



### Kitchen

#### **Appliances**

- Fisher & Paykal 600mm Gas Cook-top
- Fisher & Paykal Oven 600mm with Shut Off Switch
- Fisher & Paykal 600mm Slide Out Range Hood
- Fisher & Paykal Freestanding Dishwasher

#### Benchtop

• 20mm Quantam Quartz Stone - Meridian 'splendour' range

### Cabinetry

- Laminated finish Meridian 'splendour' range
- 2150mm High Cabinets with Painted Bulkhead to Ceiling Height
- Kickboards matching cupboards colours and finish
- 128mm D-Bar Handles to Lower Cabinets and Finger Pull to Overhead Cabinets -Meridian 'splendour' range

#### Pantry

- Timber hinge or Laminated Door as shown on plans
- 3 Rows of Solid Melamine Shelving for Walk in Pantry (when shown on plans) or 5 Rows Melamine Shelving when Built into Kitchen Joinery

#### Sink & Tapware

- Choice of Black or Stainless Steel Undermount Double Bowl - Meridian 'splendour' range
- Choice of Chrome or Black Gooseneck Flick Mixer - Meridian 'splendour' range

## Splashback

 Choice of Glass Splashback, 300 x 600mm Polished Porcelain Tile, Subway Tile or Mosaic Tile - Meridian 'splendour' range

#### General

- Fridge Provision with Water, Space and Electrical Point and Storage Overhead
- Microwave Provision Only with Electrical Point

# **Bathroom & Ensuite**

# **Bathroom Vanity**

- White Wall Hung Vanity with Choice of Stone Top - up to 1200mm wide as per plan
   Meridian 'splendour' range
- White Ceramic Bowl Basin Meridian 'splendour' range
- Choice of Black or Chrome High Rise Modern Pin Mixer

#### **Ensuite Vanity**

- White Wall Hung Vanity with Choice of Stone Top - up to 1500mm wide as per plan - Meridian 'splendour' range
- White Ceramic Bowl Basin Meridian 'splendour' range
- Choice of Black or Chrome High Rise Modern Pin Mixer

## **Powder Room Vanity**

- White Wall Hung Vanity with Choice of Stone Top - up to 900mm wide as per plan, 450mm vanities provided with legs -Meridian 'splendour' range
- White Ceramic Bowl Basin Meridian 'splendour' range
- Choice of Black or Chrome High Rise Modern Pin Mixer

## **Wall Tiling**

 Porcelain 300x600mm 2.0m High in Shower, 600mm High Around Bath and 100mm Skirting - Meridian 'splendour' range

#### Floor Tile

 Porcelain 300x300mm Floor (non slip) Tiles -Meridian 'splendour' range

### Shower & Bath

- Choice of Black or Polished Aluminium Shower Screen Semi Framed with Toughened Glass
- Up to 1650mm Drop in Acrylic White Bath Set in Tiled Hob as per plan

### Mirror

 6mm Polished Edge Mirror to Match Vanity Size

#### Toilet

Choice of White or Black Back to Wall Toliet with Soft Close Seat

# **Bathroom Cont.**

#### **Tapware**

- Choice of Black or Chrome Pin Wall Mixer to Shower and Bath
- Choice of Black or Chrome Bath Spout
- Choice of Black or Chrome Wall Mounted or Rain Shower Head - Meridian 'splendour' range

#### **Shower Niche**

Single Shower Niche in Bathroom of Your Choice

#### **Exhaust Fan**

 3 in 1 (fan, heat lamp, light) Ducted Externally

#### Waterproofing

• High Quality Installed as per Australian standards

#### Accessories

- Choice of Black or Chrome Plated Push Plugs to Basins
- Choice of Black or Chrome Plated Double Towel Rails in Bathroom and Ensuite
- Choice of Black or Chrome Plated Hand Towel Holder in Powder Room
- Choice of Black or Chrome Toilet Roll Holder
- Stainless Steel Finish Floor Waste
- Privacy Lock to Door
- Double Power Point
- Choice of Black or Chrome Plug and Waste to Bath

# **Internal Features**

## Walls

- 10mm Plasterboard to Internal Walls
- 6mm Water Resistant Lining to Wet Areas
- 90mm Cove Cornices Throughout
- Premium Quality Paint to Ceiling, Walls, All External Painted Areas and Doors

## **Skirting & Architraves**

- 90mm Cove Cornices Throughout
- 66mm x 18mm Half Splay with Paint Finish

#### Wardrobes

- Mirrored Sliding Doors with Polished Aluminium Edge
- Melamine Top Shelving with Hanging Rail

#### Staircase (Where applicable)

- MDF Stairs with Carpet builders 'classic' range
- Pine Handrail with Paint Finish, Black square Metal Inserts

#### Doors

- Hume Hollow Core Doors with Semi Gloss Paint Finish
- Choice of Black or Satin Chrome Round Level Door Handles - Meridian 'splendour' range

# Internal Features Cont.

Ground Floor - Common Area Flooring

 600x600mm Polished Porcelain Tile as per plan - Meridian 'splendour' range

## First Floor - Common Area Flooring

 Carpet to Bedroom, Rumpus, Study and Hallway - Meridian 'splendour' range

#### **Bedroom Flooring**

 Carpet to Bedroom, Guest Rooms and Study (if applicable) - Meridian 'splendour' range

### Kitchen Flooring

• 600x600mm Polished Porcelain Tile as per plan - Meridian 'splendour' range

## Laundry

## Cabinetry

 Laminate Finish Underbench Cabinetry -Meridian 'splendour' range

#### Benchtop

Laminate Finish - Meridian 'splendour' range

#### Sink

 Choice of Black or Stainless Steel Single Drop in Sink - Meridian 'splendour' range

## **Tapware**

 Choice of Black or Chrome Laundry Tap -Meridian 'splendour' range

#### Floor Tile

- Porcelain 300x300mm Floor (non slip) Tiles -Meridian 'splendour' range
- 100mm Skirting Tile to Perimeter

## Washing Machine Provision

 Hot and Cold Washing Machine Connection and Power Point

# Splashback

• 300 x 600mm Polished Porcelain Tiles Behind Tub - Meridian 'splendour' range

#### Accessories

• Stainless Steel Finish Floor Waste

### Waterproofing

 High Quality Installed as per Australian standards

# External Features

## Main External Material

• Face Brick - Meridian 'splendour' range

### **External Cladding**

• Lightweight Cladding with Painted Finish as per concept plan where applicable

#### Roof

- Concrete Roof Tiles Meridian 'splendour' range
- Sarking Under Tiles

#### Windows

- Key Lockable, Single Glaze Aluminium Windows - Meridian 'splendour' range
- Wet Areas and Stairwell in Obscure Glazing
- Key Lockable Sliding Doors with Deadlock and Toughened Glass

#### **Flyscreens**

 Flyscreens and Flydoors with Aluminium Powder Coated Frame and Fibreglass Mesh

# Garage Door

- Metal Sectional Panel lift Door Meridian 'splendour' range
- Automatic garage door opener with 2 x Remote Controls

## **Entry Door**

- 920 mm Entrance Door with Featured Frosted Glass Panels in Full Gloss Paint Finish
- · Security Lever and Deadlock

#### Front Porch

• External Non Slip Tiles 300mm x 600mm - Meridian 'splendour' range

### Front Facade

 Face brick from Selected Range or Textured Paint Finish as shown on plans

## Fascia and Gutter

 Metal Fascia and Quad Gutter - Meridian 'splendour' range

### **Driveway & Front Pathway**

 Coloured Concrete Driveway up to 35m2 (single garage) or 50m2 (double garage)

## **Termite Control**

 Termite Protection System as per Australian Standards

## Downpipes

 90mm Round PVC Downpipes, Painted to suit Gutter

# **External Features Cont**

## Garden Taps

- Fresh Water Tap
- Rain Water (or Recycled Water) Tap

#### Hot Water Unit

20L/m Instant Gas Hot Water System

#### Alfresco (if shown on plans)

- Concrete Substrate Floor with Broom Finish
- Roof Over with Plasterboard Lined Ceiling and Brick Columns as per plan

## Balcony (if shown on plans)

- External (non-slip) Tiles 300 x 600mm -Meridian 'splendour' range
- Balustrade Aluminium Frame in Powder Coat Finish as per plan
- Waterproofing, installed as per Australian standards
- Roof Over with Brick Columns as per plan

# **General Site Works**

### **General Site Works**

- Council Bonds
- Home Owners Warranty Insurance
- Complying Development Approval Costs
- Contour Survey and Slab Pegout
- 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 and Fill Site to Bench Slab up to 500mm
- Telstra Communications Mains Connection to House up to 12Lm where applicable
- Sewer Mains Connection to House up to 10Lm
- Stormwater Mains Connection to House up to 10Lm
- Water Mains Connection to House up to 10Lm
- Gas Mains Connection to House where applicable
- Electrical Mains, Single Phase Mains Connection to House up to 10Lm
- Scaffolding as required for double storey houses

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General Site Works Cont.	PRICE LOCK
Structure • Concrete Waffle Pod Slab M Class	Price Lock  • 6 Month Price Lock
<ul> <li>Concrete Slab Strength up to 25Mpa</li> </ul>	Notes
<ul> <li>100mm Slab to Rainwater Tank</li> <li>Pre-fabricated 90mm External and 70mm</li> </ul>	Notes
Internal Frames and Trusses as per	
Australian standards	
<ul> <li>2600mm Ground Floor Structural Ceiling Height</li> </ul>	
2435mm First Floor Structural Ceiling	
<ul><li>Height</li><li>Structural Steel Beams where required</li></ul>	
BASIX	
BASIX Certification and Rating	
<ul> <li>R2.5 Insulation Batts to External Walls Except Garage; R3.0 Insulation batts to</li> </ul>	
Ceiling	
<ul> <li>2000L Slimline Rainwater Tank with Submersible Pump if required</li> </ul>	
<ul> <li>Gas Connections to Cook-top, Hot Water</li> </ul>	
Heater and Gas Bayonet Point in Living Room	
Safety And Electrical	<u> </u>
Safety	
Smoke Alarms, Direct Wired with Battery	
Back Up as Per Australian Standards • Safety Switch to Electrical Meter Box	
Deadbolt to Timber External Doors	
<ul><li>Keyed Dead Lock to Sliding Glass Doors</li><li>Secruity Alarm with Three Movement</li></ul>	
Sensors and Keypad	
Lighting	
<ul> <li>1 Oyster Light with LED Globe Per Room as per plan</li> </ul>	
• 10 LED Downlights in lieu of Oyster lights in	
<ul><li>selected areas</li><li>1200mm Single Fluorescent Light to Garage</li></ul>	
Bunker Light to Porch, Alfresco (if included)	
<ul><li>and Balcony (if included)</li><li>2 Twin Flood Sensor Lights</li></ul>	
<ul> <li>3 in 1 Heater, Light Fan to the Bathroom,</li> </ul>	
<ul><li>Ensuite and Powder Rooms</li><li>Limited 2 Way Switching in up to 2</li></ul>	
Locations of Your Choice	
Electrical	
<ul><li>2 Pre-Wired Television Points</li><li>2 Pre-Wired Telephone Point</li></ul>	
• 2 Data Point	
<ul><li>1 Double Power Point Per Room</li><li>Tv Antenna</li></ul>	
<ul> <li>Power Points for Appliances (Kitchen Cook-</li> </ul>	
Top, Dishwasher, Refrigerator, Microwave, Range Hood and Garage Door)	
<ul> <li>Power Points for Hot Water Unit and</li> </ul>	
Rainwater Tank as per plan	