Voltage Down Light in Stainless Finish
Additional Cost



Pierlite Low Voltage Down Light
Additional Cost

NOTE: As per Sustainable Housing Legislation, 80% of lighting will be fluorescent



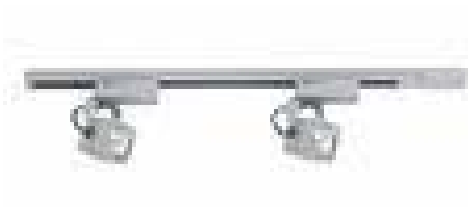
Crompton Rectangular up and down 240V
Halogen Wall Light
Optional Extra



Sunny Lighting Low Voltage Spot Light
Additional Cost



Sunny Lighting Pendant Light
Additional Cost



Crompton two light low voltage halogen track
Additional Cost

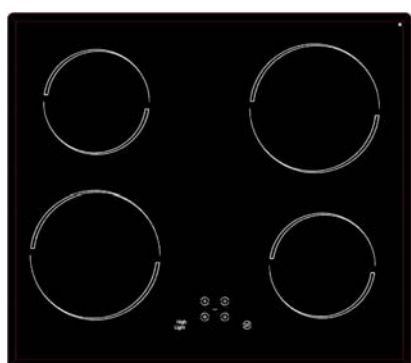


Cosmoluce Anodised Aluminium Wall Light
With Tempered glass and 20W Lamp
Ideal for Night Light in Hallways and Toilets
Additional Cost

Whitegood Package



Smeg 60cm 6 Function Single Oven
Satin Stainless Steel, Fingerprint Proof Finish
Ever-Clean Enamel
SA561X-9



Smeg 60cm Ceran Cook top
Black Ceramic Surface, Straight Edging
4 Single Zones
Touch-Sensor Controls
SA611XC

or



Smeg 60cm Gas Cook top
Satin Stainless Steel Finish
3 + Wok Burner
CIR66XS



Smeg 60cm Slideout Rangehood
Stainless Finish Fascia
SAH460SS



Smeg 60cm Freestanding Dishwasher
Stainless Finish
5 Programs
14 Place Settings
DWAU149X

Whitegood Options

Extra Cost



Smeg 90cm Freestanding Cooker
Stainless Finish
900mm wide with 121L Gross Capacity
SA9010X
Additional Cost



Smeg Wallmount Rangehood 90cm
Satin Stainless Steel Finish
3 Fan Speed
900mm wide
K181X90
Additional Cost

or



Smeg Wallmount Rangehood 90cm
Satin Stainless Steel and Crystal Glass Finish
4 Fan Speed
900mm wide
K7588ASC
Additional Cost



Smeg 60cm Freestanding Dishwasher
Stainless Finish
5 Programs
14 Place Settings
DWAU149X

Air-Conditioning



Fujitsu Inverter Air-Conditioners
12000 BTU (Main Bedroom)
9000 BTU (Bedrooms)
24000 BTU (Living Area)



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