smart.
series

Inclusions

KITCHEN

Appliances
- Westinghouse 600mm Gas Cook-top
- Westinghouse Oven 600mm with Shut Off Switch
- Westinghouse 900mm Canopy Rangehood ducted to roof space

Benchtop
- 32mm Laminate Tight Edge Benchtop

Cabinetry
- Laminated finish - wide range of standard Colours
- Laminate finish under bench cabinetry only
- Kickboards - Matching Cupboards Colours and Finish
- 128mm D-Bar Handles to Lower Cabinets

Pantry
- Polyurathane or Laminated as shown on plans
- 5 Rows of Solid Melamine Shelving

Sink & Tapwear
- Stainless Steel Sink, Drop-In Double Bowl
- Chrome, Gooseneck Flick Mixer

Splashback
- 300 x 600mm Polished Porcelain Tile

General
- Dishwasher Provision Only with Plumbing and Electrical Points
- Fridge Provision with Electrical Point
- Microwave Provision Only with Electrical Point

BATHROOM & ENSUITE

Bathroom, Ensuite & Powder Room Vanity
- White Gloss Vanity with White Ceramic Basin on Chrome legs, up to 600mm wide
- Chrome Modern Round Pin Mixer

Bathroom, Ensuite and Powder Room Tiling
- Porcelain 300 x 300mm Floor (non slip) Tiles
- Porcelain 300 x 600mm 2.0m High in Shower, 600mm High Around Bath and 100mm Skirting

Waterproofing
- High Quality Installed as per Australian standards

Shower & Bath
- Shower Screen Fully Framed Polished Aluminium with Toughened Clear Glass
- 1500mm Drop in Acrylic White Bath Set in Tiled Hob as per plan

Toilet
- Full Porcelain Closed Coupled Suite with Soft Close Seat

Mirror
- 6mm Polished Edge Mirror to Match Vanity Size

Tapware
- Chrome Modern Round Pin Wall Mixer to Shower and Bath
- Chrome Round Bath Spout
- Hi Rise Multifunctional Shower Head

Accessories
- Chrome Plated Push Plugs
- Chrome Plated Double Towel Rails
- Chrome Plated Ring Towel in Powder Room
- Toilet Roll Holder in Chrome Finish
- Stainless Steel Finish Floor Waste
- Privacy Lock to Door
- Double Power Point
- Chrome Plug and Waste to Bath

MERIDIAN HOMES

INTERNAL FEATURES

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

Skirting & Architraves
- 66mm x 18mm Pine - with Paint Finish

Wardrobes (Where shown on plans)
- Melamine Top Shelving with Hanging Rail

Doors
- Hume Hollow Core Doors with Semi Gloss Paint Finish
- Round Lever Door Handles in Satin Chrome

Flooring to Wet Areas
- Porcelain 300x300mm Floor (non slip) Tiles
- 100mm Skirting

Linen Shelving
- 4 Rows of Solid Melamine Shelves

LAUNDRY

Tub
- 45L Freestanding Tub and Cabinet

Tapware
- Standard Sink Mixer

Washing Machine Provision
- Hot and Cold Washing Machine Connection and Power Point

Splashback
- 300 x 600mm Polished Porcelain Tiles Behind Tub

Tiling
- Porcelain 300 x 300mm Floor (non-slip) Tiles with 100mm Skirting

Accessories
- Stainless Steel Finish Floor Waste

EXTERNAL FEATURES

Main External Material
- Austral Face Brick from selected range of colours

External Cladding
- Lightweight Cladding as per concept plan where applicable

Roof
- Boral Concrete Roof Tiles
- Sarking Under Tiles

Windows
- Lockable, Single Glaze Aluminium Windows in selected range of colours
- Obscure Glazing to Wet Areas for Bathroom and Powder Room
- Key Lockable Sliding Doors with Deadlock and Toughened Glass

Entry Door
- 820 mm Entrance Door with Featured Frosted Glass Panels in Full Gloss Paint Finish
- Security Lever and Deadlock in Satin Chrome

External Door
- 820mm Solid Block-Board
- Security Lever and Deadlock in Satin Chrome

Garage Door
- Colorbond Roller Door with in standard range of colours

Front Porch
- Concrete finish

Front Facade
- Face brick from Austral Selected Range or Textured Paint Finish as shown on plans

Fascia and Gutter
- Metal Fascia and Quad Gutter in Colorbond Colours

Termite Control
- Termite Protection System to Perimeter of House and Termite Collar to All Slab Pipe Penetrations and Brick Piers

Downpipes
- Painted to Suite Gutter Colour, 90mm Round PVC Downpipes

MERIDIAN HOMES

EXTERNAL FEATURES CONT.

Garden Taps
- Fresh Water Tap
- Rain Water (or recycled water tap)

Hot Water Unit
- Bosch 20L Instant Gas Hot Water System

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
- 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

GENERAL SITE WORKS CONT.

Structure
- Concrete Waffle Pod Slab up to 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
- 2435mm Ground Floor Ceiling Height
- Structural Steel Beams where required

BASIX
- BASIX Certification and Rating
- R3.0 Insulation Batts to External Walls Except Garage; R3.5 Insulation batts to Ceiling
- Three Gas Connections to Cook-top, Hot Water Heater and Gas point in Living Room

SAFETY AND ELECTRICAL

Safety
- Two Smoke Alarms, Direct Wired with Battery Back Up
- Safety Switch to Electrical Meter Box
- Deadbolt to Timber External Doors
- Security Lock to Sliding Glass Doors

Lighting
- 1 Oyster Light Per Room as per plan
- 1200mm Single Fluorescent Light to Garage
- Limited 2 Way Switching

Electrical
- One Pre-Wired Television Points
- One Pre-Wired Telephone Point
- One Double Power Point Per Room
- Power Points for Appliances (Kitchen cook-top, dishwasher, refrigerator, microwave, range hood)
- Power Points for Hot Water Unit and Rainwater Tank as per plan

NBN

NBN
- Optic Fibre Provisions - 1x Phone, Data and TV Points to Garage with Power Point and Conduit Pipe to Property Boundary

MERIDIAN HOMES