

# STANDARD INCLUSIONS



Photograph depicts items not included in the Freedom specification, namely pendant lights, downlights, window furnishings, dishwasher and flooring. Metricon does not supply landscaping & fencing.

**FREEDOM**

**m**  
metricon

## KITCHEN

### SINK **A**

Stainless steel 1080mm with 1¼ bowls with basket wastes

### TAP **B**

Chrome single lever mixer tap

### MICROWAVE PROVISION

600mm x 450mm incorporated in kitchen base cupboards, including single power point (not included in all homes, refer working drawings, microwave not included)

### DISHWASHER PROVISION

Opening for future dishwasher including single power point and capped cold water point (refer to working drawings, dishwasher not included)

### CUPBOARDS **C**

Fully lined interior and laminate\* exterior underbench cupboards with doors/drawers

### OVERHEAD CUPBOARDS **D**

600mm high, laminate infill with painted bulkhead over.

### BENCH TOPS **E**

Laminate benchtops\* with 10mm radius edge top & bottom

### HANDLES **F**

Choice of handles\*



Image features items that differ to those in the Freedom specification, namely oven, stove and rangehood. Image includes upgrade items, namely flooring.

## KITCHEN MIXER

**B**



## APPLIANCES

### OVEN **G**

Electric oven, 600mm wide, multi function, stainless steel finish

### HOT PLATE **H**

Gas cooktop, 600mm wide, 4 burners, stainless steel finish

### RANGEHOOD **I**

Canopy rangehood, 600mm wide, 3 speed fan, stainless steel finish

## STAINLESS STEEL APPLIANCES



## LAUNDRY

### TROUGH **J**

Stainless steel 45 litre bowl trough with concealed suds by-pass, standard basket waste.

### TAP TO TROUGH **K**

Mixer with swivel spout, chrome finish

### CUPBOARD **L**

Fully lined interior and laminate\* exterior underbench cupboards 800mm wide.

### BENCH TOP **M**

Laminate\* benchtops with 10mm radius edge.

## TROUGH AND CABINET



\*Select from Freedom range

## BATHROOM AND ENSUITE

### MIRRORS **A**

Polished edge mirror, size as nominated on master plan

### VANITY **B**

Vanity unit with fully lined interior. Laminate exterior with choice of handles and laminate finish benchtop\*

### BASINS **C**

Oval white vitreous china basin with chrome pop up waste with chrome trim overflow

### BATH **D**

White acrylic bath with white waste (refer to working drawings for length)

### SHOWER SCREENS **E**

Semi-frameless shower screen with overlapping pivot door, clear glass

### TAP AND OUTLETS **F**

Bath: Mixer lever and spout set

Basin: Mixer lever tap

Shower: Mixer lever set with hand shower on bracket

### BATHROOM ACCESSORIES **G**

Soap holder, chrome finish to shower recess

Double towel rail, chrome finish, 750mm long, to bathroom and ensuite

Towel ring, chrome finish to powder room

Toilet roll holder, chrome finish to W.C.'s.

### TOILET SUITE **H**

White vitreous china toilet suite with soft close seat, concealed waste, dual flush cistern and chrome mini cistern stop tap



## BASIN



## CONTEMPORARY BATHROOM ACCESSORIES

**F**



Basin Mixer



Bath Outlet



Shower Head



Bath and Shower Wall Mixer

**G**



Soap Holder



Toilet Roll Holder



Hand Towel Holder



Double Towel Rail



## CERAMIC TILING

### FLOOR TILES **I**

Ceramic floor tiles\* to laundry, bathroom, ensuite and toilets as per standard working drawing

Aluminium metal trim to doorways/openings abutting alternative floor covering

### SHOWER BASES

Ceramic floor tiles\* with square chrome waste

### WALL TILES AND BATH HOB **J**

Ceramic wall tiles\* to areas as per standard working drawing

Plain aluminium L-shape angle trim to bath hob/riser junction

### SKIRTING TILES

Ceramic floor or wall tiles\* to laundry, bathroom, ensuite, powder room and W.C.'s as per standard working drawings

\*Select from Freedom range



## INTERNAL FEATURES

### CEILING HEIGHT **A**

2400mm throughout

### MOULDINGS **B**

Skirtings: 67mm high  
Architraves: 67mm wide  
Cornice: 75mm cove

### ROOM DOORS

Flush panel 2040mm high with white rubber door stops

### ROOM DOOR FURNITURE **C**

Choice of Gainsborough G4 series lever handles\*

Privacy locks to bathroom, ensuite & WC

## STORAGE

Refer to working drawings for standard inclusions

### SHELVING

Walk-in-Robe: One white melamine shelf and hanging rail

Pantry/linen: Four white melamine shelves

Broom: One white melamine shelf

### DOORS

Walk in Robe: Open shelving only where no doors are indicated on working drawings  
Where doors are indicated, flush panel 2040mm high (refer working drawings for standard inclusion)

Pantry, Linen, Broom: Flush panel, 2040mm high hinged door(s) with choice of designer lever handles\* **C**

## STAIRS

### STAIRS (double storey homes) **D**

Handrail: Victorian ash, Kiln dried hardwood, clear finish

Balusters: 14mm matt black etch paint metal

Stringer: MDF cut, gloss paint finish

Treads & risers: MDF "cover grade"



Carpet not included

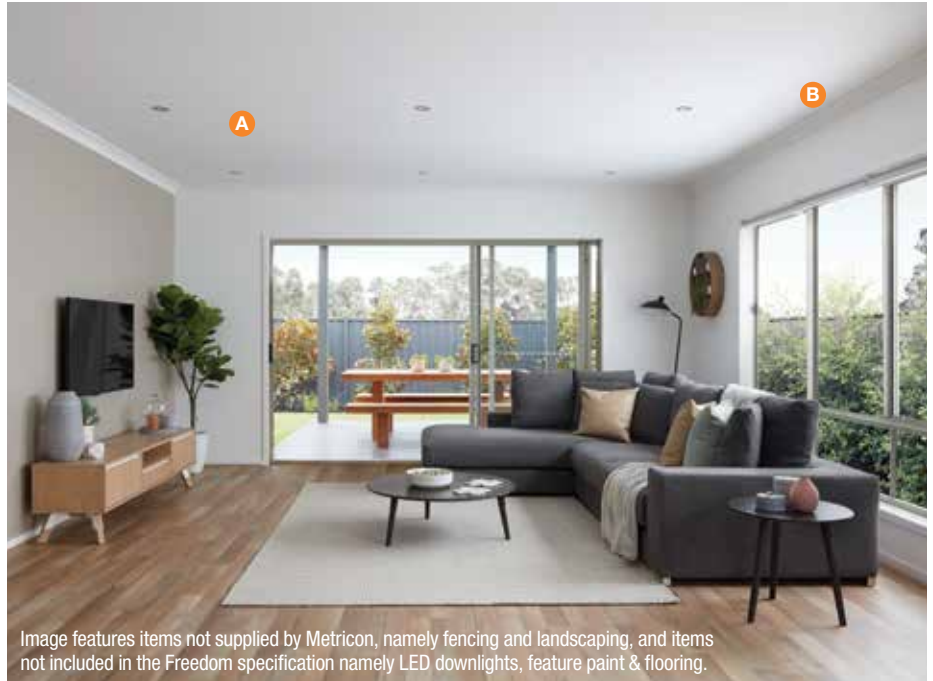


Image features items not supplied by Metricon, namely fencing and landscaping, and items not included in the Freedom specification namely LED downlights, feature paint & flooring.

## CHOICE OF LEVER HANDLES BY GAINSBOROUGH

**C**



Amelia



Carla



Bailey



Lianna

## PAINTWORK

### EXTERNAL

Front Door: Sealer undercoat with two enamel gloss top coats

Other Hinged Doors and Sliding Doors: Sealer undercoat with low sheen acrylic top coats

PVC downpipes: Two coats of low sheen acrylic (one colour)

Woodwork: Two coats low sheen acrylic (one colour)

### INTERNAL

Walls: Dulux, two coats of tinted interior matt acrylic (one colour throughout)

Ceilings: Dulux, two coats of interior ceiling white flat acrylic

Woodwork and Doors, including Internal Face of External doors: Sealer undercoat with enamel gloss top coats (doors, skirting and architraves to be one colour)

\*Select from Freedom range

## EXTERNAL FEATURES



Photograph depicts items not supplied by Metricon namely timber decking, driveway, paving and landscaping

### BRICKWORK **A**

Choice of PGH or Austral clay bricks\*, with natural grey mortar joints

### LIGHT WEIGHT CLADDING

Fibre cement products to areas as per standard working drawings

### ROOF **B**

Boral concrete roof tiles, in a choice of colours\*  
OR Colorbond® steel roof, in a choice of colours\*

### INFILLS OVER OPENINGS **C**

Brickwork infills over windows on front elevation of single and double storey homes.

Brickwork infills over windows to two storey sections of double storey homes.

Fibre cement sheet infills on side and rear elevations of single storey homes and side and rear elevations of single storey sections of double storey homes.

### FRONT DOOR ENTRY SET

**E**



### DOORS **D**

Corinthian front hinged door, paint finished, routed panels, 2040mm high (refer working drawings for door width)

Sliding doors, aluminium, powdercoat finish (home specific, refer working drawings)

Laundry hinged door, full clear glass, paint finish, 2040mm high x 820mm wide

### DOOR FURNITURE **E**

Front door: Gainsborough lever handle and Gainsborough Contractor Series 545 single cylinder dead lock and doorstop

### WINDOWS **F**

Feature windows to front facade with locks (facade specific, refer working drawings)

Powder coated aluminium windows with locks to openable windows.

Aluminium, powder coated sliding doors with timber, gloss acrylic paint finish for external woodwork (home specific, refer working drawings)

### ENTRY DOOR

**D**



Corinthian Urban PURB 104

### INSECT SCREENS

Aluminium framed, powdercoat finish to match windows with fibreglass mesh fitted to all openable windows and aluminium sliding doors (excludes hinged, stacker and bifold doors).

### PLUMBING

Colorbond® metal fascia and barge and gutters  
Two external taps, one wall mounted and one freestanding next to flood gully

### GARAGE **G**

Colorbond® sectional overhead door with auto operation vehicle door with two remote handsets and one wall mounted operator.

Brick veneer walls.

\*Select from Freedom range

## ELECTRICAL

### POWER POINTS (HOME SPECIFIC)

Single power outlets to dishwasher , microwave, clothes dryer & washing machine locations (refer to working drawings).

Double power outlets throughout (refer to working drawings)

### INTERNAL LIGHT POINTS

Fixed batten holder to all light points

### EXTERNAL LIGHT POINTS

Fixed batten holder to entry and weather proof adaptor light to rear as per drawings

### SMOKE DETECTOR

Hardwired with battery backup

### SWITCH PLATES

Clipsal white switch plates

### EXHAUST FANS

Above all showers and to water closet without direct ventilation to outside air

### TV POINT

Two TV points including 5m of coaxial cable to roof space

### TELEPHONE POINT

One telephone point with wall plate plus one data point, terminated in garage

### SAFETY SWITCHES

Two RCD safety switches and circuit breakers to meter box

## SUSTAINABLE ENERGY

### HOT WATER UNIT

26L gas continuous hot water unit with manual thermostat, mounted on external wall.

Two 26L units to homes with three or more showers on standard plan

### EXHAUST FANS

Clipsal 'Draft-Stoppa' installed over all ceiling exhaust fans

### DRAFT EXCLUSIONS

Entry Frames: Enviro seal timber with aluminium sill to entry door frames

### RAINWATER PROVISION

Provision only of mains water loop connected to one toilet suite and single weatherproof power point positioned on external wall of home for future supply and connection of rainwater tank (after handover but prior to occupation) by owner in accordance with Council Requirements.

## PRE-CONSTRUCTION

### CONTRACT

Housing Industry Association (HIA) fixed price contract

Plans and specifications

### REPORTS

Engineers soil report, footings and construction report

### FEES

Council building application fees

## SITE WORKS

### SITE SCRAPE

Balanced cut and fill up to 300mm site fall over the building platform

### SLAB & FOOTINGS

Grillage raft slab with 200mm wide x 450mm deep beams reinforced with 1/N20 reinforcement rod top and bottom. (Outdoor rooms: strip footing beams only, set down for future paving by owner)

100mm thick slab reinforced with one layer SL72 reinforcement mesh

### TERMITE TREATMENT

Termite management system to all slab penetrations and to full perimeter of home

## CONNECTIONS

### POWER SUPPLY

Single phase underground power connection from Supply Authority power pit to meter box on home (includes up to 12 lineal metres of service line, suitable for 8m plan length from service pit to meterbox)

### TELEPHONE & FIBRE SERVICE

National broadband network provisions. Conduit and draw wire from supply authority pit to meter box on home (includes up to 12 lineal metres of service line, suitable for 8m plan length from service pit to meter box)

## INSULATION

### CEILING

R4.0 glasswool batts to living area and garage excluding subfloor. R2.0 to all other plasterboard lined ceilings excluding subfloor.

### EXTERNAL WALLS

R2.0 glasswool batts to all external living area walls (includes garage/house dividing wall, excludes garage external walls)

### SISALATION

Weather wrap to all external walls.

## FRAME

### WALLS

90mm thick stabilised timber frame throughout

### JOISTS

Engineered first floor joists to engineers' specification

### ROOF

Stabilised timber roof trusses

### SEWER DRAINS

Up to 50 lineal metres of drains including connection to legal point of discharge

### GAS RETICULATION

Gas service pipe from supply authority reticulation to gas meter position by gas supply authority, subject to supply authority conditions

### COLD WATER SUPPLY

Up to 10 lineal metres of cold water service pipe from Supply Authority water meter to external wall of home

Photographs in this brochure may depict fixtures, finishes and features not supplied by Metricon such as landscaping and items not included in the Freedom specification such as dishwasher, LED downlights, timber laminate flooring and carpet. Freedom by Metricon specification is included in the base price of all Freedom homes in South Australia building region only. The Metricon Freedom specification is subject to change without notice other than where specifically specified in the 'New Home Contract'. Speak to a New Home Advisor for more information and/or for full terms and conditions please visit [www.metricon.com.au/terms](http://www.metricon.com.au/terms).

Current as of May 2018