

STANDARD INCLUSIONS

CURRENT AS OF 1ST SEPTEMBER 2020



DualOcc

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metricon

LUXURY STYLE

STANDARD INCLUSIONS

Live in absolute comfort with our thoughtful touches and stylish inclusions which make a house your home.

From the impeccable designer kitchen featuring stylish appliances and designer finishes, DualOcc Standard Inclusions offers you the very best. Create a home that is styled and finished to ensure you'll always love where you live. Create the perfect statement in your new DualOcc by Metricon home today.

Kitchen

CABINETRY

- Laminate finish cupboards in the standard builder's range of colours and door handles
- Dishwasher provision, including single power point and plumbing point

KITCHEN BENCHTOPS

- Laminate finish post formed bench tops in the standard builder's range

APPLIANCES

- Technika 600mm stainless steel electric fan forced under bench oven [BG8SS-5]
- Technika 600mm electric cooktop [CFM641-2]
- Technika 600mm stainless steel canopy rangehood [CHEM52A6S-2]

SINK & TAPWARE

- Posh Solus Mk3 1¼ stainless steel sink
- Mizu Soothe chrome SG gooseneck sink mixer

SPLASHBACK

- Ceramic tiled splashback from standard builder's range (*as nominated on the master plan*)

Bathroom, Ensuite, Powder Room & WCs

VANITIES

- Laminate finish vanities with post formed bench tops in the standard builder's range of laminates and door handles
- Roca The Gap 450x410 white vitreous china basin with chrome waste

TAPWARE

- Mizu Soothe chrome basin mixer
- Mizu Soothe chrome shower mixer
- Mizu Drift chrome Twin Water Rail with 300 ABS overhead shower
- Mizu Soothe chrome wall mixer with Posh Bristol gooseneck hob outlet to bath

SHOWERS & BATHS

- Clear toughened glass shower screens with powder coated aluminium frames in the standard builder's range of colours
- Base 1500mm acrylic hob mounted bath in white with chrome waste

TOILETS

- Posh Solus back to wall toilet with soft close quick release seat

MIRRORS

- 1100mm high mirrors with powder coated aluminium frames, seated on vanity to match vanity width

BATHROOM ACCESSORIES

- Phoenix Gen X towel rails/rings and toilet roll holders in chrome
- White plastic floor wastes (*where required*)

Laundry

- Base Laundry Trough and Cabinet with 45 litre stainless steel bowl and powder coated cabinet
- Tiled splashback over tub (as nominated on the master plan)
- Posh Solus wall top assembly with Posh Solus Swivel bath outlet

Internal Inclusions

CEILINGS

- 2400mm (nominal) ceiling height throughout to single and double storey homes

MOULDINGS

- Skirtings and architraves are 66mm high (nominal) paint finish as per builder's standard range
- 90mm cove cornice throughout home

STAIRCASE & BALCONY (Double Storey Home)

- Carpet grade staircase with paint grade maple hand rail and stainless steel balusters to double storey homes
- External balustrade to double storey homes (facade specific) as nominated on the master plan

DOORS

- Internal Hume 2040mm high flush panel passage doors – including door stops and lever handles from standard builder's range

SHELVING

- Robes: one (1) white melamine shelf with hanging rail
- Broom: one (1) white melamine shelf
- Pantry/linen: four (4) white melamine shelves
- Aluminium framed Polytec melamine 2065mm high sliding robe doors (flush panel hinged doors to walk in robes)

PAINT

- Three (3) coat internal paint system using Dulux Professional paints – Two (2) colours allowed (i.e. 1 colour to walls and 1 colour to timber work) to paint manufacturer's standard specifications
- Two (2) coats to ceiling using Dulux Professional ceiling white paint to paint manufacturer's standard specifications

Ceramic Tiling

- Ceramic tiles to standard wet areas from standard builder's range (*as nominated on the master plan*), including skirt tiles
- Bathroom and ensuite are 2000mm high to showers and 400mm above bath hob
- No allowance has been made for frieze or decorator tiles
- No allowance has been made for laying of border tiles, 45 degree patterns or floor feature tile layouts

Electrical

- Earth leakage safety switch and circuit breakers
- One (1) double power point to each room
- One (1) fixed batten holder to ceiling with globe to each room
- Two (2) external light points
- Two (2) free to air TV points
- One (1) telephone point
- Smoke Alarms hard wired with battery backup as per BCA requirements

External Inclusions

FRAME

- Termite resistant frame and truss system

FACADE

- Clay bricks from the builder's standard range to ground floor, as per master plans.
- Off white coloured mortar with ironed joints
- Colorbond® fascia, gutter and downpipes in the standard builder's range of colours

ROOF

- Concrete roof tiles in the standard builder's range of colours/profiles

GARAGE

- Colorbond® panelift door to the front façade of the garage in the standard builder's range of colours

FRONT ENTRY & EXTERNAL DOORS

- Painted timber entry door frame – with clear glass sidelites if applicable (*facade specific*)
- Hume Trend series 2040mm x 820mm painted external front hinged door
- Hume Solicore series 2040mm x 820mm flush panel painted external garage hinged door (*if applicable*)
- All other external hinged doors to be Hume XF3 paint finish with clear glazed insert (if applicable)
- Includes door stops and lever handles from standard builder's range

WINDOWS

- Powder coated aluminium windows in the standard builder's range of colours with clear glass and locks to openable windows

GARDEN TAPS

- Two (2) external wall garden hose taps

PAINT

- Two (2) coat external paint system to external trim and doors using Dulux paints to paint manufacturer's standard specifications

Sustainability

ENERGY EFFICIENCY

- Ceiling insulation batts rating R4.1 to ceiling area as required
- Roof sarking under all tile or metal roof areas
- Sisalation "Wall-wrap" and R2.0 insulation batts to external stud walls
- Chromagen 170 litre heat pump hot water unit
Note: Standard design homes with 3 or more shower compartments include an additional Chromagen 170 litre heat pump hot water unit.
- 500 KPA water pressure limiting device

Site Works, Footings & Connections

- Waffle pod concrete slab up to 'S' class soil classification constructed in accordance with AS2870 – 2011, designed and certified by a qualified engineer
- Termite treatment (reticulated and rechargeable perimeter systems)
- House constructed for N2 wind rating conditions (W33)
- Internal & external builders house clean
- Site clean after construction
- No allowance is made for retaining walls

Pre-Construction

- HIA fixed price contract
- Plans – specifications
- Engineers' soil report and slab design
- Contour survey

Warranties

- 3 months maintenance period
- Statutory structural guarantee period
- Builders Lifetime structural guarantee*



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We can give you this industry-leading peace of mind because after more than 40 years of building homes for Australians, we have a quality control process that we consider the best in the business.

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*For information on our Lifetime Structural Guarantee, visit <https://www.metricon.com.au/terms-conditions>

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