

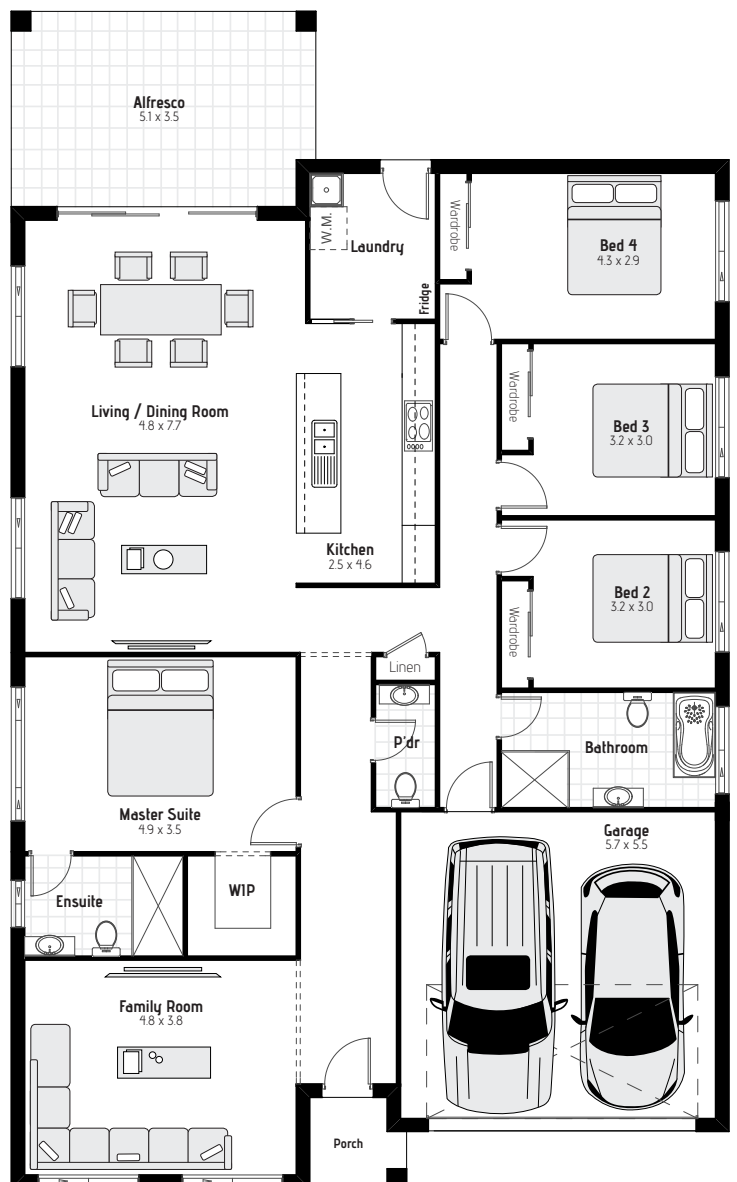
ORAN MKII



4 2 2

Perfect for 14m frontage

House Size	12.8 x 21.0
Ground Floor	190.78m ²
Front Porch	2.62m ²
Garage	33.95m ²
Alfresco	18.85m ²
Total	246.20m ² 26.47sq



MERIDIAN HOMES

* All Drawings and images are for illustrative purposes only and should be used as a guide only. View the back page for further details

ORAN MKII

The Price is Based On: up to 450m2 land; 500mm fall; 5m set back.

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 and 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
Boral Concrete Roof Tiles (Macquarie 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
Garage Door - Colorbond Sectional Panel lift with 2 x 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
Wet Area Lining - 6mm Villaboard to wet areas
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)

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

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

BATHROOMS & ENSUITE

Vanity - 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

ALFRESCO

Floor Covering - Plain concrete

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 Alarm - 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

BUILDER'S STANDARD FEATURES

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



MERIDIAN HOMES

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Disclaimer: Please note the published living price is based on the inclusions set out in the specifications attached to this Brochure. Speak to one of our consultants at the display home or call 1300 855 138 if the specification is missing or if you require further clarification. The price published includes the base façade. 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. The price does not include service connection and account fee. Items also not included in the living price are landscaping, painted driveway, fences, swimming pool, floor coverings, timber decking, BBQ, air conditioning, blinds, curtains, window coverings, spa bath, water tanks, alarms, dishwasher, microwave, glass splashback, Statutory Authority requirements costs, stepped garages, subject to conditions on the 149 certificate and 88b instrument, furnishings or decorative items. Additional costs may apply based on location of proposed building site. Deletions of any items from promotion will not be credited. 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. Please note that the prices are published on August 2014 and contact one of our sales consultant for up to date prices. Meridian Homes reserves the right change the cost of construction without notice.