

MERIDIAN LIVING INCLUSIONS



MERIDIAN LIVING INCLUSIONS

MERIDIAN LIVING PACKAGE

The Price is Based On: up to 450m² land; 500mm fall; 5m set back. (The price does not include service connection and account fee)

GENERAL SITE WORKS

- CDC approval costs only
- Council Bonds
- Home Owner Warranty
- Survey - Contour survey & Slab pegout
- Sediment Control - Sediment Control barrier installed to site
- Trade Waste - Removal and disposal as required by Council
- Temporary Fence supplied & installed to perimeter of site as necessary
- Temporary Site Toilet - Supplied to site for period of construction
- Earthworks - Cut & fill site to bench slab up to 500mm
- Telstra communications mains connection to house up to 10Lm
- Sewer Mains - Sewer mains connection to house up to 10Lm
- Stormwater Mains - Stormwater mains connection to house up to 10Lm
- Water Mains - Water mains connection to house up to 10Lm
- Gas Mains - Gas mains connection to house
- Electrical Mains - Single phase mains connection to house up to 10Lm
- Standard scaffolding (for double storey homes only)

STRUCTURE

- Concrete Slab Type & Class - Waffle Pod up to M Class
- Concrete Strength - Up to 25 MPa
- Frames & Trusses - 90mm external/ 70mm internal (Pine)
- Ground floor Ceiling Height - 2435mm
- First floor Ceiling Height - 2435mm
- Structural Steel Beams

EXTERNAL CONSTRUCTION

- Main External Material - PGH Brick range (Selected bricks from Elements, Desert, Palazzo, Summerville and Foundations range)
- External Cladding if required - James Hardie weatherboard
- Roof - Boral Concrete Roof Tiles (Contour range)
- Wideline Windows - Key lockable, single glaze aluminium windows and sliding doors
- Entry Door - 820 mm (Hume XS24) with Entrance Lever and Deadlock
- External Doors - 820mm block-board if required
- Termite Control - GranitGard
- Downpipes Painted, 90mm round PVC downpipes
- Garden Taps - 1 x rain water, 1 x town water
- Hot Water Unit - Bosch 21L Instant Gas Hot Water System
- Fascia & Gutter - Colorbond Fascia and Quad Gutter - Standard colours
- Colorbond Sectional Panel Garage door with 2x Remote controls
- Front Porch - External Tiles 300mm x 600mm to front porch as per plan
- Driveway & Front Pathway - Plain Concrete up to 35M² (single storey) or 50M² (double storey)

INTERNAL CONSTRUCTION

- Internal Lining - 10mm Plasterboard to house
- Internal Lining for Wet areas - 6mm Villaboard
- Cornices - 90mm Cove
- Skirting & Architraves
- Wardrobe Doors - Aluminium Sliding Doors with Mirror
- Wardrobe Shelving - Melamine top shelving with hanging rail
- Linen Shelving - 4 rows of melamine shelves
- Premium quality paint to ceiling, walls, all external painted areas and doors
- Ground Floor Common Areas Covering - Carpet
- First Floor Common Areas Covering - Carpet
- Bedrooms - Carpet
- Staircase - MDF Stairs with Carpet finish (Double Storey)
- Staircase Balustrade & Hand Rail - Pine handrail with paint finish. Black square metal inserts.
- Porcelain tiles to wet areas (Kitchen, Bathroom and Laundry)

KITCHEN

- Polytec - Laminated Cupboard and Drawer Panels
- Kitchen Cabinet Height- 2150mm
- Kickboards - Matching cupboards (Up to 30m)
- Polytec Bench-top - 30mm Laminated Benchtop Bullnose edge
- Laminated Pantry Door
- Pantry shelves - 3 rows of melamine shelving
- Splashback - 300 x 600mm Polished Porcelain Tiles
- Handles - 128mm D-Bar
- Sink - Double Drop-In Stainless Steel Sink
- Cook-top - Westinghouse 600mm Gas Cook-top
- Oven - Westinghouse Oven 600mm
- Range hood - Westinghouse 600mm Slideout recycled
- Dishwasher Provision Only
- Fridge Provision only
- Microwave Provision only

LAUNDRY

- Tub - 45L Freestanding Tub and Cabinet as per plan
- Tap-ware - Standard sink mixer
- Washing Machine Provisions Only
- Splashback - 300 x 600mm Polished Porcelain tiles over sink
- Tiling - Porcelain 300x300mm to floor with 100mm skirting

ALFRESCO

- Floor Covering - Plain concrete



Disclaimer: Please note that photos may show fixtures, furniture and materials not supplied in the Meridian Homes range. Speak to one of our consultants at the display homes or call 1300 855 138 if the specification is missing or if you require further clarification. Full external site costs including leveling, soil removal, structural piling, drop edge beams, retaining walls etc and BASIX requirements will be quoted following an inspection of your proposed building site and are not included. Deletions of any items from promotion will not be credited or discounted. This promotion is not exchangeable, transferable or redeemable in cash. A credit will not be provided for any items in the brochures which are not accepted by the client. Tender must be accepted within 7 days of presentation. Meridian Homes reserves the right to withdraw this offer at any time without notice or obligation.

MERIDIAN LIVING INCLUSIONS

MERIDIAN LIVING PACKAGE

The Price is Based On: up to 450m2 land; 500mm fall; 5m set back. (The price does not include service connection and account fee)

BATHROOMS & ENSUITE

- Up to 900 mm Polyurethane Vanity with White Ceramic Basin on legs
- Powder Room Vanity - 450 mm Polyurethane Vanity with White Ceramic Basin on legs
- Tiling - Porcelain 300x300mm to floor with 100mm skirting, 2.0m high in shower and 600mm high around bath
- Powder Room - Porcelain 300x300mm to floor with 100mm skirting
- Tap-ware - Chrome, Flick Mixer
- Mirror - 6mm Polished edge mirror to match vanity size
- Bath Tub - 1500-1650mm Drop In Acrylic white bath as per plan
- Shower Screen - Fully framed
- Mixers - Chrome, Flick Wall Mixer to shower and bath
- Toilet - standard Full Porcelain Suite with soft close seat
- Accessories - Double towel rails and toilet roll holders
- Waterproofing
- Note: Specified sizes may vary slightly depending on construction requirements

BUILDER'S STANDARD FEATURES

- Contract - HIA NSW
- Defects Liability Period - 13 weeks
- Structural Guarantee - 6 year

ELECTRICAL

- TV Point - 1 x TV point
- Telephone Point - 1 x Telephone point
- Double Power Points: 1 x Double power points
- Single Power Points - 6 x Single power points to kitchen cook-top, dishwasher, refrigerator, microwave, range hood and
- garage door: 2 x weatherproof power points to hot water unit, rainwater tank and alfresco.
- Lighting - 1 x Oyster Light per room as needed, 1200mm single fluorescent light to garage
- External Lighting - 1 x Bunker Light to Porch, Alfresco (if included) and balcony (if included)
- Smoke alarms direct wired with battery backup as per plan
- Safety - Safety switch to electrical meter box

BASIX (Standard)

- Certification - BASIX Certification and Rating
- Insulation - R2.0 Insulation batts to external walls; R3.0 Insulation batts to ceiling - Builders Range
- Recycled Water - 2000 L Slimline Rainwater Tank with Submersible Pump
- Gas Points - 3 x Gas points to Cook-top, Hot Water Heater and Living Room
- Insulation - roof & external walls except garage
- BAL - 0 allowance

WHERE YOU CAN FIND US:

HEAD OFFICE

Unit 45 / 5-7 Inglewood Place,
Baulkham Hills 2153 NSW

KELLYVILLE

Homeworld 5, 73 Gormon Ave,
Kellyville 2155 NSW

JORDAN SPRINGS

Alinta Promenade,
Jordan Springs 2747 NSW

ORAN PARK

32 Webber Loop,
Oran Park 2570 NSW



MERIDIAN HOMES

Disclaimer: Please note that photos may show fixtures, furniture and materials not supplied in the Meridian Homes range. Speak to one of our consultants at the display homes or call 1300 855 138 if the specification is missing or if you require further clarification. Full external site costs including leveling, soil removal, structural piling, drop edge beams, retaining walls etc and BASIX requirements will be quoted following an inspection of your proposed building site and are not included. Deletions of any items from promotion will not be credited or discounted. This promotion is not exchangeable, transferable or redeemable in cash. A credit will not be provided for any items in the brochures which are not accepted by the client. Tender must be accepted within 7 days of presentation. Meridian Homes reserves the right to withdraw this offer at any time without notice or obligation.