

Metro Value Appointments

PRELIMINARIES

- Fixed price HIA Contract
- All Council Building Fees (excluding water & sewer connection fees – if applicable)
- Working drawings and specifications for Council submission
- Comprehensive site soil testing
- Site contour survey
- Portable Long Service Leave & Workplace Health & Safety Levies
- Comprehensive works insurance during construction
- Sediment Control Fees

SITE WORKS

- Engineer designed slab – S type
- Site levelling to 500mm fall over allotment
- Sewer allowance (6m set back) – full connection
- Stormwater allowance (6m set back) – full connection
- Underground power – 10m allowance

SITE COSTS INCLUDED

- Applies to S sites up to 800m² with town water and sewer available. Based on maximum 500mm fall over pad, building on 6m setback and use of one concrete pump included. Tree removal, piling and rock excavation at additional cost.

INTERNAL FINISHES

- Two Storey Homes have feature powder coated iron ballustrading to staircase (Timber ballustrading to Selected Models)
- 42mm x 12mm architraves (choice of profiles)
- 68mm x 12mm skirting (choice of profiles)
- Corinthian Panelcarve front entrance doors – select from range
- Corinthian flush-panel internal doors
- Gainsborough Governor Entrance Set to external door.
- Lever internal door furniture

- Privacy latches to Powder, Bath, WC & Bed 1
- Shelf and hanging rail to all robes, four shelves to linen
- Pantry as per plan by builder – white melamine shelving
- Linen cupboards as per plan
- Walk-in robes as per plan

KITCHEN

- Fully laminated kitchen with post formed benchtops with melamine interior. Laminated wall oven tower included with pot drawer & microwave provision. Overhead cupboards & slideaway rangehood are included.
- Cooking appliances – Westinghouse ceramic cooktop. Westinghouse wall oven – stainless steel
- 1 & ¾ Bowl single drainer stainless steel sink with chrome flickmixer tap
- Provision for dishwasher

GENERAL CONSTRUCTION

- All brick exterior – (Feature Hardiplank on some models)
- Face brick facades - select from Builders range with natural mortar.
- Frame construction to N2 / W33 wind loading
- Pine framing material
- Engineer designed timber trusses
- Monier concrete roof tiles (N2)
- Colorbond metal fascia and gutters
- Quality powder coated aluminium windows and sliding doors
- Dux Endurance 26 gas instantaneous HWS (bottles by Owner)
- Quality Wattyl paint used throughout
- Circuit breakers on electrical system
- Earth leakage protection on electrical system
- Generous light and power allowance
- Two smoke alarms (hardwired)
- Two TV co-axial points
- Front and rear garden taps
- Tiling to bathroom, laundry, kitchen splashbacks, WC's, ensuite (where applicable) and to ground floor powder room (where applicable) Allowance \$33m² walls and floors (Trade Price)

- Double garage – fully lined
- Two manual Colorbond Panelift doors to Garage
- Interior house clean on completion
- External site clean on completion

INSULATION

- R2.5 Roof Batts to all living areas (including garages)
- Sisilation to all external living area walls (including garages)
- R1.5 Batts to external walls of upper floor on two storey models

TERMITE PROTECTION

- Part A –Termiglass Frisbee collars to all slab penetrations
- Part B - Full perimeter Termiglass barrier

BATHROOMS & ENSUITES

- Square counter top vitreous china white vanity basins with chrome wastes
- Stylus Basis 1525mm bath
- WC – Stylus Prima – full ceramic suites
- Raymor Tapac chrome mixer tapware to vanities
- Chrome cross handle taps to washing machine and laundry tub
- Clear laminated shower screen with pivot door – choice of frame colour
- Framed mirrors (full width) over vanities 900mm high
- Water tempering valves
- Laminated vanities as per plan
- Gallery towel rails as per plan
- Gallery WC roll holders as per plan

LAUNDRY

- Laundry Trough Radiant 45lt – Stainless steel tub with white polymer cabinet.

WARRANTIES

- 6 month maintenance warranty
- 12 year Termiglass guarantee
- 6 year structural guarantee

Exclusions: Curtains, carpets, light fittings, dishwasher, floor tiling (other than wet areas), external paving including Alfresco areas, driveways and paths, microwave, water tanks and external landscaping are not included in basic price.

Metro Homes Australia Pty Ltd (BSA License No:1212461) reserves the right to alter inclusions without notice in line with continuing product development.

Effective from 1st August, 2012