



SmartaStrata Standard Specifications and Features

General

- Fixed Price HIA contract
- Housing Indemnity Insurance
- All Standard Shire Building and Metropolitan Water Board Licences
- 120 days maintenance period
- Double Clay Brick Construction
- Cream Mortar with Rolled Joints
- Standard Engineer designed concrete slab details
- Timber Roof Framing with high pitch
- Jason Windows with Breeze locks
- Flyscreens to all opening windows and external sliding doors
- Fibreglass Batt Insulation
- 10m of Sewer Connection Included
- Standard Shire and Water Board Fees Included
- Contour Survey Plan & Re-peg by a qualified Surveyor
- Site Inspection by Qualified Engineer
- Stainless Steel Governor Series Door Knobs
- Double Deadlocks to all Entry Doors
- Stellar 5 Star Gas Hot Water System
- 16mm Melamine shelving with painted timber fascia to all robes, linen and pantry cupboards
- Gas Bayonet point
- Full painting, excluding internal walls
- All appliances guaranteed by manufacturers
- Information regarding National Broadband Compliance

Bedrooms

- Well Sized for functionality and furnishability
- Walk In or Built In Robes, as per plan

Kitchen

- Well Designed and Functional Layout
- Deep Postformed Bench tops
- Benchtop and Cabinet Door Colours and Tile Selection from Builders Range in a fantastic range of Contemporary Colours
- ABS Edging to all Doors and Drawers
- Melamine Lined Cabinets
- Double Bowl Designer Stainless Steel Sink with Drainer
- German Engineered Blanco Stainless Steel Appliances, including 900mm Cooktop
- Wall Oven with Microwave recess or Underbench Oven with Microwave Recess and Pot Drawer under, as per plan
- Designer Satin Chrome Handles to all Cabinet Doors and Drawers
- Large Pantry with 4 Shelves

Electrical

- Ample Power Points Throughout
- Ample Light Points
- Two Hard Wired Smoke Detectors
- Earth Leakage Circuit Breaker
- Electrical Plan Design Assistance prior to Prestart
- Smart Wiring Design Assistance prior to Prestart

Ensuite and Bathroom

- China Basins set in Deep Cabinets
- Postformed tops to all Vanities cupboards
- ABS Edging to all Doors
- Melamine lined cabinets
- Large 1525mm or 1675mm Bath, as per plan
- Ceramic Floor and Wall Tiling as per plan
- Full Height Water Proofing to Shower Recesses
- 2000mm Tile Height to Shower Recesses
- Ceramic Soap Dishes as standard
- Quality Metal Tapware
- Chrome Handles to all Cabinet Doors and Drawers
- Powder Coated framed Mirrors
- Double Chrome Metal Towel Rails
- Tiled Hob for all Cabinets
- Privacy locks to doors
- Framed Mirrors same width as Vanity Tops
- Benchtop and Cabinet Door Colours and Tile Selection from Builders Range in a fantastic range of Contemporary Colours



Outside Your Home

- High Roof Pitched as per plan
- Quality Bristle Clay Tiles or Colorbond at no additional charge
- Fully Painted Gutters/Fascia to single storey homes and Colorbond Gutter/Fascia to double storey homes
- Eaves to house, as per individual plans
- 28 course ceiling to Garage or 25 course ceiling to Carport, as per plan
- Midland Bricks or Painted Render as per plan
- Clay Bricks Internally
- Full Concrete Slabs to all floors
- Clay or Concrete Pavers
- Fully Timber Framed Roof
- Fibreglass Batt Insulation
- Paving to Driveway, Porch, Path as per plan
- Paving to Alfresco right out to edge of eave giving you more space, as per plan
- Standard Garage Ceiling Height of 28 courses, suitable for 4WD
- Auto Sectional Garage Door with Remotes and Concrete hardstand, as per plan
- Two external garden taps

Laundry, WC's & Linen

- Automatic Washing Machine Taps
- Deluxe Stainless Steel Sink and Sudsaver Outlet and Metal Cabinet
- Ample Linen Cupboards with 4 Shelves
- Ceramic Tiling, as per plan
- 4 Star Caroma Smart Flush Toilet Suites
- Chrome Metal Toilet Roll Holders
- Externally Flumed Exhaust Fans to all internal WC's
- Privacy locks to WC doors



SmartaStrata Titanium Package, EnviroSmart Package and Turn Key Package

Our SmartaStrata Titanium Package is designed for those with a very strict budget or for business people with precision requirements. It allows for a reduction in outlay without reducing the size of the Living space of the plan.

Our EnviroSmart Package can be tailored to suit your requirements. It can include popular options such as Solar Hot Water, Solar Electricity, Rain Water Storage, Grey Water Recycling and additional Insulation.

Our SmartaStrata Turn Key Package is designed for those who wish to have their entire project completed by the builder, right down to the fitting of the washing line and installation of the letterbox. The only thing left to do once your keys are handed over is move in, rent-out or sell for your profit.

DISCLAIMER: The above specifications are general in nature and are subject to variation without notice from the builder.

To find out more, contact Ian Meyer today:

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