









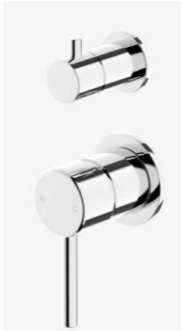










Client: AM	Inclusions and Specifications	
Date: 9/06/2026	Property Address: 27 Orchard Rd, Richlands	
Version: 1	Client – McClanachan Property	


Appliances


Item	Model	Brand	Colour	Supplier	Image	Comments
Oven	HWO60S4LMB3	HAIER	Black	RT Edwards		
Cooktop	HCE604TB3	HAIER	Black	RT Edwards		
Rangehood Ducted	HFH60RSX1	HAIER	SS	RT Edwards		
Dishwasher	HDW13FOPS1	HAIER	SS	RT Edwards		



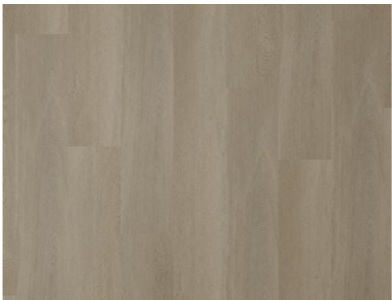


Plumbing fixtures and fittings						
Item	Model	Brand	Colour	Supplier	Image	Comments
Kitchen Sink	RFA200	Abey	SS	Collective Interiors		
Kitchen Mixer	4K1-LF	Abey	Brushed nickel	Collective Interiors		
Laundry Tub Built in \ Butler's pantry	CUA340	Abey	SS	Collective Interiors		
Laundry Tub	BK BK35L	Abey	SS	Collective Interiors		
Laundry mixer	MBK-1-35-LF	Abey	SS	Collective Interiors		
Shower Rail – Ensuites (dual head)	AB-DS-BN	Abey	Brushed nickel	Collective Interiors		

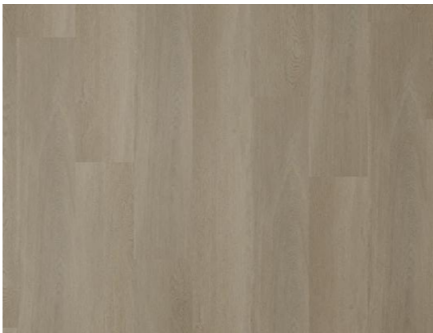

Shower Diverter - Ensuites	Abey 4SHD-EXT-BN-LF	Abey	Brushed nickel	Collective Interiors		
Shower Rail - Bathroom	SRA011	Abey	Brushed nickel	Collective Interiors		
Wall Mixer - Bathroom	4SH-EXT-LF	Abey	Brushed nickel	Collective Interiors		
Toilet – Wall faced	192640 Chios	Seima	White	Collective Interiors		
Basin – Bathrooms and ensuites	EV-360	Collective	White	Collective Interiors		
Tapware for basin	4B2-LF	Abey	Brushed nickel	Collective Interiors		

Hand basin – Powder rooms	PR500	Collective	White	Collective Interiors		
Tapware for wall hung basin	4B1-LF	Abey	Brushed nickel	Collective Interiors		
Pop Up Plug & Waste with Overflow			ss			
Washing Machine Tap set			ss			Placed Under Sink
Tiled Floor Waste			SS			Matching floor tile




Joinery and Fixout						
Item	Model	Brand	Colour	Supplier	Image	Comments
Cabinetry – Kitchen All upper and lower cabs and island benches	Soft close	Polytec	Moss Grey Matt			


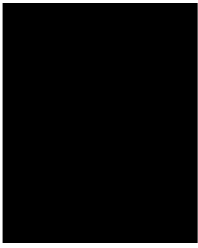



Cabinetry – Ensuites and Bathrooms	Soft Close	Polytec	Husk Matt			
Toilet Roll Holder	Abey 1AB-TRH	Abey	Brushed nickel	Collective Interiors		
Double and Single Towel Rail	1AB-STR-600	Abey	Brushed nickel	Collective Interiors		
Robe Hook/Hand Towel Hook	AB-RH Robe Hook	Abey	Brushed nickel	Collective Interiors		
Cornice	Square set		China Mask			
Skirtings and Architraves	66x11mm Square		China Mask			
Internal walls, Ceilings	Matt to walls, Gloss to trims	Dulux	China Mask			
Shower screen	Semi frameless		Brushed nickel frame			




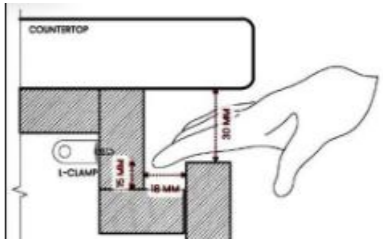


Robes	Mirrored sliding doors		Brushed nickel			White melamine with hat shelf, hanging rail and 1 bank of 4 shelves
Mirror	Frame		Brushed nickel			
Internal Stairs	Olympus Neo	Gh Commercial	Boreas			Overlaid hybrid flooring
Handrail			China Mask			Chrome fitting
Internal balustrade	1100mm h wall		China Mask			1100mm h wall to level 3 hall to stairs
Stone						
Item	Model	Brand	Colour	Supplier	Image	Comments
Engineered Stone Benchtops 20mm	Standard	Betterstone	Tuscany white			Kitchen and bathrooms
Floor Coverings						
Item	Model	Brand	Colour	Supplier	Image	Comments

Engineered Timber Floor	Olympus Neo	Gh Commercial	Boreas	Luxo		
Carpet	Fyans	Godfrey Hirst	Ridge	Godfrey Hirst		

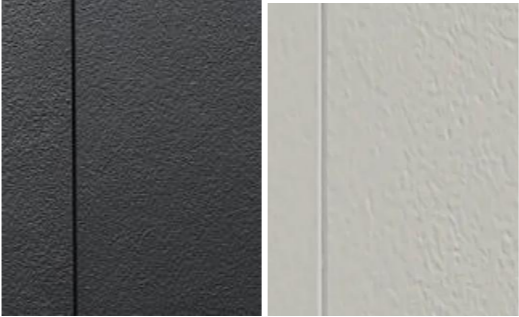
Tiling








Item	Model	Brand	Colour	Supplier	Image	Comments
Internal Floor Tile	300x600mm	Travertine Flow	Beige	The Tile Collective		
Internal Wall Tile	300x600mm		White Gloss	The Tile Collective		
Splashback	Small square 100mm x 100mm Stack bond lay		White	The Tile Collective		Kitchen and bathroom

External Tile	600x600	Bora Out	Grey	The Tile Collective		
Grout			To match tile			
Doors, Glazing & Hardware						
Item	Model	Brand	Colour	Supplier	Image	Comments
Sectional Garage Door with 2 Remote Controls	Tuscan	Gliderol	Night sky	Gliderol		
Entry Door	Glazed Aluminium Entry Door	Gainsborough Tradepro				
Internal Doors	Flush hollow core doors to sizes as shown on plan.		Paint Finish to match internal walls			
Entry Door Handle	Trade pro	Gainsborough	Satin Chrome			








External Glass Doors			Night sky			Frames to be Night Sky
Internal Door Handle		Gainsborough	Brushed satin			
Kitchen, Bathroom and Ensuite Cabinet Handles	Finger pull handles		To match cabinets			
Internal Door Wall Stop			Satin Chrome			Internal Doors
Wet Area Internal Doorstop			Chrome			Wet Area Internal Doors




External – Refer to external elevation plans for locations

Item	Model	Brand	Colour	Supplier	Image	Comments
Cladding	Easy Lap Fine Texture	James Hardie	Wan white Monument			Wan white Monument

External Balustrade			Glass			Top mounted
Roofing	Trimdeck		Windspray			
Metal work	Screens		Monument			
Clothesline	Fold down					Monument
Letterbox						Recessed into rendered wall Monument
Fencing			White			
Driveway/Footpaths	Broom finish		Plain			

Electrical Fittings

Item	Model	Brand	Colour	Supplier	Image	Comments
Smoke Alarms			White	Cool & Collected		
LED Downlights			White	Cool & Collected		Internal, Wet Areas and External
3 in 1 Fan heater, light, exhaust				Cool & Collected		
Pendant Light						X2 pendant lights over kitchen peninsula bench
Under Stair/Storeroom			White 3000K			
Recessed Internal Stair Wall Light			White	Cool & Collected		To stairwell
Garage batten			White			
Hot water system	215l					Location to be next to laundry tub or washing machine

AC	Daiken Spilt System		White	Cool & Collected		x4 per Town house x1 to each bedroom and living room per town house
Power points and switches	Iconic	Clipsal	White	Cool & Collected		
Exhaust				Cool & Collected		

Signatures

Owner	Austin Chow	Signature _____ Date _____
Builder	Akam Constructions	Signature _____ Date _____

Images shown are indicative only and represent the design intent. Final application may vary due to availability, site conditions, or installation requirements.