

50 Ashmore Street Everton Park Town Houses Operations and Maintenance Manual

No	Fixture	Description	Manufacturer	Manufacturer warranty	Installation warranty	TO PURCHASE NEW FITTING
1	RECESSED DOWN LIGHT D1	3A DL9453 LED 10W White Frameless Downlight, 3000K , 900 LUMENS , LIFE SPAN 30,000 HOURS.Light fittings in your apartment are long life energy efficient LEDs. Frameless Design and Deep recessed light source made with LM-80 certified LED chip, IP54 Dimmable through Phase-Cut (TRIAC), IC-4	3A LIGHTING	3 YEARS REPLACEMENT WARRANTY	1 YEAR	3A LIGHTING 02 9724 7263
2	CEILING FAN CF1	CONCEPT 3 WHITE WITH WHITE BLADES - 1320mm (52") diameter Slimline Motor Technology (SMT) Polymer aerofoil blades Die cast Aluminium body and canopy Power usage: 15W to 59W Airflow: 14,144 m ³ /hr 3 speed wall controller (supplied)	HUNTER PACIFIC	3 YEAR IN-HOME WARRANTY	1 YEAR	HUNTER PACIFIC INTERNATIONAL 1300 369 828
3	CEILING FAN CF2	CONCEPT 3 MATT BLACK WITH MATT BLACK BLADES - 1320mm (52") diameter Slimline Motor Technology (SMT) Polymer aerofoil blades Die cast Aluminium body and canopy Power usage: 15W to 59W Airflow: 14,144 m ³ /hr 3 speed wall controller (supplied)	HUNTER PACIFIC	3 YEAR IN-HOME WARRANTY	1 YEAR	HUNTER PACIFIC INTERNATIONAL 1300 369 829

4	CLIPSAL ICONIC RANGE OF SWITCHES AND POWER POINTS	Switches approved to AS/NZS3133 or AS/NZS60669 and Socket outlets approved to AS/NZS3112. Uses brass tunnel terminals that have the screws backed out for easier installation of cabling. Power point terminals have 5.8mm bore to suit 4 x 2.5mm ² cable and switches to suit 4 x 1.5mm ² cabling with 4.1 bore. All supplied in White colour	CLIPSAL	5 YEAR REPLACEMENT WARRANTY	1 YEAR	CLIPSAL 13 7328
5	VEGAS LED 24V FLEXI STRIP L1b	VEGAS single colour SMD2835 3000K LED flexi-strip with 3MTM self-adhesive tape. Low power consumption of 9.6W per meter. Cutting points every 6 LEDs / 5cm 3000K (WW) 1070LM/m Installed with 24V 30W LED driver, and robus diffused aluminium channell. Product Code RVA96302050	ROBUS	3 YEAR LIMITED WARRANTY	1 YEAR	ROBUS 07 3890 5444
6	SMOKE ALARMS	The HOMEGUARD HG3000 is a mains powered, photoelectric smoke alarm that operates on a 240VAC power source with a 9VDC battery backup. This smoke alarm has the ability to function as a stand alone unit or in an interconnected system. This smoke alarm uses photoelectric sensing technology and do not contain any radioactive material. The HOMEGUARD HG3000 has new circuitry designed with improved resilience to electrical interferences and ripple control signals. The HG3000 smoke alarm complies with AS3786:2014 standard and is Activfire listed with a 5 year warranty.	PSA	5 YEAR LIMITED WARRANTY	1 YEAR	PSA 1300 772 776

7	KITCHEN ISLAND PENDANT LIGHTS	BLACK FOSTER CUSTOM	ARKOSLIGHT	TBA	1 YEAR	PRODUCT PURCHASED BY BRIGHTON HOMES CONTACT MEGAN 0437 747 454
8	WALL LIGHT - POWDER ROOM W3a	Caribou Elara 1 White - 6W, 480lm, 3000K Wall mounted LED diffused light, IP54, non dimmable	CARIBOU	3 YEAR LIMITED WARRANTY	1 YEAR	CARIBOU 07 3999 7700
9	WALL LIGHT T4B ENSUITE W3b	Caribou Harvard 1.0 White - 7W, 560lm, 3000K Wall mounted Up/Down light, IP20 Phase Dimmable	CARIBOU	3 YEAR LIMITED WARRANTY	1 YEAR	CARIBOU 07 3999 7701
10	WALL LIGHT T4B ENTRY W2b	Caribou Harvard 2.0 White - 20W, 1600lm, 3000K Wall mounted Up/Down light, IP20 Phase Dimmable	CARIBOU	3 YEAR LIMITED WARRANTY	1 YEAR	CARIBOU 07 3999 7702
11	WALL LIGHT STAIR - INTERNAL W2a	Unios Astro ASTS0003.TW30.F - Designed to illuminate stairwells, pathways and along walls. Made from Powder coated aluminium 3000K, IP65, lifespan 54,000h with 24V DC remote non dimmable driver	UNIOS	3 YEAR LIMITED WARRANTY	1 YEAR	UNIOS 08 9248 1888
12	WALL LIGHT UNDER STAIR W5	SAL Benny SL2106TC-10/24W - Easy selectable colour temperature with the integral DIP switch, Durable polycarbonate body profile with opal polycarbonate diffuser, colour white, Rugged IK08 construction, High efficiency SMD LED chips, CRI >80	SAL COMMERCIAL	3 YEAR LIMITED WARRANTY	1 YEAR	SAL COMMERCIAL 07 3879 5999

13	WALL LIGHT EXTERIOR W1	New Bondi II SL7224- 11W - IP65 LED (UP/DOWN) architectural wall luminaire, Aluminium body profile, powder coat black finish Clear tempered glass cover Polycarbonate optical lens, High efficiency SMD LED chips	SAL COMMERCIAL	3 YEAR LIMITED WARRANTY	1 YEAR	SAL COMMERCIAL 07 3879 6000
14	WALL LIGHT EXTERIOR DIRECTIONAL DOWN - SIDE OF TOWNHOUSE W4	New Bondi SE7123TC/BK - IP65 LED architectural GU10 (ADJUSTABLE) wall luminaire, with selectable GU10 TC lamp included, Machined 316L stainless steel or cast aluminium body, powder coated finish black, Clear tempered glass cover	SAL COMMERCIAL	1 YEAR LIMITED WARRANTY	1 YEAR	SAL COMMERCIAL 07 3879 6001
15	GARDEN SPIKE LIGHT S1	Mini Spike SL7266-6W - IP65 LED mini spike luminaire, Die-cast aluminium body and powder coated black aluminium body profile, High efficiency COB LED chips	SAL COMMERCIAL	2 YEAR LIMITED WARRANTY	1 YEAR	SAL COMMERCIAL 07 3879 6002