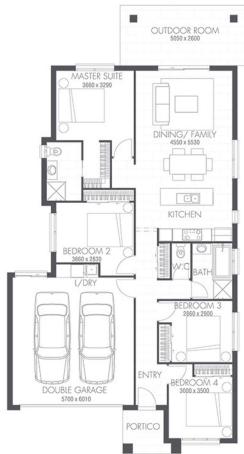


689 Casey Street, Land size 450m²

 4  2  2



SPECIFICATIONS



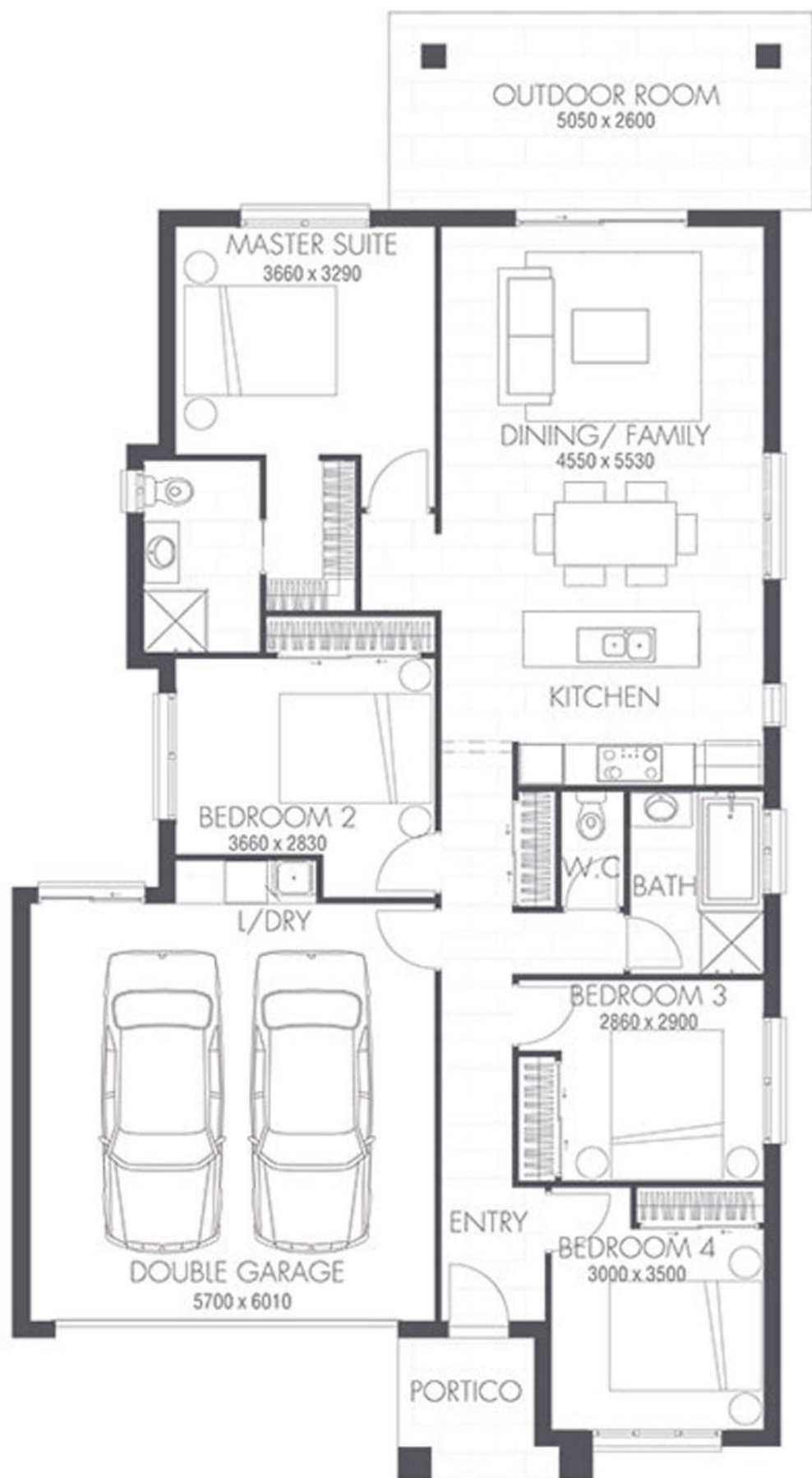
Property Type	House
Contract Type	2 Part Contract
Title Type	Freehold
Titled	Yes
Land Price	\$194,900
House Price	\$246,277
Facade	Mode
Inclusions	MetInvest Qld Std Specifications
External Scheme 1	External Colour Scheme - 3
Internal Scheme 1	Internal Color Scheme - 3
House Design	Calypso 20
Study	No
Outdoor Room	Yes

SUMMARY

To secure this registered land in Stage 6A (Casey Pocket Release):

- Signed EOI with full legal name and solicitor info
- Initial deposit of \$1,000
- Balance of \$4,000 upon finance approval

House Area	182.71m ²	19.67 squares
Land Area	450m ²	48.44 squares
Total Area	0m ²	0.00 squares
House Length	21.06m	
House Width	11.23m	





PRE-CONSTRUCTION

- ✓ HIA fixed price contract
- ✓ Plans and Specifications
- ✓ Engineers soil report and slab design
- ✓ Contour survey
- ✓ Council building and plumbing application fees and charges (standard applications in Qld based on Brisbane City Council, standard applications in NSW based on Tweed Shire Council, excluding town planning, relaxations)
- ✓ Water connection fees (excludes water meter installation if required)
- ✓ Pre-determined colour scheme by Metricron Studio M décor designers

SITE WORKS, FOUNDATIONS & CONNECTIONS

- ✓ Site scrape and/or balanced cut & fill excavation for up to 500mm site fall over the building platform
- ✓ Removal of vegetation and/or excess spoil
- ✓ Waffle pod concrete slab up to H2 soil classification
- ✓ Bulk concrete bored piling (if required) to suit balanced cut & fill excavation for up to 500mm site fall over the building platform
- ✓ Termite treatment to slab penetrations and physical perimeter barrier
- ✓ Sewer & Stormwater connections to existing serviceable connection points
- ✓ Surface drains including dedicated stormwater line
- ✓ Electrical mains run in
- ✓ Water connection from pre-tapped water main
- ✓ House constructed for wind rating conditions up to N2 (w33)
- ✓ No allowance for retaining walls

ENERGY EFFICIENCY

- ✓ Ceiling insulation batts rating R3.0 to ceiling area as required
- ✓ Sisalation "Wall-wrap" and R1.5 insulation batts to external stud walls
- ✓ Energy efficient aluminium windows and sliding door units
- ✓ Weather stripping to hinged external doors
- ✓ 500 KPA Water Pressure Limiting Device

BRICKS, WINDOWS, ROOF & GARAGE

- ✓ Extensive range of clay bricks
- ✓ Natural mortar with raked joints
- ✓ Powder coated aluminium windows and sliding doors with clear glass and obscure glass to wet areas
- ✓ Keyed window locks to all opening sashes and sliding doors
- ✓ Flyscreens to all front façade opening window sashes
- ✓ Safety screens to all side and rear opening window sashes and sliding doors
- ✓ Colorbond Slimline automatic Panelift with one wireless wall mounted button and two hand sets
- ✓ Colorbond fascia, gutter, downpipes and roof, with rotary vent and snap on eave vents (if required)

EXTERNAL FEATURES

- ✓ Powder coated aluminium entry door frames – sidelights if applicable in clear glass
- ✓ Corinthian Madison PMAD 101 clear glazed painted external front entry hinged door with Gainsborough 540 series Terrace entrance external lock set and 550 double cylinder deadbolt
- ✓ Corinthian flush panel and/or No.7 backdoor clear glazed, painted external hinged door with Gainsborough 540 series Terrace entrance external lock set and 550 double cylinder deadbolt to other external doors if applicable
- ✓ Two coat external paint system to external trim and doors using Dulux paints to Paint Manufacturers standard specifications
- ✓ Feature contrasting external paint colour (if required)
- ✓ Chromagen 170 litre hot water heat pump
- ✓ External garden hose taps up to two (2)
- ✓ External exposed aggregate concrete to Driveway and path/s, including gutter cut and excavation, and PVC grated drain across garage door opening (if required)
- ✓ Treated pine good neighbour paling fence to side and rear boundaries including return fences with one pedestrian gate
- ✓ Poly-tek Key Largo pillar letterbox including street numbers beside driveway
- ✓ 20m2 of garden bed including mulch and plants with paved edging
- ✓ River gravel to side/s of narrow lots (if required)
- ✓ Turf to balance inside property alignment and to kerb to suit 400m2 Lot size
- ✓ Single fold down clothesline
- ✓ External builders house clean
- ✓ Site clean after construction

KITCHEN FEATURES

- ✓ 20mm reconstituted stone bench tops
- ✓ Melamine finish cupboards and drawers with door handles
- ✓ Contrasting Melamine colour
- ✓ Clark Punch 1.75 end bowl stainless steel sink
- ✓ Stylus Venecia chrome sink mixer tap

For Homes < 170 m2

- ✓ 600mm Bellissimo by Technika stainless steel/black glass electric oven TB60FDTSS-5
- ✓ 600mm Technika electric ceramic cooktop CFE641-2
- ✓ 600mm Technika stainless steel canopy rangehood CHEM52A6S-2

For Homes > 170 m2

- ✓ 900mm Technika stainless steel/black glass electric oven T948SS-5
- ✓ 900mm Technika electric ceramic cooktop CFE942
- ✓ 900mm Technika stainless steel canopy rangehood CHEM52C9S-2

- ✓ Bellissimo by Technika stainless steel dishwasher TBD4SS-5

LAUNDRY FEATURES

- ✓ Clark Utility 42 Standard (F6001) Laundry tub and cabinet
- ✓ Stylus Cadet tapware in chrome
- ✓ Round chrome floor waste where required

BATHROOM, ENSUITE & TOILETS FEATURES

- ✓ 20mm reconstituted stone bench tops
- ✓ Melamine finish vanities with door handles
- ✓ Clear laminated glass shower screens with powder coated aluminium frame
- ✓ Caroma Vivas acrylic bath in white
- ✓ Mirrors with powder coated aluminium frames
- ✓ Stylus Venecia mixer taps in chrome
- ✓ Caroma Tasman II hob mounted bath spout in chrome
- ✓ Stylus Cadet shower on rail in chrome
- ✓ Caroma Elegance double towel rails and toilet roll holders in chrome
- ✓ Stylus Dorado wall faced white coloured toilet suite with soft close seat
- ✓ Caroma Carboni II square white coloured inset vitreous china vanity basin with chrome waste
- ✓ Round chrome floor wastes where required

CERAMIC TILING

- ✓ Ceramic tiles
- ✓ Ensuite and Bathroom floors, skirting, walls 2000mm high to shower compartments and 400mm high above bath hob
- ✓ Water closet floors and skirting
- ✓ Kitchen splashback
- ✓ Laundry floors, skirting and splashback over tub
- ✓ Main floor (refer working drawings), Portico/Porch and Alfresco areas
- ✓ No allowance has been made for frieze or decorator tiles
- ✓ No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layouts

ELECTRICAL

- ✓ Earth leakage safety switch & circuit breakers
- ✓ Single phase underground power connection from existing supply point
- ✓ Double power points, one to each room
- ✓ LED downlights throughout excluding Kitchen & Garage
- ✓ LED ceiling mounted light to Kitchen
- ✓ Strip fluorescent light with diffuser to Garage
- ✓ External up/down lights to Front Façade
- ✓ External bunker light to outside Laundry
- ✓ Ceiling fans to all Bedrooms, Lounge areas and Outdoor room
- ✓ Home Network Lite system including an enclosure, 1Gb Ethernet switch, one phone, one WAN, two TV and three data points
- ✓ Photoelectric smoke detectors (direct wired to board with battery backup)
- ✓ Roof mounted digital compatible TV antenna (if required)

INTERNAL FEATURES

- ✓ 2550mm nominal ceiling height (2550mm to upper floor on double storey home)
- ✓ Block-out roller blinds to all windows and sliding glass doors excluding Ensuite, Bathroom and Water Closet areas
- ✓ Carpet in the Builders Silver range including standard foam underlay (refer working drawings)
- ✓ Carpet grade staircase including painted pine hand rail and painted timber or black aluminium, balusters to stairs and first floor voids in high set homes
- ✓ Corinthian flush panel painted internal hinged doors
- ✓ Trade Pro by Gainsborough - Tanner internal door lever handles in satin chrome finish
- ✓ 550 double cylinder deadbolt to garage internal hinged passage door
- ✓ Vinyl sliding doors to all wardrobes
- ✓ Vinyl sliding doors to linen cupboard (available to certain designs only, refer working drawings)
- ✓ Painted particleboard shelving to pantry, linen, broom and robes
- ✓ 90mm painted coved cornice, 42mm painted splayed architraves and 68mm painted splayed skirting
- ✓ Three coat internal paint system using Dulux Professional paints – 2 colours (one colour to walls and one colour to timber work) to Paint Manufacturers standard specifications
- ✓ Two coats to ceiling using Dulux Professional ceiling white paint to Paint Manufacturers standard specifications
- ✓ Fujitsu 6.0kw reverse cycle split air-conditioning system for Living area
- ✓ Fujitsu 2.5kw reverse cycle split air-conditioning system for Master Bedroom
- ✓ Wells rated water saving shower heads and tapware
- ✓ Internal builders house clean

WARRANTIES

- ✓ Twelve-month maintenance period
- ✓ Statutory structural guarantee period
- ✓ Builders 25 year guarantee / warranty

Signature of Customer

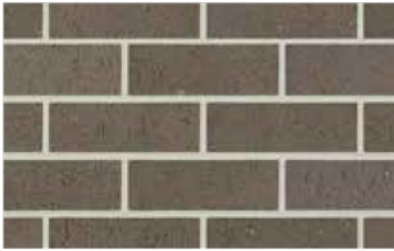
Signature of Customer

Date

The Breeze Series



External Scheme THREE



BRICKWORK
AUSTRAL Pepper



TILED ROOF
MONIER Elabana Sambuca



COLORBOND® ROOF*
COLORBOND® Night Sky



GUTTER & DOWNPIPES
COLORBOND® Dune



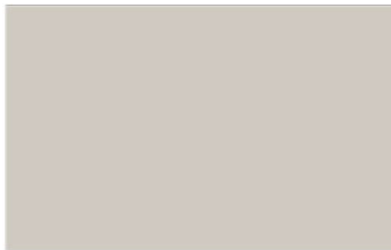
FASCIA & GARAGE DOOR
COLORBOND® Dune



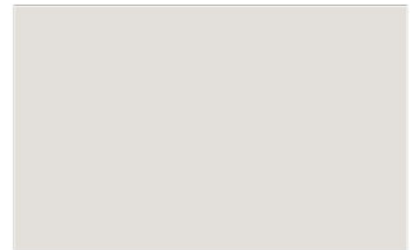
RAINWATER TANK & CAPPING*
COLORBOND® Dune



**WINDOW FRAMES
& SECURITY SCREENS***
BRADNAMS Dune Matt



PAINTED FRONT ENTRY DOOR
DULUX Grey Pebble S14B1



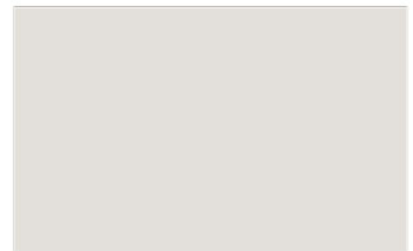
EAVES & EXTERNAL CEILINGS
DULUX Grey Pebble Quarter S14B1Q



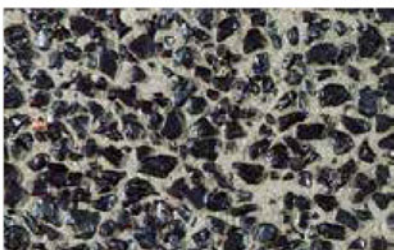
**INFILLS & WOODWORK* &
CLADDING***
DULUX Nile Clay S13B5



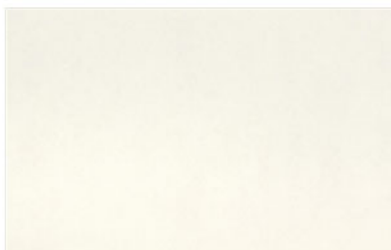
STAIN FINISH*
SIKKENS Walnut (010)



RENDER*
DULUX Grey Pebble Quarter S14B1Q /



EXPOSED AGGREGATE*
BORAL Range 1 Midnight



FACADE TILE* & FLOOR TILE
SIMPLICITY Limestone Matt 400 x 400mm



LETTERBOX*
POLYTEK Barbados
(Paint finish)



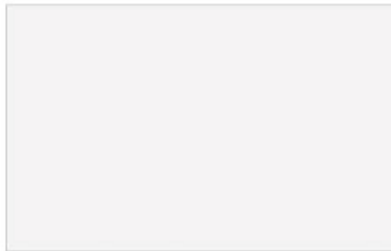
CLOTHESLINE*
Pebble Beach

Initial here _____ / _____

*If applicable. *Safety screens to all side and rear opening window sashes and sliding doors. Fly screens to all front facade opening window sashes. Images are for illustrative purposes only and while every effort has been made to correctly represent colours for this scheme, actual colours may vary. Materials, colours and brands are subject to availability and may be substituted if not available. Schemes may be changed without notice and external schemes are subject to developer covenant approval. This colour scheme is exclusive to The Breeze Series by Metricron and any approved customer variations may incur additional costs. For further information contact your property investment partner. QBCC 40992, 20180515



WILLIS BROS. ENGINEERED STONE
Concrete



KITCHEN CABINETRY
FORMICA Malibu



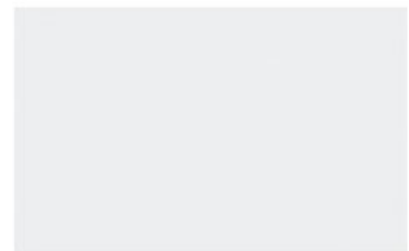
KITCHEN OVERHEAD COLOUR
FORMICA Smoke Strand



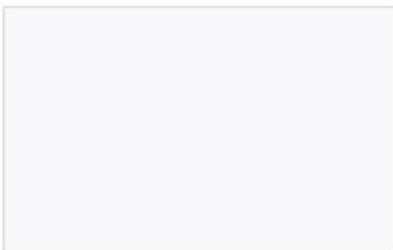
CABINETRY HANDLES
Hettich 999 5 481 builders range



BATHROOM/ENSUITE CABINETRY
FORMICA Smoke Strand



**GENERAL PAINT
WALLS & WOODWORK**
DULUX White on White™ SW1E2



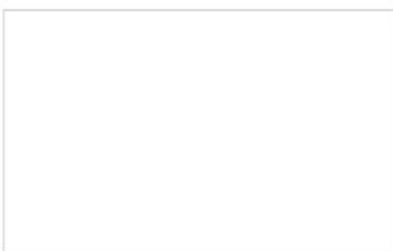
TILED SPLASHBACK
White Gloss White 100 x 300mm



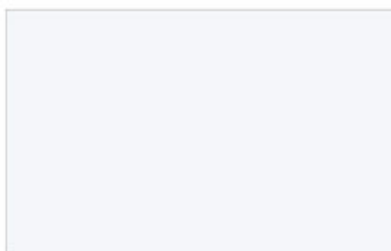
ALL FLOOR TILES *(including shower base, shower walls, bath hob and bath splash back)*
PORTIFINO Fossil Matt 400 x 400mm



CARPET
CARPET CALL New Sisal - Park
(silver range)



VINYL SLIDERS*
BRADNAMS Glacier, Matt Silver Frame



ROLLER BLINDS*
LOVELIGHT Zen Cluster

Initial here _____ / _____

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