



COLOUR SELECTION

DATE: 16/12/2020

JOB NO: J 156622

CLIENT: Mr Bradley Ross Morgan & Mrs Elizabeth Jane Morgan

ADDRESS: Lot PPL2 UPTON STREET ST JAMES WA 6102

HOUSE TYPE: New Gen One Off - Momentum

INFORMATION

JOB INFORMATION

Builder	Summit Projects
Specification	New Generation - Momentum
House Model Name	Special
Contract Administrator	Anna Sharpe
Addenda Version	Final



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General Notes

Aluminium Joinery

Key Locks to all external windows; keyed alike where possible.

Lever Locks to all sliding doors; keyed alike where possible, with hinged timber doors.

Roofing

Roof and ceiling structure to relevant Australian Standards. (Engineered roof truss system may be used at Builder's discretion).

External Doors

All external doors are to be keyed alike; with aluminium sliding doors.

Hot Water Unit

Storage units to be installed with Tempering Valve to provide a maximum water temperature of 50° to entire house.

Instantaneous units to be pre-set to provide a maximum water temperature of 50° to entire house.

Cabinets

All cabinets lined internally with white melamine.

Ceramic Tiling

As per Tile Supplier selection:

It will remain the responsibility of the client to ensure that the extent & pattern of tiling is as per plan. The Client to inform Builder of any change whatsoever.

Note 1: Selection of feature tiles such as borders, listellos, frieze, insert tiles, jollying / Mitred edges or any tile larger 200 x 400 for wall and 300 x 300 for floor or smaller than 150 x 150 will incur additional labour costs and any laying patterns or additional areas to those shown may be subject to extra charges.

Note 2: Floor and wall tiles are based on standard ceramic tiles only, should porcelain, vitrified, rectified, marble or any non ceramic tile be selected an additional labour charge will be applicable.

Note 3: Shower recess floor tiles may be required to be cut to maintain adequate fall for drainage.

Important Notes

The Builder reserves the right to alter materials, due to items becoming superseded or unavailable.

Prior notice shall be given to the Client where their selection is affected.

Selections may become unavailable or are discontinued without prior notice.

The Builder accepts no responsibility for Client's future requirements should this situation arise.

Any changes from the standard will affect the cost and shall be charged/credited by way of variation order.

All colours are selected from samples and are subject to colour variation between stock batches.

Clients are advised that staining of timber may vary in colour due to different types of timber being used.

If no selection is indicated then the item is not included in the contract.

Whilst the concrete slab is laid according to Australian Standards and within applicable tolerances, the surface may not be suitable for vinyl, or alternative floor coverings without additional treatments not allowed for in this contract.

SITEWORKS



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SITEWORKS

STORMWATER

Stormwater Drainage	Soakwells By Builder
Cut-Off Drain	Not Applicable
Paving Grates	Not Applicable

TERMITE CONTROL

Termite Treatment	To Manufacturers Specification
Parapet Wall:Type	Not Applicable
Boundary Wall:Type	Not Applicable

SLAB/FOOTINGS

CONCRETE

Slab	As per Engineering Detail
Footings	As per Engineering Detail

MESH

Mesh	As per Engineering Detail
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LOFT FLOORING

1st Floor	To Builders Specification
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BRICKWORK

EXTERNAL FACE BRICK

Supplier	Midland Brick
Range	2c Blocks - Builders standard range
Selection	Augusta Limestone
Mortar Colour	Cream
Joints	Rolled

RENDER

Type	Painted Sand Finished Render
Extent	As per Plan
Colour (Main)	Refer to Paint Schedule
Colour (2nd)	Refer to Paint Schedule
Render note	-

INTERNAL BRICKS

Supplier	Midland Brick
Selection	To Builders Specification

EXTERNAL UTILITY BRICKS

Supplier	Midland Brick
Selection	To Builders Specification

CLADDING

Type	Hardies Primeline - Builders std range
Location	As per plan
Profile/Size	Weatherboard-Hardie's Primeline Newport
Finish	Refer to Paint Schedule

ALUM.JOINERY/GLAZING

ALUMINIUM DOORS & WINDOWS

Type	Powdercoat Aluminium	Notes: Recessed Sill to Alfresco Sliding Door
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ALUM.JOINERY/GLAZING

WINDOWS & SLIDING DOORS

Frame Colour	Charcoal Lustre
Glazing Bars	Not Applicable
Flyscreens/Flydoors	To all Aluminium Windows & Sliding Doors
Glazing	Standard clear glazing
Location:	Sill trays to all upper floor windows

OSBSCURE GLAZING

Location	All wet areas excluding laundry
Type:	Satinlite

ROOFING

ROOF FRAME

Roof Frame	Steel Truss to AS 3623/4100
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ROOF COVER

Type	Colorbond by Bluescope Steel
Profile	Custom Orb
Colour	Basalt
Marine Upgrade	Not Applicable

GUTTERS

Type	Ovolo Bluescope Colorbond Slotted Gutter
Colour	Basalt

FASCIA

Type	Bluescope Colorbond Fascia
Colour	Basalt

DOWNPIPES

Type	Bluescope Colorbond 95x45 Downpipes	
Colour	Classic Cream	Notes: To Face Brick
2nd Colour	Shale Grey	Notes: To Render & Cladding Basalt on Posts

POSTS

Type	Steel post
Size	100mm x 100mm
Profile/Style	Square
Finish	Refer to Paint Schedule
Location	As Per Plan

GABLE INFILL

Infill	Hardies Primeline - Builders STD Range
Painted / Stained	Refer to Paint Schedule
Gable Battens	As Per Plan

TIMBER/STEEL JOINERY

FRONT ENTRY DOOR FRAME / SIDELITE

Type	Timber with aluminium sill
Grade	Stain Grade
Rebate	Timber - Double Rebate
Sidelight	Not Applicable



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TIMBER/STEEL JOINERY

GARAGE/HOUSE ACCESS DOOR FRAME

Type	Deluxe profile metal frame/s
Grade	Paint Grade
Rebate	Not Applicable

GARAGE/REAR ACCESS DOOR FRAME

Type	Deluxe profile metal frame/s
Grade	Paint Grade
Rebate	Not Applicable

INTERNAL DOOR FRAMES

Type	Pre Hung Timber
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METERBOX

Type	Combination Gas/Electric No Lock
Colour	Refer to Paint Schedule

DOORS & FURNITURE

FRONT ENTRY DOOR & FURNITURE

Location	Main Entry
Door Type	Corinthian Urban PURB1 1020mm
Finish	Paint Grade
Glazing	Not Applicable
Sidelight	Not Applicable
Glazing	Not Applicable
Handle selection # 1	Trilock 8901 Angular D/Cyl Lever set
Colour	Satin Chrome
Handle Selection 2	Not Applicable
Colour	Not Applicable

GARAGE/HOUSE ACCESS DOOR & FURNITURE

Type	Solid Core External Flush Panel
Finish	Paint Grade
Handle Selection # 1	Ambassador Lever 540
Colour	Satin Chrome
Handle Selection # 2	1951 ST D/Cyl deadbolt (formally 851)
Colour	1951 ST Satin Chrome

ADDITIONAL ENTRY DOOR/S & FURNITURE

External Door 2 Location	Rear Garage Access Door
Type	M&B Elements Fibreglass Weathercote
Finish	Paint Grade
Glazing	Not Applicable
Handle Selection 1	Ambassador Lever 540
Colour	Satin Chrome
Handle Selection 2	1951 ST D/Cyl deadbolt (formally 851)
Colour	1951 ST Satin Chrome



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DOORS & FURNITURE

INTERNAL DOORS & FURNITURE

Internal Doors - General	Corinthian Pre-primed PMDF flush panel
Finish	Paint Grade
Glazing	Not Applicable
Handle Selection	Instyle Passage Leverset
Handle/Plate Colour	Satin Chrome
Privacy Sets	Master-suite, Bathroom(s) & WC(s)

SLIDING ROBE DOOR/S

Location	As per plan
Type	Pre finished Vinyl
Frame Colour	Matt Silver
Door Colour	Aegean Shadow

ALTERNATIVE SLIDING ROBE DOOR/S

Location	Laundry
Type	Pre finished Vinyl
Frame Colour	Matt Silver
Door Colour	Aegean Shadow

GARAGE (AUTO/MANUAL) DOOR

Garage Door 1 ... Type	Panel-Glide Sectional Auto
Supplier	Centurion Garage Doors
Profile	Georgian
Colour	Shale Grey
Remote Controls	2no with additional wall mounted remote
Accessories	Not Applicable

CEILING/PLASTER/INSULATION

INTERNAL CEILINGS

Internal ... Type	10mm Plasterboard with Cornice
Cornice Ground Floor	75mm Cove
Cornice - Int.Coffer	Not Applicable
Cornice - Other	No cornice to raking walls

GARAGE CEILINGS

Type	Hardiflex
Cornice/Bead	Not Applicable

PORCH/VERANDAH CEILING

Type	Hardiflex
Cornice/Bead	Scotia
Note	Scotia to rendered areas only

ALFRESCO CEILING

Type	13mm Plasterboard without cornice
Cornice/Bead	Scotia

EAVES LINING

Type	Hardiflex
Note	-



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CEILING/PLASTER/INSULATION

INTERNAL PLASTERING

Internal Wall Finish	Summit Superwall
Corner Casing Beads	All trafficable corners & sliding doors
Notes	-

EXTERNAL PLASTERING

External Wall Finish	Painted Sand Finished Render
Beads	All trafficable corners & sliding doors

ROOF INSULATION

Type	R1.3 Anticon insulation to entire roof
Raking Ceiling	R2.5 Batts to raking areas only

WALL INSULATION

Type	R 2.0	Notes: To Framed Walls
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SUB FLOOR INSULATION

Location	Sub Floor
Type	R4 Batts

MOULDINGS/SHELVING

SHELVING

Type - General	16mm Melamine
Type - Pantry	4x 450mm wide shelves
Type - Linen	4x 450mm wide shelves
Type - WIR/Robes	1x 450mm wide shelf with chrome rail
Type - Master WIR	By Owner after Handover

PLUMBING

HOT WATER UNIT

Type 1	Envirosun AS400/5G 425L Gas Boosted
Service Connection	Natural Gas
Control Panel Location	Not Applicable
Notes	Not Applicable

GARDEN TAPS

Number	2
Location	As Per Plan

GAS BAYONET

Number	1 BBQ Point
Location	Alfresco

REFLUX VALVE

Reflux Valve	Reflux valve to sewer line
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ADDITIONAL PLUMBING

Type	Cross linked Polyethylene water piping
Location:	Throughout

ELECTRICAL

SWITCH PLATES

Type	HPM LEGRAND - Excel Life
Plate Colour	Urban Grey



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ELECTRICAL

GPO

Type - Internal	HPM LEGRAND - Excel Life
Plate Colour	Urban Grey
Type - External	HPM LEGRAND - Excel Life
Plate Colour	White

LIGHTS

Standard Type	Standard Bayonet & Globe
Notes	DLI9003
Model Number	Not Applicable
Trim Colour	Brushed Chrome
Light Colour	Warm
Notes	-

EXHAUST FANS

Type	As per plan
Flume	As per plan
Location	As per plan

POWER DOME

Power Dome	As Per Plan
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POWER

Power	Single Phase
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DATA/MODE 3/INTERNET POINTS

Location	As per plan
Number	NBN 3 Point Pack

AIR-CONDITIONING SYSTEM

Supplier	Ford and Doonan
Unit Type	Panasonic S-140 - 6.0hp 14.0KW
Zones	6 No
Outlets	Up to 11
Control pad location	As per plan

KITCHEN

KITCHEN SINK

Type	Clark Punch 1.75 End Bowl	Notes: Clark Polar Sinle Undermount sink to Island
Colour	Stainless Steel	
Mounting	Inset mounted	

SINK TAP

Tap Type	Alder Milano Sink Mixer (84190)
Tap Colour	Chrome
Mounting	Sink mounted

DISHWASHER TAP

Tap Type	Cold tap only
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FRIDGE TAP

Tap Type	Cold tap only
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KITCHEN

APPLIANCES

Wall Oven Type	Westinghouse WVE915SC 900mm Electric
Colour	Stainless Steel
Hot Plate Type	Westinghouse WHG953SB 900mm Gas
Colour	Stainless Steel
Rangehood Type	Westinghouse WRF900CS 900mm
Colour	Stainless Steel
Flued	Flued Externally

BENCHTOPS

Type	Essastone 20mm Solid
Fascia Profile	Pencil Round
Colour	Perla Venato
Finish	Gloss

FACINGS

Facings # 1	All Doors, Drawers and Facings
Type	Laminex ABS edged
Colour	Sarsen Grey (320) NF
Closer Type	Soft closers to doors and drawers

HANDLES

Type	Hafele 109.86.403
Colour	Chrome Plated Matt
Position	Horizontal - Fitted to Top of Door

ENSUITE (INC WC)

BASIN

Basin Type	Caroma Carboni Seamless Inset
Colour	White
No. Tap Holes	1 (One)
Basin Tap Type	Alder Milano Basin Mixer (84092)
Tap Colour	Chrome
Plug/Waste	Chrome Waste with White Plug

SHOWER ROSE & TAPS

Rose Type	Alder Designer BKT HS205 Hand Shower
Rose Colour	Chrome
Shower Tap Type	Alder Milano Wall Mixer (84290)
Shower Tap Colour	Chrome

TOWEL RAIL

Type	By Owner after handover
Colour	Not Applicable

BENCHTOPS

Type	Essastone 20mm Solid
Fascia Profile	Pencil Round
Colour	Pure Cloud
Finish	Gloss
Notes	-



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ENSUITE (INC WC)

FACINGS

Facings # 1	All Doors, Drawers and Facings
Type	Laminex ABS edged
Colour	Oxidised Beamwood (9484)
Finish	Natural
Closer Type	Soft closers to doors and drawers

HANDLES

Door Type	Hafele 109.86.403
Colour	Chrome Plated Matt
Position	Horizontal - Fitted to Top of Door

MIRROR

Type	By Owner after Handover
Frame Colour	Not Applicable

FLOOR WASTE & VENTILATION

Floor Waste Colour	Chrome
E/S Ventilation	As per plan

WC SUITE

Type	Stylus Venecia Close Coupled VC BI
Seat Type	Soft Close Seat
Colour	White

WC TOILET ROLL HOLDER

Type	By Owner after handover
Colour	Not Applicable

WC FLOOR WASTE & VENTILATION

Type	Chrome
Ventilation	As per plan

BATHROOM 1

BATHROOM 1 BATH

Type	Client to Supply and Install
Colour	Not Applicable
Tap/Spout Type	Alder Milano Bath Mixer Set (84890)
Tap Colour	Chrome
Plug/Waste	Chrome Waste with White Plug

BASIN

Type	Caroma Carboni Seamless Inset
Colour	White
No. Tap Holes	1 (One)
Tap Type	Alder Milano Basin Mixer (84092)
Tap Colour	Chrome
Plug/Waste	Chrome Waste with White Plug

SHOWER ROSE & TAPS

Rose Type	Alder Designer BKT HS205 Hand Shower
Rose Colour	Chrome
Tap Type	Alder Milano Wall Mixer (84290)
Colour	Chrome



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BATHROOM 1

BENCHTOP

Type	Essastone 20mm Solid
Fascia Profile	Pencil Round
Colour	Pure Cloud
Finish	Gloss

FACINGS

Facings # 1	All Doors, Drawers and Facings
Type	Laminex ABS edged
Colour	Oxidised Beamwood (9484) NF
Closer Type	Soft closers to doors and drawers

HANDLES

Door type	Hafele 109.86.403
Colour	Chrome Plated Matt
Position	Horizontal - Fitted to Top of Door

TOWEL RAIL

Type	By Owner after handover
Colour	Not Applicable

MIRROR

Type	By Owner after Handover
Frame Colour	Not Applicable

FLOOR WASTE & VENTILATION

Floor Waste Type	Chrome
Shower Recess Floor Waste	Square Chrome

POWDER

BASIN - P/ROOM 1

Type	Stylus Symphony Mini Wall Basin
Colour	White
Pedestal/Shroud	Abbey Bottle Trap
No Tap Holes	1 (One)
Tap Type	Alder Milano Basin Mixer (84092)
Tap Colour	Chrome
Plug/Waste	Chrome Waste with White Plug

TOWEL RING

Type	By Owner after handover
Colour	Not Applicable

MIRROR

Type	By Owner after Handover
Frame Colour	Not Applicable
Mounts	-

WC SUITE

Type	Clark Round Wall Faced CL30010.W4S Back
Seat Type	Soft Close Seat
Colour	White



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POWDER

TOILET ROLL HOLDER

Type	By Owner after handover
Colour	Not Applicable

FLOOR WASTE & VENTILATION

Floor Waste Type/Colour	Chrome
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LAUNDRY

LAUNDRY TROUGH

Type	Everhard 45L 71189 with Metal Cabinet
No Tap Holes	Not Applicable
Colour	Stainless Steel
Plug/Waste	Stainless steel waste basket

TAPS (for Trough)

Type (for Trough)	Alder Milano Sink Mixer (84190)
Colour	Chrome

TAPS (for W/M)

Type (for W/Machine)	Alder Akita Washing Machine Taps 38390
Colour	Chrome
Mounting	Inside Cabinet

TILING

CERAMIC TILES

Purchase Allowance	\$44.00 / m ² Retail (Incl GST)
Supplier	Myaree QT 5115 Dated 09/10/19
Supplier Reference	-
Supplier 2	Not Applicable
Supplier 2 Reference	-
Mitred Edges	Included throughout
Floor Tiling Package	Not Applicable
Special Instructions	-
Notes	-
Notes	-

BALUST/STAIRS

INTERNAL STAIRS

Staircase	Timber
Treads/Risers	Timber

INTERNAL BALUSTRADING

Supplier	Timber Staircases
Balustrading Type	Timber
Profile	B2
Colour	Refer to Paint Schedule
Handrail Profile	H2
Handrail Colour	Refer to Paint Schedule

EXTERNAL PAINTING



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EXTERNAL PAINTING

EXTERIOR GLOSS ENAMEL

Paint Supplier	Wattyl Solver Paints
Exterior Paint Notes 1	Selections, Finalised at Prestart
Exterior Paint Notes 2	Items, if applicable

ENTRY DOOR (MAIN)

Entry Door External	Solver CBM Shale Grey
Entry Door Frame	Solver CBM Shale Grey

GARAGE/HOUSE ACCESS DOOR

Access Door External	Solver WA White
Access Door Frame	Solver WA White

EXTERNAL DOOR 2

External Door 2 Ext.	Solver CBM Classic Cream
External Door 2 Frame	Solver CBM Classic Cream

GUTTERS

Gutters	Colorbond - No Paint Required
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FASCIA

Fascia	Colorbond - No Paint Required
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DOWNPIPES

Downpipes	Colorbond - No Paint Required
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METERBOX

Meter Box	Paint to match render - gloss finish
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EAVES

Eaves A	50% Surfmist
Eaves B	Not Applicable

SPANDREL

Spandrel	Basalt
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CEILINGS - ALFRESCO

Ceilings - Alfresco	50% Surfmist
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CEILINGS - PORTICO/PORCH/VERANDAH

Ceilings - Portico	50% Surfmist
Ceilings - Porch	Not Applicable
Ceilings - Verandah 1	Not Applicable
Ceilings - Verandah 2	Not Applicable

CEILINGS - GARAGE / STORE

Ceilings - Garage	WA White
Ceilings - Store	Not Applicable

RENDER - MAIN

Render 1	Solver CBM Shale Grey
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CLADDING

Wall Cladding	Solver Spirit Grey
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GABLE LINING

Gable Lining	Solver CBM Surfmist
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BARGES

Barges	Solver Spirit Grey
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EXTERNAL PAINTING

POSTS/PIERS

Posts Solver CBM Basalt

EXTERNAL BEAMS

Verandah Beams Solver CBM Basalt

STEEL LINTELS

Steel Lintels Paint to Match Down pipes

INTERNAL PAINTING

GLOSS ENAMEL

Interior Paint Notes 1 Selections, Finalised at Prestart

Interior Paint Notes 2 Items, if applicable

DOORS

Doors 1 Solver WA White

FRAMES

Frames 1 Solver WA White

HAND RAILS

Hand Rails Wattyl Stain Liming Off White

BALUSTRADING

Balustrades Wattyl Stain Liming Off White

Notes: Includes treads & risers

ALL INTERNAL CEILINGS

Ceilings WA White

EXTERNAL WORKS

PAVING

Front -

Supplier Midland Brick

Type Masterpave Classic (200x200x60)

Main Colour Steel Grey

Border Colour 1 Not Applicable

Pattern Paving Detail E (Blokpave Stretcher Bond

Extent As per plan

Rear -

Supplier Not Applicable

Type Not Applicable

Main Colour Not Applicable

Border Colour 1 Not Applicable

Pattern Not Applicable

Extent As per plan

GRANO

Type 80mm Natural Trowel smooth Grano

Location Garage floor only



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This addendum is based on the attached drawings to contract specification only.

It is the Client's responsibility to ensure that their requirements are included in these documents.

To ensure your home is constructed in accordance with your requirements, we request that you carefully review all documents.

CLIENT:

DATE:

CLIENT:

DATE:

BUILDER:

DATE: