

Spectrum Homes

SELECTIONS GUIDE



July 2024

WELCOME TO SPECTRUM HOMES

- choose your living -

Thank you for choosing Spectrum Homes and welcome to the most exciting and fun steps in building your new dream home!

- The Spectrum Colour & Product Selection Process -

The selections process can be overwhelming, but at Spectrum Homes you will not be on your own. This brochure is designed to help you prepare for your selection appointments



PREPARING FOR YOUR COLOUR SELECTION APPOINTMENTS

This the fun part and you probably have started doing this already. Finding inspiration is now easier than ever, you can follow your favourite magazines or designers on Instagram, Facebook or read their blogs. You can create your own mood board that will help you discover your unique style.

Visiting as many of our listed partner's showrooms before your appointments and gathering samples and taking photos along the way, will also help you find inspiration. We have partnered with all our favourite brands to bring you the very best, when it comes to choosing your products and finishing touches.

THE SELECTION PROCESS

Our contract administrator will contact you to arrange your selection appointments after the contract plans have been completed. The selection process will be finalised over 3 different appointments:

1. Tile Consultation
2. Interior & Exterior Consultation
3. Electrical Consultation

Each consultant is an expert in their field and will walk you through a detailed schedule itemising all your selections.

STANDARD INCLUSIONS

Ceilings and walls

- 2440mm ceiling height throughout
- 68mm skirtings and 42mm architraves painted in Gloss
- 75mm cove cornice to wall and ceiling junctions
- H2F Termite Treated Timber

Doors

- Corinthian painted flush panel internal passage doors with door cushions
- Gainsborough G2/G4 series lever handles to internal doors

Wardrobes

- Walk-in-robos to master (if indicated on plan)
- Built in robes with vinyl sliding doors to bedrooms (if indicated on plan)
- Melamine shelf and rail to all robes
- Four (4) melamine shelves to storage/linen cupboards (if indicated on plan)

Paint

- Taubmans White flat acrylic to all ceilings
- Taubmans Washable low sheen acrylic to walls (one colour) 3 Coat System
- Taubmans Gloss to all woodwork (same colour as wall)

Floor coverings and Tiling

- Ceramic tiling to all wet areas
- Bathroom – 2000mm Tiling to shower, 150mm high skirting to walls, tiles to floors

- Laundry – 600mm Tiling over tub, 150mm high skirting to walls, tiles to floor
- Water Closet – 150mm high skirting to walls and tiles to floor

Cabinetry and benchtops

- Designer custom made kitchen cabinets
- 20mm Builders Standard Range Stone bench tops with Laminex doors
- Choice of modern door handles from builders range
- Walk-in-pantry 4 Shelves (if indicated on plan)

Appliances and Fittings

- Technika 600mm oven, cooktop (electric or gas) & rangehood
- Polar Double Bowl Sink Overmount
- Clark Round Pin Sink Mixer
- Dishwasher provision

Splashback

- Ceramic tiled splashback above benchtops

Bathroom, Ensuite and Toilet Vanities

- Laminex vanities with post formed bench tops
- Choice of modern handles from builders range

STANDARD INCLUSIONS

Showers, baths and toilets

- Full frame shower screen
- Clark round 1525mm white acrylic bath with plug and waste
- Clark back to wall toilet suite in white
- Clark round inset basin with plug and waste
- Clark round toilet roll holders and 600mm single towel rails

Mirrors

- 1000mm high flat polished frameless mirror full width of vanity

Tapware

- Clark round pin mixer tapware throughout
- Clark round shower on rail

Laundry

- Eureka 45 litre laundry tub – compact steel cabinet
- Tiled splashback over tub
- Automatic washing machine tap set (in cabinet)

Electrical

- Lights (batton holder), switches and power points as per electrical plan
- Interconnected photoelectric smoke alarms
- Two (2) Television points and two (2) telephone points
- Exhaust fans to all shower areas and non vented WC

Plumbing

- Storm water (110LM) and sewer connections (80LM)
- Two (2) external garden hose taps
- Two (2) yard surface drains

Sustainability

- Minimum 6 star energy efficient rating Assessment
- Minimum 3 star WELS rated water efficient showerheads and tapware
- Ceiling insulation rating of R2.5 to Living including Garage (Asthma Foundation approved batts)
- Sisalation “wall wrap” to external walls (including garage)
- External hinged doors fitted with draft seals
- Rheem 20L continuous flow gas hot water unit (pre set temp), including recess box

External

- Roof and external walls
- Extensive range of concrete roof tiles from standard range
- 22.5 Degree roof pitch with 450mm boxed eaves and N2 wind loading
- Extensive range of clay bricks from standard range
- Colorbond fascia, gutter and painted PVC downpipes
- Alfresco and Porch included as per building plan with all supporting piers (as indicated on plan)

STANDARD INCLUSIONS

Windows and Doors

- Powder coated
- aluminium windows and sliding glass doors (clear)
- Obscured toughened glass to all bathrooms and WC rooms as per BCA requirements
- Keyed locks to all opening window sashes and sliding doors
- Corinthian Madison
- 920mm wide PMAD 104 painted
- entrance door with clear glass panels
- Gainsborough G2/G4 with 1851 contemporary double cylinder deadlock to external doors
- Corinthian painted solid core flush panel external hinged doors (if indicated on plan)



Garage

- Automatic Panelift
- garage door (including remotes)



1. YOUR TILE CONSULTATION

We have partnered with Beaumont & National Tiles to help you select the perfect tiles. The consultant will guide you through this process. Remember to ask for samples to take with you to your interior & exterior consultation with our design consultant

OUR TOP TILES TIPS:

- Flooring takes up the biggest area in your new home and sets the scene when it comes to colour selection. Starting here will make the rest of the process easier.
- Light coloured tiled walls and floors will make a room appear larger and will give the illusion of space. We always recommend using colours from the natural palette.
- Choose the finish of your new tile carefully. Go for a matt finish, if you like an earthy look or a gloss finish if you prefer a glamour look.
- If you choose to add a feature tile, make sure it blends well with the surrounding tiles.



National Tiles
Shop 5, The Wharf
129 Laver Drive, Robina, Qld 4226
Ph: 07 5502 7733



Beaumont Tiles
4 Ereton Drive
Arundel Qld 4214
Ph: 07 5665 0100



Tile Appointments
Tuesday to Friday – 9:30am to 11:00am or 1:30pm to 3:00pm

WET AREA TILES

YOUR NOTES

Spectrum Inclusions

Kitchen	Splashback 700mm high/up to underside of rangehood
Laundry	Splashback 600mm high*
Shower	Tiled to 2100mm high*
Bath	Tiled to 600mm over bath height*
Vanities	1 Tile between benchtop & mirror. Up to 300mm*
Skirting	To bathrooms, laundry & WCs is up to 300mm, depending on tile.
Wall Tiles	Standard size tile on walls is up to 200mm x 400mm
Floor Tiles	Maximum size tile on floor is 456mm x 456mm
Shower Floor Tiles	Maximum size tile on shower floor is 333mm x 333mm

Your Selection

Wall Tiles	Sizes larger than 200mm x 400mm may incur additional charges Maximum wall tiles in wet area is 300mm x 600mm is recommended
Features	Selected Feature Tiles may incur additional supply & labour charges
Mosaics	Selected Moasaics Tiles may incur additional supply & labour charges

MAIN LIVING AREA TILES

YOUR NOTES

Spectrum Inclusions

Floor Tiles	Standard size included is up to 456mm x 456mm
-------------	---

Your Selection

Floor Tiles	Larger sizes incur additional charges. Recommended maximum size allowed is 600mm x 600mm
-------------	--



*Depends on tile size selected

2. YOUR INTERIOR & EXTERIOR CONSULTATION

With the help of your New Home Specialist you have already designed the floorplan to suit your lifestyle, now is the time to create a haven.

The advantage of building your home from scratch is the level of control you have over every aspect, from the look of the facade down to where every light fixture will go. This is your opportunity to create a home that truly reflects your style and personality. To help you through this potentially overwhelming process, is your very own Design Consultant.



We have selected all our trusted and favourite brands and have an extensive range of standard inclusions.

COASTAL RANGE - STANDARD INCLUSION



Limestone

WILDERNESS - STANDARD INCLUSION



Silver Birch

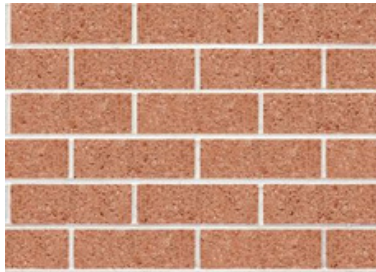


Blackbutt



Grey Gum

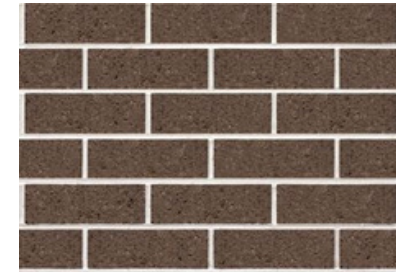
EVERYDAY LIFE - STANDARD INCLUSION



Stimulate



Unwind



Freedom



Leisure



Engage



Escape

NATURALS RANGE - STANDARD INCLUSION



Driftwood Grey

Frost

Wood Chip

Moon Dust

**LIFESTYLE RANGE -
STANDARD INCLUSION**



Hotham

LIFESTYLE RANGE - UPGRADES



Perisher



Springbrook

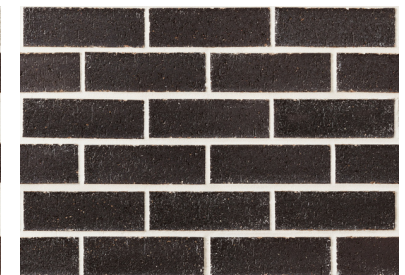


Girraween

NATURALS RANGE - UPGRADES



Breaking Dawn



Eclipse

Notes:

Height: Single (230mm x 76mm x 110mm) or double (230mm x 162mm x 110mm) (Upgrade)
Mortar finish: Raked or Ironed are all standard inclusions, flush will incur an additional cost
Mortar Colour: Grey (standard) and off-white (upgrade)



Austral Brick Display Centres

105 Gardner Road, Rochdale	(07) 3347 2111
29 Mort Street, Toowoomba	(07) 3246 5608
604 Pine Ridge Road, Labrador	(07) 5594 0933
27 James Street, Fortitude Valley	(07) 3634 5604
184 Burnside Road, Ormeau	(07) 3441 7500



PGH Brick Display Centres

Oxley Brick & Roofing Selections Centre Kimberley Street, Oxley	13 15 79
Ashmore Selections Centre Cnr Ashmore & Nerang Southport Road, Ashmore	13 15 79

PREFERRED BRICK SUPPLIER: _____

Colour: _____

Range: _____

Height: _____

Mortar Colour: _____

Mortar Finish: _____

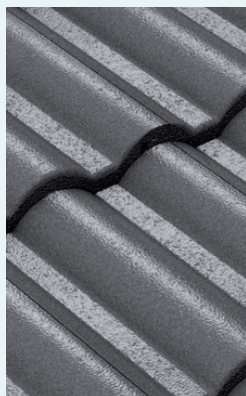


Choose any of the Bristle roof colours from the Designer Range. Upgrades are available from the Classic Range (slight contoured tile) and the Prestige Range (flat tile). Both upgrades require mandatory sarking.

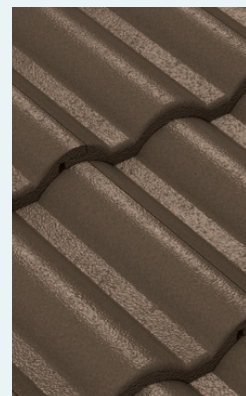
DESIGNER RANGE - STANDARD INCLUSION



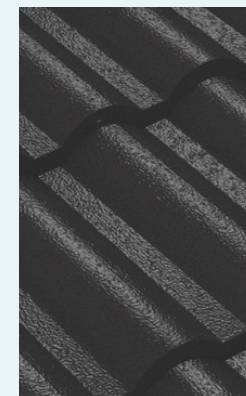
Silver Gum



Storm Grey



Chestnut



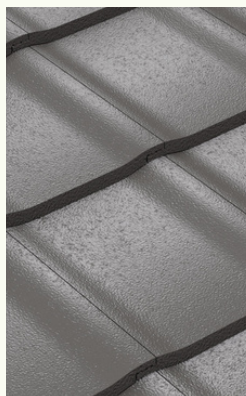
Deep Shadow

CLASSIC RANGE - UPGRADE

More options available, please check the website



Alabaster



Late Mist



Linen



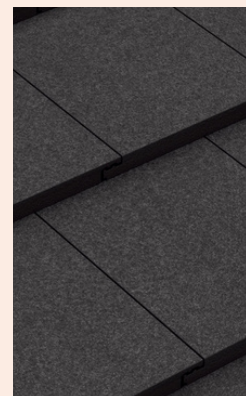
Chestnut

PRESTIGE RANGE - UPGRADE

More options available, please check the website



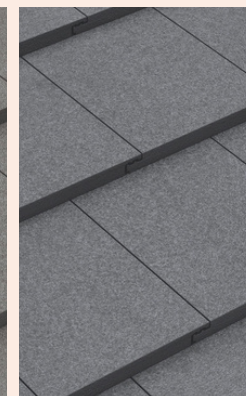
Silver Gum



Deep Shadow



Late Mist



Storm Grey



Choose any of the Colorbond colours from the Contemporary & Classic Range. You can order samples from the Colorbond website.

CLASSIC
colour range¹



CLASSIC CREAM™
SA = 0.32, BCA = L



PAPERBARK®
SA = 0.42, BCA = M



PALE EUCALYPT®
SA = 0.60, BCA = M



WOODLAND GREY®
SA = 0.71, BCA = D



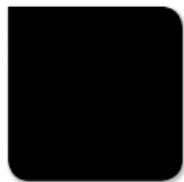
DEEP OCEAN®
SA = 0.75, BCA = D



COTTAGE GREEN®
SA = 0.75, BCA = D



MANOR RED®
SA = 0.69, BCA = D



NIGHT SKY®
SA = 0.96, BCA = D

CONTEMPORARY
colour range¹



SURFMIST®
SA = 0.32, BCA = L



EVENING HAZE®
SA = 0.43, BCA = M



SHALE GREY™
SA = 0.43, BCA = M



DUNE®
SA = 0.47, BCA = M



COVE™
SA = 0.54, BCA = M



WINDSPRAY®
SA = 0.58, BCA = M



GULLY™
SA = 0.63, BCA = D



MANGROVE™
SA = 0.64, BCA = D



WALLABY™
SA = 0.64, BCA = D



JASPER®
SA = 0.68, BCA = D



BASALT™
SA = 0.69, BCA = D



IRONSTONE®
SA = 0.74, BCA = D



TERRAIN®
SA = 0.69, BCA = D



MONUMENT®
SA = 0.73, BCA = D

PREFERRED ROOF TYPE: _____

ROOF RANGE: _____

ROOF COLOUR: _____

FASCIA COLOUR: _____

GUTTER COLOUR: _____

WINDOW COLOUR: _____





ENTRANCE DOOR - 920mm

The Madison range exemplifies forward thinking design. The design and workmanship employed in their construction deliver a number of valuable qualities including thermal efficiency and noise reduction. Available in External Primed Skin ready for painting or in richly grained select veneer for staining (upgrade)



INTERNAL DOORS - Standard

Flush doors are suited to both contemporary and traditional style homes. Available in Honeycomb core construction and Solidcore for both internal and external purposes. All veneer options can be stained and are backed by a five year warranty..



INTERNAL DOORS - Upgrade

Deco, from Corinthian Doors is inspired by the popular international design movement Art Deco.

A choice of upgrade options are available to be selected



ENTRANCE DOOR - Standard

G2/G4 Handle &
Double Cylinder Deadlock



INTERNAL DOORS - Standard

The G2/G4 Leversets combine innovative engineering, modern design and superior quality for the entire home. Featuring either a stepped or smoothed 65mm round or 68mm square rosette, the G2/G4 Leversets can be coordinated with Gainsborough's Contemporary and Traditional Trilock ranges for a bold design statement. Available in passage, privacy and dummy functionality.



STANDARD INCLUSION



600mm Stainless Steel
Gas Cooktop



600mm Stainless Steel
Built-In Electric Oven



600mm Stainless Steel
Canopy Rangehood

UPGRADE OPTIONS



900mm Stainless Steel
Dual Fuel Upright Cooker



900mm Stainless Steel
Canopy Rangehood



600mm Stainless Steel
Dishwasher - Turnkey



Clark - Round Pin Sink Mixer - Chrome or Black



Polar Double Bowl Overmount - Stainless Steel



Clark Round Pin Basin Mixer - Chrome or Black



Clark Shower Rail - Chrome or Black



Clark Round Toilet Suite



Stylus Venecia Basin



Clark Round Pin Wall Mixer Tap - Chrome or Black



Clark 1525 Bath



Clark 600mm Single Towel Rail



Clark Round Toilet Roll Holder



Clark Round Pin Mixer - Chrome or Black



45ltr Eureka Laundry Tub & Cabinet

Crest Cabinets

The kitchen is the heart of every home. It's where you create memories with your family, where the Christmas lunch is prepared, birthday cakes are baked, everyday meals are prepared and where life happens! So, when it comes to planning a kitchen, the functionality should be the most important consideration in the planning phase, from the size of the island bench, the overhang of your breakfast bar, down to the placement of your bin.

All your kitchen and wet area cabinetry colour selections will be finalised during your appointment with the consultant. It is best to come prepared with any photos or images of the look you wish to achieve.

ITEMS TO CONSIDER FOR YOUR CABINETRY:

Gloss or mat finish doors, recessed handles, aluminium framed glass doors, pot/bin drawers, semi integrated dishwasher, push catches, self closing drawers/cupboards etc.



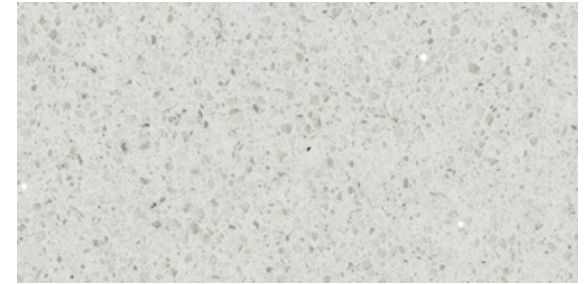
STANDARD COLOURS



INTENSE WHITE



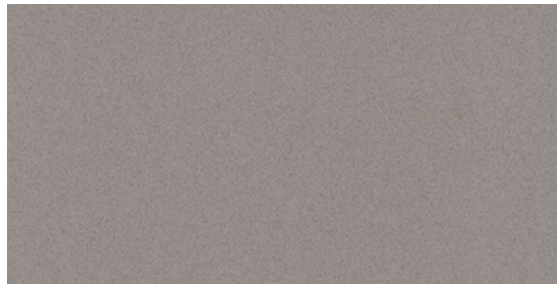
ICE SNOW



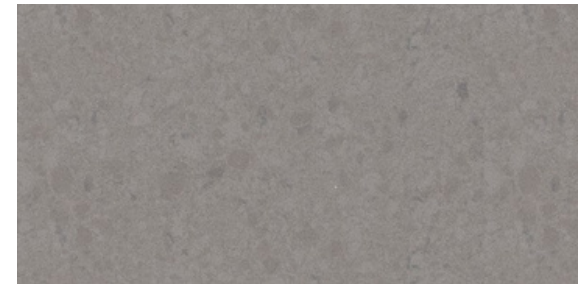
SHIMMER WHITE



BUTTERMILK



URBAN



OYSTER

Notes:

- Due to the nature of 20mm Caesarstone benchtops, the max length 3000mm without a visible join
- Standard edge profiles is Aris Edge
- Additional charges apply for upgraded colours and Profiles

YOUR CHOICE: _____

Laminex[®]

WHITES & NEUTRALS

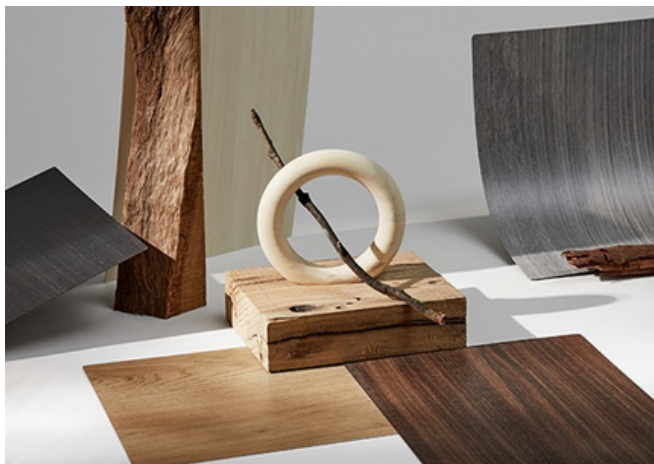


Laminex Whites offer a range of base tones giving each shade its distinctive character. Mid tone neutrals are inspired by nature, offering raw, organic characteristics and a selection of dark colours feature deep, earthy browns through to intense charcoals and blacks

Notes:

- Large samples are available at the showrooms (150mm x 150mm)
- Additional Charges apply for upgraded finishes and profiles

WOODGRAINS



Laminex Woodgrain surfaces beautifully reflect the authentic textures and tones of solid timbers. Select from neutral grey tone, through to lighter warm and darker woodgrain surfaces.

ACCENTS



The Laminex Accents range is an evolving palette of decors that reflect shifting design trends. From soft delicate pastels to brilliant bolds, accent colours help lift and add impact to a space.

LAMINEX DISPLAY CENTRES

10 Pinter Drive, Southport
286 Queens Port Road, North Murrarie



STANDARD - Taubmans 3 Coat Paint System

TAUBMANS TRADE CENTRES

1240 Brisbane Road, Labrador - Mon-Fri 6:30am - 4:00pm Sat 7:00am-11:30am

18A Walker Road, Morayfield - Mon-Fri 6:30am - 4:00pm Sat 7:00am-11:30am

541 Gympie Road, Strathpine - Mon-Fri 6:30am - 4:00pm Sat 7:00am-11:30am

Choosing colour is easy with the Taubmans Paint Visualiser -
Visit their website www.taubmans.com.au

EXTERNAL Paint Colour

Eaves Builders White (Std)

Front Door _____

Down Pipes _____

Posts _____

Meter Box _____

Infills _____

Cladding _____

Render _____

INTERIOR Paint Colour

Walls _____

Doors, ayes & _____

Skirting _____

Ceilings Ceiling White (Std)

Feature Walls _____

Feature Location _____



Carpets are graded for their suitability for different applications. Sometimes, the most expensive option will not be the best choice for your requirement. For instance, a person living alone in a small city townhouse will have different flooring requirements to that of a large family with a number of young children. Carpets can be made from a variety of fibres, or blends of fibres with each having their own benefits. As with carpet strengths and grades, the traffic and nature of use of the room(s) you wish to carpet will determine the type of carpet needed. A good quality underlay can increase the life of your carpet, improve the feel of your carpet underfoot, provide insulation against heat loss, improve soundproofing, as well as act as a barrier against moisture, dust and grit in the sub-flooring.

Please visit the website for more information and colour options - www.andersens.com.au

STANDARD - RANGE B (Polypropylene)

Bombora

Caulfield Square

Grove

Polypropylene is a closed-cell fibre that cannot absorb moisture, making it stain resistant to liquid or solid spills. It is an extremely durable fibre and more colourfast than nylon.

UPGRADE - RANGE A (Nylon)

Coastal Place

Mikado

Dorian

Santa Rosa

Stanta Clara

Nylon is tough, hardwearing material and treated for stain resistance, colourfastness and long-lasting wear.

UNDERLAY

STANDARD - Step Esy 8mm

UPGRADES - Step Eco Green 10mm & Stepmax 10mm High Density

YOUR SELECTION: UNDERLAY _____ CARPET: _____



Exposed Aggregates

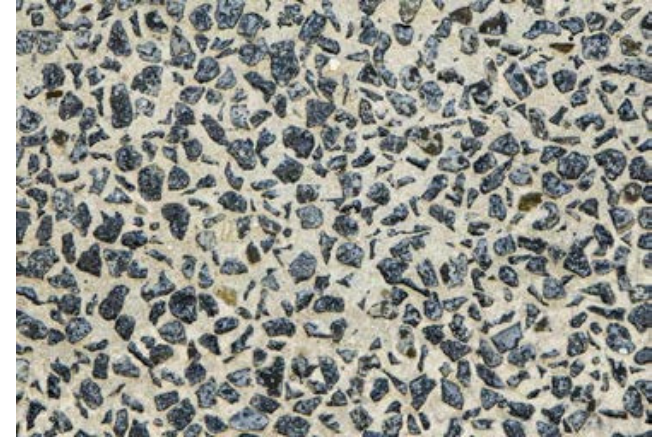
STANDARD COLOUR RANGE



ULURU



SUNSET



HY-TEC BLACK



KIMBERLEY



MARBLEBAR



DUARINGA

YOUR SELECTION: _____



STANDARD INCLUSION

Gliderol Panel-Glide Sectional Overhead Garage Door



MADISON



The Madison design uses clean, sharp lines and a textured finish to perfectly blend with rendered homes. Available in either woodgrain or smooth finish, the Madison design is the right choice if you are looking for a door to blend with and compliment the facade of your home

TUSCAN



The Tuscan design creates a timber planked style door that is built with low maintenance Colorbond steel. Horizontal "V" grooves create a sleek and contemporary look, providing the perfect design for modern homes. (Timber look is Upgrade)

AVAILABLE IN A WIDE RANGE OF COLOURS - PLEASE REFER TO THE GLIDEROL COLOUR CHART

YOUR SELECTION: _____

3. YOUR ELECTRICAL CONSULTATION

It's the finer details that set the best homes apart and electrical fittings are an important aspect of your selection process and can add those special finishing touches. There are many decisions to make when building a new home - wall and carpet colours, tile design, tap styles etc. It can be very time consuming and many people won't give a second thought to their electrical installation. They assume there is nothing aside from the standard white plastic switch. Nothing could be further from the truth. With the help of a Clipspec consultant, you can design all your electrical needs for your home in one simple meeting. The combination of software and expert advice ensures your electrical plan is perfect for your needs. You'll never be too far from a power outlet again!



An Electrical Consultant from Clipspec will be in contact with you to arrange an appointment once your cabinetry plans are completed. The Consultant will walk you through technical information and the layout, to help you achieve the best electrical layout for your own personal requirements. They will then forward us your final electrical plan for inclusion in your set of construction plans. All electrical upgrades will be addressed through Clipspec.

Life Is On

CLIPSAL[™]
by Schneider Electric

