



Format
HOMES

FORMAT HOMES INCLUSIONS
Beyond comparison



Format Homes provides premium quality luxury fittings as standard to your new home – all you have to do is choose which type of luxury suits your style. Please enjoy choosing your fine quality inclusions from the following pages.



www.formathomes.com.au

At Format Homes, premium quality inclusions supplied standard are all part of our commitment to building better. So look around, take in all the luxury touches and feel good knowing that when you build with Format, choosing to dream big doesn't have to cost extra.



HIGHER STANDARDS



Your grand entrance starts here with premium quality doors.

EXTERNAL DOORS



Vaucluse Premier Range:
XVP11
Size: 2340 x 820 x 40
Size: 2040 x 820 x 40

Newington Range:
XN5
Size: 2340 x 820 x 40
Size: 2040 x 820 x 40



2340mm high doors a standard option
with 2700mm ceilings

INTERNAL DOORS



Moulded Panel Range:
OAK
Size: 2040 x 820 x 40

Premium Range:
PRE 4
Size: 2340 x 820 x 40
Size: 2040 x 820 x 40



2340mm high doors a standard option
with 2700mm ceilings

Every time you come home, Format premium door fittings remind you that you've made the right choice.

SYMMETRY LEVERSETS



Chose lever door handles or door knobs... it's your choice.

District Leverset



Vicinity Leverset



Velocity Series Leversets



Manor Knobset



SYMMETRY DEADBOLTS



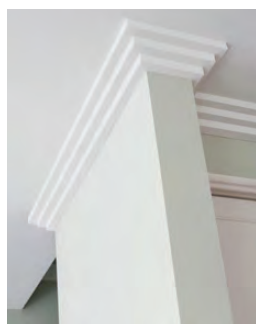
Double cylinder solid brass deadbolt security for your home.

Finishes:

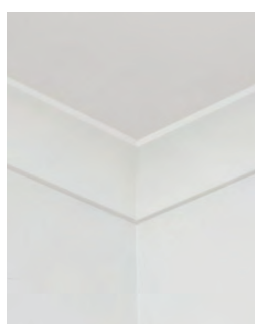
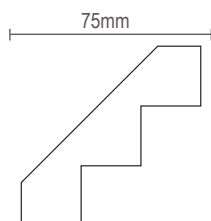
- EverBrass
- Polished Stainless Steel
- Satin Stainless Steel

Look up – and appreciate a higher standard. Elegant cornices help create a prestigious look to your new home.

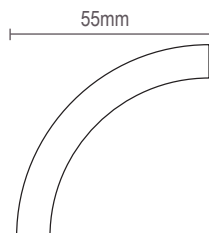
CORNICES



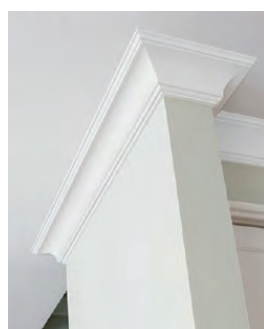
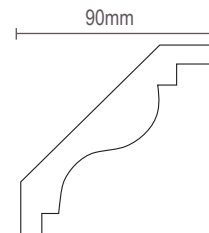
CAIRO



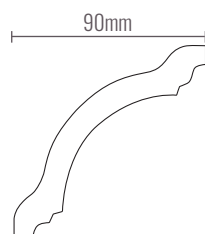
COVE



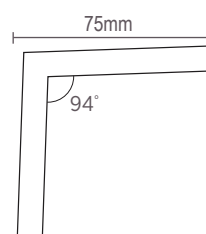
SYDNEY



NEW YORK



LINEAR



It's the details that make the difference – quality at every touch.

SWITCHES / POWERPOINTS

EXHAUSTS



CLIPSAL ICONIC



WATERPROOF EXTERNAL POWER OUTLETS



Provision for HWS

Provision for RWT

CEF 40 EXHAUST FAN
included in all toilets



HEATLAMP- 7500ATP
3-in-1 light, fan & heater included in
EVERY bathroom and ensuite



TV / PHONE

LIGHTS

SMOKE ALARM

TV & PHONE POINTS



BATTEN LIGHT
A generous allowance



IONISATION – Safety first



Sleeker, smarter, more capacity ... better living is the Format standard.

HOT WATER SYSTEM

Rinnai



Recessed hot water service with tailored cover



Rinnai InFINITY HWS. 26L of steaming hot water every minute. Can be set to deliver up to 65°C to the kitchen & bathrooms.

Temperature controllers to your bathrooms allow hotter water to your kitchen & laundry



Set and forget temperature for the added safety of your family - 2 controllers included.

SANITARYWARE

A fresh, simple, contemporary design with integrated armrests for added comfort. Complete with a four tile flange for built-in installation.



Seima Select Bath 1525



Everyday living is never ordinary when premium quality comes naturally.

SANITARYWARE

SEIMA



Cleaner lines & no dirt traps



Seima Limni Mk3 Toilet Suite White
Viteous China cistern
Soft close lid
Back to wall
Concealed inlet

Seima Inset Basin Syros 400



Seima Inset Basin Limni 530



Everyday living is never ordinary when premium quality comes naturally.

SINKS & TROUGH

SEIMA

Seima Kubic 200 Sink
1200mm x 500mm
Double bowl
with basket wastes



Seima 45L Inset Laundry Trough
Includes basket waste
Mounted in joinery cupboard
Tiles above 600mm High



Sleek, gleaming, premium ... all come standard.
Simply choose the look you love the most.

TAPWARE

alder



Flex Basin Mixer Fixed
165mm Chrome



Flex Sink
Mixer Chrome



Moda Rail HS205
Shower 2 Functions



Flex Bath Spout
Fixed 220mm Chrome



Flex Bath Shower
Mixer Chrome



Floor Grate 80mm
Stainless Steel Square

Alder Flex available in Chrome, Black or Brushed Nickel

TAPWARE

alder



Maxx Bath Set



Maxx Sink Mixer



Maxx Basin Mixer



Maxx Wall Mixer

Alder Maxx available in Chrome, Black or Brushed Nickel

TAPWARE

alder



Soho Basin Mixer



Soho Sink Mixer



Fresco Rail Shower



Soho Bath Set



Soho Shower Mixer

Alder Soho available in Chrome, Black or Brushed Nickel

Accessorise with the finest - included with every new home. Format sets the standard.

ACCESSORIES

alder

Avva Metal Shelf



Avva Hand Towel Rail



Avva Double Towel Rail
600mm OR 800mm



Avva Toilet Roll Holder

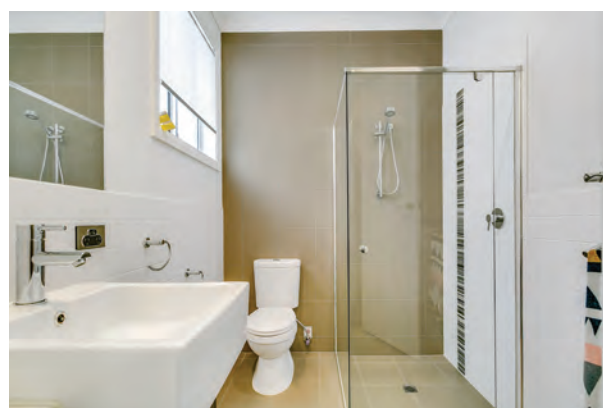


Feel pampered as you start every day. Clean lines, quality materials, understated style.

SHOWERS / MIRRORS / WARDROBES



Stegbar Grange Shower Screen
Semi-frameless
Range of colours & finishes to choose from
6mm Safety Glass



Stegbar mirror
Polished edge
Silicone fix above vanity
Generally the same width as vanity



Monarch wardrobe
Vinyl doors
Shelf & hanging rail
Sizes to suite



Three coats of premium quality paint for a deep, lasting finish. Format Homes provide a premium finish inside and out, all standard.

PAINT



THE CHOICE FOR A LONG LASTING FINISH



Dulux Wash&Wear® is specially formulated to provide a durable finish that looks freshly painted for years to come

Dulux® Wash&Wear®

The premium choice when looking for a quality, durable, hard wearing finish that provides the assurance of stain resistance.

Where to use:

- A great all-round, hard-wearing paint
- Recommended for most walls such as bedrooms, hallways and family rooms

Features:

- Barrier Technology® – an advanced formulation of high quality materials that forms a tightly interlocking film that is hard-wearing and long lasting
- Smooth application and durable finish
- Water based, low odour and low VOC <16g/L

Benefits:

- ✓ Most common household stains and marks can be removed with a wet cloth
- ✓ Withstands wear and tear and suits high traffic areas. Walls stay looking fresher for longer
- ✓ Easy application, quick drying to a velvety, even finish



Dulux®
Worth doing, worth Dulux.



Individual custom built cabinetry, manufactured to your requirements. That's the Format standard.

KITCHENS STANDARD FEATURES

- All kitchens are designed using the latest in 3D CAD technology with 'screen to machine technology for maximum design and production flexibility.
- All kitchens are manufactured on state of the art CNC machinery for precise cutting size, drilling accuracy & cabinet construction.
- Every kitchen is individually crafted in our Adelaide manufacturing facility before delivery to your home ready for installation.
- Complete 16mm construction to all cabinets for maximum strength & stability. All joinery is screwed together.
- Vermin proof 16mm backs on all cabinets for secure installation & hygiene. No Masonite is used in the construction of a Carrera Kitchen.
- All kitchens are designed & constructed to support heavy granite and engineered bench tops.
- Adjustable shelving supported with metal pins for greater storage flexibility.
- Fully adjustable European manufactured BLUM clip on/clip off door hinges with lifetime warranty.
- Metal side European manufactured BLUM adjustable drawers with 16mm base. Gallery rails standard on pot drawers if pot drawers are selected.
- Moulded Cutlery insert standard with kitchen drawers.
- Matching colour panel to the bottom of the overhead cupboards for a completely integrated finish.
- Carrera Kitchens uses only high quality Australian certified low emission rated EO and E1 materials.
- All glass door cabinets (if selected) are colour matched to the exterior kitchen colour. Large range.
- Durable 1mm ABS edging to cabinet interiors. Prevents chips and peeling.
- All cabinets fixings concealed with matching caps.
- All kick-boards and fillers are scribed to floors and walls.
- Heavy duty fully adjustable feet to base cabinets for cleaner, quicker installation on uneven floors.
- Your choice of various sized stainless steel and brushed aluminium handles and knobs. Large range.
- Every kitchen is site measured to ensure accurate manufacturing and installation.
- 7 year quality workmanship guarantee on every Carrera Kitchen.
- Framed plasterboard feature bulkheads above overhead and full height cupboards.



Images for illustrative purposes only

You deserve to name-drop your new kitchen appliances!
 Yes, European SMEG quality in every Format home.

APPLIANCES



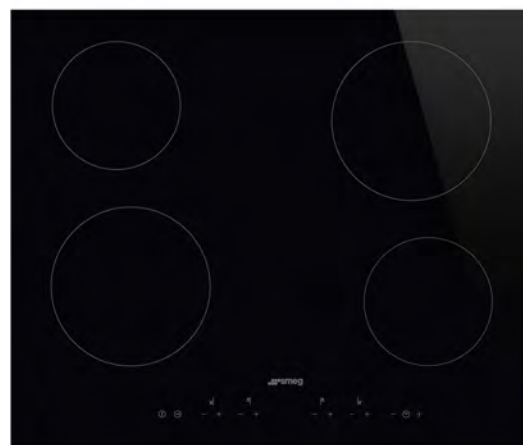
SFA6301TVX 60cm Multi Function Electric oven



CIR66XS3 60cm 4 Burner Gas Cooktop
OR



PUM610X 60cm Undermount Rangehood



SE364TD 60cm Ceramic Electric Cooktop

Quality, attention and choice built in, down to the last brick. Format Homes delivers premium as standard.

BRIGHTON LITE MORTAR WITH WHITE SAND & ACID BRICK WASH

Other builders charge extra.
With Format it's an included option.



NATURAL GREY MORTAR WITH BRICKIES SAND



SPINNING ROOF VENTILATOR

Keep temperatures more consistent.
Minimise your heating and cooling costs.



The very best protection for your investment right from the first day of the project. That's the standard Format Homes delivers.

SLAB EDGE PROTECTION

Minimise risk of ground moisture entering your slab with associated salt damp.



TERMIMESH TO PENETRATIONS THROUGH THE SLAB

Not a requirement, but its our building standard on all our homes.



TEMPORARY SAFETY / SECURITY FENCING



DREAM BIG, BUILD BETTER

THE FORMAT HOMES ADVANTAGES DELIVER PEACE OF MIND AND A HOME YOU'LL BE PROUD OF.



2000 Homes / 20 years building experience.



A higher level of standard inclusions for you to enjoy.



Attention to detail for your peace of mind.



Every plan custom designed and flexible to fit your lifestyle.



Commercial strength steel frames by Truecore.

FORMAT HOMES

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