

THE FOLLOWING 'STANDARD INCLUSION' WILL ONLY APPLY TO THE 'SIGNATURE' SERIES OF HOMES LISTED BELOW:

IMPERIAL MONARCH
LINDRUM SYCAMORE

Service Connections

GAS RETICULATION Upgrade gas reticulation to 50mm dia. to accommodate installation of second hot water unit

External Features

FACE BRICKWORK Clay bricks. Select from builder's selection Category 1

FEATURE BRICKWORK Balcony Balustrade: 50mm high clay bricks selection from Builder's Category 6 & 6a

MORTAR JOINTS Face brickwork: Natural colour raked joints
Feature brickwork: Coloured mortar, off-white cement and white sand (Facade specific, refer working drawing for extent feature brickwork)

RENDER Front facade only: Acrylic texture coating render, select from Builder's selection Category 1 (Facade specific, refer working drawing for extent of cover)

EXTERNAL MOULDINGS Front facade only: Light weight exterior moulding with acrylic texture coating render, to all exposed surfaces, select render colour from Builder's selection Category 1 (Facade specific, refer working drawing for extent of cover)

LIGHT WEIGHT CLADDING Double Storey: Fibre Cement products or feature timber paneling to areas as per standard working drawings (Product Specific)

ROOF COVER Tiles: Concrete roof tiles. Select from builder's selection Category 1 (Product Specific)
Metal: : COLORBOND® Corrugated sheet roof or Zinalume tray deck (Product Specific)
Sarking not included

ROOF PLUMBING COLORBOND® metal fascia and barge
Quad gutter with 100 x 50mm rectangular downpipes (Product Specific)
Flat Back gutter with 75mm diameter downpipes (Product Specific)

ENTRY DOORS Front: Paint finish flush panel, 2340 x 920mm with moulded and routed panels and 75mm door shop
Laundry: (Hinged Door only) Paint finished Meranti timber door, single light clear glazed, 2340mm high x 820mm wide

External Features (CONTINUED)

DOOR FURNITURE Front Door: Entry set with Deadbolt
External Hinged Door: Entry set keyed alike to front door
Door Stop: Sylon 75mm, white

ENTRY FRAME Front Entry: 'Enviro-seal' Timber with aluminium sill and clear glazed sidelight(s)
Clear glazed highlight over entry frame (Product and Facade Specific).
Laundry (Hinged door): Timber or aluminium (Product Specific, refer working drawings)
Laundry (Sliding door): Refer 'Sliding and French Doors' item below

DRAFT EXCLUSIONS Entry frames: Full perimeter draft seals to all entry door frames and internal access door to garage but excluding garage external pedestrian door

WINDOWS Front Elevation: Feature timber windows with gloss paint finish (Facade specific, refer working drawings)
Side & Rear Elevations: Southern Star '300 Series' aluminium windows.
Aluminium sliding with powdercoat finish. (Product Specific)
Aluminium awning with powdercoat finish to double glazed windows. (Product Specific)
Timber awning sash with gloss paint finish (Product Specific)

SLIDING & FRENCH DOORS Aluminium, powdercoat finish (Product Specific, refer working drawings)
Timber three and four panel 'stacker' style sliding doors, gloss acrylic paint finish, internal & external (Product Specific, refer working drawings)

WINDOW COVERBOARDS Corner or Straight Coupled: Timber with gloss acrylic paint finish to match windows

INFILLS OVER WINDOWS Front Elevation: Brickwork infills
Side and Rear Elevation: Brickwork infills

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.

Framing

WALLS	Single Storey: 90mm thick stabilised timber frame throughout Double Storey: 90mm thick stabilised timber frame throughout to both floors
FIRST STOREY FLOOR JOISTS	300mm deep to engineers' specification
ROOF	Stabilised timber roof trusses

Internal Features

CEILING HEIGHT HOUSE	Single Storey: 2700mm throughout Double Storey: 2700mm to ground floor and 2550mm to first floor
CEILING HEIGHT GARAGE	2550mm from garage step down floor level
ROOM DOORS	4.75mm thick skin door flush panel 2340mm high with Dominion doorstops
ROOM DOOR FURNITURE	Designer handles. Select from builder's selection Category 1
MOULDINGS	Skirtings: 67mm high PMDF. Select from builder's selection Category 1 excluding wet areas. Tiled skirting to wet areas. Architraves: 67mm wide PMDF. Select from builder's selection Category 1
CORNICE	75mm Tru Scotia cornice throughout

Paintwork

All paint colours to be selected from builder's standard selection Category 3

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: Category 3 Paint Specification. Sealer undercoat and two top coats washable Low Sheen acrylic (one colour throughout)

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
SOLAR HOT WATER	Gas mains pressure hot water unit with single solar collector
SECONDARY HOT WATER UNIT	Gas fired instantaneous hot water unit servicing first floor ensuite bathrooms (Kitchen, Laundry Ensuite 1 & powder room serviced off main solar hot water unit)

Sustainable Energy

DRAFT EXCLUSIONS	Exhaust Fans: Clipsal 'Draft-Stoppa' installed over all ceiling exhaust fans Entry frames: Full perimeter draft seals to all entry door frames and internal access door to garage but excluding garage external pedestrian door.
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Appliances

UPRIGHT COOKER	6 burner fully programmable, stainless steel dual fuel, 900mm wide
RANGEHOOD	Box Style stainless steel canopy, 900mm wide with 3-speed fan and metal filters Single Storey: Ducted into roof space Double Storey: Ducted through external ground floor wall

Cabinetry

BASE CUPBOARDS	Fully lined modular cabinets, refer working drawings for extent
OVERHEAD CUPBOARDS	Finish as for base cupboards, 800mm high x 300mm deep with painted infill panel over. To Kitchen and Butler's Pantry, refer working drawings for extent.
DOORS/DRAWERS	Standard laminate. Select from builder's selection Category 1

Cabinetry (CONTINUED)

BENCH TOPS	Kitchen & Butler's Pantry, Powder, Master Suite: 20mm thick 'Stone Composite' with recessed shadowline trim under Stone top. Select from builder's selection Category 1 Laundry, Ensuite Bathroom(s): Standard laminate. Select from builder's selection Category 1
BENCH TOP EDGES	Kitchen & Butler's Pantry, Powder, Master Suite: Recessed shadowline trim under Stone Composite bench top. Select from builder's selection Category 1 Laundry, Ensuite Bathroom(s): 180° postformed edge or laminated square edge
HANDLES	Select from builder's selection Category 1
BUTLER'S PANTRY	Base and overhead cupboards: All as detailed under 'Cabinetry' items above (refer working drawings for standard inclusion)

Kitchen

SINK	Deluxe 1120mm 1¼ bowl stainless steel with one tap hole
TAP	Pin lever handle, square gooseneck sink mixer, chrome finish
MICROWAVE PROVISION	600w x 450h incorporated in kitchen base cupboards, vented through base unit into kitchen under bench top including single power point
DISHWASHER PROVISION	Opening for future dishwasher including single power point and capped cold water point

Laundry

TROUGH	45 litre single inset bowl stainless steel, without bypass
BASE CUPBOARD	800mm wide fully lined modular cabinet (refer 'Cabinetry Item' above)
DOORS	Standard laminate from builder's selection Category 1
BENCH TOP	Standard laminate from builder's selection Category 1
BENCH TOP EDGE	180° postformed edge or laminated square edge

Laundry (CONTINUED)

HANDLES	Select from builder's selection Category 1
TAPWARE	Trough: Pin lever handle, square gooseneck sink mixer, chrome finish to trough Washing Machine: Mini washing machine stop taps located inside laundry trough cabinet
SUDS BY-PASS	Direct connection to side of trough waste outlet
ELECTRICAL	Washing Machine: Single power outlet located inside laundry cabinet. Cloths Dryer: Single power outlet adjacent laundry cabinet

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 to ground & first floor, joins in weather wrap to be taped and gaps around windows/doors sealed

Bathroom / Ensuite / Powder Room

MIRRORS	1200mm high silver backed with polished edges, on MDF backing board and 100mm wide tiled surround
BASINS	Inset Basin: White square inset vitreous china with chrome waste, 1no tap hole Wall Basin: White vitreous china wall basin (no tap hole), with chrome bottle trap, chrome waste and overflow. (not included in all products, refer working drawings for standard inclusion)
BATH	White acrylic with chrome waste (1675mm or 1800mm Product Specific) OR White acrylic with chrome waste, 1850 x 1050mm shell only no spa equipment (not included in all products, refer working drawings for standard inclusion)

Bathroom / Ensuite / Powder Room

(CONTINUED)

SHOWER BASES	Ceramic tiled 'Flush' style shower base with square chrome waste
SHOWER SCREENS	Semi frameless with pivot door and clear laminated glass
TAPS AND OUTLETS	Bath-Wall Mounted: Pin lever mixer with 80mm x 80mm square backplate and straight bath spout 220mm long, chrome finish Shower: Pin lever mixer with 80mm x 80mm square backplate and rail with flexible hand held shower, chrome finish Basin-Top Mounted: Pin lever basin mixer Basin-Wall Mounted: Pin lever wall mounted tap set with 170mm fixed outlet and rectangular back plate, chrome finish
TOILET SUITE	White Vitreous China toilet suite with concealed waste and dual flush cistern and chrome mini cistern stop tap

Electrical

INTERNAL SWITCHBOARD	Internal switchboard enclosure; for location refer working drawings
POWER POINTS	Double power points throughout excluding dishwasher, microwave cloths dryer & washing machine and garage remote control unit (Product Specific, refer working drawing)
INTERNAL LIGHT POINTS	Fixed batten holder with cowl shades to all points
EXTERNAL LIGHT POINTS	Fixed batten holder to entry and weatherproof adaptor to light at rear as per drawings
SWITCH PLATES	Coloured bakelite, (wall mounted where practical). Selected from the Builder's colour range
SMOKE DETECTOR	Hardwired with battery backup
EXHAUST FANS	Above all showers and W.C not opening to outside air, including Clipsal 'Draft-Stoppa'
TV POINTS	Two points including 5m of coaxial cable to roof space as per working drawings
TELEPHONE POINT	Two points with wall plate as per working drawings including underground connection to supply pit
SAFETY SWITCH	RCD safety switch and circuit breakers to meter box

Storage (PRODUCT SPECIFIC)

(REFER WORKING DRAWINGS FOR STANDARD INCLUSION)

SHELVING	Robes: Two white melamine shelves; Top shelf located 1950mm above floor Bottom shelf located 1650mm above floor Hanging rail located 55mm below bottom shelf Walk in Robe: Two white melamine shelves Top shelf located 2050mm above floor, Bottom shelf located 1750mm above floor Hanging rail located 55mm below bottom shelf Pantry/Linen: Four white melamine shelves Butlers pantry: Four coloured laminate. Select from builder's selection Category 1 Broom: One white melamine shelf Under Stair: No shelving included
DOOR ROBES	Sliding: 2330mm (nominal) high, vinyl clad finish, frame and vinyl colour selection from builder's selection Category 1 (refer working drawings) Hinged: Flush panel, 2340mm 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: Vinyl sliding doors or hinged doors as for 'Door Robes' above (refer working drawings for standard inclusion) Pantry, Linen, Broom: Flush panel, 2340mm high hinged door(s) Under Stair: Flush Panel, refer working drawings for allowable door height
HANDLES	Select from builder's selection Category 1

Ceramic Tiling

WALL TILES & BATH HOB	Builder's selection Category 1 range wall tiles to areas as per standard working drawing Plain aluminium 'L-Shape' angle trim to bath hob/riser junction
FLOOR TILES	Builder's selection Category 1 range floor tiles to laundry, bathroom, ensuite, powder room(s) and water closets as per standard working drawing. Aluminium metal trim to doorways/openings abutting alternative floor covering
SHOWER BASE	Builder's selection Category 1 range floor tiles as for 'Floor Tiles'
SKIRTING TILES	100mm high, select from Builder's selection Category 1 range floor or wall tiles to laundry, bathroom, ensuite, powder room(s) and water closets as per standard working drawing
BALCONY TILES	Glazed Ceramic tiles with 'textured finish' to top surface. Select from builder's selection Category 1 (Product Specific, refer working drawings for inclusion of balcony)

Stone Splashback

STONE COMPOSITE	Kitchen & Butler's Pantry: 200mm high x 20mm thick to areas as per standard working drawing. Select from builder's selection Category 1
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Stairs

STAIRS (DOUBLE STOREY HOMES)	KDHW handrail, clear polyurethane finish, 14mm diameter factory finished matt black etch paint metal balusters, MDF cut stringer, treads and risers, gloss paint finished
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Garage

GENERAL	6000mm x 5500mm min. internal double tiled hip roof garage including 4800mm wide sectional overhead COLORBOND® door to front, plaster ceiling, concrete floor and brickwork above front door opening
CEILING HEIGHT	For ceiling height refer 'Internal Features – Ceiling Height' NOTE 1: Garage size and front garage door widths shown above are nominal widths only, refer standard working drawings for actual sizes NOTE 2: Flat roofed garages will have metal deck roof cover in lieu of tiled roof, refer standard working drawings
REMOTE CONTROL	Remote control unit to front garage door with 3 hand held transmitter units.
EXTERNAL WALLS (PRODUCT SPECIFIC)	Integrated Garages: Brick veneer, single & double storey homes Attached Garages: Single skin brickwork with attached piers, double storey homes
PEDESTRIAN DOOR (PRODUCT SPECIFIC)	Door Frame: Timber with sealer undercoat and Low Sheen acrylic top coats paint finish 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 front door
INTERNAL ACCESS DOOR (PRODUCT SPECIFIC)	Door Frame: Timber with sealer undercoat and Low Sheen acrylic top coats paint finish including full perimeter draft seals Door: 2040mm high flush panel, as for 'Room Doors', with sealer undercoat and Low Sheen acrylic top coats paint finish, opening into house Door Furniture: Entry set keyed alike front door



Disclaimer:

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 5 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, 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 excludes Designer, Freedom and Allegra ranges and only applies to Victorian building areas. Whilst every effort has been made to ensure accuracy, all photographs are for illustrative purposes only and may not represent standard specifications or inclusions.

Current as of March 2011. MET033 SIGNATURE VIC_V10