



**splendour**  
INCLUSIONS

Your Guide To Our  
Quality Range Of  
Exterior And Interior  
Finishes

# Welcome Home.

Our splendour inclusions are designed for comfort, create a cozy family home with quality options that will turn your house into a home.

Enjoy this guide to features in your new home and to discuss anything with our dedicated sales team, please contact us on 1300 155 138 or visit our website [meridianhomes.com.au](http://meridianhomes.com.au)





# 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*
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## 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*
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## 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
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## 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*
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## Splashback

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

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

## 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
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## 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
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## Floor Tile

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

- 6mm Polished Edge Mirror to Match Vanity Size
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## Toilet

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



# Bathrooms & Ensuite









### 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*
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### Shower Niche

- Single Shower Niche in Bathroom of Your Choice
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### Exhaust Fan

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

- High Quality Installed as per Australian standards
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### 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*

## 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*

## 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



# Laundry

# 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*

### Ceiling Heights

- 2600mm Structural Ceiling Height to Ground Floor
  - 2435mm Structural Ceiling Height to First Floor
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### Driveway & Front Pathway

- Coloured Concrete Driveway up to 35m<sup>2</sup> (single garage) or 50m<sup>2</sup> (double garage)
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### Termite Control

- Termite Protection System as per Australian Standards
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### Downpipes

- 90mm Round PVC Downpipes, Painted to suit Gutter
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### Garden Taps

- Fresh Water Tap
  - Rain Water (or Recycled Water) Tap
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### Hot Water Unit

- 20L/m Instant Gas Hot Water System
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### Alfresco (if shown on plans)

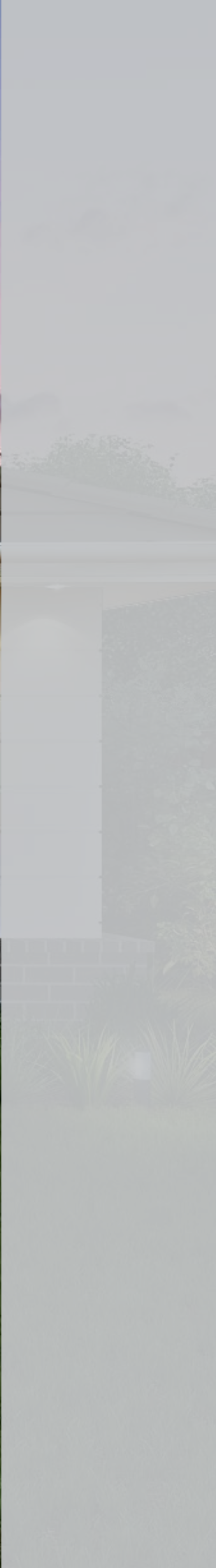
- Concrete Substrate Floor with Broom Finish
  - Roof Over with Plasterboard Lined Ceiling and Brick Columns as per plan
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### Balcony (if shown on plans)

- 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

### Structure

- Concrete Waffle Pod Slab M Class
- Concrete Slab Strength up to 25Mpa
- 100mm Slab to Rainwater Tank
- Pre-fabricated 90mm External and 70mm Internal Frames and Trusses as per Australian standards
- 2600mm Ground Floor Structural Ceiling Height
- 2435mm First Floor Structural Ceiling Height
- Structural Steel Beams where required

### BASIX

- BASIX Certification and Rating
- R2.5 Insulation Batts to External Walls Except Garage; R3.0 Insulation batts to Ceiling
- 2000L Slimline Rainwater Tank with Submersible Pump if required
- Gas Connections to Cook-top, Hot Water Heater and Gas Bayonet Point in Living Room

## Safety

- Smoke Alarms, Direct Wired with Battery Back Up as Per Australian Standards
  - Safety Switch to Electrical Meter Box
  - Deadbolt to Timber External Doors
  - Keyed Dead Lock to Sliding Glass Doors
  - Security Alarm with Three Movement Sensors and Keypad
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## Lighting

- 1 Oyster Light with LED Globe Per Room *as per plan*
  - 10 LED Downlights *in lieu of Oyster lights in selected areas*
  - 1200mm Single Fluorescent Light to Garage
  - Bunker Light to Porch, Alfresco (if included) and Balcony (if included)
  - 2 Twin Flood Sensor Lights
  - 3 in 1 Heater, Light Fan to the Bathroom, Ensuite and Powder Rooms
  - Limited 2 Way Switching in up to 2 Locations of Your Choice
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## Electrical

- 2 Pre-Wired Television Points
- 2 Pre-Wired Telephone Point
- 2 Data Point
- 1 Double Power Point Per Room
- Tv Antenna
- Power Points for Appliances (Kitchen Cook-Top, Dishwasher, Refrigerator, Microwave, Range Hood and Garage Door)
- Power Points for Hot Water Unit and Rainwater Tank *as per plan*



A bedroom scene featuring a bed with white linens and a blue blanket, a white nightstand with a copper planter, and a copper pendant lamp. The background wall has a light wood grain pattern. A large, semi-transparent hexagonal graphic is overlaid on the right side of the image, containing the text.

# Safety & Electrical





# Build with confidence

Our standard contracts are based on the Housing Industry Association, the trusted name in building and all of our homes come with a 13 week defects liability period and a year minor defect warranty period & 6 year major defect.

Along with this you'll have a dedicated sales consultant, design co-ordinator and site supervisor who will take you through the steps of building your new Meridian Home. Feel at ease knowing you're not just a number to us but part of our family.

Got a question? We're always happy to help, contact us on 1300 855 138 or email us [ask@meridianhomes.net.au](mailto:ask@meridianhomes.net.au)









Kitchen	Bathroom & Ensuite
<p><b>Appliances</b></p> <ul style="list-style-type: none"> <li>Fisher &amp; Paykal 600mm Gas Cook-top</li> <li>Fisher &amp; Paykal Oven 600mm with Shut Off Switch</li> <li>Fisher &amp; Paykal 600mm Slide Out Range Hood</li> <li>Fisher &amp; Paykal Freestanding Dishwasher</li> </ul>	<p><b>Bathroom Vanity</b></p> <ul style="list-style-type: none"> <li>White Wall Hung Vanity with Choice of Stone Top - <i>up to 1200mm wide as per plan - Meridian 'splendour' range</i></li> <li>White Ceramic Bowl Basin - <i>Meridian 'splendour' range</i></li> <li>Choice of Black or Chrome High Rise Modern Pin Mixer</li> </ul>
<p><b>Benchtop</b></p> <ul style="list-style-type: none"> <li>20mm Quantam Quartz Stone - <i>Meridian 'splendour' range</i></li> </ul>	<p><b>Ensuite Vanity</b></p> <ul style="list-style-type: none"> <li>White Wall Hung Vanity with Choice of Stone Top - <i>up to 1500mm wide as per plan - Meridian 'splendour' range</i></li> <li>White Ceramic Bowl Basin - <i>Meridian 'splendour' range</i></li> <li>Choice of Black or Chrome High Rise Modern Pin Mixer</li> </ul>
<p><b>Cabinetry</b></p> <ul style="list-style-type: none"> <li>Laminated finish - <i>Meridian 'splendour' range</i></li> <li>2150mm High Cabinets with Painted Bulkhead to Ceiling Height</li> <li>Kickboards - <i>matching cupboards colours and finish</i></li> <li>128mm D-Bar Handles to Lower Cabinets and Finger Pull to Overhead Cabinets - <i>Meridian 'splendour' range</i></li> </ul>	<p><b>Powder Room Vanity</b></p> <ul style="list-style-type: none"> <li>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></li> <li>White Ceramic Bowl Basin - <i>Meridian 'splendour' range</i></li> <li>Choice of Black or Chrome High Rise Modern Pin Mixer</li> </ul>
<p><b>Pantry</b></p> <ul style="list-style-type: none"> <li>Timber hinge or Laminated Door <i>as shown on plans</i></li> <li>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</li> </ul>	<p><b>Wall Tiling</b></p> <ul style="list-style-type: none"> <li>Porcelain 300x600mm 2.0m High in Shower, 600mm High Around Bath and 100mm Skirting - <i>Meridian 'splendour' range</i></li> </ul>
<p><b>Sink &amp; Tapware</b></p> <ul style="list-style-type: none"> <li>Choice of Black or Stainless Steel Undermount Double Bowl - <i>Meridian 'splendour' range</i></li> <li>Choice of Chrome or Black Gooseneck Flick Mixer - <i>Meridian 'splendour' range</i></li> </ul>	<p><b>Floor Tile</b></p> <ul style="list-style-type: none"> <li>Porcelain 300x300mm Floor (non slip) Tiles - <i>Meridian 'splendour' range</i></li> </ul>
<p><b>Splashback</b></p> <ul style="list-style-type: none"> <li>Choice of Glass Splashback, 300 x 600mm Polished Porcelain Tile, Subway Tile or Mosaic Tile - <i>Meridian 'splendour' range</i></li> </ul>	<p><b>Shower &amp; Bath</b></p> <ul style="list-style-type: none"> <li>Choice of Black or Polished Aluminium Shower Screen Semi Framed with Toughened Glass</li> <li>Up to 1650mm Drop in Acrylic White Bath Set in Tiled Hob <i>as per plan</i></li> </ul>
<p><b>General</b></p> <ul style="list-style-type: none"> <li>Fridge Provision with Water, Space and Electrical Point and Storage Overhead</li> <li>Microwave Provision Only with Electrical Point</li> </ul>	<p><b>Mirror</b></p> <ul style="list-style-type: none"> <li>6mm Polished Edge Mirror to Match Vanity Size</li> </ul>
	<p><b>Toilet</b></p> <ul style="list-style-type: none"> <li>Choice of White or Black Back to Wall Toilet with Soft Close Seat</li> </ul>

Bathroom Cont.	Internal Features Cont.
<p>Tapware</p> <ul style="list-style-type: none"> <li>Choice of Black or Chrome Pin Wall Mixer to Shower and Bath</li> <li>Choice of Black or Chrome Bath Spout</li> <li>Choice of Black or Chrome Wall Mounted or Rain Shower Head - <i>Meridian 'splendour' range</i></li> </ul>	<p>Doors</p> <ul style="list-style-type: none"> <li>Hume Hollow Core Doors with Semi Gloss Paint Finish</li> <li>Choice of Black or Satin Chrome Round Level Door Handles - <i>Meridian 'splendour' range</i></li> </ul>
<p>Shower Niche</p> <ul style="list-style-type: none"> <li>Single Shower Niche in Bathroom of Your Choice</li> </ul>	<p>Ground Floor - Common Area Flooring</p> <ul style="list-style-type: none"> <li>600x600mm Polished Porcelain Tile as per plan - <i>Meridian 'splendour' range</i></li> </ul>
<p>Exhaust Fan</p> <ul style="list-style-type: none"> <li>3 in 1 (fan, heat lamp, light) Ducted Externally</li> </ul>	<p>First Floor - Common Area Flooring</p> <ul style="list-style-type: none"> <li>Carpet to Bedroom, Rumpus, Study and Hallway - <i>Meridian 'splendour' range</i></li> </ul>
<p>Waterproofing</p> <ul style="list-style-type: none"> <li>High Quality Installed as per Australian standards</li> </ul>	<p>Bedroom Flooring</p> <ul style="list-style-type: none"> <li>Carpet to Bedroom, Guest Rooms and Study (if applicable) - <i>Meridian 'splendour' range</i></li> </ul>
<p>Accessories</p> <ul style="list-style-type: none"> <li>Choice of Black or Chrome Plated Push Plugs to Basins</li> <li>Choice of Black or Chrome Plated Double Towel Rails in Bathroom and Ensuite</li> <li>Choice of Black or Chrome Plated Hand Towel Holder in Powder Room</li> <li>Choice of Black or Chrome Toilet Roll Holder</li> <li>Stainless Steel Finish Floor Waste</li> <li>Privacy Lock to Door</li> <li>Double Power Point</li> <li>Choice of Black or Chrome Plug and Waste to Bath</li> </ul>	<p>Kitchen Flooring</p> <ul style="list-style-type: none"> <li>600x600mm Polished Porcelain Tile as per plan - <i>Meridian 'splendour' range</i></li> </ul>
<b>Internal Features</b>	<b>Laundry</b>
<p>Walls</p> <ul style="list-style-type: none"> <li>10mm Plasterboard to Internal Walls</li> <li>6mm Water Resistant Lining to Wet Areas</li> <li>90mm Cove Cornices Throughout</li> <li>Premium Quality Paint to Ceiling, Walls, All External Painted Areas and Doors</li> </ul>	<p>Cabinetry</p> <ul style="list-style-type: none"> <li>Laminate Finish Underbench Cabinetry - <i>Meridian 'splendour' range</i></li> </ul>
<p>Skirting &amp; Architraves</p> <ul style="list-style-type: none"> <li>90mm Cove Cornices Throughout</li> <li>66mm x 18mm Half Splay with Paint Finish</li> </ul>	<p>Benchtop</p> <ul style="list-style-type: none"> <li>Laminate Finish - <i>Meridian 'splendour' range</i></li> </ul>
<p>Wardrobes</p> <ul style="list-style-type: none"> <li>Mirrored Sliding Doors with Polished Aluminium Edge</li> <li>Melamine Top Shelving with Hanging Rail</li> </ul>	<p>Sink</p> <ul style="list-style-type: none"> <li>Choice of Black or Stainless Steel Single Drop in Sink - <i>Meridian 'splendour' range</i></li> </ul>
<p>Staircase (Where applicable)</p> <ul style="list-style-type: none"> <li>MDF Stairs with Carpet - <i>Meridian 'splendour' range</i></li> <li>Pine Handrail with Paint Finish, Black square Metal Inserts</li> </ul>	<p>Tapware</p> <ul style="list-style-type: none"> <li>Choice of Black or Chrome Laundry Tap - <i>Meridian 'splendour' range</i></li> </ul>
<p>Waterproofing</p> <ul style="list-style-type: none"> <li>High Quality Installed as per Australian standards</li> </ul>	<p>Floor Tile</p> <ul style="list-style-type: none"> <li>Porcelain 300x300mm Floor (non slip) Tiles - <i>Meridian 'splendour' range</i></li> <li>100mm Skirting Tile to Perimeter</li> </ul>
	<p>Washing Machine Provision</p> <ul style="list-style-type: none"> <li>Hot and Cold Washing Machine Connection and Power Point</li> </ul>
	<p>Splashback</p> <ul style="list-style-type: none"> <li>300 x 600mm Polished Porcelain Tiles Behind Tub - <i>Meridian 'splendour' range</i></li> </ul>
	<p>Accessories</p> <ul style="list-style-type: none"> <li>Stainless Steel Finish Floor Waste</li> </ul>

External Features	External Features Cont
Main External Material <ul style="list-style-type: none"> <li>• Face Brick - <i>Meridian 'splendour' range</i></li> </ul>	Ceiling Heights <ul style="list-style-type: none"> <li>• 2600mm Structural Ceiling Height to Ground Floor</li> <li>• 2435mm Structural Ceiling Height to First Floor</li> </ul>
External Cladding <ul style="list-style-type: none"> <li>• Lightweight Cladding with Painted Finish as per concept plan where applicable</li> </ul>	Garden Taps <ul style="list-style-type: none"> <li>• Fresh Water Tap</li> <li>• Rain Water (or Recycled Water) Tap</li> </ul>
Roof <ul style="list-style-type: none"> <li>• Concrete Roof Tiles - <i>Meridian 'splendour' range</i></li> <li>• Sarking Under Tiles</li> </ul>	Hot Water Unit <ul style="list-style-type: none"> <li>• 20L/m Instant Gas Hot Water System</li> </ul>
Windows <ul style="list-style-type: none"> <li>• Key Lockable, Single Glaze Aluminium Windows - <i>Meridian 'splendour' range</i></li> <li>• Wet Areas and Stairwell in Obscure Glazing</li> <li>• Key Lockable Sliding Doors with Deadlock and Toughened Glass</li> </ul>	Alfresco (if shown on plans) <ul style="list-style-type: none"> <li>• Concrete Substrate Floor with Broom Finish</li> <li>• Roof Over with Plasterboard Lined Ceiling and Brick Columns as per plan</li> </ul>
Flyscreens <ul style="list-style-type: none"> <li>• Flyscreens and Flydoors with Aluminium Powder Coated Frame and Fibreglass Mesh</li> </ul>	Balcony (if shown on plans) <ul style="list-style-type: none"> <li>• External (non-slip) Tiles - 300 x 600mm - <i>Meridian 'splendour' range</i></li> <li>• Balustrade - Aluminium Frame in Powder Coat Finish as per plan</li> <li>• Waterproofing, installed as per Australian standards</li> <li>• Roof Over with Brick Columns as per plan</li> </ul>
Garage Door <ul style="list-style-type: none"> <li>• Metal Sectional Panel lift Door - <i>Meridian 'splendour' range</i></li> <li>• Automatic garage door opener with 2 x Remote Controls</li> </ul>	<b>General Site Works</b>
Entry Door <ul style="list-style-type: none"> <li>• 920 mm Entrance Door with Featured Frosted Glass Panels in Full Gloss Paint Finish</li> <li>• Security Lever and Deadlock</li> </ul>	General Site Works <ul style="list-style-type: none"> <li>• Council Bonds</li> <li>• Home Owners Warranty Insurance</li> <li>• Complying Development Approval Costs</li> <li>• Contour Survey and Slab Pegout</li> <li>• Sediment Control Barrier Installed to Site</li> <li>• Trade Waste Removal and Disposal as required by council</li> <li>• Temporary Fence, Supplied and Installed to Perimeter of Site as necessary</li> <li>• Temporary Site Toilet, Supplied to Site for Period of Construction</li> <li>• Earthworks, Cut and Fill Site to Bench Slab up to 500mm</li> <li>• Telstra Communications Mains Connection to House up to 12Lm where applicable</li> <li>• Sewer Mains Connection to House up to 10Lm</li> <li>• Stormwater Mains Connection to House up to 10Lm</li> <li>• Water Mains Connection to House up to 10Lm</li> <li>• Gas Mains Connection to House where applicable</li> <li>• Electrical Mains, Single Phase Mains Connection to House up to 10Lm</li> <li>• Scaffolding as required for double storey houses</li> </ul>
Front Porch <ul style="list-style-type: none"> <li>• External Non Slip Tiles 300mm x 600mm - <i>Meridian 'splendour' range</i></li> </ul>	
Front Facade <ul style="list-style-type: none"> <li>• Face brick from Selected Range or Textured Paint Finish as shown on plans</li> </ul>	
Fascia and Gutter <ul style="list-style-type: none"> <li>• Metal Fascia and Quad Gutter - <i>Meridian 'splendour' range</i></li> </ul>	
Driveway & Front Pathway <ul style="list-style-type: none"> <li>• Coloured Concrete Driveway up to 35m2 (single garage) or 50m2 (double garage)</li> </ul>	
Termite Control <ul style="list-style-type: none"> <li>• Termite Protection System as per Australian Standards</li> </ul>	
Downpipes <ul style="list-style-type: none"> <li>• 90mm Round PVC Downpipes, Painted to suit Gutter</li> </ul>	

## General Site Works Cont.

## Price Lock

### Structure

- Concrete Waffle Pod Slab M Class
- Concrete Slab Strength up to 25Mpa
- 100mm Slab to Rainwater Tank
- Pre-fabricated 90mm External and 70mm Internal Frames and Trusses as per Australian standards
- Structural Steel Beams where required

### Price Lock

- 6 Month Price Lock

### BASIX

- BASIX Certification and Rating
- R2.5 Insulation Batts to External Walls Except Garage; R3.0 Insulation batts to Ceiling
- 2000L Slimline Rainwater Tank with Submersible Pump if required
- Gas Connections to Cook-top, Hot Water Heater and Gas Bayonet Point in Living Room

## Safety And Electrical

### Safety

- Smoke Alarms, Direct Wired with Battery Back Up as Per Australian Standards
- Safety Switch to Electrical Meter Box
- Deadbolt to Timber External Doors
- Keyed Dead Lock to Sliding Glass Doors
- Security Alarm with Three Movement Sensors and Keypad

### Lighting

- 1 Oyster Light with LED Globe Per Room *as per plan*
- 10 LED Downlights *in lieu of Oyster lights in selected areas*
- 1200mm Single Fluorescent Light to Garage
- Bunker Light to Porch, Alfresco (if included) and Balcony (if included)
- 2 Twin Flood Sensor Lights
- 3 in 1 Heater, Light Fan to the Bathroom, Ensuite and Powder Rooms
- Limited 2 Way Switching in up to 2 Locations of Your Choice

### Electrical

- 2 Pre-Wired Television Points
- 2 Pre-Wired Telephone Point
- 2 Data Point
- 1 Double Power Point Per Room
- Tv Antenna
- Power Points for Appliances (Kitchen Cook-Top, Dishwasher, Refrigerator, Microwave, Range Hood and Garage Door)
- Power Points for Hot Water Unit and Rainwater Tank *as per plan*





# Want More Inclusions?

Check out our Classic and Grandeur range of inclusions today or contact us to organise a Meridian Colour Studio Tour to see our range in person.



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