

## 16 Grey Street, Kihikihi

### Variation Schedule - Price Increases

The following items have been changed, upgraded, or added during the selections process which have been the cause of an increase in pricing, outlined in this variation. Additionally, there has been pricing increases from suppliers between the original price being presented and now.

Category	Variation Detail
<b>Appliances</b>	Rangehood: Changed to a different rangehood model from the original specification. Dishwasher: Changed from the original selection to a Fisher & Paykel dishwasher.
<b>Windows</b>	Laundry Door: Louvres added to the laundry door. Entry Door: Entry door changed to a woodgrain finish (upgrade from standard finish).
<b>Heating</b>	Smart Vent Heat Transfer Unit added. This was not included in the original specification.
<b>Tapware</b>	All tapware changed from Gun Metal to Brushed Gold throughout, including kitchen, laundry, bathrooms, and ensuite.
<b>Splashback</b>	Kitchen splashback changed from laminate upstand to Moroccan tiles. Increased material and labour cost.
<b>Internal Doors</b>	Door hardware changed from Chrome to Gold throughout the home.
<b>Garage Door</b>	Pricing increased from the supplier since the first quote.
<b>Painting</b>	Feature walls and wallpaper added. This is in addition to the standard paint specification and includes additional labour and materials.
<b>Tiling</b>	Increase in scope of tiling work from the original specification. Additional area and/or upgraded tile selections.
<b>Materials</b>	Fuel adjustment applied to materials supply. This reflects a supplier-side cost movement outside of Kingston Group's control.
<b>Fascia &amp; Spouting</b>	Pricing increased from the supplier since the first quote.
<b>Electrical</b>	LED lighting connection added to laundry and kitchen areas, in addition to the standard electrical specification.
<b>Joinery</b>	Office including shelf and desk, garage workshop and wardrobes to be completed by Kingston Group preferred supplier.
<b>Hot Water</b>	Ecobulb Hot Water Heat Pump price increase since original quote.

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## Variation Schedule - Price Reductions

The following items have reduced in cost during our repricing stage of the selection process.

Category	Variation Detail
<b>Kitchen/Laundry</b>	Pricing of the Kitchen & wardrobes has come in less from King Country Kitchens than their original quote.
<b>Bricklayer</b>	Obtained a quote from a different contractor which came in less than the original contractor's quote.

**Total Variation Order Price: \$17,332.61 (Incl GST)**

## Agreement & Acknowledgement

By signing below, both parties confirm and agree to the following:

- The specification changes listed in the Variation Schedule above are agreed and approved by the client.
- This Revised Specification supersedes the original specification in all areas listed above and forms the basis on which the home will be built.
- The revised contract price, as presented and discussed, is accepted by the client.
- Any further changes to the specification after signing this document will be managed through a separate variation process and will incur additional cost.
- This Variation will be invoiced at the same time as the roof on milestone invoice.

### Signatures

#### John & Christina


Signature:



Date:

8/10/26

Signature:



Date:

7/06/26

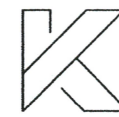
#### On behalf of Kingston Group

Signature:



Date:

7/6/26.



Kingston  
Group



# 16 Grey Street, Kihikihi

## *Interior & Exterior Selections*

*Client: Kingston Group- John & Christina*

*Selections Consultant: Eve Creative- Laura Kannan*

**Date: 28<sup>th</sup> April 2026**

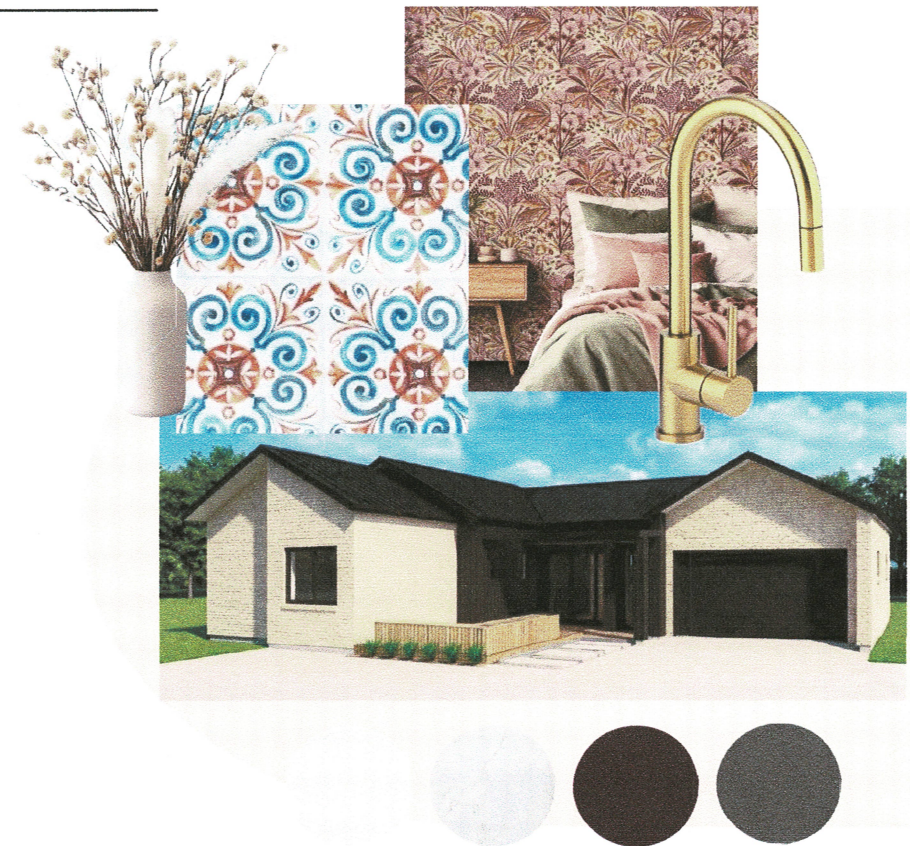
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# PROJECT Overview

*This home has a calm, modern feel that is warm and welcoming. Soft natural colors like blush tones, stormy charcoal and warm white, are layered with gentle pattern, touches of gold and deep moody jewel tones creating a relaxed yet stylish space that feels comfortable, elegant and easy to live in.*

## PROJECT CONTENTS

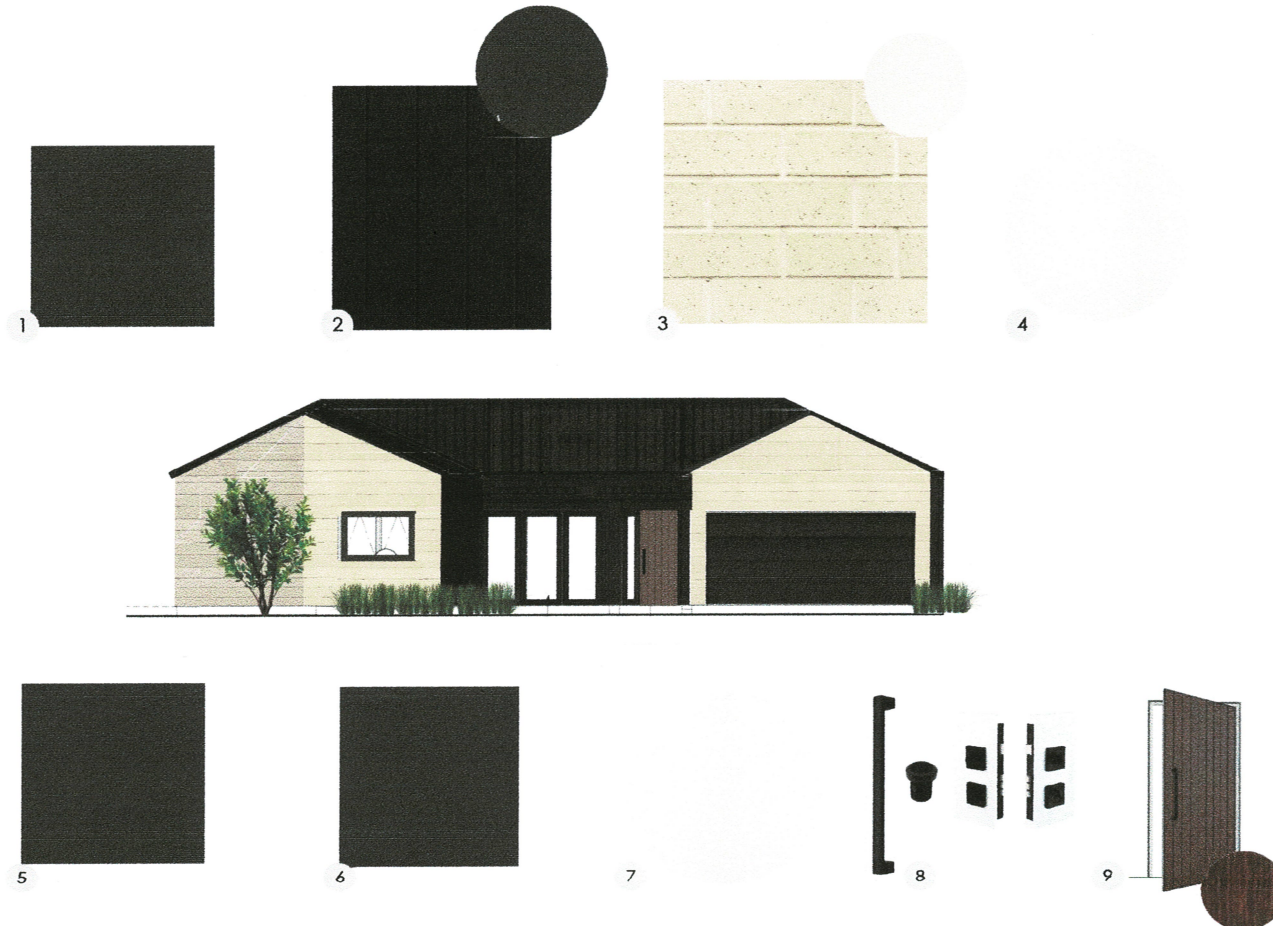
INS-01	INSPIRATION & AESTHETIC
EXT-01	EXTERIOR COLOURS & FINISHES
INT-01	INTERIOR COLOURS & FINISHES
FLO-01	FLOORING FINISHES & PLAN
TIL-01	TILING & FEATURES PLAN
TIL-02	TILING & FEATURES- BEDROOM 2
TIL-03	TILING & FEATURES- BATHROOM
TIL-04	TILING & FEATURES- ENSUITE
ELE-01	ELECTRICAL- SPECIAL FEATURES
KIT- 01	KITCHEN FINISHES & FITTINGS
LAU- 01	LAUNDRY FINISHES & FITTINGS
APL- 01	APPLIANCES
ENS-01	ENSUITE FINISHES & FITTINGS
BAT-02	BATHROOM FINISHES & FITTINGS
OFF-01	OFFICE FINISHES & FITTINGS



# INSPIRATION Board



# EXTERIOR Colours & Finishes



- 1- Roof & Fascia: Colorsteel **Flaxpod**
- 2- Cladding 1: Duragroove Cladding- **Flaxpod**
- 3- Cladding 2: Brickworks Origin **Seed**  
(Premium White Mortar- rolled finish)
- 4-Soffits: Painted in Resene **Alabaster**
- 5- Joinery/Hardware: **Flaxpod**
- 6- Garage Door: Windsor Doors- Sectional Flat Wood Grain 0.6 **Flaxpod**
- 7- Garage Door Facing: Painted in Dulux **Resene Alabaster**
- 8- Entrance Door Hardware: Windsor Polo Pull Handle Kits **1221-BLK**
- 9- Entry Door: Platinum Doors- Tongue & Groove- T05AV- **Light Bean**

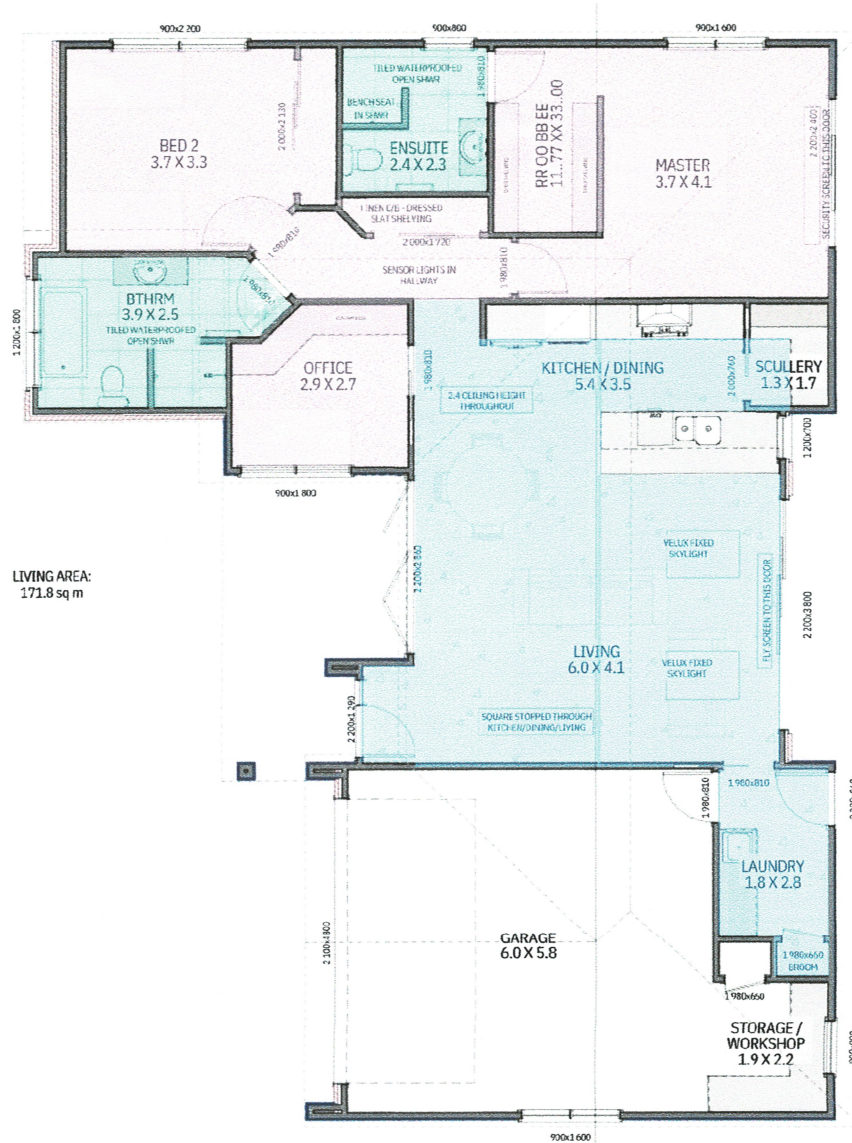
# INTERIOR AESTHETIC *Colours & Finishes*



- 1- Ceiling Paint: Resene- **Alabaster**
- 2- Wall Paint: Resene-**Quarter Thorndon Cream**
- 3- Door Paint: Resene- **Double Alabaster**
- 4- Office Feature Wall Paint: Resene - **Arthouse**
- 5- Master Room Feature Wallpaper- Grandeco **Jody Retro Jungle Botanical wallpaper**
- 6- Carpet: Inner Urban Range and 11mm foam underlay- **Shadow**
- 7- Bathroom Floor Tile- Galaxy **Statuario Matt** 600x600
- 8- Bathroom & Ensuite shower lining & ½ Wall Panels: Galaxy **Statuario Matt** 600x600
- 9- Bathroom Vanity: Lulu-**Black Timberland**
- 10- Ensuite Vanity- Lulu- **White Velvet**
- 11- Bathroom Tapware: Nero Dolce Basin Mixer-**Brushed Gold**
- 12- Switchgear: PDL Schneider Iconic **White**
- 13- Door Hardware: Windsor Modella Lever on Rose- **Matt Satin Brass**
- 14- Kitchen Mixer: Nero Dolce Mixer with Vege Spray- **Brushed Gold**
- 15- Ensuite ½ walls & ½ Wall in Bedroom 2- Resene **Dust Storm**
- 16- Bedroom 2- ½ Wall Feature Wall Paper
- 17- Master Room Walls- Resene **Solitaire**
- 18- Hard flooring: Polished Concrete- Burnish Finish- Colour here-an artistic impression
- 19- Kitchen Handle: Archant Anzio **Brushed Brass**
- 20- Kitchen Cabinets above cooktop- Melteca **Oiled Legno Organic**
- 21- Kitchen Island and Cabinetry: Melteca- **Bullet Naturale**
- 22- Kitchen Island Top, Benchtop & Scullery Benchtop: Laminex Formica- **Pearl Concrete Natural**
- 23- Scullery Cabinetry: Melteca Melamine **Malibu Naturale Finish**
- 24- Kitchen Splash back: Moroccan **Marron** tile 15x15

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# FLOORING *Finishes & Plan*

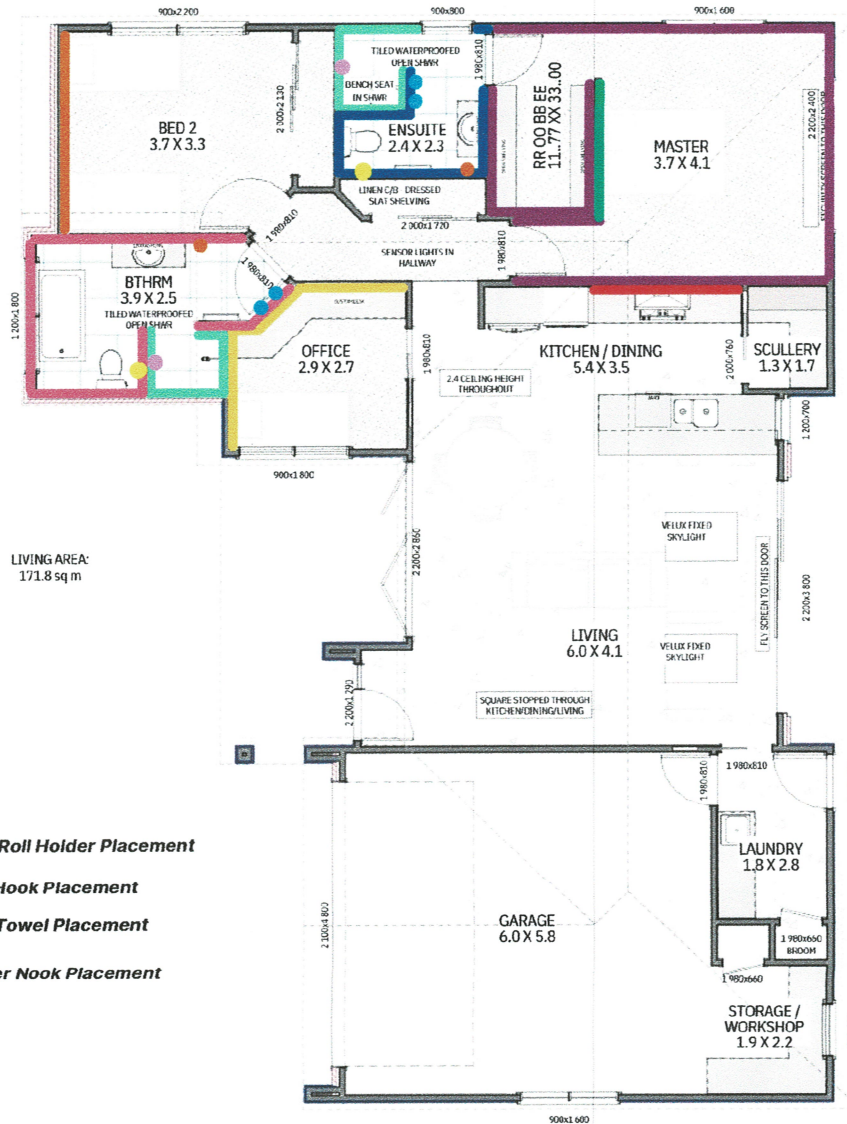


**HARD FLOORING-1**  
 Polished Concrete- Burnish Finish  
 Location: Living, Kitchen, Scullery, Laundry  
 Approx Sqm: 49sqm

**HARD FLOORING-2**  
 Supplier: Tile Warehouse  
 Range: Galaxy  
 Colour: Statuario- Matt  
 Location: Bathroom, Ensuite  
 Approx Sqm: 16sqm

**CARPET**  
 Supplier: Flooring Xtra  
 Range: Inner Urban Range 11mm underlay  
 Colour: Shadow  
 Location: Office, Master, Robe, Hall, Linen & Bedroom 2  
 Approx Sqm: 34sqm

# TILING & FEATURES *Finishes & Plan*

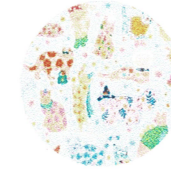


LIVING AREA:  
171.8 sq m

- Toilet Roll Holder Placement
- Robe Hook Placement
- Hand Towel Placement
- Shower Nook Placement

- **FEATURE WALL**  
Supplier: Resene  
Colour: **Arthouse- Low Sheen**  
Location: Office 2 x Walls
- **FEATURE WALL- See TIL-02**  
**Painted ½ Wall -1100mm from ground- Top ½ Wallpaper**  
Paint Supplier- Resene  
Paint Colour: Resene Dust Storm  
Wallpaper Supplier: Hovia  
Wallpaper Colour: Meow Blue  
Location: Bedroom 2
- **FEATURE WALL PAPER**  
Supplier: Guthrie Bowron  
Colour: Grandeco **Jody Retro Jungle Botanical** Wallpaper  
Location: Master Bedhead Wall
- **MASTER WALLS**  
Supplier: Resene  
Colour: **Solitaire- Low Sheen**  
Location: Walls in Master & Robe
- **SPLASH BACK TILE**  
Supplier: UK Flooring  
Colour: **Moroccan Marron 15x15**  
Location: Cooktop Splashback- bench to cabinetry
- **WALL TILE- Full Height**  
Wall Tile Supplier: Tile Warehouse  
Wall Panel Colour: Galaxy Statuatio  
Location: Full Height in Ensuite Shower & Main Bathroom Shower
- **½ HEIGHT WALL TILE + PAINTED TO TOP- See TIL-03**  
Wall Tile Supplier: Tile Warehouse  
Colour: Galaxy **Statuatio**  
Paint Supplier- Resene  
Paint Colour- **Dust Storm**  
Location: Ensuite- half height walls 1200mm from ground
- **½ HEIGHT WALL TILE + PAINTED TO TOP- See TIL-04**  
Wall Tile Supplier: Tile Warehouse  
Colour: Galaxy **Statuatio**  
Paint Supplier- Resene  
Paint Colour- **Eighth Thorndon Cream**  
Location: Main Bathroom- half height walls 1200mm from ground

# TILING & FEATURES - *Bedroom 2*



**Wallpaper-** Top 1/2- Hovia Meow Blue



**Paint-** Bottom 1/2- Resene Dust Storm-  
1100mm From Ground



**Remaining Walls-** Resene Quarter Thondon  
Cream



**Ceiling-** Resene Alabaster



**Trims & Doors-** Resene Double Alabaster

# TILING & FEATURES - Bathroom



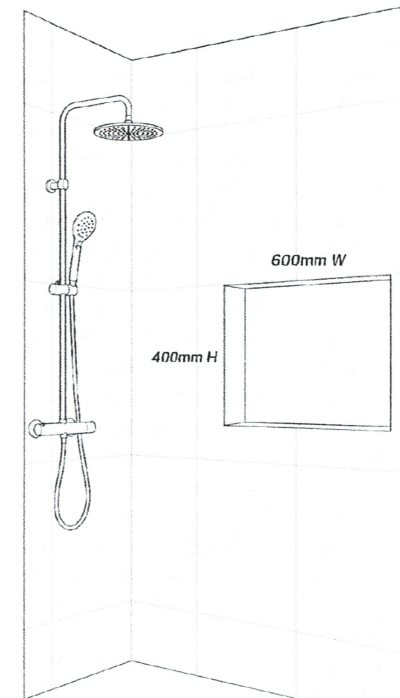
**TOP 1/2 Walls-** Resene Quarter Thondon Cream

**TILE TRIM-** White

**FLOOR & WALL TILE-** Galaxy Statuatio

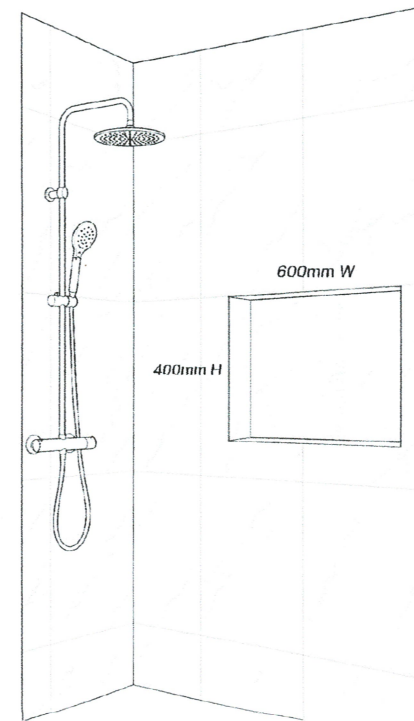
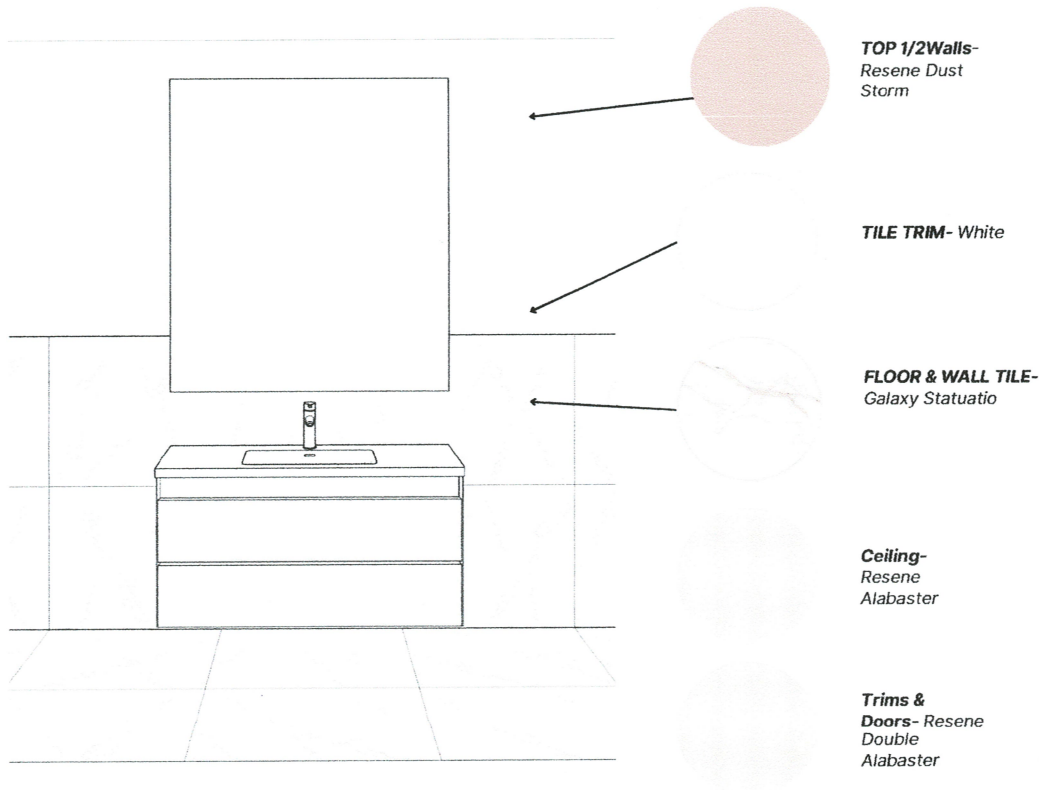
**Ceiling-** Resene Alabaster

**Trims & Doors-** Resene Double Alabaster



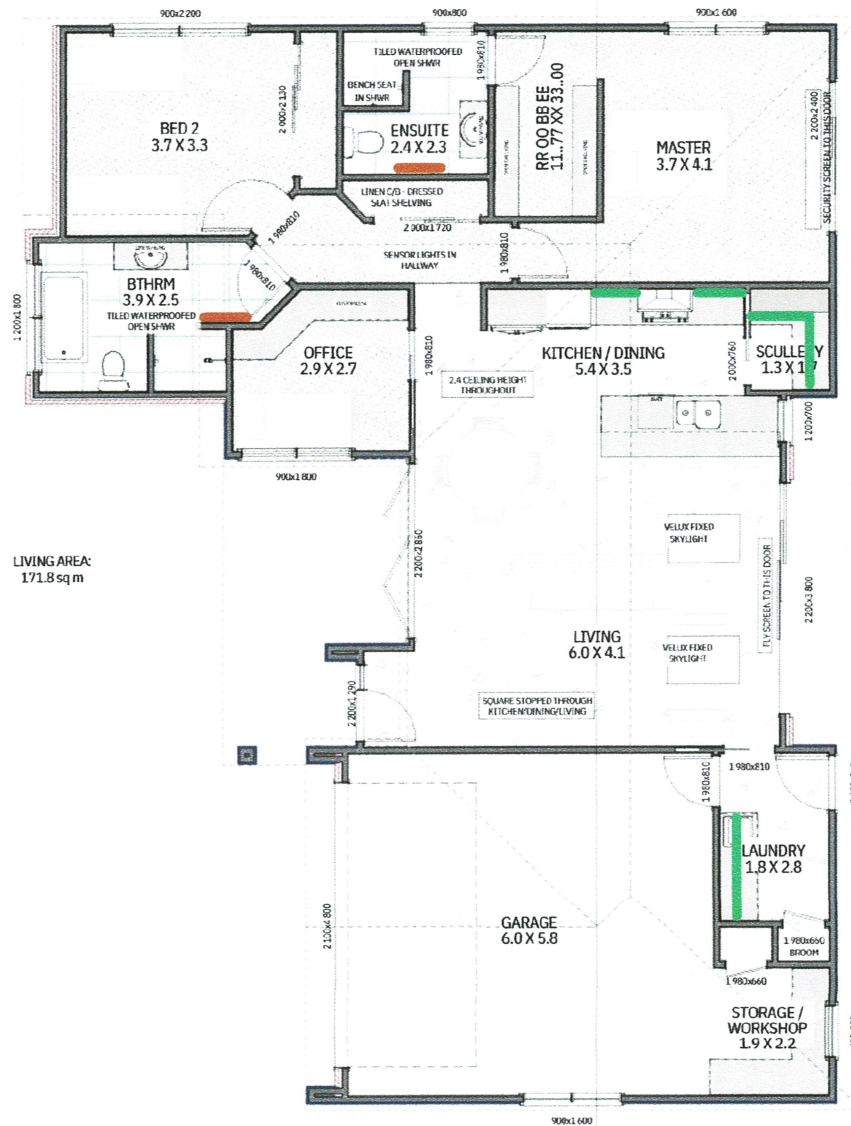
**SHOWER STORAGE-**  
Large shower storage nook  
40mm high x 600mm wide  
See TIL-01 for placement

# TILING & FEATURES - *Ensuite*



**SHOWER STORAGE-**  
Large shower storage nook  
**40mm high x 600mm wide**  
See TIL-01 for placement

# Electrical- Special Features



LIVING AREA:  
171.8 sqm



### LED STRIP LIGHTS

- Under Cooktop Cabinets
- Under Scullery upper Cabinet/ Shelves
- Under Laundry upper Cabinets



### TOWEL RAIL PLACEMENT

- Heated Towel Rail: 780x 600x 120- Bathroom
- Heated Towel Rail: 500 x 550 x 120- Ensuite

# KITCHEN *Finishes & Fittings*



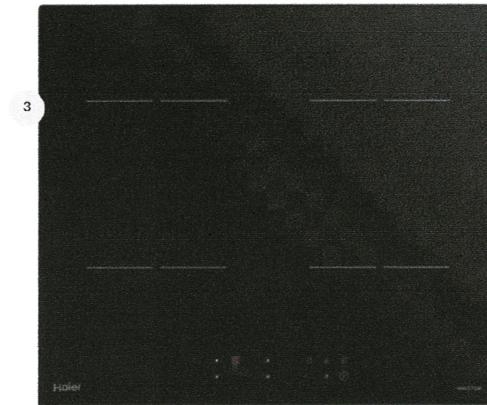
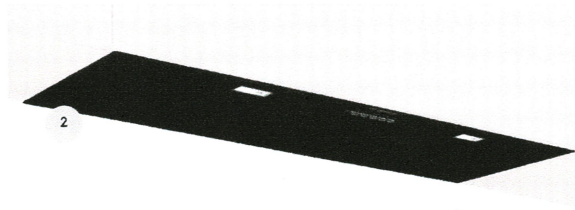
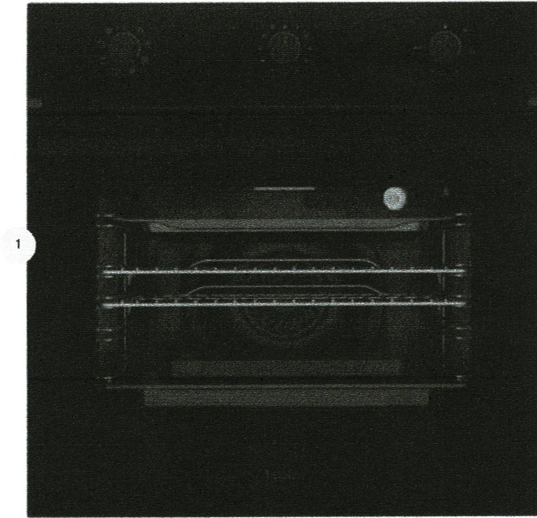
- 1- Ceiling Paint: Resene- **Alabaster**
- 2- Wall Paint: Resene-**Quarter Thorndon Cream**
- 3- Door Paint: Resene- **Double Alabaster**
- 4- Hard flooring: Burnish Concrete- Colour here artistic impression
- 5- Kitchen Island Top, Benchtop & Scullery Benchtop: Laminex Formica **Pearl Concrete**
- 6. Kitchen Handle: Archant Anzio **Brushed Brass**
- 7. Kitchen Cabinetry: Melteca Melamine- **Bullet Naturale**
- 8- Scullery Cabinetry: Melteca Melamine **Malibu Naturale Finish**
- 9- Cook top Cabinetry and Kitchen Island Kickbaord: Melteca Melamine- **Oiled Legno Organic**
- 10- Kitchen Splashback: Moroccan Marron 15x15cm
- 11. Kitchen Mixer: Nero Dolce Mixer with Vege Spray- **Brushed Gold**

# LAUNDRY *Finishes & Fittings*



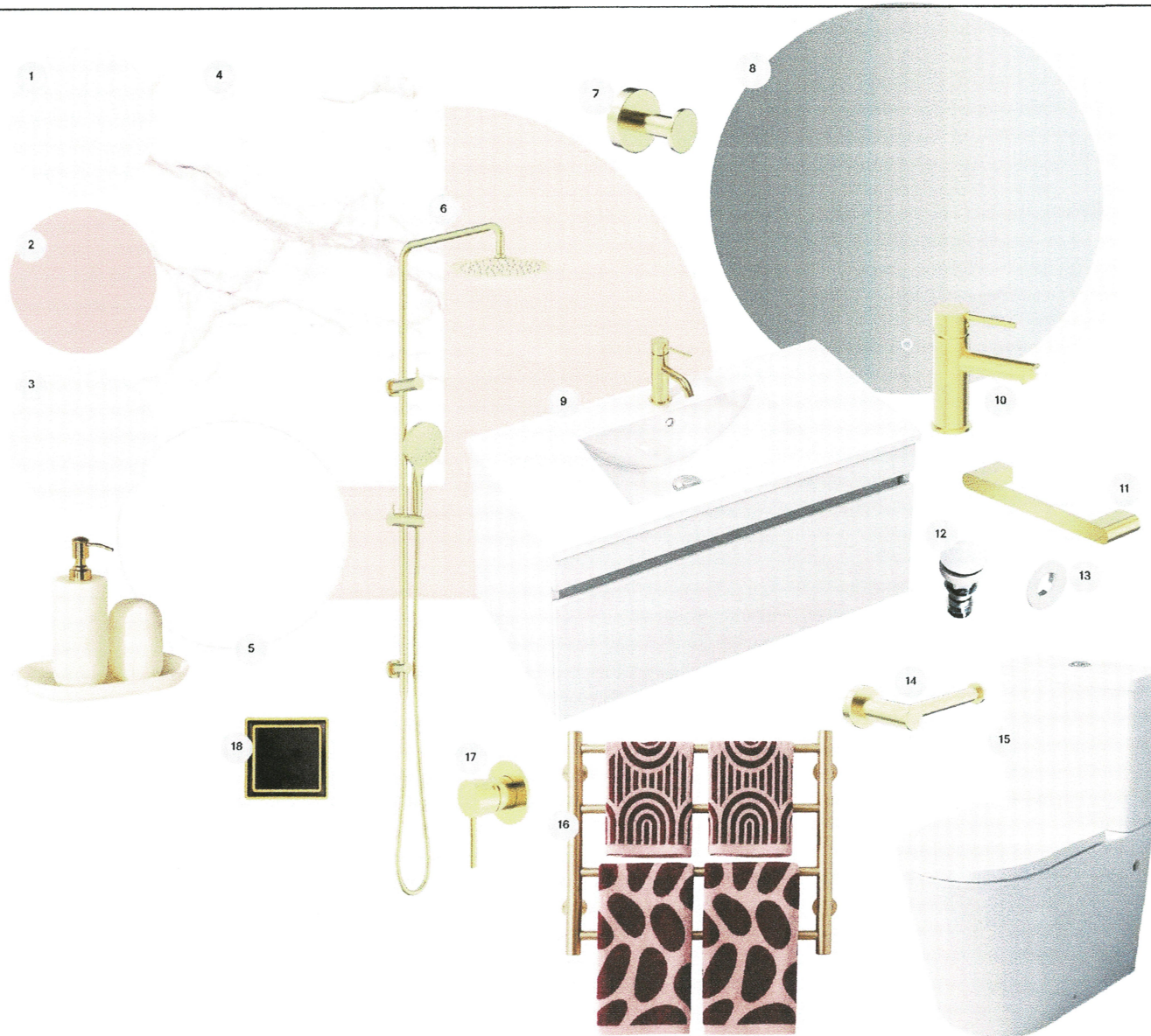
- 1- Ceiling Paint: Resene- **Alabaster**
- 2- Wall Paint: Resene- **Quarter Thorndon Cream**
- 3- Door Paint: Resene- **Double Alabaster**
- 4- Hard flooring: **Polished Concrete**- Burnish Finish- Colour here an artistic impression
- 5- Laundry Benchtop: **Pearl Concrete** 636 Natural Finish
- 6- Laundry Cabinetry (Under sink): Melteca Melamine **Malibu Naturale Finish**
- 7- Laundry Cabinets (Above Benchtop) : Laminex- Melteca Melamine **Bullet Naturale**
- 8- Laundry Sink: **Stainless Steel**
- 9- Laundry Mixer: Nero Dolce Kitchen Mixer Gooseneck- **Brushed Gold**

# APPLIANCES- *Details*



- 1- Oven- Haier- 60cm 300 Series Built in Oven- 7 Function, Air Fry- **Black**
- 2- Rangehood- Bosch Series 8 integrated rangehood 86 cm **Black**
- 3- Cooktop- Haier- 60cm 300 Series- Induction Cooktop- 4 Zone- **Black Glass**
- 4- Dishwasher- Fisher and Paykel Built-under, Double Dish Washer- **Stainless Steel**
- 5- Heat pump- Haier- Pinnacle Hi Wall - 5kW

# ENSUITE *Finishes & Fittings*



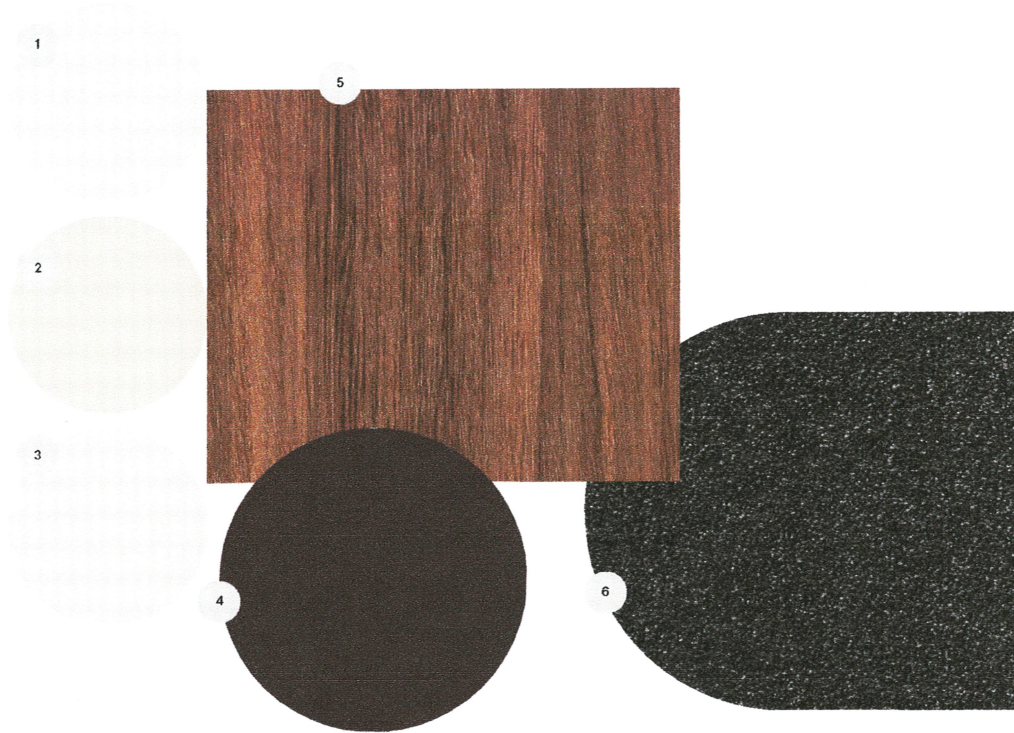
- 1- Ceiling Paint: Resene- **Alabaster**
- 2- Wall Paint: Resene- **Dust Storm**
- 3- Door Paint: Resene- **Double Alabaster**
- 4. Flooring, Shower & ½ height walls: Galaxy **Statuario** Matt 600x600
- 5- Vanity Colour: Lulu- **White Velvet**
- 6- Shower Head: Nero Dolce II Twin Shower- **Brushed Gold**
- 7- Robe Hook: Dolce II Robe Hook **Brushed Gold**
- 8- Mirror: Vogue Frameless LED Mirror Round - 1000mm
- 9- Vanity: Lulu-1 Drawer 900Wx 450H x 460D- **White Velvet**
- 10- Basin Mixer: Dolce Basin Mixer **Brushed Gold**
- 11- Hand Towel Rail: Nero Bianca **Brushed Gold**
- 12- Basin Waste: St Michel-Metal Click-clack Waste- **Gloss White**
- 13- Overflow: St Michel Basin overflow ring- **White**
- 14- Nero Dolce II toilet Roll Holder- **Brushed Gold**
- 15- Caroma Stylus Origin Back to Wall Rimless Suite
- 16- Heated Towel Rail: Jersey Round Range-500x550x120- **Brushed Brass**
- 17- Shower Mixer: Nero Dolce Shower Mixer- **Brushed Gold**
- 18- Invisidrain Tile Insert Grate- **Brushed Brass**

# BATHROOM *Finishes & Fittings*



- 1- Ceiling Paint: Resene- **Alabaster**
- 2- Wall Paint: Resene- **Quarter Thorndon Cream**
- 3- Door Paint: Resene- **Double Alabaster**
- 4- Flooring, Shower & ½ height walls: Galaxy **Statuario** Matt 600x600
- 5- Vanity Colour: Lulu- **Charred Oak Timberland**
- 6- Shower Head: Nero Dolce II Twin Shower- **Brushed Gold**
- 7- Robe Hook: Dolce II Robe Hook **Brushed Gold**
- 8- Mirror: Vogue Frameless LED Mirror Rectangle-1200mm x 750mm
- 9- Vanity: Lulu-2 Drawer-1215Wx 700Hx 460D-**Charred Oak Timberland**
- 10- Basin Mixer: Dolce Basin Mixer-**Brushed Gold**
- 11- Hand Towel Rail: Nero Bianca -**Brushed Gold**
- 12- Basin Waste: St Michel-Metal Click-clack Waste- **Gloss White**
- 13- Overflow: St Michel Basin overflow ring- **White**
- 14- Nero Dolce II toilet Roll Holder- **Brushed Gold**
- 15- Caroma Stylus Origin Back to Wall Rimless Suite **Matte White**
- 16- Nero 40mm Bath Pop-Up Plug With Removable Waste No Overflow **Matte White**
- 17- Bath: Otto Acrylic Back to wall Bath- **Gloss White -1700x750x600**
- 18- Nero Dolce Wall Basin/ Bath Mixer- **Brushed Gold**
- 19- Shower Mixer: Nero Dolce Shower Mixer- **Brushed Gold**
- 20- Heated Towel Rail: Jersey Round Range- 6 Bar- 780x600x120- **Brushed Brass**
- 21- Invisidrain Tile Insert Grate- **Brushed Brass**

# OFFICE- *Finishes & Fittings*



- 1- Ceiling Paint: Resene- **Alabaster**
- 2- Wall Paint: Resene- **Quarter Thorndon Cream**
- 3- Door Paint: Resene- **Double Alabaster**
- 4- Feature Wall Paint: Resene **Art house**
- 5- : 36mm Melteca **Oiled Legno Organic**
- 6- Flooring- Inner Urban Range and 11mm foam underlay- **Shadow**

# STYLING *suggestions from your selections consultant*



**These styling suggestions showcase 25 key items selected to support the overall aesthetic of your home. Used together, they create a cohesive, modern, and timeless look - Items currently in stock as at April 2026.**

1. Albert Bar Stool - Walnut- Cintesi
2. Ella Rectangle Dining Table - Smoked Ash- Nood
3. Private Collection Loxton Gold Bedrunner- Bed, Bath & Beyond
4. Lyra Mulberry Cushion- Adairs
5. Poppi Bathroom Accessories- Pearl- Early Settler
6. Long Island Fabric Modular Sofa- Alpha Natural- Freedom
7. Rectangle Seagrass Basket With Handles Natural- Spotlight
8. Thor Charcoal Glass Vase- Maggie Style Store
9. Microplush Stone Marle Bobble Bath Mat- Bed Bath Beyond
10. Amelia Rose & Windsor Wine Floral Towel Range- Adairs
11. MILANO BURGUNDY RESIN SERVINGWARE- ADAIRS
12. Wavy Table Lamp- Brass with Fluted Shade- Flux Boutique
13. Wall Art- Spotlight
14. Manhattan Wall Clock Gold- Early Settler
15. Cole & Mason Barkway Acacia Medium Board- The Homestore
16. Petal Glassware- Light Amber- Home Lab Store
17. Irvine Medium Locker - Charcoal- Nood
18. Ombre Home Kaia Ceramic Footed Dish White- Spotlight
19. Bloomery Banksia Stem Pink- Early Settler
20. Bobble Photo Frame 4in. x 6in. - Pink- Kmart
21. Berry Glass Candle- Kmart
22. Fenton Mulberry Velvet Cushion- Adairs
23. Willowby Cube Sidetable- Putty- Home Lab Store
24. Decor Leaves- Gold- Bath Bath & Beyond
25. Bamboo Leaf Wall Hanging- Early Settler