

## external features

Brickwork	Clay bricks from builder's Regional Specification Category 1 selection	Sliding Doors	Aluminium, powdercoat finish (Product Specific, refer working drawings)
Mortar Joints	Natural colour raked joints		Timber, gloss acrylic paint finish as for external woodwork (Product Specific)
Termite Treatment (Excludes Geelong building area)	Termite management system for concrete monolithic/raft slab.  Chemically impregnated slab and brick pier perimeter barrier and chemically impregnated collars to slab penetrations	Insect Screens	<b>Windows:</b> Aluminium framed, powder coat finished to matched windows with black nylon mesh fitted to all openable windows of house only  <b>Sliding Doors:</b> Aluminium framed, powder coat finished to matched doors with black nylon mesh fitted to all sliding doors (Excludes hinged bi-fold, bi-parting and tri-sliding doors)
Light Weight Cladding	Fibre Cement products to areas as per standard working drawings (Product Specific)	Window Coverboards	<b>Corner or Straight Coupled:</b> Timber with gloss acrylic paint finish to match windows
Roof Cover	<b>Tiles:</b> Concrete roof tiles from builder's selection Category 1  <b>Metal:</b> COLORBOND® Corrugated sheet roof or Zinalume tray deck (Product Specific)	Infills Over Windows (Single Storey)	<b>Front Elevation:</b> Brickwork infills over windows <b>Side and Rear Elevation:</b> Fibre cement sheet infills
Roof Plumbing	COLORBOND® metal fascia and barge  Quad gutter with rectangular downpipes (Product Specific)  Flat Back gutter with round downpipes (Product Specific)	Infills Over Windows (Double Storey)	<b>Front Elevation:</b> Brickwork infills to ground and first floor <b>Side and Rear Elevation:</b> Brickwork infills to ground and first floor <b>Side or Rear Single Storey Sections:</b> Fibre cement sheet infills
Entry door	<b>Front door:</b> Paint finished flush panel, 2040mm high width of door product specific with moulded external panels  <b>Laundry:</b> (Hinged Door only) Paint finished flush panel, 2040mm high x 820mm wide with clear glass panel to top section (Product Specific)  <b>Garage:</b> (Internal Hinged Door only) Paint finished flush panel (on appropriate designs)		
Door furniture	<b>Front door:</b> Entrance set with deadbolt, keyed alike  <b>External Hinged Door:</b> Entry set keyed alike to front door(Product Specific)  <b>Door Stop:</b> 75mm Air Cushion, White		
Entry Frame	<b>Front Door:</b> Aluminium, powdercoat finish, clear glazed sidelight(s) (Product Specific)  <b>Laundry (hinged door):</b> Timber or aluminium (Product Specific, refer working drawings)  <b>Laundry (sliding door):</b> Refer 'Sliding and French Doors' item below		
Windows	<b>Front Elevation:</b> Feature windows to front facade (Product Specific)  <b>Side and Rear Elevations:</b> Aluminium sliding with powdercoat finish. (Product Specific)  Aluminium awning with powdercoat finish to double glazed windows. (Product Specific)		



## 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.



## general features

Framing	<p><b>Walls (single storey):</b> 90mm thick stabilized timber frame throughout</p> <p><b>Walls (double storey):</b> 90mm thick stabilized timber frame throughout to both floors</p> <p><b>Roof:</b> Stabilized timber roof trusses</p>
Insulation	<p><b>Ceiling:</b> R4.0 Glasswool batts to house only</p> <p><b>External walls:</b> R2.0 Glasswool batts (including party wall between house and garage) plus weather wrap to ground and first floor, joins in weather wrap to be taped, gaps around windows/doors sealed</p>
Paintwork	<p><b>All paint colours to be selected from builder's standard selection Category 1</b></p> <p><b>External</b></p> <p><b>Front door:</b> Sealer undercoat with enamel gloss top coats</p> <p><b>Other Hinged Doors and Sliding doors:</b> Sealer undercoat with Low Sheen acrylic top coats</p> <p><b>Fascia, gutter and downpipes:</b> COLORBOND® (Maximum two colours)</p> <p><b>Woodwork:</b> Low Sheen acrylic (one colour)</p> <p><b>Internal</b></p> <p><b>Woodwork and Doors, including internal face of External Sliding or Bi-fold doors:</b> Sealer undercoat with enamel gloss top coats (Doors, skirting and architraves to be one colour)</p> <p><b>Ceilings:</b> Flat acrylic (one colour throughout)</p> <p><b>Walls:</b> Two tinted coats washable low sheen acrylic (one colour throughout)</p>
Heating	<p><b>Gas ducted:</b> 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.</p>
Ceiling height	2400mm throughout
Room doors	Flush panel 2040mm high with Dominion door stops
Room door furniture	Designer handles. Select from builder's selection Category 1
Mouldings	<p><b>Skirtings:</b> 67mm high, from builder's selection Category 1 (PMDF)</p> <p><b>Architraves:</b> 67mm wide, from builder's selection Category 1 (PMDF)</p> <p><b>Cornice:</b> 75mm Scotia cornice throughout</p>

Ceramic Tiling	<p><b>Wall tiles and bath hob:</b> Builder's selection Category 1' ceramic wall tiles to areas as per standard working drawing. Plain aluminium 'L-Shape' angle trims to bath hob/riser junction</p> <p><b>Floor tiles:</b> Builder's selection Category 1' ceramic 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.</p> <p><b>Skirting tiles:</b> 100mm high, select from Builder's selection Category 1' ceramic floor or wall tiles to laundry, bathroom, ensuite, powder room(s) and water closets as per standard working drawing</p>
General Allowances	<p>Raft/waffle pod slab construction up to Class M classification (Note: raft slab to be only used at the discretion of Metricon Homes Pty Ltd.)</p> <p>Connection of underground power, water supply, stormwater drains, sewerage system and gas supply based on building maximum setback 6000mm to dwelling.</p> <p>Fall of land up to 300mm over building area.</p>

## bathroom and ensuite

Basins	<p><b>Inset Basin:</b> White inset vitreous china with matching waste 1no. tap hole</p> <p><b>Semi-recessed Basin:</b> White semi-recessed vitreous china with matching waste 1no. tap hole (not included in all products, refer working drawings for standard)</p> <p><b>Wall Basin:</b> White suspended vitreous china with 1no. tap hole, and chrome bottle trap, chrome waste and overflow. (not included in all products, refer working drawings for standard inclusion)</p>
Bath	White acrylic with matching waste, 1500mm or 1675mm long (refer working drawings for standard inclusion)
Mirrors	Silver backed, polished edge or aluminium framed, seated on vanity
Shower Bases	<p><b>Master Bedroom Ensuite:</b> Ceramic tiled shower base with square chrome waste</p> <p><b>Second Ensuite(s) and Bathrooms:</b> White polymarble with matching waste</p>
Shower Screens	Semi frameless with pivot door and clear laminated glass
Taps	Single level mixer, chrome finish
Outlets	<p><b>Basin:</b> Integrated in tap</p> <p><b>Bath:</b> Rectangular 250mm fixed spout, chrome finish</p> <p><b>Shower:</b> Adjustable shower rail, chrome finish</p>



Toilet Suite	White vitreous china toilet suite with concealed waste and dual flush cistern and chrome mini cistern stop tap
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## kitchen

Appliances	<p><b>Upright Cooker:</b> Stainless steel 900mm fan-forced dual fuel cooker</p> <p><b>Rangehood:</b> Stainless steel 900mm Box Canopy rangehood ducted as specification</p>
Cabinetry	<p><b>Cupboards:</b> Fully lined modular cabinets</p> <p><b>Overhead cupboards:</b> Finish as for base cupboards, 600mm high x 300mm deep with painted infill panel over. To kitchen only, refer working drawings for extent</p> <p><b>Doors/drawers:</b> Standard laminate from builder's selection 'Category 1 Range'</p> <p><b>Bench tops:</b> Standard laminate from builder's selection 'Category 1 Range'</p> <p><b>Bench top edges:</b> Laminated square edge</p> <p><b>Handles:</b> Select from builder's selection Category 1</p>
Kitchen Features	<p><b>Sink:</b> Deluxe stainless steel, 1200mm long 1¾ bowl</p> <p><b>Tap:</b> Chrome finish single level mixer tap</p> <p><b>Microwave provision:</b> 600w x 450h incorporated in kitchen base cupboards including single power point(not included in all products, refer working drawings for standard inclusion)</p> <p><b>Dishwasher provision:</b> Opening for future dishwasher including single power point and capped cold water point</p>

## laundry

Trough	45 litre single inset bowl stainless steel, without bypass
Cupboard	800mm wide fully lined modular cabinet
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
Handles	Select from builder's selection Category 1
Tap and outlet (on trough)	Chrome mixer lever set, hob mounted. Mini washing machine stop taps located inside laundry cupboard.
Suds By-pass	Direct connection to side of trough waste outlet

Electrical	Single power outlet to washing machine located inside laundry cabinet
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## electrical

Power Points	Doubles throughout excluding Dishwasher and Microwave Provision (Product Specific)
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 to rear as per drawings
Switch Plates	White, (wall mounted where practical)
Smoke Detector	Hardwired with battery backup
Exhaust Fans	Above showers, and water closet without direct ventilation to outside air
TV Points	One point including 5m of coaxial cable to roof space as per working drawings
Telephone Point(s)	Includes underground connection from house to supply pit. Maximum 20 metres
	<p><b>Single Storey Homes:</b> One point with wall plate as per working drawings</p> <p><b>Double Storey Homes:</b> Two points with wall plate as per working drawings</p>
Safety Switch	RCD safety switch and circuit breakers to meter box

## sustainable energy

Solar Hot Water	Gas mains pressure hot water unit with two solar collector panels, 200 litre storage tank
NSW Energy Rating	For compliance with BASIX Certificate (NSW Energy Rating process), some alternate standard inclusions may be required. Please refer to working drawings
Draft Exclusions	<p><b>Exhaust Fans:</b> Clipsal 'Draft-Stoppa' installed over all ceiling exhaust fans</p> <p><b>Entry frames:</b> Full perimeter draft seals to all entry door frames excluding garage external pedestrian door</p>



## storage

Shelving	<p><b>Robes:</b> One white melamine shelf and hanging rail</p> <p><b>Walk in Robe:</b> One white melamine shelf and hanging rail</p> <p><b>Pantry/linen:</b> Four white melamine shelves</p> <p><b>Broom:</b> One white melamine shelf</p>
Doors	<p><b>Robes:</b> Flush panel, 2040mm high hinged door(s)</p> <p><b>Walk in Robe (No doors):</b> Open shelving only where no doors are indicated on working drawings. (refer working drawings for standard inclusion)</p> <p><b>Walk in Robe (with doors):</b> Hinged doors as for 'Doors, Robes' above (refer working drawings for standard inclusion)</p> <p><b>Pantry/linen/broom:</b> Flush panel, 2040mm high hinged doors</p>
Handles	Designer handles. Select from builder's selection Category 1



## garage

General	<p>6000mm x 5500mm min. <b>internal double tiled hip roof garage, plaster ceiling, concrete floor and brickwork or F.C clad timber beam above front door opening. (Refer working drawings)</b></p> <p><b>Note 1:</b> Garage size and front garage door widths shown above are nominal widths only, refer standard working drawings for actual sizes</p> <p><b>Note 2:</b> Flat roofed garages will have metal deck roof cover in lieu of tiled roof, refer standard working drawings</p>
External walls (Product Specific)	<p><b>Integrated Garages:</b> Brick veneer, single and double storey homes</p> <p><b>Attached Garages:</b> Single skin brickwork with attached piers, double storey homes</p>
Vehicular door (Product Specific)	<p><b>Front:</b> COLORBOND® sectional overhead manual operation door (Facade specific, refer working drawing for width of door)</p> <p><b>Rear:</b> COLORBOND® continuous curtain 'Residential Roll-up' manual operation door (Product specific, refer working drawing for inclusion of door and width)</p>
Pedestrian Door	<p><b>Door frame:</b> Timber with sealer undercoat and Low Sheen acrylic top coats paint finish</p> <p><b>Door:</b> Weatherproof flush panel with sealer undercoat and Low Sheen acrylic top coats paint finish, opening in</p> <p><b>Door furniture:</b> Gainsborough Contractor Series 540 entry set</p>

## 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.

### 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 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 Regional Victoria, excludes Allegra range of homes and any future range of homes unless specified. Whilst every effort has been made to ensure accuracy, all photographs are for illustrative purposes only and may not represent standard specifications or inclusions.