



*****Customer Disclaimer*****

We are a manufacturer, we design and manufacture various designs, with various finishes and colour themes for Sale. Matrix Manufacturing does not custom design to customer requests, all buildings are complete and for sale in an as is condition. All Transportation, Building Permits, Installations are to be arranged by the customer and their own Licensed Builder. (All Photos are for illustration purposes only)

Included Certificates

- ✓ Form 15 – Design Certificate (Wall frames / Roof)
- ✓ Form 15 – Windows / Doors / Screens / Shower screen
- ✓ Electrical Safety Certificate
- ✓ Plumbing Rough In Certificate
- ✓ Form 16 – Windows / Doors / Screens / Shower screen
- ✓ Form 16 – Insulation Certificate
- ✓ Form 16 – Roof, Fascia, Gutter Certificate
- ✓ Form 16 – Waterproofing Certificate
- ✓ Form 16 – Mechanical Ventilation Certificate

External

- ✓ Various mixes of lightweight cladding, render and timber are used that suit each theme.
- ✓ Colorbond roof, fascia and high front gutter within the standard Colorbond range that suit each theme.

Structural

- ✓ 2400mm < 2900mm raked ceiling height with 5 degree roof pitch.
- ✓ 70 x 35 T2 blue MGP10 external wall frames
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- ✓ 140 x 35 T2 blue MGP10 external roof rafters.
- ✓ 190 x 35 H3 MGP10 external floor joists.
- ✓ 19mm T&G Termite treated chipboard floor sheets to common floor areas.
- ✓ 19mm T&G Cement Sheet floor sheets to wet area floor areas.
- ✓ 75 x 75 x 6 Duragal Steel Lifting rails.
- ✓ N3 rating compliance in accordance with engineering – as standard.

Energy Efficiency

- ✓ High performance R1.5 wall batts to all external walls.
- ✓ High performance R2.5 ceiling batts to living ceiling space.
- ✓ Anticon 55 Roof blanket to underside of Colorbond sheeting.

Hot Water System

- ✓ 21L Dux 50° LPG Continuous Flow Hot Water Unit – Model: 21ENB5L.

Painting

- ✓ Ceiling and cornice - Dulux ceiling white with low sheen finish.
- ✓ Walls - Dulux 3 coat system with low sheen satin finish.
- ✓ Internal doors / architraves / skirting - Dulux semi-gloss.

Flooring

- ✓ Category 3 Porcelain floor tiles to wet areas as per plan.
- ✓ Category 1 standard range vinyl flooring to common floor areas as per plan.

Kitchenette / Robe

- ✓ Base cabinetry with 600mm deep cabinets and overhead cupboards in 2 Pack Satin finish colour range including fridge space.
- ✓ 40mm Polytec Woodgrain Laminate benchtops.
- ✓ LED strip lighting to overhead kitchen cupboards.
- ✓ 2 Pack Satin finish kicks to match cabinetry.
- ✓ Cat 2 medium range ceramic wall tiling to splashback, as indicated on plans.
- ✓ Single Bowl stainless.
- ✓ Chrome kitchen sink mixer.

Appliances

- ✓ Westinghouse SS 60cm Electric Oven.
- ✓ Bellini 60cm Electric Cooktop.
- ✓ Beko SS 60cm S/Out Range hood.
- ✓ Fisher & Paykel SS 60cm Sgl Draw Dishwasher.
- ✓ Essatto 87L Grey Bar Fridge



Electrical

- ✓ Up to 6 double internal power points as per electrical plan.
- ✓ 1 television points (RG6) *TV antenna by others.
- ✓ Up to 4 100mm LED white down lights with energy efficient globes.
- ✓ 2 external 100mm LED white down lights over feature tiles
- ✓ Up to 1 white ceiling fans (1200mm) as per electrical plan.
- ✓ Two wall mounted external double weatherproof power points one for hot water service and one additional.
- ✓ 1 Bathroom H/F/L combo.
- ✓ External Caravan plug, for temporary power supply.
- ✓ Meter box, circuit protection, wire and wiring inclusive.
- ✓ Kelvinator 2.20 kW Window/Wall Reverse Cycle Air Conditioner (Cool / Heat) with remote control.

Doors

- ✓ 2040mm x 820mm VJ Panel ready coat internal door with paint finish – in Cavity sliding wall unit.

Aluminium Windows / Doors

- ✓ Windows / Doors - powder coated domestic aluminium windows, sliding doors inclusive of standard flyscreens as per standard range.

Internal Fittings

- ✓ Square set cornice throughout.
- ✓ 67 x 11mm pre-primed pine three step skirting throughout.
- ✓ 42 x 11mm pre-primed pine three step architraves throughout.

Ensuite

- ✓ 1200mm x 900mm Recessed tile shower base with decent gradient fall to tiled grate shower waste.
- ✓ 1950mm high clear glazed shower screen with pivot door, bright chrome frame.
- ✓ Category 3 range porcelain wall tiling and Category 3 porcelain floor tiling as per plans.
- ✓ Category 3 range porcelain tiled skirting as per plans.
- ✓ Vanity Base cabinetry in 2 Pack Satin finish colour range.
- ✓ 40mm Polytec Woodgrain benchtop.
- ✓ White Luna Basin 450w x 143h x 320d.
- ✓ Chrome Luna Basin Mixer.
- ✓ Chrome Luna M/Function Rail Shower Set.
- ✓ Chrome Luna Shower Mixer.
- ✓ Chrome double towel rail to Ensuite.
- ✓ Caroma Luna B/wall toilet suite with soft close lid.
- ✓ Chrome toilet roll holder.
- ✓ Bevelled edge Vinyl backed mirror extending full width of vanity unit.

