

SCHEDULE OF FITTINGS AND COLOUR SELECTIONS

'Spring'
Classic Specification
Units: 44-45
(Tender Issue Rev A
26/10/2018)



Project: TPE Stage 4
Client Name: Thorndon Park Estate P/L
Site Address: Belperio Court, PARADISE SA 5075

	Manufacturer / Supplier	Specifications	Colour	Details
EXTERNAL				
WALLS				
Face brickwork (front, sides & rear)	PGH (or approved equivalent)	230 x 110 x 76mm	Smooth Red	Refer to working drawings for extent. Flexible brick ties required.
		Mortar: Brighton Lite		
		Joints: Rolled		
Rendered brickwork (banding & quoins)	PGH (or approved equivalent)	Commons w/ painted cement render finish	Dulux 'Hog Bristle' Hog Bristle A180 	Refer to working drawings for extent
Control Joints		All external control joints to be caulked. Galvanised flexible masonry anchors required across all control joints	Colour matched to mortar	
ROOFING				
Roof Cover	Stratco BlueScope Steel (or approved equivalent)	Custom-orb, w/ reflective foil sarking & scribed flashings	Colorbond 'Monument'	
Roof Ventilator		'Whirly bird' (or approved equivalent)	Colorbond 'Monument'	
Skylights (Semi-detached units)	Solatube	160 DS, with 250mm dia tube and Classic Vusion acrylic diffuser	White	(Bathroom, Ensuite, Study)
Skylights (Detached units)	Solatube	160 DS, with 250mm dia tube and Classic Vusion acrylic diffuser	White	(Bathroom)
Fascias	Stratco BlueScope Steel (or approved equivalent)	Contour fascia	Colorbond 'Paper Bark'	
Gutters	Stratco BlueScope Steel (or approved equivalent)	125mm OG profile	Colorbond 'Monument'	
Downpipes (front façade)	-	Rectangular	Colorbond 'Monument'	
Downpipes (sides & rear)	-	90mm PVC w/ paint finish	CB 'Monument'	
Rainwater tank	Maxiplus	Thin Tank 2000L (490wide x 2400long x 1850high), connected to all toilets, complete with pump and concrete footing as per engineer's specs	'Beige'	Refer to working drawings for exact location. 50% retention/ 50% detention, as per Council rqmnts
Leaf Eater	Silvan H20	Frogmouth filter		
Eaves & front porch soffit	-	FC sheet w/ H-mould & 19mm quad	Dulux 'Hog Bristle' Quarter Strength	Hog Bristle Quarter A180 
WINDOWS AND DOORS				
Windows	Trend, Dowell, Stegbar (or other approved equivalen))	Aluminium sliding windows with clear glazing, MDF reveals and insect screens.	Powder coated, Trend Colour Selection: Stone Biege, Finish: Matt 	Obscure glazing to Ensuite (freestanding unit only)
Sliding doors	Trend, Dowell, Stegbar (or other approved equivalent)	Aluminium sliding doors with clear glazing, and MDF reveals [aluminium framed fibreglass mesh flyscreens to all aluminium sliding doors]	Powder coated, Trend Colour Selection: Stone Biege, Finish: Matt	
Sliding window hardware	-	Closed position key lock	Black	-
Sliding door hardware	-	Deadlock + Patio Bolt	Black	-
Front & Rear entry door frames		Meranti (or equivalent) w/ paint finish – no side lights	Dulux, Hog Bistle, Double Strength	Hog Bristle A180 

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Front entry door	Hume Doors	Brunswick Range XB8 Solidcore Entrance Door [2040x920x40]	Dulux, Hog Bistle, Double Strength	
Rear entry door (as applicable)		Duracoat flush panel solidcore half glass door with painted finish [2040x920x40]	Dulux, Hog bristle, Half Strength	Refer to paint schedule
Garage door –front	Gliderol	Colorbond roller door with Glidermatic GRD remote control roller door operator [x2 remotes]	Colorbond 'Paper Bark''	
METAL WORK				
Letter box		Pre-finished metal letterbox, complete with unit number (to match existing in Stage 1)		
Clothesline	Daytek	Slim Fold Down 2.4m or approved equivalent	Primrose	
FENCING / GATES				
Side & rear boundaries	Stratco	Colorbond Good neighbour 'Superdeck' – 1800mm high	Colorbond 'Terrace'/ aka 'Paperbark' & 'Merino'	
Side gate		Colorbond Good Neighbour "Superdeck" – 1800mm high with d-latch	Colorbond 'Terrace'/ aka 'Paperbark' & 'Merino'	
PAVING & LANDSCAPING				
Driveway	Boral	240x240x50 Handipave	Charcoal (main paver) Paperbark (border) 	Refer to drawings for extent
Pedestrian	Boral	240x240x50 Handipave	Charcoal (main paver) Paperbark (border) 	Refer to drawings for extent
Soft Landscaping (Front)		Rip/prep soil, fertilise, loam, cottage mulch, dripper irrigation w/ controller, \$200 PC Sum for plant supply, install of plants to be included as part of fixed price.		12 month warranty on landscaping
Soft Landscaping (Rear)		Rip/prep soil, fertilise, loam, cottage mulch.	No plants to rear, by tenants after handover	
INTERNAL				
INTERNAL LINING				
Ceilings	Boral or CSR (or approved equivalent)	10mm Plasterboard	-	-
Walls	Boral or CSR (or approved equivalent)	10mm Plasterboard	-	-
Wet area walls	James Hardie	6mm Villaboard	-	-
Cornice	Boral	90mm cove	-	-
Control joints	Rondo	P35 plasterboard expansion joint	To be installed on both sides of wall where indicated on plan	Refer to Structural Engineer's footing plan for internal CJ locations
INSULATION				
Sarking (Roof)	Fletcher Insulation (or approved equivalent)	Sisalation 453 anit-glare reflective foil sarking		
Sarking (Walls)	Fletcher Insulation (or approved equivalent)	TitanTuff Reflective foil wall sarking		
External Walls	Fletcher Insulation (or approved equivalent)	Glass Fibre Batts R2.5 High Density wall batts	-	-
Internal Walls	Fletcher Insulation (or approved equivalent)	Glass Fibre Batts R1.5 wall batts	-	-
Ceilings	Fletcher Insulation (or approved equivalent)	Glass Fibre Batts R6.0 ceiling batts	-	-
SECOND FIX				
Skirting	/	67 x 18 bevelled MDF	Paint finish	Refer to paint schedule
Architraves	/	67 x 18 bevelled MDF	Paint finish	Refer to paint schedule

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Internal Doors	Hume	2040hx35mm thick Moulded Panel Range ASC w/ smooth finish [various widths, refer to plan]	Paint finish	Refer to paint schedule
ELECTRICAL FITTINGS				
Wall Sconce (Stairs)	Crompton	FA1760-WB – Half round wall sconce w/ frosted glass & satin chrome surround & clips	Satin chrome & frosted glass	-
Downlights	M Elec	ML-D15W/WW 15 watt multi-chip LED downlight, warm white	White	-
Dimmer Switches (living, meals, kitchen)				Refer to electrical plan
Fluorescent (garage)	Crompton	T8 Electronic Fluorescent Batten 36w surface mounted luminaire with acrylic diffuser (warm white)		
Heat/ Light /Exhaust	Clipsal	6600A 2 globe heat/light/fan unit (fan to be switched with light for rooms without windows)	White	Bathroom & Ensuite
Exhaust Fan	Clipsal	CE250 exhaust fan (switched <u>separately</u> from light)	White	Laundry
Power points	Clipsal	2000 Series	White	-
Light switches	Clipsal	2000 Series	White	-
External Sensor Light (front, side, rear)	Crompton	20W LED floodlight with sensor	White	
HARDWARE				
INTERNAL				
Hinged Doors	Gainsborough	President brass level on smooth round rosette [9350 SC]	Satin Chrome	Privacy sets to Bed 1, Bed 2, Ensuite
Flush bolt (study)	Gainsborough	6051 SC Flus Bolt [150mmx19mm w/ 25mm projection], top	Satin Chrome	
Cavity Sliding Doors	Gainsborough	Circular Cavity Sliding Door Passage Set [396SCC]	Satin Chrome	Privacy set to Bathroom
Hinges	Gainsborough	Broad Butt Hinges & Lift off hinges	Satin Chrome	-
Door Stops	Bunnings	HDES025 Half Rubber Short SC	Satin Chrome	-
EXTERNAL				
Front & Rear Doors	Gainsborough	Tri-Lock Angular Lever set [8901 ANG SC external]	Satin Chrome	
Hinges	Gainsborough	Architectural Series - broad butt hinges	Satin Chrome	3No. per door
Weather Seals [front door, rear door(where applicable) & garage]	Raven or Gainsborough	RP4T or GS4	Clear anodised/ Mill finish	-
	Raven	RP108 Multi-use rubber sealing strip	White	
SANITARY WARE				
KITCHEN				
Sink	Novelli	Contemporary Collection VS 1180 Series Double bowl 1180x500x190 [1 Tap Hole] #VS1181/1182	Stainless steel	(Refer to plan for required hand)
Sink Tap	Novelli	Vero sink mixer [P7201/1]	Chrome	-
LAUNDRY				
Trough	Everhard	Project 45SS Laundry Unit 600w x 500d x 872h, with by-pass assembly [71189]	Stainless steel trough, white cabinet	-
Sink Tap	Novelli	Vero sink mixer [P7201/1]	Chrome	-
Washing Machine Taps	Novelli	Project W/M stops pair	Chrome	
Floor Grates	-	Square slotted chrome plated brass	Chrome	to suit rebated puddle flange
Wall bracing (future wall mounted dryer installation)	-	Builder to allow for supply & install additional noggins or plywood sheeting to future wall mounted dryer location.		
BATHROOM				
Toilet Suite	Caroma	Opal II Easy Height Wall faced Toilet Suite w/ quiet soft close seat.	White	-
Toilet Roll Holder	Novelli	Novel solid brass [P4533-1]	Chrome	-
Mini Cistern Cock	Novelli	Mini cistern connector set	Chrome	-
Shower Screen	Stegbar (or similar approved)	Softline framed shower screen with pivot door	Satin chrome	Refer to working drawings
Shower Mixer	Novelli	Vero Wall Mixer [P7208/1]	Chrome	-
Shower Rose	Novelli	Micro Shower Set w/ soap dish [1934/1]	Chrome	
Basin	Stylus	Venecia drop in basin, w/ overflow	White	-
Basin Plug & Waste	-	Pop up Plug & Waste	Chrome	-
Basin Mixer	Novelli	Vero Fixed Basin mixer [P7218/1]	Chrome	-
Mirror		Polished Edge Mirror [no visible fixings]	-	Refer to working drawings
Towel Rail	Novelli	Novel solid brass single towel rail 800mm [P4536-1]	Chrome	-
Towel Ring [bathroom only]	Novelli	Novel Towel Ring [P4534/1]	Chrome	
Floor Grates	-	Square slotted chrome plated brass	Chrome	to suit rebated puddle flange

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Grabrails (by residents after handover)		Builder to allow for supply & install of plywood sheeting or similar to shower alcove and adjacent toilet.		Refer to internal elevation drawings
ENSUITE				
Toilet Suite	Caroma	Opal II Easy Height Wall faced Toilet Suite w/ quiet soft close seat	White	-
Toilet Roll Holder	Novelli	Novel solid brass [P4533-1]	Chrome	-
Mini Cistern Cock	Novelli	Mini cistern connector set	Chrome	-
Shower Screen	Stegbar (or similar approved)	Softline framed shower screen with pivot door	Satin chrome	Refer to working drawings
Shower Mixer	Novelli	Vero Wall Mixer [P7208/1]	Chrome	-
Shower Rose	Novelli	Micro Shower Set w/ soap dish [1934/1]	Chrome	
Basin	Stylus	Venecia drop in basin, w/ overflow	White	-
Basin Plug & Waste	-	Pop up Plug & Waste	Chrome	-
Basin Mixer	Novelli	Vero Fixed Basin mixer [P7218/1]	Chrome	-
Mirror		Polished Edge Mirror [no visible fixings]	-	Refer to working drawings
Towel Rail	Novelli	Novel solid brass single towel rail 800mm [P4536-1]	Chrome	-
Floor Grates	-	Square slotted chrome plated brass	Chrome	to suit rebated puddle flange
Grabrails (by residents after handover)		Builder to allow for supply & install of plywood sheeting or similar to shower alcove and adjacent toilet.		Refer to internal elevation drawings
APPLIANCES				
KITCHEN				
Cooktop	Omega	OC64BA 60cm black glass ceramic electric cooktop		
Oven	Omega	OO651XR 60cm electric oven	Stainless Steel	
Range hood	Omega	ORT6WXA 60cm slide out rangehood, 3-speed, 440m3/hr, 2x40w halogen globes	Stainless Steel	Vented through roof to atmosphere
Dishwasher	Omega	ODW704XB 60cm	Stainless Steel	
GENERAL				
Hot Water Service	Rheem	18 6-Star Continuous Flow w/ recessed security box	Paint finish to recessed security box (to match meter boxes)	
Ducted Reverse Cycle Air Conditioning		Ducted reverse cycle w/ 1No. controller, 4No. zones (Bed 1, Bed 2, Study, Living/Dine), Constant (Kitchen)	-	Refer to engineer's arrangement & specifications
INTERNAL JOINERY				
KITCHEN				
Bench top	Caesarstone (or approved equivalent)	20mm thick engineered stone bench top (including raised servery, and splashback adjacent kitchen sink)	Osprey (3141)	Refer to drawings
Cupboard fronts	Laminex	Laminate, plain MDF door/ square edge profile w/ PVC impact edge strips	Parchment 202	-
Island bench back panels	Laminex	Laminate, plain MDF door/ square edge profile w/ PVC impact edge strips	Parchment 202	
Kick panels	Laminex	Laminate	Parchment 202	-
Handles	Hettich	Pro-décor 9995 751	Stainless steel finish	No handles to overhead cupboards, door fronts to be overrun
LINEN				
Cupboard fronts	Laminex	Laminate, plain MDF door/ square edge profile w/ PVC impact edge strips	Parchment 202	-
Kick panels	Laminex	Laminate	Parchment 202	
Handles	Hettich	Pro-décor 9995 751	Stainless steel finish	
BATHROOM & ENSUITE				
Benchtop	Caesarstone (or approved equivalent)	20mm thick engineered stone bench top	Osprey (3141)	Refer to drawings
Cupboard fronts	Laminex	Laminate, plain MDF door/ square edge profile w/ PVC impact edge strips	Parchment 202	-
Kick panels	Laminex	Laminate	Parchment 202	-
Handles	Hettich	Pro-décor 9995 751	Stainless steel finish	
LAUNDRY				
Cupboard fronts	Laminex	Laminate, plain MDF door/ square edge profile w/ PVC impact edge strips	Parchment 202	-
Kick panels	Laminex	Laminate	Parchment 202	-
Handles	Hettich	Pro-décor 9995 751	Stainless steel finish	
BEDROOMS				
Robe (bed 1 only)	Stegbar (or similar approved)	Framed sliding door robe with powder coated aluminium frame, vinyl or laminate finish	Parchment or similar	Refer to drawings for extent & number

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		doors, single shelf with hanging rail		

TILING & FLOOR COVERINGS

NOTE: Ardex X56 highly flexible tile adhesive to be used for all floor tiling, without exception.

KITCHEN				
Wall	International Ceramics	Cushion edge ceramic tile #mtc042 - 100 x 300 [grout – 190 ultra white]	White Gloss	Horizontal stack bond
Floor	International Ceramics	Cushion edge ceramic tile Mars white 450 x 450 or approved equivalent	Beige	
LAUNDRY				
Wall	International Ceramics	Cushion edge ceramic tile #mtc042 - 100 x 300 [grout – 190 ultra white]	White Gloss	Horizontal stack bond
Floor	International Ceramics	Cushion edge ceramic tile Mars white 300 x 300 or approved equivalent	Beige	
BATHROOM & ENSUITE				
Wall	International Ceramics	Cushion edge ceramic tile #mtc042 - 100 x 300 [grout – 190 ultra white]	White Gloss	Horizontal stack bond
Feature Wall Tile - [300 wide vertical strip in shower alcove on wall opposite door]	International Ceramics	Botticino polished marble mosaic #arez016 48x48(sheet 300x300) [grout – travertine 277] or approved equivalent		Refer to internal elevations
Floor	International Ceramics	Cushion edge ceramic tile Mars white 300 x 300 or approved equivalent	Beige	
PORCH				
Floor	International Ceramics	Porcelain – 300x300 [grout – charred ash 387]	Jett charcoal matt	

FLOOR COVERINGS

CARPET				
Bed 1 & 2, Dining/ Study, Living, Meals, Entry, Corridor	Quest (by Floors Plus)	Studio 'Waterford' (solution dyed nylon)	Toasted Oak	including 10mm premium underlay
LAMINATE FLOORING				
-	-	-	-	-

Note: Concrete only to Garage, no applied finish.

PAINT SCHEDULE

EXTERNAL				
Front entry door & frame	Dulux	Solashield – Low Sheen	Hog Bristle, Double Strength	
Front entry threshold	Cabot's	Aquadeck	Clear or natural finish	Minimum 2 coats
Eaves & porch soffit lining	Dulux	NewLife Exterior Acrylic	Hog Bristle, Half Strength	
Down Pipes (PVC sides & rear)	Dulux	Solashield – Low Sheen	CB 'Monument'	
Rendered quoins & bands	Dulux	Solashield – Low Sheen	Hog Bristle, Double Strength	
Meter Box	Dulux	Solashield – Low Sheen	CB 'Paper bark'	
INTERNAL				
Walls (general)	Dulux	Wash & Wear Low-sheen	Hog Bristle, Quarter Strength	
Walls (Bathroom, Ensuite, Laundry, Garage)	Dulux	Wash & Wear Kitchen & Bathroom Low-sheen	Hog Bristle, Quarter Strength	
Ceilings (general)	Dulux	Light & Space Ceiling Flat	Hog Bristle, Quarter Strength	
Ceilings (Bathroom, Ensuite, Laundry, Garage)	Dulux	Wash & Wear Kitchen & Bathroom Ceiling Flat	Hog Bristle, Quarter Strength	
Doors, Skirtings & Architraves	Dulux	Aquanamel Semi-Gloss	Hog Bristle,	

Client Signature: _____

Date: ____/____/____