

The MetroLife Range Specification

General Construction

280mm x 300mm engineer designed footings as minimum (not 200mm x 300mm)
 100mm thick, engineer designed slab as minimum (not 85mm)
 Double clay brick construction
 Choice of 2 course face bricks from Builder's standard range
 25 degree pitch roof framing
 Full internal and external painting (excluding internal walls)
 R3.0 insulation throughout including Garage (excludes Alfresco)
 Weather strips to external timber doors
 Final clean ready for occupation – not added to site costs
 White ant treatment to Australian Standards

External

Bristle clay tiles from Builder's standard range
 Jason powder coated sliding doors and windows with breeze locks and fly screens
 Entry doors from Corinthian Solidcarve range (unglazed)
 Automatic sectional garage door with three remote control units
 Concrete hardstand to garage floor

Kitchen and Laundry

Soft close doors to Kitchen cupboards
 Pantry cupboard where drawn with four white Melamine shelves
 Square edge bench tops with ABS edge prefinished laminate doors to cupboards in kitchen, ensuite, and bath (extent as drawn) with handles from builder's standard range
 Extensive choice of colours to bench tops and cupboard doors
 European styled stainless steel 900mm gas hotplate with 5 burners including wok burner
 European styled stainless steel 600mm electric fan forced oven
 European Styled stainless steel 900mm canopy rangehood flued to external air
 Clark Radiant 1¾ stainless steel sink with basket wastes and mixer tap to Kitchen
 Dishwasher recess with cold tap and power point
 45 litre stainless steel trough with cabinet, sudsaver and mixer tap to laundry
 Linen cupboard where drawn with four white Melamine shelves

Bathrooms

Stylus Venecia vitreous china pan toilet suites Caroma Cosmo Vitreous china basins
 Stylus Maxton Bath to bathroom
 Gainsborough Silhouette Series towel rails & WC roll holders from builder's standard range
 Chrome on brass floor wastes
 Framed mirrors to full width of vanities
 Framed clear glass door and screen to Ensuite shower
 Framed clear glass screen and rod to Bathroom shower
 Chrome plated Stylus Elegance tapware (not plastic) from builder standard range
 Ceramic tiling to ensuite, bathroom, laundry and WC floors.
 2m high to shower recesses, one row of skirting tiles to floors and bench tops (Ceramic tiling allowance \$40sqm based on 200mm x 200mm tile, excludes border and feature tiles)

Electrical, Gas and Water

Instantaneous gas hot water system
 Exhaust fans to Ensuite and internal wet areas
 Double power points to every room
 Light points to every room and external door 2 hard wired smoke detectors
 RCD safety switch in meter box
 Telephone point and gas heating point
 Anti scald valves
 Gas and water run-in and connection on standard setbacks (excluding underground power run-in)
 Two garden taps
 6m sewer connection allowance

Internal

Metal corner plaster beads to high traffic areas
 Corinthian flush panel doors where shown
 Gainsborough Terrace Series door furniture
 Deadlock to Garage internal access door where drawn
 Prefinished vinyl faced sliding doors to robes and linen cupboards or hinged Corinthian doors where drawn

Pre and Post construction

Energy Rating Assessment for BCA/Shire approval
 Fixed Price Housing Industry Association Lump Sum Building Contract
 Home Owners' Warranty Insurance
 Standard building licence and Water Authority fees
 6 months defects liability period
 Engineers site report and contour survey (standard 'A' class soil, vacant metro area block)

Note: MetroStrata reserves the right to amend this specification without prior notice.

Please select your Package type:

- Basic Package inclusions:**
House built to MetroLife specifications,
Land and generous site works allowance.
- KeyStart Package inclusions:**
Basic package plus Carpet to bedrooms, Vinyl to living areas, floor tiles to wet areas, Window treatments, paved crossover & driveway.
- Turn Key Package inclusions:**
All Keystart inclusions as well as Wall paint, Light fittings, Clothes line & Letterbox.

Extra Items

Signature _____

Date _____