



INTERNAL

FRAMES AND TRUSSESS

Engineered steel frames and trusses / or timber trusses [as required by design]

CEILING HEIGHT

2700 mm standard ceiling height to ground level

2600 mm standard ceiling height to first floor

DOORS

2040 mm flush internal doors in pre-primed paint finish from Hume Doors – Medina Homes selection.

WARDROBES

Mirrored sliding doors with set of draws, shelves and hanging rails. (to all rooms).

1x set of draws and 3x shelves (450mm wide) to walk-in robe (if applicable) .

DOOR FURNITURE

Lever set to internal passage doors; privacy set to bathroom, ensuite and WC doors in satin chrome. Chrome hinges throughout.

SKIRTING AND ARCHITRAVES

67 x 12 mm beveled edge profile architrave and skirting with painted finish.

CORNICE

90 mm Cove Cornice at the junction of wall and ceiling.

PAINT

Taubmans Three Coat paint system to internal walls and woodwork
Up to 2 Painted Feature Walls

FLOORING

Medina Homes standard range tiles to entry, hall, family, kitchen and dining/living and wet areas. – choice of 600x 600 tiles and 300 x 600 tiles.

Medina Homes standard carpet range to bedrooms and first floor.

STAIRS (DOUBLE STOREY PLANS)

Pine/MDF Staircase with Medina Homes standard carpet flooring. Pine handrail in painted finish.

LAUNDRY

Base and Top laminate cupboards with 35mm Laminate bench top and tiled splash back up to 600mm high – size depending on floorplan design – up to 2000mm wide

LINEN CUPBOARD

4x Melamine Shelves.

KITCHEN

OVEN & COOKTOP

900 mm Free Standing Westinghouse Oven and Gas Cooktop [or similar brand]

RANGEHOOD

900 mm Westinghouse canopy Rangehood [or similar brand]

DISHWASHER

600 mm Dishwasher

SINK

Chrome double bowl top mount sink

TAPWARE

Chrome sink mixer with gooseneck spout.

Water point for Fridge connection.

SPLASHBACK

Tiled splash back to underside of overhead cabinetry up to 600mm high.

BENCHTOP

40 mm Stone Benchtop

JOINERY AND HANDLES

Selection of colours from Polytec Laminate / Polyurethane Range. Soft close and handle-less. With 1x set of Drawers up to 500mm wide.

OVERHEAD CABINETS

Selection of colours from Polytec Laminate. Soft close and handle-less [Blum brand]

OUTDOOR KITCHEN

Outdoor Kitchenette – up to 1000mm wide. Polyurethane Base cabinets with gas cooktop and sink to suit.

20mm stone bench top [if applicable on design]

BATHROOMS

TAPWARE

Chrome spray handset on shower rail.

Chrome basin mixer, bath spout and mixers.

MIRRORS

Polished edge mirror on top of vanity – to suit vanity size.

VANITY

Wall hung floating Vanity from Medina Homes Range – with built in acrylic bench and basin [up to 1500mm wide, depending on architectural plans.

BATH

White acrylic Free Standing bathtub – size depending on floorplan – up to 1700mm wide

SHOWER

Semi Frameless Shower screen with pivot door.

ACCESSORIES

600 mm chrome towel rail and toilet roll holder to bathroom and ensuite.

Chrome towel ring and toilet roll holder to Powder room.

TOILET SUITE

2 Piece Toilet Suite with dual flush

TILING

Medina Homes range of tiles; wall to ceiling tiling in bathrooms and ensuite. Floor and skirting tiling in separate Toilet.

Wall Niche to shower area is Bathroom and Ensuite – 450 mm x 300 mm.

Please note, the above is a general guide and each individual home may vary in both steps and times. Based on Fairmont NSW standard designs. Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed diam nonummy nibh euismod tincidunt ut laoreet dolore magna aliquam erat volutpat. Ut wisi enim ad minim veniam, quis nostrud exerci tation ullamcorper suscipit lobortis nisl ut aliquip ex ea commodo consequat. Duis autem vel eum iriure dolor in hendrerit in vulputate velit esse molestie consequat, vel illum dolore eu feugiat nulla facilisis at vero eros et accumsan et iusto odio dignissim qui blandit praesent luptatum zzril delenit augue duis dolore te feugait nulla facilisi.

EXTERNAL/STRUCTURAL

DRIVEWAY

Broom finished coloured concreted driveway up to boundary; plain concrete crossover

SLAB

Engineered concrete slab to suit 'M' or 'HI' class soil classification

FRONT ENTRY DOOR

Medina Homes range painted solid Timber front entry door; up to 2400 mm high and up to 950 mm wide.

LAUNDRY DOOR

Half glazed hinged door in painted finish

EXTERNAL DOOR FURNITURE

Lever Entrance set in satin chrome and double cylinder deadbolt

ROOFING

Colorbond quality metal roofing including insulation blanket (where applicable) or 'Monier' Cement Tiled Roofing from Medina Homes range.

FASCIA AND GUTTER

Colorbond fascia and gutters

CLADDING

75mm Foam Cladding with Acrylic render colour finish where applicable.

GARAGE DOOR

Sectional overhead motorised garage door from Medina Homes range; with 2x remotes – selection of colours available

BRICKS

Face brick range from PGH Bricks Medina Homes selected ranges; with off-white mortar.

WINDOWS

Aluminium lockable windows and sliding doors in a selected colour from Medina Homes range.

Fly Screens to windows and Screen Door to sliding door.

ALFRESCO

Medina Homes range of Tiles to floor.
Plasterboard ceiling and boxed surround.

WALL INSULATION

R2.0 Batts to external walls including walls between garage and house.

CEILING INSULATION

R3.5 batts to ceiling with roof over (excluding garage and alfresco).

TERMITE PROTECTION

Termite protection to pipe penetration and perimeter cavity.

TAPS

Garden tap to front and rear.

SERVICES/OTHERS

HOT WATER

5-star 26L continuous flow system (Gas if applicable).

BASIX

Standard BASIX package including 3000L water tank (if required) and fee/charges for certification.

SERVICE CONNECTIONS

Electrical (underground power where applicable), provision only for phone connection, 100mm storm water connection to street/easement, sewer connection to junction at front/rear within boundary, water connection and gas connection to connection point within boundary.

ELECTRICAL

1x Double power points to each bedroom
(main bedroom will have 2x Double power points).

1x Double power points to bathroom, ensuite, laundry, powder room, dining and study (if applicable).

2x Double power points in Kitchen area.

2x Double power in each sitting area.

1x external power point in alfresco.

1x double power points in garage.

Power points to appliances as required.

Wired smoke detectors as required.

Exhaust fans supplied where required.

Fan/Light/Heat Combo supplied to Main Bathroom and Ensuite.

1x Power meter in meter box and safety switches as required.

LIGHTING

Downlight package of up to 20 downlights to kitchen and living areas as nominated by Medina Homes (25 downlights for double storey).

4 downlights to Alfresco and downlight at front Porch as required.

LED Oyster lights to bedrooms.

1x Fluorescent Tube light to Garage [or 2x if Double Garage].

1x External sensor light at Front of House.

Up to 3 light points above Kitchen island bench.

3 in 1 IXL Lights and Fan in Bathrooms as required.

TV, PHONE AND DATA

2 x TV Aerial points and 2 x Data points

1 x TV Aerial mounted on roof

FIBRE OPTIC NETWORK / NBN

Provision for fibre optic network, phone and data point.

NBN Provisions to the house.

GAS (IF APPLICABLE)

Gas connection point in Living area.

Gas connection point in Alfresco.

Gas connection to appliances (if applicable).

CERTIFICATES

Certificates for concrete slabs and piercing.

Pest control certificates.

Waterproofing Certificate.

Site contour and survey plans.

Final ID survey and Interim OC.

FEES AND REQUIREMENTS

Architectural plans and shadow diagrams, waste management plan, sediment control plan and engineering plans.

Complying development certificate fees, homeowner's warranty insurance, occupation certificate fees, water authority fees, long service levy, initial surveyor and structural engineering fees.

OTHER

Scaffolding, railing, roof scaffolding and stair void protection as per WH&S requirements (depending on site conditions)

SITE COSTS

Excavation up to 800 mm balanced cut and fill. Soil removal up to 3 loads (extra loads charged at \$800 each).

Drop Edge allowance up to 10 L/m.

Standard Piercing Allowance.

Site Fence, Safety Sign, Site Toilet and Sediment control as per plans.

LANDSCAPING

Medina Homes Range Mailbox. Retractable Clothes Line

FINAL CLEAN

Final clean throughout. Silicone to all Stone edges and Tile edges

AIR CON

2 Zone 'Actron' Ducted AC (or similar brand) – 1 AC controller

SECURITY

Video Intercom (1 internal screen) and Bosch Alarm System