

# STANDARD INCLUSIONS

FOR YOUR NEW HOME



**FREEDOMSELECT**





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## Everything you need to make your home a reality

Every FreedomSelect home comes with a hand selected range of fittings and fixtures chosen to ensure the best value money can buy. Designed to make buying your home affordable whilst giving you the modern comfort and style that you love.

In short, we put more into these homes, so you can get more out of every day. We work with all of Australia's best building suppliers to create a home that lives and breathes quality. Everywhere you look. Everywhere you touch. Inside and out.

All you need to do is to choose your home design and your favourite colour scheme to make your new dream home perfectly yours, with that "wow" factor that will impress your friends and family.

You can definitely say we make **home building easy**.

# EXTERNAL FEATURES

We've taken care of selecting all features for the exterior of your home so you can achieve the facade you've fallen in love with. All you need to do now is select a colour scheme.

## Brickwork

- Extensive range of clay bricks from the Standard Builder's Range
- Natural mortar with raked joints

## Roof Tiles

- Concrete roof tiles in the Standard Builder's Range of colours and profiles

## Ceiling Height

- 2400mm nominal ceiling height

## Roof Plumbing

- Colorbond® fascia, gutter and downpipes in the Standard Builder's Range of colours

## Garage Door

- A** Colorbond® slimline automatic panelift door with one (1) wireless wall mounted button and two (2) handsets, to the front facade of the garage in the Standard Builder's Range of colours

## Paint

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

## Front Entry / External Doors and Door Furniture

- B** Delf Valencia entrance keyed knob set
- C** Hume Vacluse XV14 painted external front entry hinged door
- Hume Flush Panel painted external hinged door with Delf Valencia entrance keyed knob set to other external doors (*if applicable*)

## Entry Frame (*home specific*)

- D** Powder coated aluminium entry door frames – sidelights in clear glass (*where applicable*)

## Windows and Sliding Doors

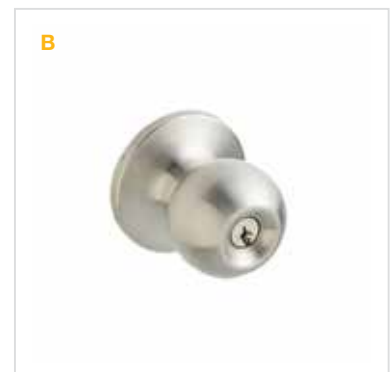
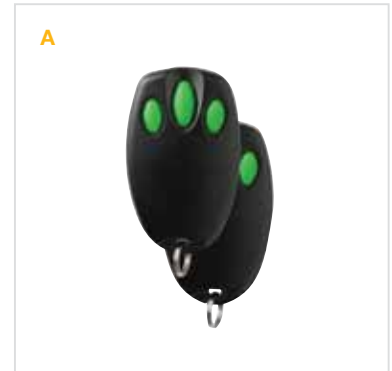
- Powder coated aluminium windows and sliding doors in the Standard Builder's Range of colours – with clear glass
- E** Keyed window locks to all opening sashes and sliding doors

## Garden Taps

- Two (2) external garden hose taps

## Frames

- F** H2F Termite resistant treated structural pine frame and trusses



C



D



F



E



CLAY BRICKS

COLORBOND® FASCIA,  
GUTTER AND DOWNPIPES

MONIER CONCRETE  
ROOF TILES

COLORBOND® SLIMLINE  
AUTOMATIC PANELIFT DOOR

Image depicts items not supplied by Metricon such as landscaping, planter boxes, fencing, timber decking, pathways and driveway. Images contain upgrade items not included in the FreedomSelect Standard Inclusions. Only the items listed in this brochure are included as part of our FreedomSelect Standard Inclusions.

# KITCHEN FEATURES

You'll love preparing meals and entertaining in your new kitchen. From appliances through to cabinetry we've included features we know you'll appreciate.

## Benchtops and Cabinetry

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- Melamine finish cupboards with laminate benchtops in the Standard Builder's Range of colours and door handles
- Provision for future dishwasher with cold water connection and single power point
- Provision for microwave with pot drawer under and including single power point

## Splashback

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- Ceramic tiled splashback (*as per standard plan*)

## Sink

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**A** Base MK3 1.75 end bowl stainless steel kitchen sink

## Tapware

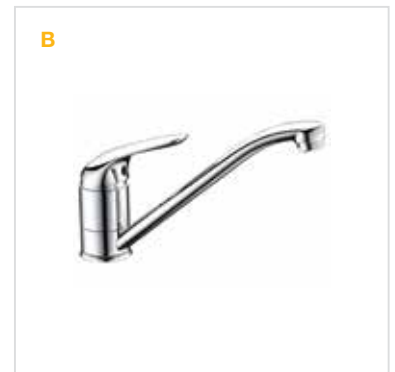
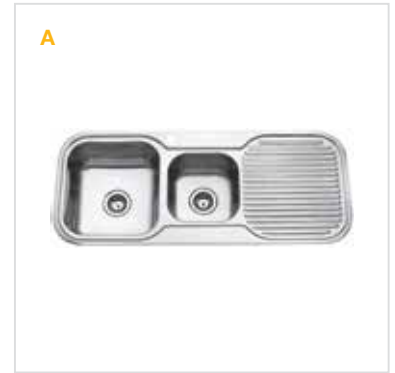
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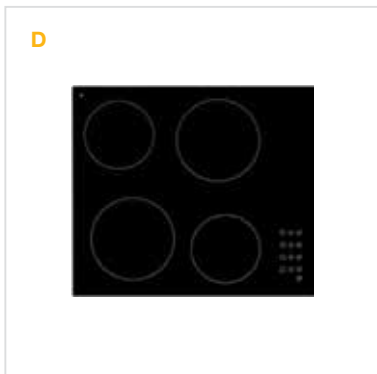
**B** Posh Bristol MK2 chrome sink mixer tap

## Appliances

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- C** Technika Veneto 600mm electric stainless steel under bench oven
- D** Technika Veneto 600mm electric ceramic cook top
- E** Technika Veneto 600mm stainless steel ducted canopy rangehood





# LAUNDRY FEATURES

Style and function are both equally important in the laundry. We've designed this space to work for you.

## Laundry Tub and Cabinet

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**A** Base 43L stainless steel laundry tub with white metal cabinet

## Tapware

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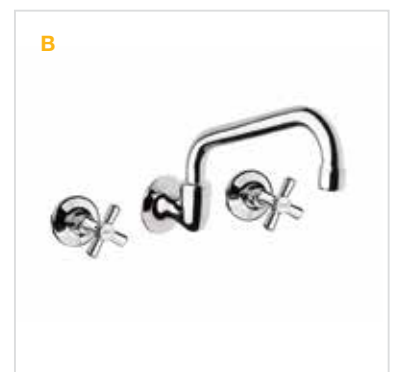
**B** Posh Bristol wall mounted chrome taps to laundry tub with chrome standard laundry arm 225mm

- Arco washing machine stops (*installed under cabinet*)

## Ceramic Tiles

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- Splashback over tub and skirting tiles as per standard working drawings
- Round chrome metal floor grates (*where required*)





# ELECTRICAL & ENERGY EFFICIENCY FEATURES

Every part of your new home has been considered when it comes to power points, lighting, electrical connection and insulation.

## Internal Light Points

- One (1) externally ballasted compact internal fluorescent light (CFL's) and batten holder to each room (*as per electrical plan*)

## External Lighting

- One (1) external single floodlight outside laundry external door and one (1) external single floodlight outside Garage external hinged door (*where applicable*)

## Electrical Connection

- Single phase underground power connection from existing supply point  
Meter box will be installed on the side nearest to mains connection point

## Power Points (*home specific*)

- A** One (1) double power point to each room and one (1) single power point to dishwasher, microwave and refrigerator provision (*refer to working drawings*)
- One (1) additional double power point to Kitchen and Bedroom one (1)
- NBN lead-in conduit (LIC) including one (1) double power point located in garage and one (1) data point to living area

## Smoke Detector

- Photoelectric smoke detectors (*direct wired to board with battery backup*)

## TV Connection

- Two (2) TV points, including roof mounted digital compatible TV antenna (*if required*)

## Safety Switch

- Earth leakage safety switch and circuit breakers

## Ceiling Insulation

- Ceiling insulation batts rating R2.5 to ceiling area (*to suit specified geographical regions*)

## External Wall Insulation

- Sisalation Wall-wrap to external stud walls
- R1.5 insulation batts to lightweight cladded external stud walls (*to suit specified geographical regions*)

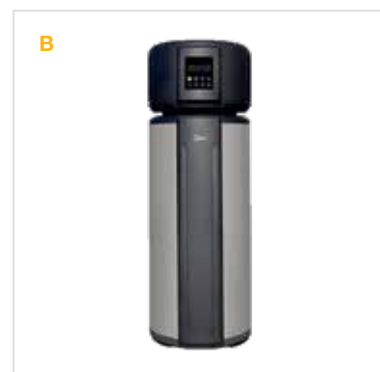
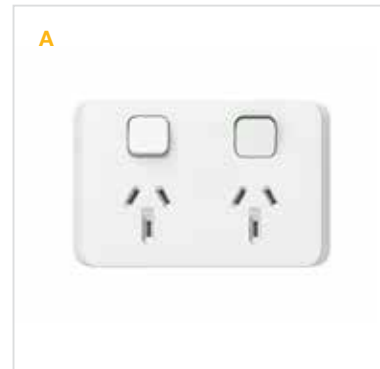
## Energy Efficiency

- Energy efficient aluminium windows and sliding door units
- Weather stripping to hinged entry and laundry external doors

## Hot Water Unit

- B** Chromagen 170 Litre heat pump hot water unit
- 500 KPA water pressure limiting device
- WELS rated water saving shower heads and tapware

*Note: Standard design homes with 3 or more shower compartments include the Chromagen 280 Litre heat pump hot water unit.*



# BATHROOM FEATURES

All bathrooms include consistent finishes and accessories to ensure a contemporary style throughout your new home.

## Vanity

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- Melamine finish vanities with post formed laminate bench tops in the Standard Builder's Range of colours and door handles

## Basins

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- A** Base oval white coloured inset vitreous china vanity basin with chrome waste

## Tap and Outlet

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- B** Posh Bristol MK2 chrome basin mixer tap
- C** Posh Bristol MK2 chrome wall mixer to shower and bath
- D** Base all directional chrome shower head
- E** Posh Solus 220mm chrome wall bath outlet

## Towel Rail and Toilet Holder

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- F** Phoenix Gen X chrome 760mm single towel rail
- Phoenix Gen X guest chrome towel holder (*where required in standard design home*)
- G** Phoenix Gen X chrome toilet roll holder

## Bath

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- H** Metro Island white acrylic bath (*plan size specific – 1520 or 1650*)
- Chrome finish waste to bath

## Toilet Suite

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- I** American Standard Heron square close coupled white coloured toilet suite with soft close seat

## Ceramic Tiles

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- Bathroom and ensuite floors, 2000mm high to showers, 400mm above bath and skirting tile
- Ceramic tiles to wet areas to be chosen from Standard Builder's Range
- Bathroom skirting tiles as per standard working drawings
- Round chrome metal floor grates (*where required*)

## Shower Screens

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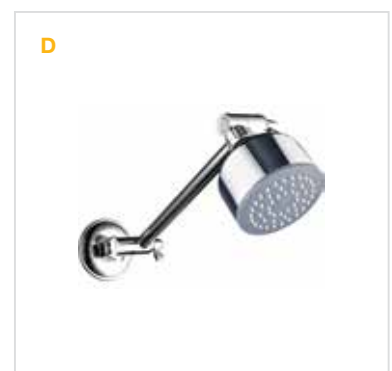
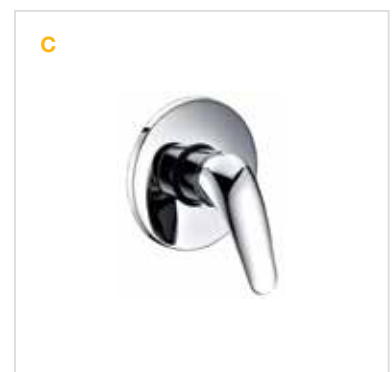
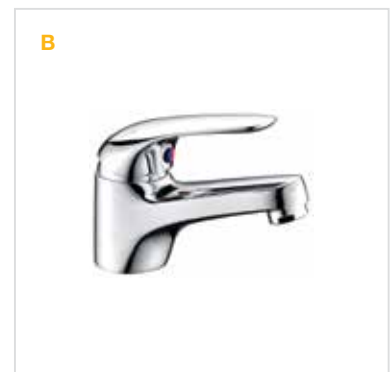
- Clear laminated glass shower screens with powder coated aluminium frame from Standard Builder's Range of colours

## Mirror

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- 1100mm high polished edge frameless mirrors (*width as per plans*)

*Note: No allowance has been made for frieze or decorator tiles, laying of border tiles, 45 degree patterns or floor feature tile layouts.*



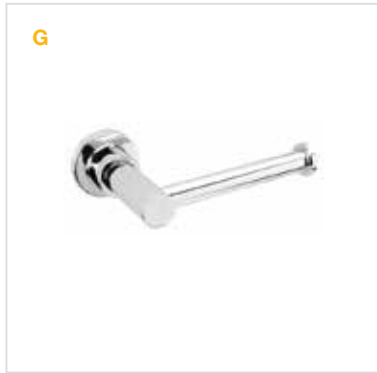


Image contains upgrade items not included in the FreedomSelect Standard Inclusions namely roller blinds. Only the items listed in this brochure are included as part of our FreedomSelect Standard Inclusions.

# INTERNAL FEATURES

Now that your colour scheme is selected, all that's left is the fun part. Watch us bring the inside of your home alive with these internal features.

## Paint

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- Three (3) coats to internal paint system using Dulux Professional paints
  - two (2) colours allowed (*i.e. one (1) colour to walls and one (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

## Doors and Door Furniture

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- A** Hume paint grade flush panel internal passage doors
- Emro Extended white door stop to internal and external hinged passage doors
- Emro Cushion white door stop to internal hinged wet area passage doors
- B** Delf Pomona Set to internal doors in satin chrome finish with privacy function to bathroom, ensuite and water closet
- Vinyl sliding doors to all wardrobes

## Stairs

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- Modern carpet grade staircase including painted pine hand rail and black round steel balusters to stairs and first floor voids in high set homes

## Mouldings

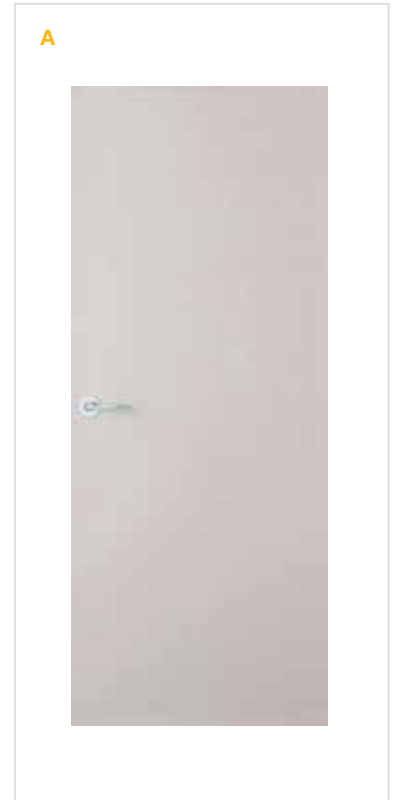
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- C** 90mm paint grade coved cornice, 42mm paint grade single bevel architraves and 68mm paint grade single bevel skirting

## Shelving

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- D** White melamine shelving to pantry, linen, broom and robes



**B**



**D**



**C**



**TWO (2) COATS OF DULUX  
PAINT TO CEILING**

**THREE (3) COATS OF DULUX  
PAINT TO INTERNAL WALLS**



Image contains upgrade items not included in the FreedomSelect Standard Inclusions namely downlights, roller blinds, carpet and feature wallpaper. Only the items listed in this brochure are included as part of our FreedomSelect Standard Inclusions.



LIFETIME

STRUCTURAL GUARANTEE

**FREEDOMSELECT**





# SITE WORKS & CONSTRUCTION

We've taken care of all your site and construction specifications so the build of your new home gets underway without a hitch.

## Pre-Construction

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- HIA fixed price contract
- Plans and specifications
- Engineers soil report and slab design
- Contour survey
- Council building application fees  
*(based on Brisbane City Council)*
- Pre-selected external and internal colour schemes by our Studio M Home Décor Consultants

## Site Works, Foundations and Connections

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- 'S' class waffle pod concrete slab  
*(No allowance is made for piers or retaining walls)*
- Termite treatment to slab penetrations and physical perimeter barrier
- Sewer and Storm-water connections to existing serviceable connection points for sites up to 800m<sup>2</sup> in size *(battle axe blocks may incur extra service costs)*
- Electrical mains run in up to eight (8) metres plan length
- Water connection from pre-tapped water main up to and including six (6) metre setback to house
- House constructed for N2 wind rating conditions (W33)
- Temporary fencing *(if required)*
- Builder's rubbish removed from site post construction

## Warranties

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- Twelve month maintenance period
- Lifetime Structural Guarantee\*

## Cleaning

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- Internal builder's house clean
- External builder's house clean
- Site clean after construction

*Note: Council building application fees (standard applications in QLD based on Brisbane City Council, standard applications in NSW based on Tweed Shire Council, excluding town planning, relaxations etc).*

\*The Guarantee applies to all new home building contracts signed after 1 January 2019 and is subject to the terms and conditions of the Guarantee which can be found at [metricon.com.au/terms-conditions](http://metricon.com.au/terms-conditions).

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