

Flora COLLECTION INCLUSIONS





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Asset Cabins and Homes have curated the finest selection of inclusions to guarantee the home or cabin you love.

We believe you deserve the best, with premium quality standard inclusions, at no extra cost!

Built with maximum structural integrity, your cabin or home is built to last, backed with 8 year warranty.

The selection of fixtures, fittings and appliances consume less energy to meet a 6-star energy efficiency rating.

You'll also be helping the environment whilst making long-term savings.



Kitchen



Moisture resistant kitchen cabinets

Rolled edge formica laminate bench top with choice of edge profile

1 Benchtops Cabinetry

Formica cupboard doors and drawers (all PVC edge stripped for durability) with 'Blum' lifetime warranty hinges, 'Blum' lifetime warranty metal sided drawer runners and fitted cutlery tray

Overhead cupboard unit as per plan plus microwave cupboard

2 Appliances

Euromaid Freestanding four plate electric oven or Euromaid Ceramic two plate hotplates set into kitchen bench top (Or Ariston 4 Burner if shown on plan)
Fixed Rangehood over stove

3 Sink

Single bowl stainless steel sink with draining board

4 Tapware

Mondella Chrome Sink Mixer



Bathroom & Wet Area Fittings



- | | | |
|---|-----------------|---|
| 1 | Shower | Glass pivot door shower screen (if shown on plan) |
| 2 | Bath | Built in acrylic bath where shown |
| 3 | Vanity | Quality gloss vanity or wall hung with large mirror over |
| 4 | Toilet | Dual flush toilet suite |
| 5 | Fixtures | Chrome plated toilet roll holder, towel ring, towel rail, robe hook
Quality chrome plated flickmixer tapware to Bathroom/ Ensuite |
| 6 | Laundry | 45 litre stainless steel tub with poly cabinet to Laundry as per plan
Quality chrome plated solid brass washing machine tapware to laundry (under tub) as per plan |



Tiling of Wet Areas

Jura Stone Cosmic Desert Elements Sorrento

				
White	White	Clay	White	Charcoal
				
Latte	Sand	Sand	Taupe	
				
Taupe	Ash	White	Grey	
				
Brown	Graphite	Sky	Coffee	
				
Grey		Taupe	Charcoal	
				
Black		Storm	Black	

Kitchen

Select tiles from 4 standard choices

600mm high tiled splashback between kitchen bench and overhead cupboard

Bathroom Ensuites Laundry W.C.

Select floor tiles from standard choices

Ceramic tiled floor in bathroom/ensuite

Tiled shower base

Bathroom/Ensuite shower walls tiled to 2000mm high with feature mosaic tiles and ceramic soap dish/shelf

Full ceramic floor tiling to WC & Laundry

Skirting tile to Bathroom/Ensuite/Laundry/WC

Tiled splash back over vanity unit/tub

White Wall Tiles



Floor Covering - Carpet

EC Carpets Solution Dyed Nylon



Tuff Master - Spring Ridge



Godfrey Hirst Bollene Range



Carpet Your choice of quality solution dyed nylon carpet to Bedrooms, installed on Dunlop Foam underlay



Floor Covering - Vinyl

Trend Tx Vinyl Planks

Pure Oak	Havanna Oak 696L
Spanish Oak	Havanna Oak 693L
Spotted Gum	Water Oak
Natural Oak	Lime Oak 976M
Lime Oak 160L	Lime Oak 609L
Golden Oak	Lime Oak 621L

Texas Timber Vinyl Planks

Sorbonne	Classic Oak 835	Timber Cabana
Burgos	Classic Oak 857	Tundra 509
Classic Oak 839	Helsinki 557	Forester 837
Ontario 547	Cordoba	Tundra 533
Hatari	Spotted Gum	Tundra 594
Helsinki 594	Ontario	Forester 895
Timber Camargue		

Texas Tile Vinyl Planks

Wander	Mino
Bari	Odin
Veneziana	Shalimar
Sorento 582	Sorento
Palermo	

Pegulan Vinyl Planks

Provenza Light Grey	Oak Middle Grey	Zaragoza
Ardina Grey	Australia Slate Beige	Australia Slate Middle Beige
Basaltina Black	Caprice Black	Oak Light Brown
Medium Grey	Kiruma Warm Beige	Cosmo Cement
Harmony Oak	Oak Natural	
Provenza Grey	Oak Light Natural	
Oak Smoke	Cosmo Corton	

Vinyl

Your choice of vinyl floor covering from 'Pegulan' range to kitchen/living/dining area



Painting & External Wall Cladding

COLORBOND® Classic Range



COLORBOND® Contemporary Range



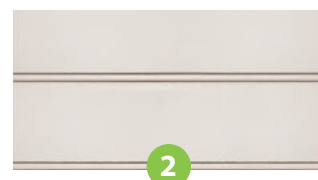
External Paint All external painting complete

Internal Paint Fully painted in your colour choice

External Cladding Options

- 1** Painted Weathertex®
Millwood Ruffsawn weatherboards -
25 years manufacturer's warranty

- 2** OR Painted Weathertex®
Millwood Smooth weatherboards -
25 years manufacturer's warranty





Roofing

COLORBOND® Classic Range

Classic Cream	Paperbark	Deep Ocean	Cottage Green
Pale Eucalypt	Woodland Grey	Manor Red	Night Sky

COLORBOND® Contemporary Range

Surf Mist	Evening Haze	Shale Grey	Cove
Dune	Mangrove	Windspray	Gully
Wallaby	Jasper	Ironstone	Basalt
Terrain	Monument		

Roof

14 degree straight gable roof pitch with COLORBOND® custom-orb roof sheeting (other roof options available)

Fascia & gutter

Colorbond® metal fascia and gutters

300mm wide eaves lined and painted to gable end

Roofed Verandah (where shown)

Constructed on main steel chassis under main gable roofline (front, rear and entry verandahs)

Maintenance free Modwood Black Beam composite decking - Brushed or Smooth

Painted handrail with 5 wires of horizontal 316 stainless steel wires

Painted FC lining and Cathedral ceiling

Aluminium treads HDG Stringers with pipe handrail to all external doors



Internal & External Doors

Dulux® Standard Powdercoat Range

Pearl White Gloss	Surfmist Matt
White Birch Gloss	Primrose Gloss
Stone Beige Matt	Dune Matt
Ultron Silver Gloss	Woodland Grey Matt
Monument Matt	Texture Black



1 External doors

Flush panel front & rear door

Flyscreen door

Aluminium sliding door (grey tinted) with flyscreen door - where 'SGD' shown

2 Internal doors

Painted flush panel internal doors with satin stainless door knobs furniture throughout

Painted semi-gloss enamel colonial or bevelled skirtings & colonial or bevelled architraves

3 Windows

Aluminum sliding windows (all grey tinted) with fly screens

Colour matched flyscreens to all windows with fiberglass mesh



Internal Lining & Insulation



1

Internal Lining

Painted plasterboard interior wall linings

Plasterboard ceilings - raked ceilings in kitchen/living/dining area with 55mm cornice

Wet areas lined with villaboard/water resistant board to laundry

Insulation - Six Star System

Thermal min. R 1.5 Insulation to all external walls

Sisalation building paper to all external walls

Thermal R 1.8 non-flammable 75mm blanket/foil roof insulation to underside of roofing iron

Thermal R2.5 insulation batts to all ceilings - cathedral and level

Plywood wall bracing

Tinted (grey) windows and doors (where sliding doors are shown)



Built in Wardrobes | Linen Cupboards

Walk in robe

Walk in robe on selected plans

Robe

Ceiling height robe with laminate top shelf and chrome hanging rail

Full height sliding mirror robe and vinyl faced doors as per plan

Laminate linen cupboards with four laminate shelves

Linen Cupboards

Storage cupboards on selected plans

PVC Edging to all cabinetry

Electrical | Plumbing | Siteworks



Lighting

1

Circular LED Oyster light fittings throughout

Front and rear external light (where rear external door is shown) with external switch beside or sensor light to front entry door



Power

1

1

Ample power points throughout

Earth leakage, circuit breakers fitted for safety

Internal access to circuit breaker board for safety

Hard wired, interconnected smoke detectors (with battery backup)

TV Antennae Cabling to living room



Plumbing

1

1

Ducted ceiling exhaust fan to Bathroom/Ensuite

Rinnai B16 instant gas hot water system

Individual wall pipes council inspection and certificate provided

aluminium treads?

Onsite Work

Entry Stairs - aluminium treads 1100mm wide on hot-dipped galvanised steel

Powder coated pipe handrail to one side of steps

Preliminaries

Site plans, elevations and drawings for certifier/council

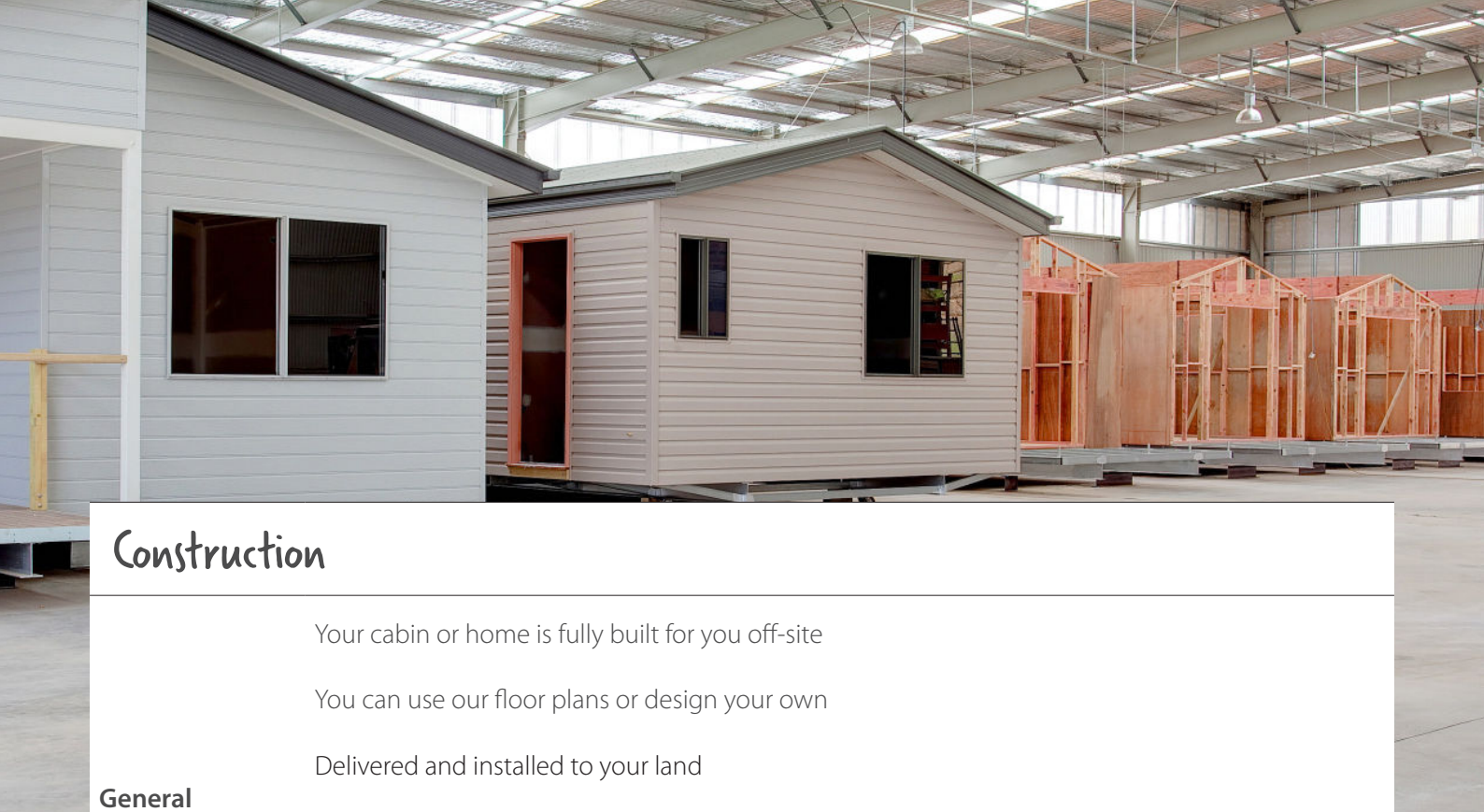
Full QBCC insurance coverage for residential projects

Management of application to certifier/ council (not including fees)

Soil Testing for footing design

Energy Efficiency Report

Wind rating for your area (including W50C/C2 areas) - C3 & C4 rating available on request



Construction

General

- Your cabin or home is fully built for you off-site
- You can use our floor plans or design your own
- Delivered and installed to your land
- Your cabin/home built under factory supervision
- Tight quality control due to off-site building
- Relocatable but built to residential building standards

Steel Base Frame

- Engineer designed heavy duty steel chassis
- RHS Galvanized steel floor joists - welded system

Installation & Footings

- Installation on engineer designed steel stump/concrete pier footing system (On reasonably level site with max. 750mm FFL)

Floor & Framing

- 22mm H2 termite treated particle board flooring
- FC Flooring to bathroom
- Termite treated pine wall framing and roof framing
- Continuous structural termite treated plywood wall bracing to all external walls for extra strength
- Individual engineer frame inspection and certificate to every building

Warranty

- 8 year structural warranty
- 12 month maintenance period
- All appliances/manufacturers warranties

Express your style

WITH OPTIONAL EXTRAS

You can choose to upgrade inclusions to bring your dreams and goals to life.

Cladding & External Walls

Colorbond dado or random feature panel sections to external cladding
Western Red Cedar or Granosite Cladding
Altache' Western Red Cedar cladding for gable feature infill
Solid clear lacquered V.J. pine or painted V.J. wall paneling to 900mm with dado rail

Roof

Steeper Roof Pitch, Split Pitch or Double Gable

Windows

Midge screen, Pel mesh or aluminium mesh - available on request

Doors

Security screen doors/windows
Bi-fold doors opening onto verandah

Floor Coverings

Ceramic tiled, vinyl plank or hardwood floor to living/dining/kitchen area

Bedroom

Wall mounted reading lights to beds

Bathroom

Tiled bathroom walls to 2400mm high OR Floor to Ceiling
Fully moulded shower enclosure
Fan/light/heater to bathroom
Custom built vanity unit
Back to wall toilet

Electrcial

Downlights
Ceiling fans
Split system air conditioners
Keyed Switch to air conditioners I key tag switching
Feature lighting

Kitchen

Appliance upgrade
Gas oven/ gas hotplates
Larger sinks/designer sinks
Dishwasher
Designer Tapwear

Other

Curtains/Privacy Sheers/Blinds
Necessibility design features to all or part of cabin/home (Be sure to review our full Accessibility range)

Complete Inclusions Summary

View all standard inclusions at a glance! All inclusions are an exceptional level of quality, because you deserve the best.

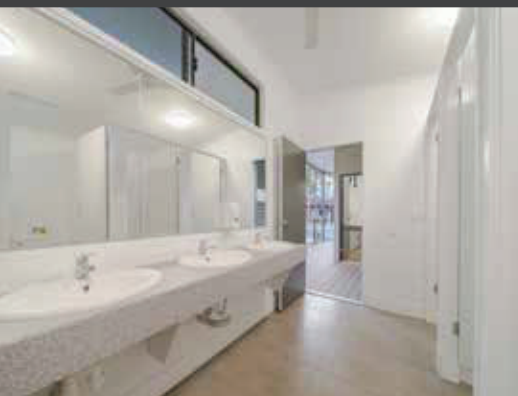
GENERAL CONSTRUCTION		WINDOWS	
<ul style="list-style-type: none">- Your cabin or home is fully built for you off-site- You can use our floor plans or design your own		<p>Low maintenance aluminum sliding windows (all grey tinted) with fly screens</p> <p>Colour matched flyscreens to all windows</p>	
STEEL BASE FRAME		EXTERNAL WALLS	
<ul style="list-style-type: none">- Engineer designed heavy duty steel chassis- RHS Galvanized steel floor joists - welded system		<p>Your colour choice of maintenance-free vinyl weatherboards (foam-backed) - with 50 year manufacturer's warranty OR</p> <p>Painted Weathertex Millwood ruffsawn weatherboards - with a 25 years manufacturer's warranty OR</p> <p>Horizontal 'Colorbond' custom-orb wall cladding/feature walls only</p> <p>Western Red Cedar or Granosite upgrade options available</p>	
INSTALLATION & FOOTINGS		INTERNAL LINING	
<ul style="list-style-type: none">- Installation on engineer designed steel stump/concrete pier footing system (On reasonably level- Site with max.100mm FFLJ		<ul style="list-style-type: none">- Painted plasterboard interior wall linings- Plasterboard ceilings - raked ceilings in kitchen/living/dining area with 55mm cornice- Wet areas lined with vii/aboard/water resistant board to laundry	
FLOOR & FRAMING		INSULATION (SIX STAR SYSTEM)	
<p>22mm H2 termite treated particle board flooring</p> <ul style="list-style-type: none">- FC Flooring to bathroom- Termite treated pine wall framing and roof framing- Continuous structural termite treated plywood wall bracing to all external walls for extra strength- Individual engineer frame inspection and certificate to every building		<p>Thermal min. R 1.9 Insulation to all external walls plus</p> <p>Sisalation building paper to all external walls</p> <p>Thermal R 1.8 non-flammable 75mm blanket/foil roof insulation to underside of roofing iron</p> <p>Thermal R2.5 insulation batts to all ceilings - cathedral and level</p> <p>Plywood wall bracing and polystyrene foam backing to vinyl cladding (if vinyl cladding used) provides additional insulation (>R 1.5)</p> <p>Tinted (grey) windows and doors (where sliding doors are shown)</p>	
ROOFING		PAINTINGS	
Roof	14 degree straight gable roof pitch with 'Colorbond' custom-orb roof sheeting (other roof options available)	External	All external painting complete
Facia & gutter	Colorbond' metal fascia and gutters	Internal	Fully painted in your colour choice (with the additional option of feature walls and multi-colour indoor paint schemes)
Roofed Verandah (where shown)	Constructed on main steel chassis under main gable roofline (front, rear and entry verandahs)	BUILT IN WARDROBES LINEN CUPBOARDS	
	Maintenance free Latitudes composite decking	Walk in robe	Walk in robe where shown
	Painted handrail with 5 wires of horizontal 316 stainless steel wires Painted FC lining and Cathedral ceiling	Robe	Ceiling height robe with laminated shelf and chrome hanging rail
FLOORING COVERING			Full height sliding mirror robe and vinyl faced doors as per plan
<p>Your choice of quality Godfrey Hirst 'Retreat' series carpet to Bedrooms, installed on Dunlop Foam underlay</p> <p>Your choice of vinyl floor covering from 'Pegulan' range to kitchen/living/dining area installed on Masonite underlay</p>			Laminated robe cupboard with laminated shelf & chrome hanging rail to Bed 2 (as shown)
			Laminated linen cupboards with four laminated shelves

KITCHEN		DOORS & INTERNAL FIXOUT	
	Full size moisture resistant kitchen cabinets/rolled edge bench top with choice of edge profile	External doors	Flush panel front door Rear flush panel door with flyscreen door - to some designs Low maintenance Aluminium sliding door (grey tinted) with flyscreen door - where 'SGD' shown
Benchtops Cabinetry	Formica cupboard doors and drawers (all PVC edge stripped for durability) with 'Blum' lifetime warranty hinges, 'Blum' lifetime warranty metal sided drawer runners and fitted cutlery tray Overhead cupboard unit as per plan plus microwave cupboard	Internal doors	Painted flush panel internal doors with satin stainless door furniture throughout Painted gloss enamel colonial or bevelled skirtings & colonial or bevelled architraves
Appliances	Euromaid Freestanding four plate electric oven or Euromaid Ceramic two plate hotplates set into kitchen bench top Fixed Rangehood over stove	ELECTRICAL & PLUMBING	
Sink	Single bowl stainless steel sink with draining board	Lighting	Circular LED Oyster light fittings throughout Front and rear external light (where rear external door is shown) with external switch beside or sensor light to front entry door
Tapware	Double pronged pull out tea towel rails	Power	Ample double power points throughout Earth leakage, circuit breakers fitted for safety Internal access to circuit breaker board for safety Hard wired smoke detector (with battery backup) Provision for TV Cabling to living room
TILING		Plumbing	Ceiling exhaust fan to Bathroom/Ensuite Rinnai 816 instant gas hot water system Individual wall pipes inspection and certificate to every building
Kitchen	Select tiles from standard choices Full height tiled splashback between kitchen bench and overhead cupboards with feature mosaic tiles	ONSITE WORK	
Bathroom Ensuites Laundry W.C.	Select tiles from standard choices Ceramic tiled floor in bathroom/ensuite Tiled shower base Bathroom/Ensuite shower walls tiled to 2000mm high with feature mosaic tiles and tiled soap dish/shelf Full ceramic floor tiling to WC & Laundry Skirting tile to Bathroom/Ensuite/Laundry/WC Tiled splash back over vanity unit/tub	Entry Stairs - aluminium treads 1100mm wide on hot-dipped galvanised steel stringers Powder coated pipe handrail to one side of steps	
WET AREAS FITTINGS FEATURES		OTHER	
Shower	Glass pivot door shower screen	Warranty	8 year structural warranty with 12 month maintenance period All appliances/manufacturers warranties
Bath	Built in acrylic bath where shown	Construction	Delivery within 50km of Gympie QLD (of course we service all of QLD and NT) Your cabin/home built under factory supervision Tight quality control due to off-site building
Vanity	Quality gloss vanity on aluminium legs or wall hung with large mirror over	Preliminaries	Relocatable but built to residential building standards Site plans, elevations and drawings for certifier/council Full QBCC insurance coverage for residential projects Application to certifier/ council (not including fees)
Toilet	Dual flush toilet suite		Soil Testing
Suites	Chrome plated toilet roll holder, towel ring, towel rail, robe hook Quality chrome plated flickmixer tapware to Bathroom/En suite		Engineer Designed Energy Efficiency Rating Report Wind rating for your area (including W50C/C2 areas)
Laundry	45 litre stainless steel tub with poly cabinet to Laundry as per plan Quality chrome plated solid brass washing machine tapware to laundry (under tub) as per plan		



Talk to Asset Cabins and Homes about:

- ✓ *The support of a Company that is more than just a manufacturer, and the confidence that your project is helped from approvals through to project completion with a qualified builder.*
- ✓ *The difference that over 27 years of experience and manufacturing truly makes to the quality of the products you buy.*
- ✓ *The flexibility of design that is so simply achieved.*
- ✓ *You'll discover the difference that professional solutions make to your building project.*



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Disclaimer

Due to our policy of continual product development, Asset Cabins and Homes reserves the right to alter specifications without notice and without incurring any obligation.