

MERITON GOES ABOVE AND BEYOND THE CURRENT CONSTRUCTION STANDARD

Meriton implements the highest of building standards, ensuring it delivers the highest quality, providing peace of mind when purchasing. Meriton stands by its product by retaining apartments in nearly every development, demonstrating that it has confidence in what it sells.

Meriton has enormous confidence in the standard and quality of its buildings. That confidence is built on Meriton's unique position as both developer and builder, enabling it to manage each project meticulously. Meriton is proud to boast this process has avoided any major structural defects in its buildings. Safety is paramount and buildings being developed by Meriton are compliant with the Australian standard and also go above and beyond these requirements.

	CURRENT NSW STANDARD (PRIVATE CERTIFIERS)	MERITON STANDARD
REQUIRED INSPECTIONS	Requirements are determined between certifier and builder at their sole discretion	Meriton conducts regular inspections. As an example at a recent Sydney development Meriton undertook 50 inspections while the specified requirements from council were only 12.
FIRE TESTING OF WALLS	Requirement to visually check 30%. No specific requirement for inspection of fire shut-off louvers.	Inspects 100% and provides certificates that every component is compliant. Meriton inspects 100% of all fire shut-off louvers.
TESTING OF ESSENTIAL SERVICES	Testing is required at the end of the project to obtain practical completion certification.	Meriton performs initial tests with the Fire Brigade input. Final testing also occurs on completion to ensure the building is safe and certified.
USE OF COMBUSTIBLE MATERIALS	In accordance with Australian Standards (AS1530.3) combustible materials are allowed to be used in sprinklered areas.	Only non combustible cladding is installed on Meriton buildings. Flammable Polyurethane cladding is <u>NOT</u> permissible on Meriton buildings.
WATERPROOF TESTING BATHROOMS	Required to visually check 10% of waterproofing at various stages.	Meriton inspects 100% of waterproofing and flood tests every bathroom over-night. Meriton also checks all pipes to ensure that there are no leaks under high pressure.
NOISE & VIBRATION TESTING OF APARTMENTS	Required to instrumentally test 10% of apartments. No vibrational monitoring requirement unless stipulated by council.	Meriton apartments are quieter than industry standards. Our acoustic engineers instrumentally test 10%, perform visual site-inspections and sign off on 100% of apartments. Meriton performs long term vibrational monitoring during demolition phases and excavation for all projects.
DE-WATERING FOUNDATIONS & BASEMENTS	No requirement for certification, however must follow an approved hydrologist engineering procedure.	Meriton engages only expert top tier consultants and contractors in the field of de-watering. Utilising monitoring wells to ensure de-watering rates comply with approved engineering procedures.

	CURRENT NSW STANDARD (PRIVATE CERTIFIERS)	MERITON STANDARD
STRUCTURAL DESIGN	Nil Requirements.	Meriton's Internal qualified and registered engineering team engage external engineers and have complete oversight of their design.
INDEPENDENT REVIEW OF STRUCTURAL DESIGN	Nil Requirements.	On complex structural projects Meriton adopts a 3rd party independent review from top tier qualified engineers
ON-SITE STRUCTURAL INSPECTIONS	At completion the engineer must sign off that the structure has been built in accordance with the design.	Meriton employs experienced engineering firms. At all critical stages of the project qualified on-site engineers review structural items and certify the structure progressively and at completion.
PRE - SETTLEMENT DEFECT INSPECTIONS	Nil Requirements.	Prior to a purchaser settling a thorough inspection of the apartment is conducted to ensure that we hand over every apartment 100% complete to the highest standard.
POST - SETTLEMENT DEFECT INSPECTIONS	Nil Requirements.	In the unlikely event of defects post settlement Meriton has a qualified in-house team dedicated to resolving matters in a timely fashion.

MERITON BUILDING FACTS

- Meriton has more than 56 years of experience in residential building and development under the same name and founder, and an unmatched reputation for delivering high-quality apartments. Meriton is synonymous with excellence, and its multitude of accolades highlights its prominence in the property industry.
- Meriton has built more than 75,000 apartments and boasts a 100% construction completion record. In NSW Meriton has built one in every ten apartments.
- Meriton retains a significant number of its apartments, demonstrating that it has confidence in what it sells. It has always stood by its product and, because of this, customers have confidence buying with Meriton.
- Meriton is a leading, diversified Australian property group. Meriton owns and manages more than \$9 billion of property assets, holding a portfolio of more than 9000 apartments built by Meriton.
- Meriton implements the highest of building standards, ensuring every aspect of construction is thoroughly inspected to ensure its unblemished building record is kept intact.
- Statutory warranties cover all Meriton buildings in NSW and QLD. In NSW under the Home Building Act the cover lasts up to 6 years from completion for structural defects and two years for non-structural defects. In QLD cover lasts up to 6 years and 6 months from completion for structural defects and up to 12 months for non-structural defects.
- In addition to the statutory warranties in NSW, home-owners can also sue a negligent builder for up to 10 years for structural defects.
- Meriton has enormous confidence in the standard and quality of its buildings. That confidence is built on Meriton's unique position as both developer and builder, enabling it to manage each project meticulously. Meriton has internal engineers who audit its external engineers and their designs. There also are on-site engineers in quality assurance roles to monitor every item that makes up a Meriton building. Meriton is proud to boast this process has avoided any major structural defects in its buildings.
- Safety is paramount and buildings being developed by Meriton only contain cladding elements that are 100% non-combustible aluminium (including the core) and are compliant with the Australian standard.