

Formas Home

ALTO QUAD H321 / H421

DESIGN SPECIFICATIONS

3 bed, 2 bath, 1 kitchen / 4 bed, 2 bath, 1 kitchen home



Formas is a cost effective solution for permanent & temporary homes, on-site accommodation & offices, in even the most remote locations. No matter where you choose to live, Formas will come to you. Your Formas building can be installed in any environment at affordable prices & still maintain built-in comforts. The quality of the building design & interior fit-out provides for living conditions in a style that by far exceeds its price.

General Specifications

- Fully compliant with the Building Codes Australia (BCA)
- Certified by ABSA to minimum of 6 Star Thermal Energy Rating (up to 8 star thermal efficiency rating depending on location and orientation)
- Fully insulated roof, external walls and fold out sections of floor
- WELS (Water Efficiency Labelling & Standards Act 2005) Rated Requirements – toilet & tapware 4 star rated - shower head 3 star rated
- Cyclonic rated to Wind Region D (Cyclonic) - Terrain Category 2
- Homes mounted on Mega Anchors (cyclone rated)
- Double glazed windows with low E glass providing additional thermal protection
- Thermal barrier insulated aluminium external wall panels with 4mm Aluminium Composite Board (ACB) sheet facing infill
- Top hung windows above all openable windows & doors for cross ventilation
- All windows fitted with cyclonic laminate film
- External lighting to perimeter of building
- External water tap
- All government rebates & renewable energy certificates passed back to home owner
- Home indemnity insurance provided
- 6 years structural guarantee
- 12 months parts guarantee
- Delivery anywhere in Australia
- Transportable – can be relocated
- Choice of Colorbond Exterior colour option: Hedland, Pale Eucalypt, Sandbank, Surf Mist, Loft. Subject to Availability
- 6 months maintenance period

Internal Fitout

- Pre-finished Bamboo timber floor boards
- Provision for eight split system reverse cycle air conditioners
- Pre-finished MDF panelled ceiling (low formaldehyde grade E0)
- Power, TV & phone points throughout
- Quality low energy light fittings
- Energy compliant conserving low voltage downlights & fluorescent oyster fittings to bedrooms
- Hard wired smoke detectors as required
- Safety RCD switches for HWS, Cook top, Oven & A/C units
- Built in linen cupboards
- Ceiling trims installed
- Open plan living/ kitchen/ dining spaces
- Lofty raking ceilings
- Robes to each allocated bedroom
- Powder coated aluminium door frames



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Bathroom Wet Areas (x2)

- Stylus semi recessed vanity basin
- White 2 pack polyurethane finish to vanity cabinet unit
- Mirror over vanity
- Stylus Close Coupled 4.5lt / 3lt smartflush flush toilet suite
- Metal toilet roll holder and robe hook
- Basin tap ware to vanity
- Metal double towel rail and towel storage rack
- Adjustable wall mounted shower rose
- Shower flick mixer
- Metal soap holder
- Hair dryer power point next to vanity
- Shower enclosure with tray & glass pivot door
- Stainless steel 31 litre compact flushline trough to laundry
- Sink flick mixer to laundry trough
- Fixed exhaust fan vented to outside and wired to wall switch
- Plumbing supply taps for washing machine
- Magic stone floor finish
- Laundry stone bench top with cupboard & space for washing machine

Kitchen

- Reconstituted Stone Bench Top
- White 2 pack polyurethane finish to 18 mm cabinet doors
- White melamine shelving to cupboards
- Main bowl stainless steel streamline undermount design
- Stainless steel flick mixer
- Stainless steel Electric 600 mm ceramic hot plate, fan forced oven & built-in slide out range hood vented externally
- Contemporary coloured backed glass splash back with power supply mounted on glass
- Fridge recess
- Microwave recess
- Dish drawer recess
- Bank of 3 drawers
- Overhead cupboards with bench top lighting inserted
- Steel door handles & push catches
- Soft close drawer runners & hinges to doors
- Brushed aluminium skirting recess kicker

Optional extras

- 800mm metal eave sunshade to perimeter for solar protection
- Decking (installed) - Batu or Formaswood
- Verandah (installed)
- HWS unit / solar panels
- Window furnishings
- Sub-floor infill (gridmesh)
- Solar power
- Washer / dryer combo
- Boundary fencing
- Side gates
- Air conditioning (up to 8 units)
- Ceiling fans (x8)
- Termite protection

