

EXTERNAL FEATURES

Brickwork:	Clay bricks. Select from builder's 'Allegra Category 1 Range'
Mortar Joints	Natural colour raked joints
Light Weight Cladding	Fibre Cement products to areas as per standard working drawings (Product Specific)
Roof Tiles	Concrete roof tiles. Select from builder's 'Allegra Category 1 Range'
Roof Plumbing	COLORBOND® metal fascia and barge, Quad gutter with 100 x 50mm rectangular downpipes
Front Entry Door	Paint finished flush panel, 2040 x 820 mm with moulded and routed panels and 75mm door stop
Door Furniture	Front Door: Entry set keyed alike External Hinged Door: Entry set keyed alike to front door Door Stop: 75mm Air Cushion – White
Entry Frame	Aluminium, powdercoat finish, clear glazed sidelight(s) (Product Specific)
Windows	Aluminium sliding, powdercoat finish. Feature windows to front facade (Product Specific)
Infills Over Windows	Front Elevation: Brickwork infills over windows, and front entry frame Side and Rear Elevation: Fibre Cement sheet infills

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

6 STAR ENERGY RATING

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.

PAINTWORK

All paint colours to be selected from builder's standard selection Category 1

External	Front door: Sealer undercoat with enamel gloss top coats Other hinged doors and sliding doors: Sealer undercoat with Low Sheen acrylic top coats Fascia, gutter and downpipes: COLORBOND® (maximum two colours) Woodwork: Low Sheen acrylic (one colour)
Internal	Woodwork and doors, including internal face of External Sliding or Bi-fold doors: Sealer undercoat with enamel gloss top coats (Doors, skirting and architraves to be one colour) Ceilings: Flat acrylic (one colour throughout) Walls: Sealer undercoat and two top coats washable sheen acrylic (one colour throughout)

INTERNAL FEATURES

Ceiling Height	2400mm throughout
Room Doors	Flush panel 2040mm high with Dominion door stops
Room Door Furniture	Selected from builder's 'Allegra Category 1 Range'
Mouldings	Skirtings: 67mm high, from builder's 'Allegra Category 1 Range' (PMDF) Architraves: 42mm wide, from builder's 'Allegra Category 1 Range' (PMDF)
Gas Ducted	3 Star heating unit installed in roof space with low level return air grille and digital manual thermostat and ducted to living areas and bedrooms throughout (excludes 'wet areas') Total number of points and unit size product specific



APPLIANCES

Oven	Electric stainless steel, 600mm wide, fan-forced
Hot Plate	Gas stainless steel cooker, 600mm wide, with electronic ignition
Rangehood	Stainless steel, 600mm wide canopy rangehood, with 3-speed recirculating fan

CABINETRY

Cupboards	Fully lined modular cabinets
Doors/Drawers	Standard laminate from builder's 'Allegra Category 1 Range'
Bench Tops	Standard laminate from builder's 'Allegra Category 1 Range'
Bench Top Edges	Laminated square edge
Handles	Select from builder's 'Allegra Category 1 Range'

KITCHEN

Sink	Deluxe stainless steel 1230mm with 1¼ bowl
Tap	Chrome single lever mixer tap
Microwave Provision	600w x 450h incorporated in kitchen base cupboards and vented into adjacent cupboard space, including single power point. (Not included in all product, refer working drawings for standard inclusions)
Dishwasher Provision	Opening for future dishwasher including single power point and capped cold water point

BATHROOM / ENSUITE

Mirrors	Silver backed, polished edge or aluminium framed, seated on vanity
Basins	Vitreous china with matching waste insert oval basin
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: Designer mixer lever set Basin: Designer mixer lever set Shower: Designer mixer lever set with shower rail
Toilet Suite	White vitreous china toilet suite with concealed waste and dual flush cistern and chrome mini cistern stop tap

SUSTAINABLE ENERGY

Solar Hot Water	Gas mains pressure hot water unit with two solar collector, 200 litres storage
Draft Exclusions	Exhaust Fans: Clipsal 'Draft-Stoppa' installed to water closet only without direct ventilation to outside air (refer working drawings for standard inclusion) Entry frames: Full perimeter draft seals to all entry door frames excluding garage external pedestrian door

LAUNDRY

Trough and Cabinet	Stainless steel 45 litre single bowl with concealed bypass and white metal cabinet underneath with mini washing machine stop taps inside cabinet
Tap to Trough (over trough only)	Designer mixer lever set

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: Flush panel, 2040mm high hinged door(s) Walk in Robe: No Doors: Open shelving only where no doors are indicated on working drawings. (refer working drawings for standard inclusion) With Doors: Hinged doors as for 'Doors, Robes' (refer working drawings for standard inclusion) Pantry, Linen, Broom: Flush panel, 2040mm high hinged doors
Handles	Select from builder's 'Allegra Category 1 Range'

ELECTRICAL

Power Points	Single and 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
External Light Points	Fixed batten holder to entry and weather proof adaptor light to rear as per drawings
Switch Plates	White (wall mounted where practical)
Smoke Detector	Hardwired with battery backup
Exhaust Fans	To water closet only without direct ventilation to outside air
Safety Switch	RCD safety switch and circuit breakers to meter box

CERAMIC TILING

Wall Tiles and Bath Hob	Builder's colour selection boards 'Allegra Category 1 Range' ceramic wall tiles to areas as per standard working drawing Plain aluminium 'L-Shape' angle trim to bath hob/riser junction
Floor Tiles	Builder's colour selection boards 'Allegra Category 1 Range' ceramic floor tiles to laundry, bathroom, ensuite and water closets as per standard working drawing Aluminium metal trim to doorways/openings abutting alternative floor covering.
Skirting Tiles	100mm high, select from Builder's colour selection board 'Allegra Category 1 Range' ceramic floor or wall tiles to laundry, bathroom, ensuite, powder room(s) and water closets as per standard working drawing

GARAGE

General	Brick garage with tiled hip roof including COLORBOND® sectional overhead door to front, plaster ceiling, concrete floor, paint finished F.C infill over front door, hinged pedestrian door to rear with brickwork over (refer working drawing for garage size and front door width) NOTE: 1. Some house specific facades will have brick infill panel over front garage door in lieu of painted F.C infill (refer working drawings)
External Walls	Brick veneer
Pedestrian Door	Door Frame: Timber or metal frame with sealer undercoat and Low Sheen acrylic top coats paint finish Door: Weatherproof flush panel with sealer undercoat and Low Sheen acrylic top coats paint finish, opening in. (Excluding Sanctuary house type) Door Furniture: Gainsborough Contractor Series 540 entry set
Rear Opening Access	2400mm wide with painted F.C lined infill over opening, door to opening NOT included. (applicable to Sanctuary house type only)





Disclaimer:

Whilst every effort has been made to ensure accuracy, all photographs are for illustrative purposes only and may not represent standard specifications or inclusions.

Please note that items may be displayed in our homes that are not included in our standard specification. Please refer to the most recent home specification and working drawings. Metricon does not warrant the accuracy of all details in this standard specification and accepts no responsibility for any loss, damage, cost or expense (whether direct or indirect) suffered or incurred by you as a result of or in connection with your use of these standard inclusions. Metricon standard specification is subject to change without notice and we reserve the right to substitute items with equivalent products at any time and to use alternative suppliers other than where specifically specified in the 'New Home Contract'. Metricon will ensure 6 star energy efficiency on all standard homes on all orientations when built on concrete slab, however additional costs may be incurred by the purchaser in the event that the purchaser requests design alterations, timber floor construction or the developer dictates design controls over the home.

The following items, unless otherwise noted, are display upgrade items and are not included in our standard specification: upgrades to bricks, roof tiles, render finishes, doors and door furniture, tapware, feature wall colours and finishes, floor and wall tiles, laminates, feature lighting, landscaping, security systems, audio and home theatre systems, ducted heating systems, evaporative cooling systems, window furnishings, internal furniture and decor items, timber flooring and decking, carpets, feature openings and bulkheads, paving, flyscreens, window and external sliding door locks, cabinetry and shelving.

This specification is specifically for Allegra, excludes all other ranges and only applies to Metro Melbourne building areas.

*For details of your "Home Building Area" please refer to your Sale Consultant

Current as of March 2011. MET033 VIC V10