

HOME INCLUSIONS

MetInvest by Metricon Complete Premium effective 1 June 2015

EXTERNAL FEATURES

BRICKWORK	Clay bricks. Pre-selected from builder's MetInvest colour schemes
MORTAR JOINTS	Natural colour, raked joints
ROOF TILES	Concrete roof tiles. Pre-selected from builder's standard range
ROOF PLUMBING	Colorbond® or Colorcote metal fascia and barge, quad gutter with rectangular downpipes
EXTERNAL RENDER	Acrylic texture coating render. Pre-selected from builder's standard range (facade specific, refer working drawings for extent of cover)
LIGHTWEIGHT CLADDING	Fibre cement products to areas as per standard working drawings (product specific)
ENTRY DOOR	Front Door: Pre-selected from builder's standard range - 2040 x 820 mm BAL 12.5 compliant
LAUNDRY DOOR	Hinged Door Only. Paint finished, flush panel, 2040mm high with clear glass panel to top section (product specific)
DOOR FURNITURE	Front Door: Entry set and deadbolt External Hinged Door: Entry set keyed alike to front door
DOOR FRAMES	Front Door: Aluminium, powder coat finish, 4mm toughened clear glass to sidelights (product specific) Laundry (Sliding Door): Aluminium, powder coat finish
WINDOWS	Aluminium sliding, powder coat finish. Feature windows to front facade (product specific) Keyed locks to openable windows
INSECT SCREENS	Windows: Aluminium framed, powder coat finished to match windows with fibreglass mesh fitted to all openable windows of house only Sliding Doors: Aluminium framed, powder coat finished to match doors with grilled barrier and fibreglass mesh fitted to all sliding doors Hinged Doors: Aluminium framed, powder coat finished, with grilled barrier and fibreglass mesh fitted to hinged laundry doors only
INFILLS OVER WINDOWS (SINGLE STOREY)	Front Elevation: Brickwork infills over windows and front entry frame Side and Rear Elevation: Brickwork infills
STAIRS (DOUBLE STOREY HOMES)	KDHW handrail, clear polyurethane finish, 14mm diameter matt black etch paint metal balusters, MDF cut stringer, treads and risers, gloss paint finished

FRAMING

WALLS	Stabilised timber framing throughout 90mm external and internal walls
ROOF	Stabilised timber roof trusses

INSULATION

CEILING	R4.0 glasswool batts to house only
EXTERNAL WALLS	R2.0 glasswool batts (including party wall between house and garage) plus weather wrap, joins in weather wrap to be taped and gaps around windows/doors sealed

PAINTWORK

COLOUR	All paint colours pre-selected from builder's standard selection Category 1
EXTERNAL	Front Door: Sealer undercoat with enamel gloss top coats
INTERNAL	Woodwork and Doors: Sealer undercoat with satin acrylic top coats (doors, skirting and architraves to be one colour) Ceilings: Flat acrylic (one colour throughout) Walls: Two tinted coats low sheen acrylic (one colour throughout)

INTERNAL FEATURES

CEILING HEIGHT	Single Storey: 2550mm throughout Double Storey: 2550mm throughout to ground floor and 2550mm to first floor
ROOM DOORS	Flush panel 2040mm high
ROOM DOOR FURNITURE	Pre-selected from builder's Category 1 lever handles, satin chrome finish
MOULDINGS	Skirtings: 67mm high Architraves: 67mm wide
HEATING	Gas ducted 3 star heating unit installed in roof space with digital manual thermostat and ducted to living areas and bedrooms throughout (excludes wet areas). Total number of points and unit size are product specific – refer to working drawings
COOLING	Evaporative cooling
WINDOW FURNISHINGS	Roller blinds: To all windows. Colour pre-selected from builder's standard range Vertical blinds: To all sliding doors. Colour pre-selected from builder's standard range

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APPLIANCES

UPRIGHT COOKER	Stainless steel, dual fuel, 900mm wide
RANGEHOOD	Stainless steel, 900mm wide canopy rangehood, with 4-speed recirculating fan
DISHWASHER	Stainless steel dishwasher including single powerpoint and water point

CABINETRY

CUPBOARDS	Fully lined modular cabinets
OVERHEAD CUPBOARDS	Up to 720mm high x 900mm wide (nom) overhead cupboards to both sides of rangehood To kitchen only, refer to working drawings for extent
DOORS/DRAWERS	Standard laminate pre-selected from builder's standard colour schemes
CABINETRY HANDLES	Pre-selected from builder's standard colour schemes

KITCHEN

SINK	Stainless steel 1200mm with 1¼ bowl
TAP	Bristol sink mixer
MICROWAVE PROVISION	600w incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point. (Not included in all homes, refer working drawings for standard inclusions)
BENCH TOPS	20mm reconstituted stone benchtop from builder's standard colour schemes

BATHROOM / ENSUITE

MIRRORS	Silver backed, polished edge or aluminium framed, seated on vanity
BASINS	Base oval vanity with white acrylic waste
BATH	White acrylic with matching waste
SHOWER BASES	White polymarble with matching waste
SHOWER SCREENS	Semi-frameless with pivot door and clear, laminated glass
TAP AND OUTLETS	Bath: Mixer lever and spout Basin: Mixer lever Shower: Mixer lever with all-directional shower head on slide rail
TOILET SUITE	Porcher Quatre white vitreous china close coupled toilet suite with soft-close seat and concealed waste & chrome mini cistern stop tap
TOWEL RAILS/ TOILET ROLL HOLDERS	Metal double towel rails to bathroom and ensuite Toilet roll holders to ensuite and WC (product specific)

SUSTAINABLE ENERGY

SOLAR HOT WATER	Gas mains pressure hot water unit with one solar collector, 200 litres storage
DRAFT EXCLUSIONS	Exhaust Fans: Backdraft shutter incorporated in exhaust fan Entry frames: Full perimeter draft seals to all entry door frames excluding garage external pedestrian door

LANDSCAPING

PAVING	Up to 36m ² of coloured concrete paving to driveway, front of garage to front boundary and from driveway to front porch
LANDSCAPING	Low maintenance landscaping package selection from builder's standard range
LETTERBOX	Metricon model 1 pre-formed concrete letterbox
CLOTHESLINE	Single folding frame wall mounted clothesline with optional post kit
FENCING	1900mm high treated pine timber paling fencing Wing Fence to Side: Single paling gate with latch on metal frame

LAUNDRY

TROUGH & CABINET	Stainless steel 45 litre single bowl with bypass and white metal cabinet underneath with mini washing machine stop taps inside cabinet
TAP TO TROUGH	Mixer lever set (over trough only)

STORAGE (PRODUCT SPECIFIC)

SHELVING	Robes: One white melamine shelf and hanging rail Walk in Robe: One white melamine shelf and hanging rail Pantry/Linen: Four white melamine shelves Broom: One white melamine shelf
DOORS	Robes: 2065mm high, vinyl clas finish, frame and vinyl colour selected from builder's selection Category 1 Walk in Robe: No Doors: Open shelving only where no doors are indicated on working drawings (refer working drawings for standard inclusion) Built in Robe: With Doors: Hinged doors. Product specific, refer to working drawings for standard inclusion Pantry, Linen, Broom: Flush panel, 2040mm high hinged doors
STORAGE HANDLE	Same as cabinetry handle

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ELECTRICAL

POWER POINTS	Double outlets throughout including dishwasher and microwave provision (product specific, refer to working drawings)
INTERNAL LIGHT POINTS	Fixed batten holder with cowl shades to all light points. LED downlights to living areas
EXTERNAL LIGHT POINTS	LED to entry and weather proof adaptor light to rear as per drawings. Paraflood lights with sensor to rear and laundry door
SWITCH PLATES	Slimline coloured bakelite (wall mounted where practical)
LIGHT SWITCHES	Clipsal Impress push button
SMOKE DETECTOR	Hardwired with battery backup
EXHAUST FANS	Above showers and toilets not opening to outside air
TV POINTS	UHF/VHF digital compatible antenna on 1.8m mast and RG6 quad coaxial cable connected to two wall plates as per working drawings.
TELEPHONE POINT	Two points with wall plate and trenching Underground connection to supply pit is not included
SAFETY SWITCH	RCD safety switch and circuit breakers to meter box
ANTENNA	Metro antenna package
HOME SECURITY	Alarm System: Bosch Solution 16 Plus alarm system with back-up battery, up to sixteen independent zones, internal and external sirens, one LCD keypad and four PIR sensors.

FLOORING

WALL TILES AND BATH HOB	Ceramic wall tiles to areas as per standard working drawings. Pre-selected from builder's standard range Plain aluminium 'L-shape' angle trim to bath hob/riser junction
FLOOR TILES	Ceramic floor tiles to areas as per standard working drawings. Pre-selected from builder's standard range Aluminium metal trim to doorways/openings abutting alternative floor covering



All Metricon homes are designed and built with sustainability in mind. A 6 star energy rating ensures even greater comfort, reduced greenhouse gas emissions and savings on your utility bills. Conditions apply.*

SKIRTING TILES	100mm high ceramic floor or wall tiles to laundry, bathroom, ensuite and toilet/s as per standard working drawings. Pre-selected from builder's standard range
PORCH TILES	Refer to "Floor Tiles" section
FLOORING	Ceramic tiling to laundry, bathroom, ensuite, powder room (S), water closets, entry through to kitchen, kitchen, family, dining as per standard working drawing selected from builder's selection Category 1
CARPET	Carpet to all bedrooms, rear hallway, sitting, rumpus (product specific). Excludes wet areas, entry (through to kitchen), kitchen, pantry, dining and family. Pre-selected from builder's standard range

GARAGE

GENERAL	Brick garage with tiled hip roof including Colorbond® sectional overhead door to front, plaster ceiling, concrete floor, brickwork over front door, with brickwork over (product specific - refer to working drawings for garage size and front door width)
EXTERNAL WALLS	Brick veneer
GARAGE DOOR	Remote control unit to front garage door with three transmitter units Ember seals to Colorbond® sectional door
EXTERNAL PEDESTRIAN DOOR	Door Frame: Timber with sealer undercoat and low sheen acrylic top coats paint finish (product specific) Door: 2040mm high weatherproof flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening in Door Furniture: Entry set keyed alike to front door
INTERNAL ACCESS DOOR	Door Frame: Timber with sealer undercoat and low sheen acrylic top coats paint finish (product specific) Door: Flush panel with sealer undercoat and low sheen acrylic top coats paint finish, opening into home Door Furniture: Entry set keyed alike to front door

GENERAL ALLOWANCES

Raft/waffle pod slab construction up to Class M classification (Note: raft slab to be only used at the discretion of MetInvest by Metricon). Connection of underground power, water supply, stormwater drains, sewerage system and gas supply based on building maximum setback 6000mm to dwelling. Fall of land up to 300mm over building area

MetInvest by Metricon's standard specification is subject to change without notice and MetInvest by Metricon reserves the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specified in the new home contract. *Metricon will ensure 6 star energy efficiency on all standard homes on all orientations when built on a concrete slab, however additional costs may be incurred by the purchaser in the event that the purchaser requests design alterations, including timber floor construction, or if the developer dictates design controls over the home. The MetInvest by Metricon specification excludes HomeSolution, Freedom, Designer and Signature ranges and only applies in the Melbourne Metro and Regional Victoria building regions, see www.metricon.com.au/build-regions. NSW Contractor's Licence: 174699C; SA Builder's Licence: BLD231776. Metricon Homes QLD Pty Ltd is licensed under the Queensland Building and Construction Commission Act 1991 (QBCC Licence 40992) and in NSW (Contractor's Licence: 36654C). MetInvest is a division of Metricon Homes Pty Ltd (ACN 005108752). Current as of 1 June 2015. JUN2015 MET2881