

Flora COLLECTION INCLUSIONS





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Asset Cabins and Homes have a wide selection of inclusions to guarantee a 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.

All our cabins and homes meet a 6-star energy efficiency rating, consuming less energy, which minimises environmental impact & in turn helps you make long-term savings



Kitchen



1 Benchtops Cabinetry

Formica moisture resistant kitchen cabinets

Rolled edge Formica laminate bench top

Formica cupboard doors and drawers (all PVC edge stripped for durability)

'Blum' lifetime warranty hinges, 'Blum' lifetime warranty metal sided drawer runners

Fitted cutlery tray

2 Appliances

Fisher & Paykel 2 burner hotplates set into kitchen bench
OR Euromaid Freestanding cooktop/oven

OR Fisher & Paykel 4 burner cooktop (where 4 burner shown on plan)

Fisher & Paykel Slideout Rangehood over stove

3 Sink

Single bowl stainless steel sink with draining board

4 Tapware

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, wall hung vanity and with large framed mirror

4 Toilet Dual flush close coupled toilet suite

5 Fixtures Chrome plated toilet roll holder, hand towel rail, towel rail, robe hook

Quality chrome plated flickmixer tapware

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



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

Pressed edge, 300x600mm tiles, select from 4 standard choices

600mm high tiled splashback between kitchen bench and overhead cupboard

Select floor tiles from standard choices

Ceramic tiled floor in bathroom/ensuite

Tiled shower base

Bathroom Ensuites Laundry W.C.

Bathroom/Ensuite shower walls tiled to 2000mm high 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

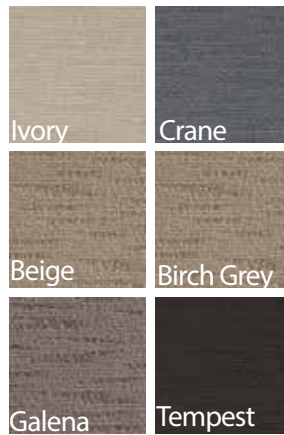


Floor Covering - Carpet

EC Carpets Solution Dyed Nylon



Tuff Master - Spring Ridge



Godfrey Hirst Bollene Range



Carpet Your choice of EC, Tuff Master or Godfrey Hirst carpet to Bedrooms, installed on Dunlop Foam underlay



Floor Covering - Vinyl Sheet

Trend TX Vinyl

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

MJS Vinyl Easy Living

Blue Mountains
Charcoal
Grampians
Morton
Quartz
Star Light

MJS Vinyl Trojan

Alpine	Nullarbor
Carnarvon	Retro
Cascade	Tweed
Franklin	
Linen	
Litchfield	

MJS Vinyl Trojan PLUS

Bellthorpe	Tully
Girraween	Yarra
Glenelg	
Heathcote	
Sandbank	
Sundown	

Pegulan Vinyl

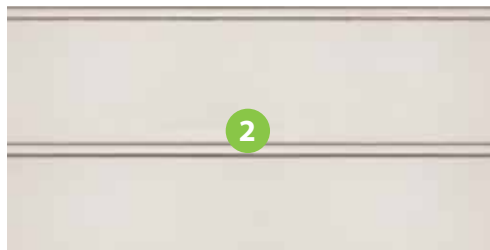
Provenza Light Grey	Oak Middle Grey	Zaragoza
Ardina Grey	Australia Slate Beige	Australia Slate Middle Beige
Basaltina Black	Caprice Black	Oak Light Brown
Medium Grey	Kiruma Warm Beige	Cosmo Cement
Harmony Oak	Oak Natural	
Provenza Grey	Oak Light Natural	
Oak Smoke	Cosmo Corton	

Vinyl

Your choice of vinyl floor covering to kitchen/living/dining area



Painting & External Wall Cladding



External Paint All external painting complete
Fully painted in a single colour choice

Internal Paint All internal painting complete
Fully painted in a single 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 & Verandah

COLORBOND® Classic Range



COLORBOND® Contemporary Range



Roof

14 degree straight gable roof pitch with COLORBOND® custom-orb roof sheeting

Fascia & gutter

COLORBOND® metal fascia and gutters
Lined and painted, 300mm wide eaves to gable ends

Roofed Verandah (where shown)

1 2

Maintenance free Modwood Black Bean composite decking -
Brushed (1) or Smooth (2)

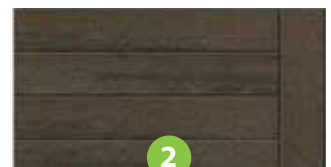
Painted handrail with 5 wires of horizontal 316 stainless steel wires

Painted FC lining and raked ceiling

Aluminium treads on HDG Stringers with pipe handrail to all external doors



1



2



Internal & External Doors

Standard Powdercoat Range

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



External doors

Low maintenance Aluminium sliding door (grey tinted) with fibreglass mesh flyscreen door - as per plan

Rear flush panel door with fibreglass mesh flyscreen door - to some designs

1 Internal doors

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

Painted semi-gloss enamel colonial or bevelled skirtings & architraves

Windows

Aluminium sliding windows

Colour matched flyscreens to all windows with fibreglass mesh

Grey Tinted Glass



Internal Lining & Insulation



1 Internal Lining

Painted plasterboard interior wall linings

Plasterboard ceilings - raked ceilings in kitchen/living/dining area with 75mm 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 R1.8 non-flammable insulation to underside of roofing

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

Plywood wall bracing

Grey tinted windows and doors (where sliding doors are shown)



Built in Wardrobes | Linen Cupboards

Robe

- Ceiling height robe with laminate top shelf and chrome hanging rail
 - Full height sliding mirror and vinyl faced robe doors as per plan
 - PVC Edging to all cabinetry
-

Linen Cupboards

- Storage cupboards on selected plans
 - Laminate linen cupboards with four laminate shelves
-

Electrical | Plumbing | Siteworks



Lighting

1 LED Downlight 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

2 Ample power points throughout

Earth leakage, circuit breakers fitted for safety

Hard wired, interconnected, photo electric smoke detectors with battery backup

TV Antennae cabling to living room



Plumbing

3 Ducted ceiling exhaust fan to Bathroom/Ensuite

Rheem Metro 16L instant gas hot water system

Individual wall pipes council inspection and certificate provided



Onsite Work

4 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
- Modular - 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. 700mm 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	Weathertex COLORBOND® or random feature panel sections to external cladding	
Internal	Solid clear lacquered V.J. pine or painted V.J. wall panelling to 900mm with dado rail	
Roof	Steeper Roof Pitch, Split Pitch, Double Gable, Cube or Skillion	
Windows	Midge screen, Petmesh or aluminium mesh	
Doors	Security screen doors/windows Bi-fold doors opening onto verandah	
Floor Coverings	Ceramic tiles, vinyl plank or hardwood floor to living/dining/kitchen area	
Bedroom	Wall mounted reading lights to beds, feature panelling/painting	
Bathroom	Tiled bathroom walls to 2400mm high OR Floor to Ceiling Fan/light/heater to bathroom Custom built vanity unit Back to wall toilet Shaving Cabinets	
Electrical	Ceiling fans Split system air conditioners Keyed Switch to air conditioners I key tag switching Feature lighting - Internal/External	USB Points Light Dimmers Flood Lights
Kitchen	Appliance upgrade Gas oven/ gas hotplates Larger sinks/designer sinks Dishwasher Designer Tapware	Fridge Overheads Bulkheads Stone Benchtops Subway Tile Splashback
Other	Curtains/Privacy Sheers/Blinds Accessibility design features to all or part of cabin/home (Be sure to review our full Accessibility range) Hose Taps Sub-floor Skirting	

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

Your cabin or home is fully built for you off-site
You can use our floor plans or design your own
Including wind rating W50C/C2 (other options available)

STEEL BASE FRAME

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

INSTALLATION & FOOTINGS

Installation on engineer designed steel stump/concrete pier footing system on reasonably level site with max. 700mm 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

ROOFING

Roof	14 degree straight gable roof pitch with 'Colorbond' custom-orb roof sheeting
Fascia & Gutter	'Colorbond' metal fascia and gutters Eaves to front & rear gables 300mm wide lined and painted
Roofed Verandah (where shown)	Constructed on main steel chassis under main gable roofline (front, rear and entry verandahs) Maintenance free Modwood Black Bean composite decking Painted handrail with 5 runs of horizontal 316 stainless steel wires Painted FC lining and raked ceiling Stairs with pipe handrail to all external doors

FLOOR COVERING

Your choice of EC, Tuff Master or Godfrey Hirst carpet to Bedrooms, installed on Dunlop Foam underlay
Your choice of vinyl floor covering from 'Trend TX, Texas Timber, Texas Tile, Pegulan' ranges to kitchen/living/dining area
Ceramic tiles from our standard range to bathroom, ensuite, wc, laundry

WINDOWS

Low maintenance aluminum sliding windows (all grey tinted) with fly screens
Colour matched flyscreens to all windows

EXTERNAL WALLS

Painted Weathertex® Millwood ruffsawn weatherboards
OR Painted Weathertex® Millwood Smooth weatherboards
Both backed with 25 years manufacturer's warranty

INTERNAL LININGS

Painted plasterboard interior wall linings
Plasterboard ceilings - raked ceilings in kitchen/living/dining area with 75mm 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 R1.8 non-flammable insulation to underside of roofing
Thermal R2.5 insulation batts to all ceilings - raked and level
Plywood wall bracing
Grey tinted windows and doors (where sliding doors are shown)

PAINTING

External	All external painting complete
Internal	Fully painted in your single colour choice

BUILT IN WARDROBES | LINEN CUPBOARDS

Robe	Ceiling height robe with laminate top shelf and chrome hanging rail Full height sliding mirror and vinyl faced robe doors as per plan PVC Edging to all cabinetry
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KITCHEN

Benchtops Cabinetry	Full size moisture resistant kitchen cabinets/rolled edge bench top with choice of edge profile 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
Appliances	E54cm Chef Freestanding cooktop/oven OR Fisher & Paykel 2 burner hotplates set into kitchen bench Fisher & Paykel 4 burner cooktop (where 4 burner shown on plan) Fisher & Paykel Slideout Rangehood over stove
Sink	Single bowl stainless steel sink with draining board
Tapware	Chrome Sink Mixer

TILING

Kitchen	Select tiles from standard choices 600mm high tiled splashback above kitchen bench
Bathroom Ensuites Laundry W.C.	Select pressed edge tiles from standard choices Ceramic tiled floor in bathroom/ensuite Tiled shower base Bathroom/Ensuite shower walls tiled to 2000mm high 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

WET AREA & FITTINGS

Shower	Glass pivot door shower screen
Bath	Built in acrylic bath where shown
Vanity	Quality gloss, wall hung vanity with large framed mirror
Toilet	Dual flush toilet suite
Fittings	Chrome plated toilet roll holder, hand towel rail, double robe hook Quality chrome plated flickmixer tapware to Bathroom/Ensuite
Laundry	45 litre stainless steel tub with poly cabinet to Laundry as per plan Quality chrome plated solid brass washing machine tapware under laundry tub

ONSITE WORK

Entry Stairs	Aluminium treads 1100mm wide on hot-dipped galvanised steel stringers Powder coated pipe handrail to one side of steps Excludes side landings
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DOORS & INTERNAL FIXOUT

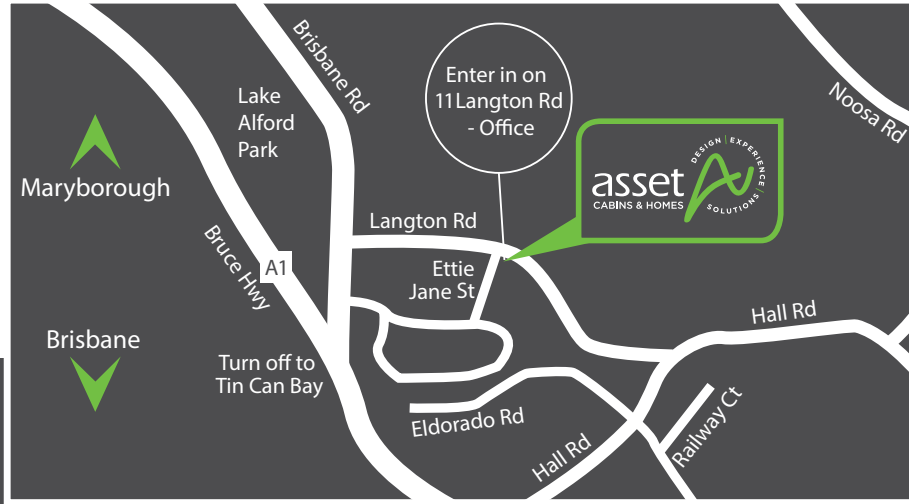
External Doors	Low maintenance Aluminium sliding door (grey tinted) with fibreglass mesh flyscreen door - as per plan Rear flush panel door with fibreglass mesh flyscreen door - to some designs
Internal Doors	Painted flush panel internal doors with satin stainless door furniture throughout Painted gloss enamel colonial or bevelled skirtings & architraves

ELECTRICAL & PLUMBING

Lighting	LED Downlight 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	Ample double power points throughout Earth leakage, circuit breakers fitted for safety Internal access to circuit breaker board for safety Hard wired smoke detectors (with battery backup) Provision for TV Cabling to living room
Plumbing	Ceiling exhaust fan to Bathroom/Ensuite Rheem Metro 16L instant gas hot water system Individual wall pipes inspection and certificate to every building

OTHER

Warranty	8 year structural warranty 12 month maintenance period All appliances/manufacturers warranties
Construction	Delivery within 50km of Gympie QLD - of course we service all of QLD, NT, NSW, SA Your cabin/home built under factory supervision Tight quality control due to off-site building Modular - built to residential building standards
Preliminaries	Site plans, elevations and drawings for certifier/council Full QBCC insurance coverage for residential projects Application to certifier/ council - not including fees Soil Testing Engineer Designed Energy Efficiency Rating Report Wind rating for your area - including W50C/C2 areas



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 30 years of experience and manufacturing truly makes to the quality of the products you buy.*
- ✓ *The flexibility of our customisable home designs to meet your specific needs.*
- ✓ *The benefits that our 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.