

external features

Brickwork	Clay bricks select from builder's selection Category 1
Mortar Joints	Natural colour raked joints
Light Weight Cladding	Fibre cement products to walls (refer to working drawings)
Roof Cover	Tiles: Concrete roof tiles select from builder's selection Category 1
Roof Plumbing	Colorbond metal fascia and barge Quad gutter with 100 x 50mm rectangular downpipes
Front Entry Door	Paint finished flush panel, 2040 x 820mm with moulded and routed panels
Door Furniture	Front door: Front entry deadlock combination set External hinged door: Entry set keyed alike front door
Entry Frame	Front Door: Entry set with Deadbolt keyed alike Laundry: Aluminium sliding door with powdercoat finish
Windows	Aluminium sliding with powdercoat finish Feature windows to front facade (Product Specific – refer to working drawings)
Window Coverboards	Corner or Straight Coupled: Timber with gloss acrylic paint finish to match windows
Infills Over Windows	Front Elevation: Brickwork infills over windows Side and Rear Elevation: Fibre cement sheet infills

garage

Double garage with tiled hip roof, including double sectional overhead Colorbond door to front, plaster ceiling, concrete floor, paint-finished FC infill over front door, hinged pedestrian door to rear with brickwork over.

NOTE: Some house specific facades will have brick infill panel over front garage door, in lieu of painted FC infill (refer to working drawings)

Integrated garage	Brick veneer
Pedestrian Door (excluding Tusanne)	Door frame: Timber with low sheen paint finish Door: Weatherproof flush panel with opening into garage Door furniture: Entry set keyed alike to front door
Internal Access Door (Santorini only)	Door frame: Timber with gloss enamel paint finish Door: Flush panel with opening into house Door furniture: Entry set keyed alike to front door

internal features

Ceiling height	2400mm throughout
Room doors	Flush panel 2040mm high with doorstops
Draft seals	Exhaust fans: Clipsal 'Draft-Stoppa' installed over all ceiling exhaust fans Entry frames: Full perimeter draft seals to all entry door frames excluding garage external pedestrian door
Door furniture	Designer handles. Select from builder's selection Category 1
Mouldings	Skirtings: 67mm high from builder's selection Category 1 (MDF), excluding wet areas Tiled skirting to wet areas Architraves: 67mm wide from builder's selection Category 1 (MDF) Cornice: 75mm TruScotia cornice 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 - refer to working drawings.





general features

Framing

Walls: Stabilised timber framing throughout 90mm external and internal walls

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

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 & 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 & architraves to be one colour)

Ceilings: Flat acrylic (one colour throughout)

Walls: Sealer undercoat and two top coats washable Low Sheen acrylic (one colour throughout)

Electrical (please refer to standard electrical plan)

Power points: Doubles throughout excluding dishwasher and microwave provision

Internal light points: Fixed batten holder with cowli shades to all ceiling light points

External light points: Fixed batten holder to front entry and weather proof. Paraflood light to rear entries excluding garage

Switch plates: Coloured (wall mounted where practical) selected from the builder's standard colour range

Smoke detector: Hardwired with battery backup

Exhaust fans: Above showers and W.C not opening to outside air

TV points: One point including 5m of coaxial cable to roof space

Telephone point: One point with wall plate including underground connection to supply pit

Safety switch: RCD safety switch and circuit breakers to meter box

Ceramic Tiling

Wall tiles and bath hob: Builder's selection Category 1 range ceramic wall tiles to areas as per standard working drawing. Aluminium tile trim to bath hob

Floor tiles: Builder's selection Category 1 range ceramic floor tiles to laundry, bathroom, ensuite and water closet, as per standard working drawings. Aluminium metal trim to doorways/ openings abutting alternative floor covering

Sustainable Energy

Solar hot water: Gas mains pressure hot water unit with single solar collector, 200 litres storage

General Allowances

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.)

Connection of underground power, water supply, stormwater drains, sewerage system and gas supply (based on property up to 700m² and building maximum setback 6000mm to dwelling)

Fall of land up to 300mm over building area





kitchen/storage

Appliances	<p>Oven: (Electric) Stainless steel, 600mm wide, fan-forced</p> <p>Hotplate: (Gas) Stainless steel cooker, 600mm wide, with electronic ignition</p> <p>Rangehood: Stainless steel, 600mm wide canopy rangehood, with 2-speed recirculating fan ducted into roof space</p>
Cabinetry	<p>Cupboards: Fully lined modular cabinets</p> <p>Doors/drawers: Standard laminate from builder's selection Category 1</p> <p>Bench tops: Standard laminate from builder's selection Category 1</p> <p>Bench top edges: 180° postformed edge or laminated square edge</p> <p>Handles: Select from builder's selection Category 1</p>
Kitchen Features	<p>Sink: Deluxe stainless steel 1230mm with 1¾ bowl</p> <p>Tap: Chrome single lever mixer tap</p> <p>Microwave provision: 600 x 450mm incorporated in kitchen base cupboards</p> <p>Dishwasher provision: Opening for future dishwasher including single power point and capped cold water point</p>
Storage	<p>Robes: One white melamine shelf and hanging rail</p> <p>Pantry/linen: Four white melamine shelves</p> <p>Broom: One white melamine shelf</p> <p>Doors: Flush panel 2040mm high</p> <p>Handles: Select from builder's Category 1</p>
Robe doors	<p>Sliding: 2060mm sliding vinyl doors (Product Specific – refer to working drawings)</p>
Walk in Robe	<p>No door: Open shelving only where no door is indicated on working drawings (excludes Bellino and Tusanne)</p> <p>With door: Hinged door, 2040mm high, various width (Bellino and Tusanne only)</p>

wet areas

Bathroom and Ensuite	<p>Basins: Vitreous china with matching waste inset oval basin</p> <p>Bath: White acrylic with matching waste</p> <p>Shower bases: White polymarble with matching waste</p> <p>Shower screens: Semi-frameless with pivot door and clear, laminated glass</p> <p>Toilet suite: Vitreous china white toilet suite with dual flush cistern and chrome mini cistern stop tap</p>
Taps and Outlets	<p>Bath: Designer mixer lever set</p> <p>Basin: Designer mixer lever set</p> <p>Shower: Designer mixer lever set with shower rail</p>
Mirrors	<p>Bathroom/ ensuite: 1250mm high polished edge</p>
Laundry	<p>Trough and cabinet: Stainless steel 45 litre single bowl with bypass and white metal cabinet underneath with mini washing machine stop taps inside cabinet</p> <p>Taps and outlet (over trough only): Designer mixer lever set</p>





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 Freedom, excludes all other 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 15 May 2009. MET033 VIC V3