



Kitchen	Bathroom & Ensuite
<p>Appliances</p> <ul style="list-style-type: none"> 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 	<p>Bathroom Vanity</p> <ul style="list-style-type: none"> White Wall Hung Vanity with Choice of Stone Top - <i>up to 1200mm wide as per plan - Meridian 'splendour' range</i> White Ceramic Bowl Basin - <i>Meridian 'splendour' range</i> Choice of Black or Chrome High Rise Modern Pin Mixer
<p>Benchtop</p> <ul style="list-style-type: none"> 20mm Quantam Quartz Stone - <i>Meridian 'splendour' range</i> 	<p>Ensuite Vanity</p> <ul style="list-style-type: none"> White Wall Hung Vanity with Choice of Stone Top - <i>up to 1500mm wide as per plan - Meridian 'splendour' range</i> White Ceramic Bowl Basin - <i>Meridian 'splendour' range</i> Choice of Black or Chrome High Rise Modern Pin Mixer
<p>Cabinetry</p> <ul style="list-style-type: none"> Laminated finish - <i>Meridian 'splendour' range</i> 2150mm High Cabinets with Painted Bulkhead to Ceiling Height Kickboards - <i>matching cupboards colours and finish</i> 128mm D-Bar Handles to Lower Cabinets and Finger Pull to Overhead Cabinets - <i>Meridian 'splendour' range</i> 	<p>Powder Room Vanity</p> <ul style="list-style-type: none"> White Wall Hung Vanity with Choice of Stone Top - <i>up to 900mm wide as per plan, 450mm vanities provided with legs - Meridian 'splendour' range</i> White Ceramic Bowl Basin - <i>Meridian 'splendour' range</i> Choice of Black or Chrome High Rise Modern Pin Mixer
<p>Pantry</p> <ul style="list-style-type: none"> Timber hinge or Laminated Door <i>as shown on plans</i> 3 Rows of Solid Melamine Shelving for Walk in Pantry (<i>when shown on plans</i>) or 5 Rows Melamine Shelving when Built into Kitchen Joinery 	<p>Wall Tiling</p> <ul style="list-style-type: none"> Porcelain 300x600mm 2.0m High in Shower, 600mm High Around Bath and 100mm Skirting - <i>Meridian 'splendour' range</i>
<p>Sink & Tapware</p> <ul style="list-style-type: none"> Choice of Black or Stainless Steel Undermount Double Bowl - <i>Meridian 'splendour' range</i> Choice of Chrome or Black Gooseneck Flick Mixer - <i>Meridian 'splendour' range</i> 	<p>Floor Tile</p> <ul style="list-style-type: none"> Porcelain 300x300mm Floor (non slip) Tiles - <i>Meridian 'splendour' range</i>
<p>Splashback</p> <ul style="list-style-type: none"> Choice of Glass Splashback, 300 x 600mm Polished Porcelain Tile, Subway Tile or Mosaic Tile - <i>Meridian 'splendour' range</i> 	<p>Shower & Bath</p> <ul style="list-style-type: none"> 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 <i>as per plan</i>
<p>General</p> <ul style="list-style-type: none"> Fridge Provision with Water, Space and Electrical Point and Storage Overhead Microwave Provision Only with Electrical Point 	<p>Mirror</p> <ul style="list-style-type: none"> 6mm Polished Edge Mirror to Match Vanity Size
	<p>Toilet</p> <ul style="list-style-type: none"> Choice of White or Black Back to Wall Toilet with Soft Close Seat

Bathroom Cont.	Internal Features Cont.
<p>Tapware</p> <ul style="list-style-type: none"> 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 - <i>Meridian 'splendour' range</i> 	<p>Ground Floor - Common Area Flooring</p> <ul style="list-style-type: none"> 600x600mm Polished Porcelain Tile <i>as per plan - Meridian 'splendour' range</i>
<p>Shower Niche</p> <ul style="list-style-type: none"> Single Shower Niche in Bathroom of Your Choice 	<p>First Floor - Common Area Flooring</p> <ul style="list-style-type: none"> Carpet to Bedroom, Rumpus, Study and Hallway - <i>Meridian 'splendour' range</i>
<p>Exhaust Fan</p> <ul style="list-style-type: none"> 3 in 1 (fan, heat lamp, light) Ducted Externally 	<p>Bedroom Flooring</p> <ul style="list-style-type: none"> Carpet to Bedroom, Guest Rooms and Study (if applicable) - <i>Meridian 'splendour' range</i>
<p>Waterproofing</p> <ul style="list-style-type: none"> High Quality Installed as per Australian standards 	<p>Kitchen Flooring</p> <ul style="list-style-type: none"> 600x600mm Polished Porcelain Tile <i>as per plan - Meridian 'splendour' range</i>
<p>Accessories</p> <ul style="list-style-type: none"> 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 	<p>Laundry</p>
<p>Internal Features</p>	<p>Cabinetry</p> <ul style="list-style-type: none"> Laminate Finish Underbench Cabinetry - <i>Meridian 'splendour' range</i>
<p>Walls</p> <ul style="list-style-type: none"> 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 	<p>Benchtop</p> <ul style="list-style-type: none"> Laminate Finish - <i>Meridian 'splendour' range</i>
<p>Skirting & Architraves</p> <ul style="list-style-type: none"> 90mm Cove Cornices Throughout 66mm x 18mm Half Splay with Paint Finish 	<p>Sink</p> <ul style="list-style-type: none"> Choice of Black or Stainless Steel Single Drop in Sink - <i>Meridian 'splendour' range</i>
<p>Wardrobes</p> <ul style="list-style-type: none"> Mirrored Sliding Doors with Polished Aluminium Edge Melamine Top Shelving with Hanging Rail 	<p>Tapware</p> <ul style="list-style-type: none"> Choice of Black or Chrome Laundry Tap - <i>Meridian 'splendour' range</i>
<p>Staircase (Where applicable)</p> <ul style="list-style-type: none"> MDF Stairs with Carpet - <i>builders 'classic' range</i> Pine Handrail with Paint Finish, Black square Metal Inserts 	<p>Floor Tile</p> <ul style="list-style-type: none"> Porcelain 300x300mm Floor (non slip) Tiles - <i>Meridian 'splendour' range</i> 100mm Skirting Tile to Perimeter
<p>Doors</p> <ul style="list-style-type: none"> Hume Hollow Core Doors with Semi Gloss Paint Finish Choice of Black or Satin Chrome Round Level Door Handles - <i>Meridian 'splendour' range</i> 	<p>Washing Machine Provision</p> <ul style="list-style-type: none"> Hot and Cold Washing Machine Connection and Power Point
	<p>Splashback</p> <ul style="list-style-type: none"> 300 x 600mm Polished Porcelain Tiles Behind Tub - <i>Meridian 'splendour' range</i>
	<p>Accessories</p> <ul style="list-style-type: none"> Stainless Steel Finish Floor Waste
	<p>Waterproofing</p> <ul style="list-style-type: none"> High Quality Installed as per Australian standards

External Features	External Features Cont
Main External Material <ul style="list-style-type: none"> • Face Brick - <i>Meridian 'splendour' range</i> 	Garden Taps <ul style="list-style-type: none"> • Fresh Water Tap • Rain Water (or Recycled Water) Tap
External Cladding <ul style="list-style-type: none"> • Lightweight Cladding with Painted Finish as per concept plan where applicable 	Hot Water Unit <ul style="list-style-type: none"> • 20L/m Instant Gas Hot Water System
Roof <ul style="list-style-type: none"> • Concrete Roof Tiles - <i>Meridian 'splendour' range</i> • Sarking Under Tiles 	Alfresco (if shown on plans) <ul style="list-style-type: none"> • Concrete Substrate Floor with Broom Finish • Roof Over with Plasterboard Lined Ceiling and Brick Columns as per plan
Windows <ul style="list-style-type: none"> • Key Lockable, Single Glaze Aluminium Windows - <i>Meridian 'splendour' range</i> • Wet Areas and Stairwell in Obscure Glazing • Key Lockable Sliding Doors with Deadlock and Toughened Glass 	Balcony (if shown on plans) <ul style="list-style-type: none"> • External (non-slip) Tiles - 300 x 600mm - <i>Meridian 'splendour' range</i> • Balustrade - Aluminium Frame in Powder Coat Finish as per plan • Waterproofing, installed as per Australian standards • Roof Over with Brick Columns as per plan
Flyscreens <ul style="list-style-type: none"> • Flyscreens and Flydoors with Aluminium Powder Coated Frame and Fibreglass Mesh 	General Site Works
Garage Door <ul style="list-style-type: none"> • Metal Sectional Panel lift Door - <i>Meridian 'splendour' range</i> • Automatic garage door opener with 2 x Remote Controls 	General Site Works <ul style="list-style-type: none"> • 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
Entry Door <ul style="list-style-type: none"> • 920 mm Entrance Door with Featured Frosted Glass Panels in Full Gloss Paint Finish • Security Lever and Deadlock 	
Front Porch <ul style="list-style-type: none"> • External Non Slip Tiles 300mm x 600mm - <i>Meridian 'splendour' range</i> 	
Front Facade <ul style="list-style-type: none"> • Face brick from Selected Range or Textured Paint Finish as shown on plans 	
Fascia and Gutter <ul style="list-style-type: none"> • Metal Fascia and Quad Gutter - <i>Meridian 'splendour' range</i> 	
Driveway & Front Pathway <ul style="list-style-type: none"> • Coloured Concrete Driveway up to 35m2 (single garage) or 50m2 (double garage) 	
Termite Control <ul style="list-style-type: none"> • Termite Protection System as per Australian Standards 	
Downpipes <ul style="list-style-type: none"> • 90mm Round PVC Downpipes, Painted to suit Gutter 	

