



# SIGNATURE

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## Collection

Quality, Integrity and Great Value

Quality,  
Integrity &  
Great Value.●

# THE SIGNATURE COLLECTION

## Exclusive Designer Luxuries

Create the perfect level of luxury in your home with the Shelford Quality Homes Signature Collection. From stylish appliances for your Kitchen to stone benches for your Bathroom, the Signature Collection will transform your house into the home you've always dreamed of.

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## Contents

Designer Inclusions

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Gourmet Kitchen Caesarstone® Benchtop, undermount sink, overhead cupboards, integrated bin drawers and premium cabinetry finishes.

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Stunning wet area fixtures with a choice of coloured tapware and accessories, stylish stone to Bathrooms and hobless showers.

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Adding the final touches to your home with more cornice choice and contemporary window losings to your window sills

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Strong, durable and lightweight balustrading included for two storey homes.



# Let us spoil you

With a complete Gourmet Kitchen

Love spending time with your family and friends in your gorgeous designer Kitchen. Choose from our Caesarstone®, Formica® and Laminex® colour options.



Your choice of:

## 20mm Caesarstone® Kitchen Bench Tops

Choose from Caesarstone Standard & Delux Range



## Formica® and Laminex® (soft closing) Overhead Doors and Panels



Find the perfect look for your kitchen with our Caesarstone® and more colour choices. Rich in sophistication and style, the premium nature of a Caesarstone® countertop will be a drawcard not just for you and your family, but for anyone who walks into your dream Kitchen.

Formica® and Laminex® premium cabinetry laminates, perfectly accompany your Kitchen.

Resistant to moisture, steam and humidity, these modern laminates are made to order in a broad range of colours, textures and finishes. Ideal for cabinetry, panelling and furniture.

- Colour matched to all decorative board colours
- Durable
- Easy to clean and maintain



+ more colour choices



+ more colour choices



Your choice of:

## Handles



Häfele Furniture Handle - Nickel-Plated, Brushed



Häfele Furniture Handle - Matt, Brushed



Häfele Furniture Handle Urban - Matt, Brushed



Häfele Furniture Handle Urban - Nickel-Plated, Brushed



Häfele Furniture Handle - Chrome-Plated, Polished



Häfele Furniture Handle - Tin-Plated, Antique



Häfele Furniture Handle - Black, Matt



Häfele Furniture Handle - Brass-Plated, Brushed



Häfele Furniture Handle - Brass-Plated, Antique



Häfele Furniture Handle - Nickel-Plated Black, Brushed



Häfele Luxe Furniture Handle - Antique Silver, Used Look



Häfele Furniture Handle Urban - Nickel-Plated, Brushed



Häfele Furniture Knob - Nickel-Plated, Polished



Häfele Furniture Knob - Oak, Black Lacquered



Häfele Furniture Knob - Brass-Plated, Brushed

+ more handle choices available

## Inspire your Living Space

A dream Kitchen is only as good as the materials from which it is made. Let Häfele inspire your living space with a choice of fashionable handles.



**Kitchen Sinks**



A busy family Kitchen requires a hard-at-work sink. These Generous sized bowl options are designed to cater to all styles and needs, and made to stand up to the rigour of daily use.

Your choice of:



**Argent Double Bowl Sink With Drainer**

With a modern take on traditional design, the streamlined horizontal drainer efficiently directs water into the bowl away from bench surfaces.



**Clark Polar Double Undermount**

- Engineered to last
- Premium grade stainless steel
- Complete the look with upgrade options including a bamboo board, stainless-steel colander set and basket wastes

**Kitchen Storage Solutions**



**Overhead Cabinets**

Complete the look in your Kitchen and increase your storage space with overhead cupboards.



**Bin Drawer**

Convenient and hygienic, this 30 L Slide Top Tidy Bin is ideal for keeping areas tidy and clean. Equipped with a tight fitting, overlapping lid to contain odours, it is ideal for Kitchen use in food preparation areas.

- Comes in a neutral off-white finish
- Convenient slide top contains rubbish and odours
- Ideal for use in Kitchens





## Kitchen Tapware

Your choice of:

Stylish, hard wearing tapware, to complete the look.

### Alder SAMM



Chrome



Matt Black



Brushed Nickel

### Alder SOHO



Chrome



Matt Black

### Alder FLEX



Chrome



Matt Black

### Clark ROUND PIN



Sink Mixer  
Chrome



Sink Mixer  
Matte Black



Sink Mixer  
Brushed Nickel

### Argent Aerator GOOSENECK



Mixer Pull Out GRACE  
Chrome - KM422889



Mixer Pull Out MIRRA  
Chrome - KM422229



Mixer Pull Out MIRRA square  
Chrome - KM422329

# The Kitchen is the Heart of your Home

Smeg or Belling offers the perfect combination of cutting-edge design, power and functional features. Stylish and hardworking Smeg or Belling appliances will add a professional touch to your Kitchen.



## Kitchen 600mm Appliances

### Oven



SMEG - Classic Thermoseal Oven



SMEG - Thermo-ventilated Oven



Belling - Design Collection

### Cooktop



SMEG - Stainless Steel Gas Cooktop



Belling - Gas-Thru-Glass Cooktop

### Rangehood



SMEG - Wallmount Canopy Rangehood



Pyramid Canopy Rangehood



SMEG- Wallmount T-shape Rangehood



SMEG - Retractable Rangehood  
Please check your price coverage if retractable rangehood is included



# Kitchen 900mm Appliances

## Oven



SMEG - Classic Thermoseal Oven



SMEG - Thermo-ventilated Oven



Belling - Design Collection



## Cooktop



SMEG - Hob Classic



Belling - Gas Cooktop Stainless Steel



Belling - Gas-Thru Glass Cooktop Black

## Rangehood



SMEG - Wallmount Canopy Rangehood



Pyramid Canopy Rangehood



SMEG - Wallmount  
T-shape Rangehood



SMEG - Chimney Hood



SMEG - Retractable Rangehood

Please check your price coverage if retractable rangehood is included

# A Touch of Beauty

## For your Bathroom and Laundry

Add a touch of beauty and contemporary elegance to your Bathroom and Laundry with functional, modern, designer tapware and fixtures. All selected based on quality, durability and style.

Your choice of:



### 20mm Caesarstone® Standard & Delux range of Bench tops

Find the perfect look for your Bathroom with our Caesarstone® standard & delux collection. Available in modern tones.

Rich in sophistication and style, the premium nature of a Caesarstone® countertop will be a drawcard not just for you and your family, but for anyone who walks into your dream Bathroom.



+ more colour choices

+



### Formica® and Laminex® (soft closing) Doors and Panels

Formica® and Laminex® premium cabinetry laminates, perfectly accompany your Bathroom and Laundry. Resistant to moisture, steam and humidity, these modern laminates are made to order in a broad range of colours, textures and finishes. Ideal for cabinetry, panelling and furniture.

- Colour matched to all decorative board colours
- Durable
- Easy to clean & maintain



+ more colour choices

+



### 20mm Caesarstone® Standard & Delux range of Laundry Bench Tops

Find the perfect look for your Laundry with our Caesarstone® standard collection. Available in modern tones.



+ more colour choices



# Bathroom Vanity

The perfect style of basin for your Bathroom.

Above counter



All of the basin sits above benchtop level.

Inset above counter



Part of the basin sits above benchtop level and part sits below.

Under counter



The whole basin sits under the benchtop. Suits solid surface benchtops.



Your choice of:

## Basins

Under Counter



Argent Zen  
Under-Counter Basin

\*Stone top required



Argent Azure  
Under-Counter Basin

\*Stone top required



Seima Plati  
Under-Counter Basin

\*Stone top required

Inset



Seima Kyra  
Inset Basin



Clark Square  
Seamless Inset Basin



Argent Zen  
Drop In Basin



Caroma Carboni Seamless  
Inset Basin

Above Counter



Argent Grace Square  
Counter Top Basin with Tap Shelf



Argent Grace Oval  
Counter Top Basin with Tap Shelf



# Bathroom Tapware

Your choice of:

## Basin Tapware

Stylish tapware for your Bathroom.

### Alder SAMM



Chrome



Matt Black



Brushed Nickel

### Alder SOHO



Chrome



Matt Black

### Alder FLEX



Chrome



Matt Black

### Argent PACE



Chrome

### Dorf KIP



Chrome







STUNNING  
WET AREA  
FIXTURES

## Bath and Shower



### Bath

Streamlined design with smooth, clean lines. Helping to create a sense of luxury within your Bathroom.

### Seima Syros 103



1,675mm Bath - 191516

### Seima Syros 1,675mm Bath

An elegant, symmetrical design with streamlined features, this stylish inset bath will add sleek practicality to any bathroom.

- Full tile flange, suitable for built-in or island installation
- Optional overflow
- White sanitary grade acrylic, excellent heat retention properties
- Solid base support, full resin reinforced
- Easy to clean and maintain



### Includes Pop out Bath Waste

Your Choice of:

Chrome - 192014

Matt Black - 192015



Chrome



Black  
Matte



\* Brushed  
Nickel



\* Gunmetal



\* Brushed  
Gold



\* White  
Gloss



\* White  
Matte

\*Colour Upgrades Available

## Hobless Shower with Shower Screen

Enhance your hobless shower by installing a stylish shower screen. Manufactured from durable anodized aluminium, minimising maintenance and cleaning, with a powder coated finish in a complete range of decorative colours, all shower screen system components are compliant with exacting Australian Standards.



Integrity Framed 90 Degree  
Pivoting Shower Screen



Mirage Semi-Frameless  
Pivoting Shower Screen System



STUNNING  
WET AREA  
FIXTURES

## Bath and Shower

Your choice of:

### Shower Heads

Functionality and versatility, without compromising on design.



Alder Fresco  
Rail Shower  
(Chrome)



Alder Fresco  
Rail Shower  
(Brushed Nickel)



Alder Fresco  
Rail Shower  
(Matt Black)



Alder Eco Dual  
Rain Shower  
(Chrome)



Argent ARC  
Rail Shower  
(Chrome)



Argent METRO  
Rail Shower  
(Chrome)



Clark ROUND PIN  
Rail Shower  
(Chrome)



Clark ROUND PIN  
Rail Shower  
(Matte Black)



Clark ROUND PIN  
Rail Shower  
(Brushed Nickel)



## Bath and Shower continued

Your choice of:

### Bath and Shower Tapware

The perfect tapware to compliment your Bathroom.



#### Alder SAMM



Chrome



Matt Black



Brushed Nickel

#### Alder SOHO



Chrome



Matt Black

#### Argent PACE



Chrome

#### Dorf KIP



Chrome

#### Caroma PIN



Chrome

#### Alder FLEX



Chrome



Matt Black





## Toilet

Your choice of :

### Toilet

Stylish and functional.



### Clark Stylus Back to Wall Toilet Suite

A classic, sleek design.

- Back to wall design conceals plumbing fixtures
- WELS 4 star 4.5/3L (3.5L avg/flush)
- Back entry cistern
- Universal trap for both S & P trap installations
- Includes soft close, quick release seat
- Includes pan fixing kit & uniconnector
- Chrome flush button included
- Vitreous China



### Argent Pace Hygienicflush BTW Toilet

A classic, sleek design.

- Classic design, smooth lines and fine features
- Cistern and pan, white vitreous china with easy-clean nanoglaze surface
- Soft closing seat
- S-trap 120-160mm set out, 140 recommended
- Back entry or bottom plumbing, right or left
- WELS 4 Star 4.5/3L water saving flush
- Clean flush rimless pan design - for an efficient, powerful flush
- Easy care height pan - making it easier to get on and off the seat
- Nanoglaze surface - ultra smooth and anti-bacterial, easy to clean.



# Bathroom Accessories

Your choice of:

## Bathroom Accessories

Complete the look with stylish accessories.

### Double Towel Rail



Alder Wish (Chrome)



Alder Wish (Matt Black)



Argent Focus (Chrome)



Caroma Cosmo (Chrome)

### Toilet Roll Holder



Alder Wish (Chrome)



Alder Wish (Matt Black)



Alder Wish (Brushed Nickel)



Argent Focus (Chrome)



Caroma Cosmo (Chrome)

### Towel Ring



Alder Wish (Chrome)



Caroma Cosmo



Alder Wish (Matt Black)



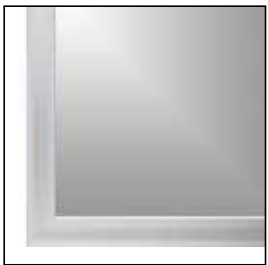
Alder Wish (Brushed Nickel)



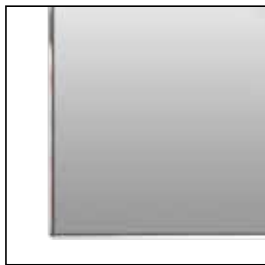
Argent Focus (Chrome)



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WET AREA  
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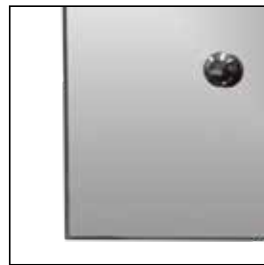
Standard Framed Mirror



Shadowline Mirror



Standard Frameless  
Mirror with Clip Mounts



Frameless Mirror with  
Chrome Dome Mounts

## Bathroom Mirrors

Your choice of:  
**Bathroom Mirror**

Full width vanity mirrors that are both popular and stylish choices for traditional and contemporary Bathrooms alike.



# Laundry



## Laundry Tub

Creating a functional and efficient laundry space for your home.



### Argent Format 610 Laundry Tub

A favorite among many, the Format sink compliments both modern and contemporary kitchen settings.

- Premium 304 grade, mid level polished stainless steel
- 45L capacity

Your choice of:

## Stone and Laminate



### 20mm Caesarstone® Laundry Bench Tops

Find the perfect look for your Laundry with our Caesarstone® standard & delux collection. Available in modern tones.



### Formica® and Laminex® (soft closing) Doors and Panels

Formica® and Laminex® premium cabinetry laminates perfectly accompany your Laundry. Resistant to moisture, steam and humidity, these modern laminates are made to order in a broad range of colours, textures and finishes. Ideal for cabinetry, panelling and furniture.





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FIXTURES

Alder SAMM



Chrome



Matt Black



Brushed Nickel

Alder SOHO



Chrome



Matt Black

Alder FLEX



Chrome



Matt Black

Clark ROUND PIN



Sink Mixer  
Chrome



Sink Mixer  
Matte Black



Sink Mixer  
Brushed Nickel

Laundry Tapware



Your choice of: Laundry Tapware

Stylish, hard wearing tapware, to complete the look.

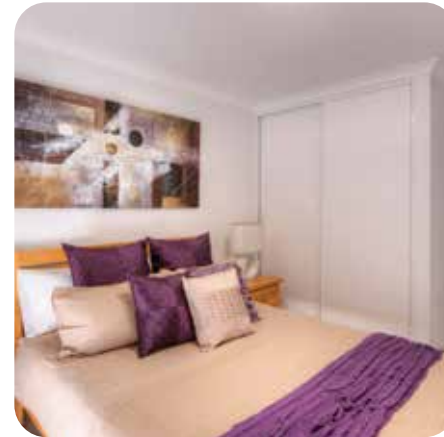


# Stylish Sliding Robes

## Essential for any Bedroom

Full height sliding doors to enhance your wardrobes and create a stylish finish to your Bedrooms.

### Your choice of: Sliding Robes



#### Vinyl Sliding Robe

Create the perfect finish in your Bedroom.  
Available in a variety of colours.



#### Mirror Sliding Robe

Create impact with mirror sliding doors.  
Frames available in a range of classic colours.

SLIDING  
ROBES





Added Extras

## Window Nosings

Finish off your window sill with style



### Window Nosing

Perfect addition to finish the top shelf of your windows.

### More Cornice Choice

Choose between



#### Gyprock Cove™

Cove provides the finishing touch to the harmony of a home.



#### Gyprock Symphony™

A 75mm cornice profile with flowing lines for an elegant touch



# Fujitsu Reverse Cycle Ducted Air Conditioning

Get comfortable with Fujitsu

The ultimate way to manage comfort throughout your entire home with Fujitsu ducted reverse cycle air conditioning.

Fujitsu General Australia strives to consistently provide high quality, energy efficient, reliable products accompanied by superior customer service. To be "Australia's Favourite Air™" means to be the best air conditioning company to deal with in Australia, not just a leading air conditioning brand.

Whether you need a solution for a small bedroom, or large living space, Fujitsu's combination of technology, insight and design will provide the most effective and efficient air conditioning solution for you.

- Zone control capability enables you to manage air conditioning to multiple rooms, or the entire house, using just one system.
- Exceptionally discreet, the system is concealed in your ceiling, offering quiet operation and seamless integration into your home's decor.
- Can be operated from an easy to use LCD control panel.
- Multiple features such as DC fan motors, DC rotary compressors, zone control and programmable timers use less power than ever before.
- Fujitsu General offer a full five year parts and labour warranty on its entire range, so you can rest assure that your air conditioner will perform.



- 7" Touch Screen Display  
Add value to your home and control its climate with a bright, smart high resolution touch screen or the AirTouch App.





## Door Selections

### Internal and External Choices

Enter with style, with your choice of doors and door furniture by Corinthian Doors and Gainsborough.

Your choice of:



#### Front Entry

Subtle and contemporary, Modern entrance doors are designed for the home.



#### Internal

Backed by a 5 year warranty, designer doors are suited to both contemporary and traditional style homes.



#### Garage Rear Door (exposed to the elements)

Flush panel weather code with a BAL 12.5 rating



Your choice of:

## Entry Doors

### Corinthian Urban Series

A variety of styles, painted finish included as standard.



PURB 01

PURB 2

PURB 04

PURB 4

PURB 101

PURB 104

### Corinthian Madison Series

A variety of styles, with clear glazing. Painted finish included as standard.



PMAD 101

PMAD 104

PMAD 106

PMAD 04

PMAD 4G

PMAD 111

### Corinthian Blonde Oak

Paint or stain grade/Clear Glazed. Available with a rating of BAL 12.5



AWOWS21

AWOWS 5G

AWOWS 5VG

AWOWS19H



# Front Entry Doors

First impressions are long lasting and your entry door sets the tone for the rest of your home.



# Entry Door Furniture



## Trilocks

- 3 in 1 locking: deadbolt, privacy and passage functions
- Double cylinder
- 60mm backset

Your choice of:

## Entry Door Furniture

First impressions are long lasting and your entry door sets the tone for the rest of your home.

### Angular Trilock



Satin Chrome



Bright Chrome



Matt Black

### Aurora Trilock



Satin Chrome



Matt Black

### Traditional Trilock



Satin Chrome



Bright Chrome



Bright Gold

# Internal Doors



Your choice of:

## Internal Doors

Stylish internal doors to suit any home.

### Corinthian Redicote Flush Panel Door

With Honeycomb interior and tempered hardboard skin, pre-primed for painting.



### Corinthian Motive Series

A variety of styles. Painted finish included as standard.



MOTP 2

MOTP 2V

MOTP 3D

### Corinthian Deco Series



DECO 1S



DECO 2S



DECO 3S



DECO 4S



DECO 04S



DECO 8S



DECO 9S



DECO 10S



DECO 11S



DECO 13S



DECO 14S



DECO 15S





# Internal Door Furniture



Your choice of:

## Internal Door Furniture

Stylish designs to suit any home.

### Internal Door Handles



Angular Round



Angular Square



Aurora



Adel



Bela Round



Bela Square



Amelia



Lianna



Florence



Bailey



Carla



Olive

Available in Satin Chrome, Bright Chrome and Matt Black



## Garage Rear Door (Exposed to the Elements (Garage External Door)

Your choice of:



Weathercote<sup>+</sup>  
Flush panel - 35mm thick

M & B Elements Door Weathercote Flush Panel –  
Fibreglass door (with a BAL 12.5 Rating)



# Front Elevation

## Strong, safe and reliable

Let us help you bring your front elevation together

A dream elevation is only good as the material from which you choose. Check your design and price coverage to see the options available because every home design is different and unique to the look you want.

Your choice of:  
(where included in design)

### 1C face brick 2C face brick

With such a variety of new colours and textures the humble face brick has change dramatically to something highly creative and contemporary. With Midland Brick you have a choice of colours and styles

#### Midland Reds



Restoration Red\*



Red Smooth\*



Burnished Red\*



Subiaco Red\*

#### Midland Neutrals



Limestone Hue



Nouveau Grey

#### Revival Range



Bishops House\*



Treasury Red\*



Laneway Vibe

### 2 course brick colours and sizes

#### Manor Range



Loongana Limestone



Mandu



Bremer Bay



Bullara



Shale\*



### Acrylic Render

Acrylic render may be applied only to the front or entirely around your home. The choice is dependent on the look you are after. Acrylic render is stronger and more flexible than traditional renders and comes in a wide range of colours.

### Stone Allowance

With a \$120.00sqm retail feature stone allowance (as drawn in design) choose between different shapes, sizes and colours from Midland Brick Cultured Stone. Speak to us to include it internally to feature walls, fireplaces and finish the look you are trying to achieve.



# Garage Door

## Strong, safe and reliable

Our sectional garage doors set the standard for strong, safe and reliable operation year after year. Available in a range of colour and design options to suit both modern and traditional homes.

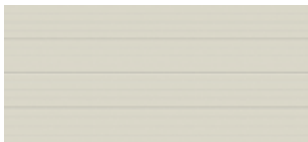
Your choice of:

## Garage Door

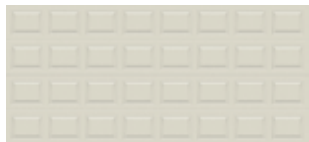
Remote sectional door with 3 handsets.

Features include:

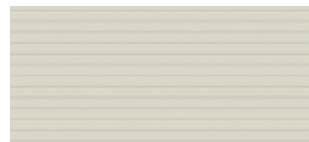
- Safety – Inside & Out - Doors feature a finger safe design on both sides of the door, protecting fingers from being caught between the hinge.
- Smooth & Quiet Operation - Custom designed guides allow the door to run easily and smoothly during operation so coming and going from your home is a breeze.
- Strength & Durability - Each panel is made with strong reinforced COLORBOND steel and tested to withstand the harsh Australian climate.



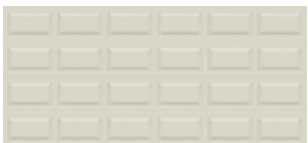
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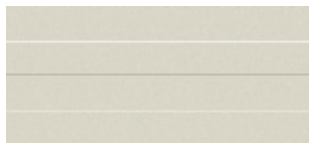
Heritage



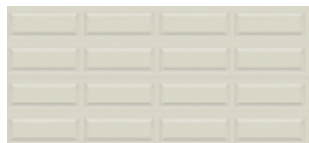
Ribline



Stanford



Flatline



Ranch



22 Standard colours available



Manor Red



Terrain



Jasper



Paperbark



Classic Cream



Evening Haze



Dune



Shale Grey



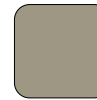
Surfmist\*



Windspray



Wallaby



Cove



Gully



Basalt\*



Ironstone



Pale Eucalypt



Cottage Green



Mangrove



Woodland Grey



Deep Ocean



Monument\*



Night Sky

\*Matt Finish upgrade available



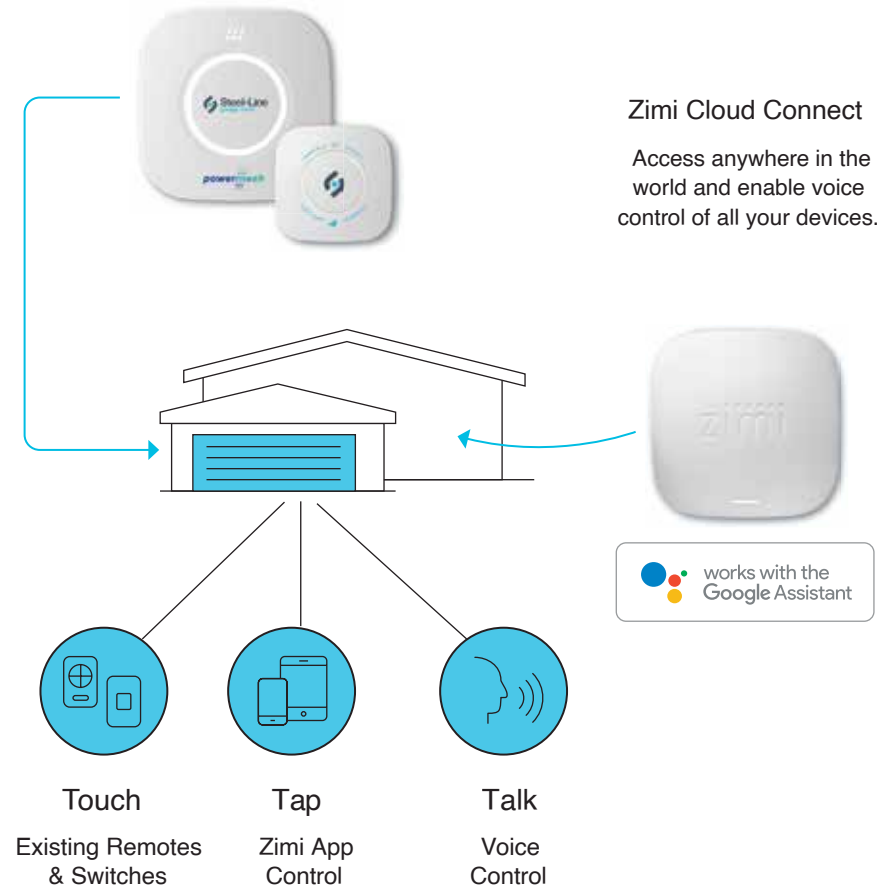


# Inclusive Powermesh Garage Door Controller

Add value to your home with **Garage Door Automation as a standard**

Inclusive Powermesh Garage Door Controller you can use with touch, tap and talk technology. Enjoy the convenience of controlling your Garage door with your phone or with the optional Zimi Cloud Connect, and go hands-free with voice control

and Door Sensor



Do more with your Garage door

- Flight Path Technology – The door sensor that’s spatially aware of your door’s position all the time and you have the ability to choose how far up or down it opens
- Hands- free control of your Garage door by simply speaking from your smart device
- Choose who and when access is allowed to your Garage door. No Keys or external remotes needed.
- Never be left in the dark again. Upgrade your electrical to include a smart switch in your Garage so your lights automatically turn on when leaving or coming home

# Letting your New Home Shine

## With a superb lighting package

Enjoy the added benefit of having your own dedicated Interior Designer work through your electrical plan with you.

Our Interior Designers provide you with the benefit of their experience on everything electrical - from lighting for a functional work space, positioning of power points, home automation, USB access, internet and more. We'll help you develop a customised lighting plan that's on trend and also suits your style.

- LED lighting package for your entire home
- Double power point allocations
- Digital Television allocations
- Data / Telephone point allocation
- Smart home package allocation

Your choice of:

### Coverplates

#### Light Switch Coverplate



White  
Light Switch



Matt White  
Light Switch



Black  
Light Switch



Matt Black  
Light Switch



Urban Grey  
Light Switch

#### Power Point Coverplate



White  
Power Point Coverplate



Matt White  
Power Point Coverplate



Black  
Power Point Coverplate



Matt Black  
Power Point Coverplate

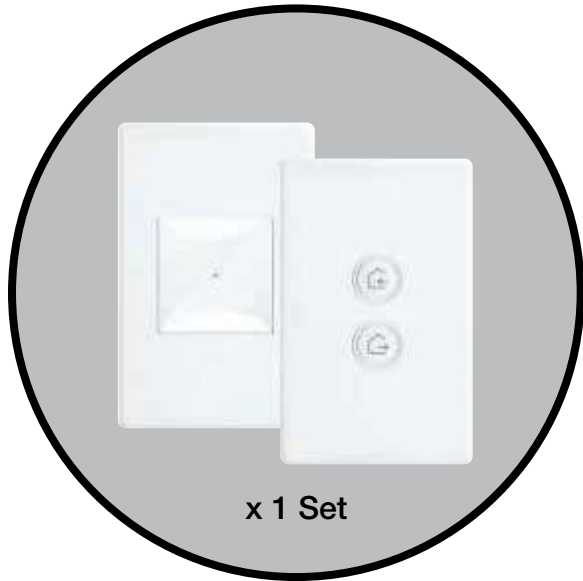


Urban Grey  
Power Point Coverplate



# Excel Life Smart Package

Switch up to a smart home  
A collection of intelligent wiring devices second to none.



x 1 Set

## Starter Kit - Gateway and Wireless Master Switch

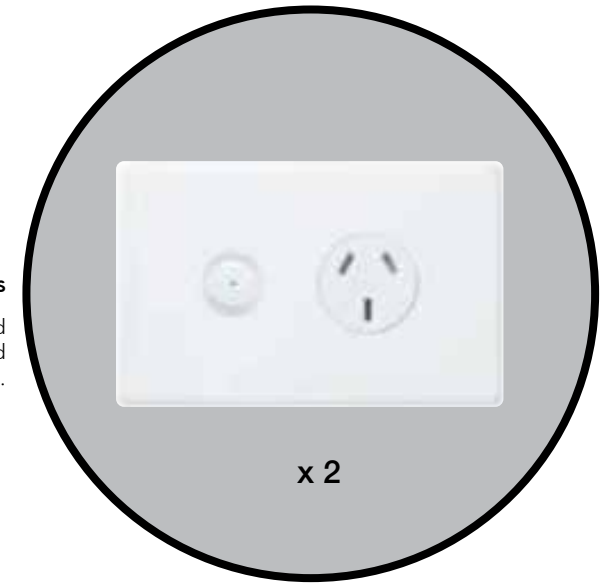
Starter Kit with programming, local setup and return visit to connect to your home's internet. Compatible with all 3 voice assistants: Apple SIRI, Google Home and Amazon Alexa other Excel Life™ Smart products.



x 4

## Smart Switches

Combining local design and world class smart home technology by Netatmo, switches can be controlled by touch, voice, or a smart device. These switches feature a modern design and are simple and easy to use. 4 included.



x 2

## Single Smart GPO's

Combining local design and world class smart home technology by Netatmo, switches can be controlled by touch, voice or a smart device. These switches and sockets feature a modern design and are simple and easy to use. 2 included.



# External LED Wall Lights

ELECTRICAL PACKAGE

Your choice of:  
Sentinel 2LT External Wall



Black



Matt White  
Light Switch



Marine Grade  
Stainless Steel

\*Globes are separate

Wanaka 2 Light Adjustable Exterior Wall Light



Black

\*Coastal rated. Globes are separate

Viba LED Up/Down Large Exterior Wall Sconce



White



Black

Sentinel 1 Light Adjustable Exterior Wall Spot



Black

\*Globes are separate



White



Marine Grade  
Stainless Steel

Pebble 1 Light Wall Bracket



White



Black



Antique Brass

\*Suitable for use in a bathroom or outside. Globes are separate.  
Pg - 32







## ELECTRICAL PACKAGE

# Home Security Package

### Intercom and Alarm

Protect your home and family with our all inclusive home security package. The security package includes an intercom and alarm. These extra inclusions provide you with an added layer of defence against any potential intruders.



#### Paradox Alarm - Security has never been so simple

- Experience a new way of living with the Paradox 5 zones. An advanced communications bus for a unique expandable security system.
- x 3 The Paradox DG65 or NV5 indoor high-performance PIR motion detectors offer superior protection for areas up to 12m x 12m (40ft x 40ft). DG65 AND NV5 uses advanced 100% digital technology and includes a quad element sensor.
- x 1 External Siren
- X 1 Internal Siren
- X1 Security control panel

#### Paradox Touch Screen

- Touch screen key pad integrates security and home control capabilities to help manage and control your home. With a whole range of features and information on your entire security system, from alarm triggered to real time status of every area and zone.



#### See who is at your door before letting them into your home, with your very own Bticino intercom

- 7" Screen Monitor
- 2-wire colour wi-fi system
- Wall mounted entrance panel
- Colour wide angle camera
- LED night illumination
- External CCTV camera can be connected
- Manage who's at the door from your mobile

*\*Security Upgrades Available*



# Balustrading

For your Double Storey Home



Your choice of:

## Balustrading

Strong, durable and lightweight, a reliable option for indoor and outdoor use.



Powder coated Aluminium frame



Settler - Vertical



Settler - Horizontal



Classic



Heritage



Vista



Hamptons Style Upgrade\*

+ more design choices

\*Price on application





# The Mike Conlan Selection Studio

## At Shelford HQ

With so many exciting products for you to choose from in our unique selection studio, let us inspire and help you enhance your home any way you like!

One of the most exciting things about building, is personalising your home to suit your own style. We are here to help make the whole experience enjoyable, by bringing together stylish fixtures and finishes all in one convenient area. Our Interior Designers will expertly guide you through the process, whilst ensuring your vision for your home remains at the forefront of the selection process.

From choosing your flooring, to selecting your paint colours for your new home is easy thanks to our selection studio. You'll find an abundance of inspiration and choice, with a wide range of products. Our experienced Interior Designers will be on hand to guide you through the process and show you everything from the latest trends and styles.

Our Interior Designers provide the benefit of their experience on everything from functional work spaces, lighting and home automation to future proof your home with the latest trends and technology: USB access, climate control, positioning of power points, lighting, internet, solar and so much more is covered during your consultation.

Let us bring your style to life!





# Quality Assurance

## Our Commitment to Quality

Great value means never compromising on quality, which is why every Shelford Quality Home is built to the highest standard, with full access to your very own Site Supervisor, who inspects and approves work carried out on your home.



## 5 Stage Quality Assurance Inspections

1. Site works and floor slab laid
2. Brick Work
3. Roof cover, ceilings and plaster
4. Second fix and tiling
5. Handover

Our internal quality assurance process is our commitment to ensuring a quality build and extra peace of mind, at each stage of the construction process.



From our first meeting, and throughout the home building process, we ensure we work together to bring your vision to life.



With careful consideration of your inspiration and individual needs, our thoughtfully planned homes are distinctively designed with you in mind.



Our home designs, packages and inclusions are flexible & can be customised to suit your lifestyle and budget without exception.



At Shelford Quality Homes we believe that great value means never compromising on quality. Which is why every Shelford home is built to the highest standards, with access to your own Supervisor who inspects and approves work carried out on your home.

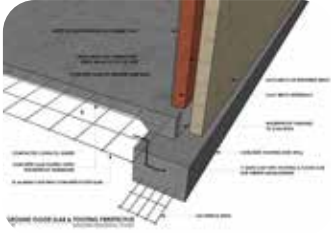


# Peace of mind inclusions

## Shelford Build With Confidence Guarantee

### Shelford Lifetime Warranty

Going above and beyond the standard 6 years and offering a 25 year structural guarantee, providing you with added peace of mind, knowing your dream home is built with quality materials and quality trades.



100mm floor slab reinforced with minimum F62 mesh

Going above and beyond an 85mm floor slab and providing a 100mm thick slab reinforced with minimum F62 mesh, for better structural integrity and better control over cracking.



Footings reinforced with F8 trench mesh

Footing trenches reinforced with F8 Trench Mesh, a multipurpose steel reinforcing mesh specifically designed to transfer loads to the ground, ensuring the structural integrity of your home for many years to come.



Internal/external galvanised steel lintel

Only using galvanised steel lintels, designed and tested to support both the internal and external brickwork above any and all wall openings in your new home. Together with the brickwork and mortar, our galvanised steel lintels work to form a composite beam with exceptional strength and load carrying capacity.



Midland brick double clay brick construction

When you build with Shelford Quality Homes, we guarantee to build your home with two leaves of Midland Brick clay bricks, and to use only Midland Brick Maxi Bricks™ which boast vertical coring for additional load bearing capacity, to construct the internal walls of your home.



H2 treated pine roof timbers

H2 treated pine roof timbers create a stronger and more stable roof and ceiling structure, which helps prevent roof sagging and ceiling cracks. The H2 treatment also offers protection against attack by termites and European House Borer and provides increased durability against decay, which in turn extends the life of your home.



Protective corner beading to plaster

We understand that your home needs to not only stand the test of time, but it also needs to weather the rough and tumble of everyday life. Shelford Quality Homes guarantees the inclusion of protective corner beading built into the exposed corners of the plastered walls of high-traffic areas of your home as your first line of defence against chipping.



More value as standard to save you money and provide your home longevity by including 100mm concrete slab with F62 mesh (on an average 200sqm home slab this means an extra 3 cubic meters more concrete compared with 85mm slabs), and reinforced footings with F8 trench mesh in all our Shelford Homes for better structural integrity.



Going above and beyond the standard 6 years and offering a 25 year structural guarantee, providing you with added peace of mind knowing your home is built with quality materials and quality trades.



Build with Confidence knowing Shelford Quality Homes is proudly part of the Shelford Group who have been building quality homes in WA since 1991.



Discover personalised service to turn your house into a home with our Shelford Selection Studio. Helping to bring your style to life.

The specification set in this booklet is correct at the time of printing, however products may be subject to change without notice and we reserve the right to substitute a product with an equivalent product in the event a product is out of stock, superseded or discontinued.

Images may depict fixtures, features, and finishes, such as interior cabinetry, garden design and landscaping, not included in the specification.

## Shelford HQ

131 Dixon Road, Rockingham, WA 6168

Ph: 9599 1500 or find us online at [www.shelford.com.au](http://www.shelford.com.au)

