



QPC & C Pty Limited
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REGISTERED QUANTITY SURVEYORS COST REPORT

Client: Roselands Star Pty Ltd

Project Description: 50 Units, 8 Shops over a Double Basement

Project Address: 892-894 Canterbury Road, Lakemba NSW

QPC&C Reference No: Q2020-CR91

Date of Assessment: 24th May 2021

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1.0 Introduction

An instruction was received on 23rd April 2021 to complete a cost estimate for submission with DA documentation to Council. To this end we have carried out the following:

2.0 Development Description

The development proposes the construction of 50 x residential apartments and 8 x shops over a double basement.

Item	Area	Comments
Parking Areas	4,075 m ²	116 x Car Spaces
Residential Areas	4,288 m ²	50 x Units (area includes lobbies)
Commercial/Retail Area	670 m ²	6 x Units
Balcony Areas	796 m ²	Measured to inside face on enclosing balustrades & walls
Total Areas	9,829 m²	

Table 1 - Development Information

- Note: Areas above exclude any vertical shafts (i.e. lifts, stairs, services etc).

3.0 Construction Cost Summary

The construction cost estimate as calculated by our firm can be summarised as follows:

Item	Amount	Comments
Total Cost of Works (Clause 255)	\$14,797,553	<i>See section 4.1</i>
Total Cost of Works (Clause 25J)	\$14,289,763	<i>See section 4.2</i>
Capital Investment Value	\$13,452,321	<i>See section 4.3</i>

Table 2 - Cost Estimate Summary

4.0 Basis of Estimate

We advise that this is a genuine estimate of the construction costs prepared in accordance with the DA issue Architectural Plans and draft Schedule of Finishes only. A more detailed estimate can be prepared upon receipt of Structural Engineering and Services Documentation.

4.1 Section 255 (EPA Regulation 2000)

In accordance with Section 255 of the EP&A Regulation the development cost includes for goods & services tax, builders margin and all associated preliminaries & labour but excludes any project contingency.

4.2 Section 25J

In accordance with Section 25 J of the EP&A Regulation the proposed cost of carrying out the development is to be determined by adding up all the costs and expenses that have been or are to be incurred by the applicant in carrying out the development. Including the following:

- Demolition (*Included*)
- Excavation (*Included*)
- Decontamination or Remediation (*Excluded*)
- Erection of a Building (*Included*)

The following are not to be included in the proposed cost:

- The cost of any development that is provided as affordable housing. (*Not Considered*)
- The costs of any development that is the adaptive reuse of a heritage item (*Not Considered*)
- The costs of fittings and furnishings. (*Considered*)

4.3 Capital Investment Value

In accordance with NSW Planning Circular PS 10-008 the Capital Investment Value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment. (Excluding contingency, land cost, development contributions, finance fees & interest and GST)

4.5 Quality

A schedule has been prepared to establish a quality basis to determine the costs of finishes. The finishes nominated are of a reasonable standard which is appropriate for the projects type and location.

The finishes and therefore costs may be subject to change based on future selections made by the developer or builder.

4.5 Exclusions

The following items have been excluded from this cost estimate:

- Land Costs, Rates, Legals, Stamp Duty & the like
- Interest & Finance Charges
- Decontamination or Remediation
- Rock Excavation
- Acoustic treatments exceeding the nominal allowance
- National Broadband Network Implications

5.0 Review of Documentation

The estimate has been prepared based on a review of documentation supplied, including:

Consultant	Reference	Drawings:	Issue
Architecture Design Studio	Pn_0661	1101; 1102; 1201; 1301 - 1305; 1401; 1501 - 1504; 1601; 1602	P

Table 3 - Drawing Register

6.0 Disclaimer

This cost estimate has been prepared for the purpose of providing an indicative development cost suitable for DA submission to Council. All reasonable professional care and skill have been exercised to validate the accuracy and authenticity of the information supplied. Any form of contractual, tortuous or other form of liability for any consequences, loss or damage, which may result from other persons acting upon or using this estimate, will not be accepted.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Tony Sassine', with a stylized flourish at the end.

Tony Sassine B.App.Sci (Hons), AAIQS
Managing Director



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Appendix A

COUNCIL FORM

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Registered Quantity Surveyor's Detailed Cost Report

for development costs in excess of \$1,000,000

DATE OF REPORT:

24th May 2021

DEVELOPMENT APPLICATION No.

CONSTRUCTION CERTIFICATE No.

APPLICANT'S NAME:

APPLICANT'S ADDRESS:

DEVELOPMENT DESCRIPTION: 50 Units, 8 Shops over a Double Basement

DEVELOPMENT ADDRESS: 892-894 Canterbury Road, Lakemba NSW

DEVELOPMENT DETAILS

Gross Floor Area - Commercial	670	m2
Gross Floor Area - Residential	4,598	m2
Gross Floor Area - Retail		m2
Gross Floor Area - Car Parking	3,470	m2
Gross Floor Area - Other	334	m2

Total Gross Floor Area	9,072	m2
Total Site Area	2,218	m2
Total Car Parking Spaces	116	No.

Total Development Cost	\$ 14,797,553
Total Construction Cost	\$ 14,507,405
Total GST (Included Above)	\$ 1,345,232

ESTIMATE DETAILS

Excavation	\$ 613,061
Cost per m2 of site area	\$ 276.39 /m2
Demolition & Site Prep	\$ 194,365
Cost m2 metre of site area	\$ 87.63 /m2
Construction - Commercial	\$ 588,116
Cost per m2 of commercial area	\$ 878.38 /m2
Construction - Residential	\$ 4,851,843
Cost per m2 of residential area	\$ 1055.12 /m2
Construction - Retail	\$
Cost per m2 of retail area	\$
Car Park	\$ 1,583,815
Cost per m2 of site area	\$ 714.03 /m2
Cost per space	\$ 13,654 /space

Fit-Out - Commercial	\$
Cost per m2 of commercial area	\$
Fit-Out - Residential	\$ 6,502,900
Cost per m2 of residential area	\$ 1414.17 /m2
External Works / Landscaping	\$ 173,305
Cost per m2 of site area	\$ 78.13 /m2
Professional Fees	\$ 290,148
% of Development Cost	% 1.96
% of Construction Cost	% 2.00

Total Development Cost: <i>Incl GST</i>	\$ 14,797,553
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I certify that I have:

- ✓ Inspected the plans the subject of the application for development consent or construction certificate.
- ✓ Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- ✓ Calculated the development costs in accordance with the definition of development costs in the Section 94A Development Contributions Plan of the council at current prices.
- ✓ Included GST in the calculation of development cost
- ✓ Measured gross floor areas in accordance with the Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1 (Appendix A2)

Signed:



Name: Tony Sassine

AIQS Membership Number: 1565

Position & Qualifications:

Managing Director, B.App.Sci (Hons), AAIQS



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Appendix B

ELEMENTAL ESTIMATE

ELEMENTAL COST PLAN SUMMARY

Client: Roselands Star Pty Ltd
Project Description: 50 Units, 8 Shops over a Double Basement
Project Address: 892-894 Canterbury Road, Lakemba NSW
Date: 24th May 2021

ELEMENT	GFA Rate	% TOTAL	ELEMENTAL COST
SITE PREPARATION	\$16.17	1.11%	\$146,735
EXCAVATION	\$51.02	3.51%	\$462,829
SUBSTRUCTURE	\$131.80	9.07%	\$1,195,697
SUPERSTRUCTURE			
Upper Floors	\$196.72	13.53%	\$1,784,599
Roof	\$43.92	3.02%	\$398,453
External Walls	\$73.68	5.07%	\$668,452
Windows	\$52.38	3.60%	\$475,216
External Doors	\$4.76	0.33%	\$43,200
Internal Walls	\$57.56	3.96%	\$522,183
Internal Screens	\$9.47	0.65%	\$85,900
Internal Doors	\$14.21	0.98%	\$128,880
FINISHES			
Wall Finishes	\$97.91	6.74%	\$888,256
Floor Finishes	\$41.27	2.84%	\$374,360
Ceiling Finishes	\$20.01	1.38%	\$181,539
FITTINGS			
Fitments	\$69.30	4.77%	\$628,697
Sanitary Fixtures	\$12.41	0.85%	\$112,600
SERVICES			
Water & Gas Supply	\$93.55	6.43%	\$848,632
Heating, Ventilation & AC	\$36.41	2.50%	\$330,318
Fire Protection	\$46.70	3.21%	\$423,623
Electrical Light & Power	\$87.23	6.00%	\$791,322
Transportation Systems	\$36.38	2.50%	\$330,000
Special Services	\$0.00	0.00%	\$0
EXTERNAL WORKS	\$14.42	0.99%	\$130,836
Subtotal - Elements			\$10,952,326
Preliminaries	\$151.39	10.41%	\$1,373,422
Profit & Overheads	\$95.11	6.54%	\$862,802
Total Construction Cost	9,072 m2	\$1,453.79	\$13,188,550
Professional Fees			\$263,771
Total Development Cost (Excluding GST)			\$13,452,321
Goods & Services Tax			\$1,345,232
Total Development Cost (Including GST)			\$14,797,553

ELEMENTAL COST PLAN BREAKUP

Client: Roselands Star Pty Lty
Project Description: 50 Units, 8 Shops over a Double Basement
Project Address: 892-894 Canterbury Road, Lakemba NSW
Date: 24th May 2021

Item	Qty	Unit	Rate	Total
SITE PREPARATION				
Demolition	1	Item	\$ 113,462.90	\$ 113,462.90
Site Clearance	2,218	m2	\$ 15.00	\$ 33,272.10
EXCAVATION				
Basement Excavation in OTR	11,112	m3	\$ 38.00	\$ 422,237.84
Trim, level and compact entire building area	1,735	m2	\$ 12.00	\$ 20,817.84
Detailed Foundation Excavation	124	m3	\$ 160.00	\$ 19,773.43
SUBSTRUCTURE				
Concrete, Reo & Labour to Footings	124	m3	\$ 550.00	\$ 67,971.17
Basement / Parking Perimeter Walls	1,033	m2	\$ 420.00	\$ 433,720.98
Concrete Slab on Ground	1,735	m2	\$ 90.55	\$ 157,091.42
Suspended Concrete Slabs	1,735	m2	\$ 215.00	\$ 372,986.30
GF Suspended Parking Slab	605	m2	\$ 215.00	\$ 130,118.00
Subsoil Drainage				
Car Wash Pit	1	No.	\$ 5,000.00	\$ 5,000.00
Stormwater Pits within Basement	1,735	m2	\$ 6.00	\$ 10,408.92
Discharge Control Pit	1	No.	\$ 900.00	\$ 900.00
Detention Tank	50	Units	\$ 350.00	\$ 17,500.00
SUPERSTRUCTURE				
Upper Floors				
Concrete Suspended Slabs	6,240	m2	\$ 220.00	\$ 1,372,903.40
Extra over for Podium Areas	953	m2	\$ 50.00	\$ 47,658.50
Stairs & Stair Shaft - (BM2 - GF)	2	No.	\$ 19,529.33	\$ 39,058.65
Stairs & Stair Shaft - (GF - Roof)	3	No.	\$ 39,058.65	\$ 117,175.96
Lift Shaft (BM2 to Roof)	3	No.	\$ 68,480.49	\$ 205,441.47
Termite Protection to Perimeter Wall	157	m	\$ 15.00	\$ 2,360.86
Roof				
Concrete Roof Structure	1,059	m2	\$ 275.00	\$ 291,263.50
Roof Lining		Excl.		
Pergolas		Excl.		\$ -
Skylight	13	m2	\$ 550.00	\$ 6,930.00
Awning	264	m2	\$ 380.00	\$ 100,259.20
External Walls				
Perimeter Walls	2,898	m2	\$ 230.65	\$ 668,451.95
Extra over for cladding		Excl.		\$ -
External Screens / Louvers		Excl.		\$ -
Windows				
Aluminium framed windows & doors	50	Units	\$ 8,500.00	\$ 425,000.00
Commercial Glazing	1	Item	\$ 50,216.25	\$ 50,216.25
External Doors				
Doors in commercial/retail Fronts	6	No.	\$ 1,200.00	\$ 7,200.00
Fly Doors	50	Units	\$ 480.00	\$ 24,000.00
Automatic Doors		N/A		\$ -
Fire roller/shutter door		Excl.		\$ -
Roller Doors / Tilt Doors	1	No.	\$ 12,000.00	\$ 12,000.00

Internal Walls				
Party Walls	2,468	m2	\$ 140.00	\$ 345,567.17
Internal Walls	4,415	m2	\$ 40.00	\$ 176,615.40
Internal Screens				
Storage Cages	50	Units	\$ 750.00	\$ 37,500.00
Semi Framed Shower Screen	88	No.	\$ 550.00	\$ 48,400.00
Internal Doors				
Unit Entry Doors	50	No.	\$ 750.00	\$ 37,500.00
Internal Unit Doors	226	No.	\$ 200.00	\$ 45,200.00
Hardware to above	226	No.	\$ 55.00	\$ 12,430.00
Lobby Fire & Service Doors	45	No.	\$ 750.00	\$ 33,750.00
FINISHES				
Wall Finishes				
Plasterboard to Perimeter Walls	2,898	m2	\$ 18.00	\$ 52,166.20
Plasterboard to Party Walls	4,937	m2	\$ 18.00	\$ 88,860.13
Insulation to above	7,835	m2	\$ 10.00	\$ 78,347.96
Plasterboard to Internal Walls	8,831	m2	\$ 18.00	\$ 158,953.86
Cornice to above	5,952	m	\$ 15.00	\$ 89,279.82
Painting to above	16,666	m2	\$ 10.00	\$ 166,655.66
Wall tiles to Bathrooms	113	No.	\$ 1,800.00	\$ 203,400.00
Skirting within unit	5,952	m	\$ 8.50	\$ 50,591.90
Floor Finishes				
Carpet to living and dining areas	1,493	m2	\$ 38.00	\$ 56,750.72
Carpet to bedroom areas	1,076	m2	\$ 38.00	\$ 40,880.40
Tiling to lobby areas	555	m2	\$ 70.00	\$ 38,840.90
Waterproofing to Bathrooms.	113	No.	\$ 380.00	\$ 42,940.00
Tiling to bathroom areas	791	m2	\$ 70.00	\$ 55,370.00
Waterproofing to Balconies & communal terrace	1,282	m2	\$ 45.00	\$ 57,710.25
Tiling to kitchen areas	373	m2	\$ 70.00	\$ 26,135.20
Tiling to Balconies	796	m2	\$ 70.00	\$ 55,732.60
Tiling to Communal Terraces		Excl.		\$ -
Tiling to exposed podium		Incl.		\$ -
Ceiling Finishes				
Plasterboard to ceiling	4,288	m2	\$ 30.00	\$ 128,654.10
Access hatches per unit	50	No.	\$ 200.00	\$ 10,000.00
Painting to above	4,288	m2	\$ 10.00	\$ 42,884.70
FITTINGS				
Fitments				
Sliding Mirror Wardrobe	88	No.	\$ 750.00	\$ 66,000.00
Kitchen Joinery	50	No.	\$ 3,800.00	\$ 190,000.00
Kitchen Benchtops	50	No.	\$ 1,500.00	\$ 75,000.00
Kitchen Splashback	50	No.	\$ 650.00	\$ 32,500.00
Vanity Joinery Polymarble Unit	88	No.	\$ 350.00	\$ 30,800.00
Mirror above Vanity	88	No.	\$ 80.00	\$ 7,040.00
Internal Stair Handrails	1	Item	\$ 25,452.00	\$ 25,452.00
Balcony Balustrades	1	Item	\$ 95,454.91	\$ 95,454.91
Tactile Indicators		Excl.		\$ -
Mail Boxes	57	No.	\$ 150.00	\$ 8,550.00
Required Signage	1	Item	\$ 11,400.00	\$ 11,400.00
Appliances				
Oven 600mm	50	No.	\$ 550.00	\$ 27,500.00
Cooktop 600mm	50	No.	\$ 280.00	\$ 14,000.00
Rangehood 600mm	50	No.	\$ 250.00	\$ 12,500.00
Dishwasher 600mm	50	No.	\$ 650.00	\$ 32,500.00
Microwave	N/A	No.	N/A	N/A

Sanitary Fixtures					
Toilet Suite	Dual Flush	88	No.	\$ 285.00	\$ 25,080.00
Urinals			N/A		\$ -
Bath Tubs & Tapware		50	No.	\$ 250.00	\$ 12,500.00
Vanity Mixer		88	No.	\$ 40.00	\$ 3,520.00
Shower Mixer & Rose		88	No.	\$ 250.00	\$ 22,000.00
Kitchen Sink & Tapware		50	No.	\$ 230.00	\$ 11,500.00
Laundry Tub & Tapware		50	No.	\$ 320.00	\$ 16,000.00
Bathroom Accessories		88	No.	\$ 250.00	\$ 22,000.00
SERVICES					
Water & Gas Supply					
Sanitary plumbing and drainage (Units)		50	No.	\$ 12,500.00	\$ 625,000.00
Sanitary plumbing and drainage (Commercial)		1	Item	\$ 43,520.75	\$ 43,520.75
Stormwater Pits, OSD, Etc.		1	Item	\$ 40,111.25	\$ 40,111.25
Allowance for section 73 works		1	Item	\$ 10,000.00	\$ 10,000.00
Electronic water meters		50	No.	\$ 550.00	\$ 27,500.00
Supply of Hot Water Units		50	No.	\$ 850.00	\$ 42,500.00
Gas Reticulation		50	No.	\$ 1,200.00	\$ 60,000.00
Heating, Ventilation & AC					
Air Conditioning	Split System	50	No.	\$ 1,650.00	\$ 82,500.00
Ventilation to Wet Areas		88	No.	\$ 280.00	\$ 24,640.00
Ventilation to Kitchen		50	No.	\$ 300.00	\$ 15,000.00
Stair Pressurisation			Excl.		\$ -
Mechanical Ventilation to Basement		3,470	m2	\$ 60.00	\$ 208,178.40
Fire Protection					
Booster - Sprinkler		1	Item	\$ 10,000.00	\$ 10,000.00
Fire sprinkler storage tank			Excl.		\$ -
Fire Sprinklers to Basement		3,470	m2	\$ 38.00	\$ 131,846.32
Fire Sprinklers to Upper Levels		3,734	m2	\$ 38.00	\$ 141,876.80
Booster - Hydrant		1	Item	\$ 15,000.00	\$ 15,000.00
Diesel Pump		1	Item	\$ 18,000.00	\$ 18,000.00
Fire Hydrant Per Level		16	No.	\$ 2,400.00	\$ 38,400.00
Fire Hose Reels		5	No.	\$ 500.00	\$ 2,500.00
Fire Extinguishers		16	No.	\$ 250.00	\$ 4,000.00
Fire Indicator Panel (FIP)		56	No.	\$ 900.00	\$ 50,400.00
Emergency Warning & Intercommunication System			Excl.		\$ -
Thermal Detectors			Incl.		\$ -
Smoke Detectors to Units & Lobbies		58	No.	\$ 200.00	\$ 11,600.00
Electrical Light & Power					
Electrical Services (Units)		50	Units	\$ 8,000.00	\$ 400,000.00
Electrical Services (Commercial)		1	Item	\$ 33,477.50	\$ 134,436.55
Temporary Electrical Boards		16	No.	\$ 1,000.00	\$ 16,000.00
Connection Fees		50	No.	\$ 250.00	\$ 12,500.00
Substation incl. electrical mains connection		1	Item	\$ 150,000.00	\$ 150,000.00
Light fittings to Units		50	No.	\$ 950.00	\$ 47,500.00
Light fittings to Basement		3,470	m2	\$ 7.50	\$ 26,022.30
Light fittings to Common External Areas		486	m2	\$ 10.00	\$ 4,862.70
Transportation Systems					
Passenger Lift	8 levels	3	No.	\$ 110,000.00	\$ 330,000.00
Escalators & Moving Walks			Excl.		\$ -
Car Lift			Excl.		\$ -
Turn Tables			Excl.		\$ -
Special Services					
Garbage Chute Per Level			Excl.		\$ -
Garbage Carousel & Compactor			Excl.		\$ -

EXTERNAL WORKS				
Landscaping	621	m2	\$ 65.00	\$ 40,386.45
Planterbox Walls	91	m	\$ 300.00	\$ 27,396.00
Boundary / Divisional Fencing	73	m	\$ 85.00	\$ 6,239.85
Outside Boundary Works	95	m	\$ 600.00	\$ 56,814.00
Subtotal (Trades)				\$ 10,952,325.88
Preliminaries & Labour	12.54%	%		\$ 1,373,421.67
Profit & Overheads	7.00%	%		\$ 862,802.33
Total Construction Cost (Excluding GST)				\$ 13,188,549.87



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Appendix C

FINISHES SCHEDULE

SCHEDULE OF FINISHES

Client:	Roselands Star Pty Ltd
Project Description:	50 Units, 8 Shops over a Double Basement
Project Address:	892-894 Canterbury Road, Lakemba NSW
Date:	24th May 2021

BASEMENT

Perimeter Walls:	Piling & Shotcrete
Mechanical Ventilation	Included
Fire Sprinklers	Included

STRUCTURE

Generally	Concrete Framed Structure
Perimeter Walls	Rendered Finish / Face Brickwork
Upper Levels	Concrete Slabs
Roof Type	Concrete Roof Structure
Roof Finish	N/A
Windows & Doors:	Powdercoated Aluminium Framed
Balcony Balustrades:	Powdercoated Aluminium Framed
Passenger Lift	Included

INTERNAL

Doors:	Hollow doors
Door Furniture:	Satin Chrome Lever
Wardrobes:	Sliding Mirror Wardrobe
Walls:	Plasterboard & Paint
Ceilings:	Plasterboard & Paint
Cornice:	Shadowline
Skirting/Architrave:	92mm MDF (Selected Profile)
Air Conditioning:	Split System
Blinds:	Vertical Fabric Blinds
Intercom:	Included
Alarm:	Excluded

FLOOR FINISHES

Bedrooms:	Carpet
Living & Dining:	Carpet
Kitchens:	Tiles
Bathroom, Ensuite, Laundry:	Tiles
Balcony:	Tiles

KITCHEN

Joinery:	Polyurethane Finish Floor & Wall Cupboards
Cupboard Hardware:	Stainless steel handles or concealed
Benchtop:	20mm Caesarstone or similar
Splashback:	20mm Stone
Sink:	Double Bowl Drop In

APPLIANCES

Oven:	60cm Stainless steel oven with digital clock.
Cooktop:	60cm Stainless steel 4 burner incl wok.
Rangehood:	60cm Stainless steel slide out range.
Dishwasher:	60cm Stainless steel dishwasher.
Microwave:	Excluded
Dryer:	4kg Dryer
Hot Water System:	Gas Instantaneous fixed in recess box.

BATHROOM & ENSUITE

Vanity:	Polyurethane Cabinet with Polymarble Top
Basin:	Included in Vanity
Mirror:	Full width of vanity hung on wall.
Shower Screen:	Semi Framed Shower Screen
Toilet Suite:	Vitreous china suite with dual flush.
Accessories:	All accessories to be chrome.
Floor Waste:	Brass with Polished Chrome Finish

LAUNDRY

Tub:	45 Litre tub and cabinet
Tapware:	Flick mixer with telescopic spout.
Skirting Tiling:	White ceramic skirting tiling to laundries.
Splashback:	Vitrified Tile