

Main Range Price List - as at September 2018

Block width	House type	Minimum block width	Floor area m ²	sqgs	Price
10m designs	Gem 138	10.0m	138.4	14.9	\$144,240
	Trend 139	10.0m	138.8	14.9	\$144,340
	Trend 149	10.0m	148.9	16.0	\$150,880
	Trend 150	10.0m	149.7	16.1	\$149,800
	Trend 179	10.0m	179.3	19.3	\$167,660
	Gem 180	10.0m	179.9	19.4	\$165,490
	Metro 180	10.0m	180.0	19.4	\$162,090
12.5m designs	Vista 175	12.5m	175.1	18.9	\$160,390
	Edge 188	12.5m	187.5	20.2	\$164,490
	Serene 196	12.5m	195.7	21.1	\$170,490
	Edge 208	12.5m	208.4	22.4	\$176,420
	Serene 209	12.5m	209.1	22.5	\$175,620
	Serene 225	12.5m	225.1	24.2	\$184,710
14m designs	Aspire 210	14.0m	210.0	22.6	\$175,220
	Edge 217	14.0m	216.8	23.3	\$176,640
	Edge 220	14.0m	219.6	23.6	\$176,660
15m designs	Mode 213	15.0m	212.7	22.9	\$178,490
	Aspire 247	15.0m	247.0	26.6	\$198,750
	Aspire 249	15.0m	248.8	26.8	\$199,150
	Horizon 250	15.0m	249.6	26.9	\$208,710
15m+ designs	Mode 202	15.2m	202.4	21.8	\$170,590
	Infinity 217	18.3m	217.3	23.4	\$179,890
	Mode 224	16.7m	224.4	24.2	\$184,580
	Vista 245	17.5m	245.2	26.4	\$196,240
	Mode 256	16.8m	256.2	27.6	\$199,790
	Horizon 256	18.0m	256.4	27.6	\$200,790
	Infinity 268	20.0m	267.9	28.8	\$213,420
	Aspire 284	18.0m	283.6	30.5	\$212,890
	Horizon 285	18.0m	285.0	30.7	\$223,680
	Horizon 299	18.0m	299.1	32.2	\$228,770
Acreage designs	Infinity 319	21.0m	318.8	34.3	\$238,120
	Retreat 217	Acreage	216.7	23.3	\$180,380
	Retreat 253	Acreage	252.6	27.2	\$195,610
Two Storey designs	Retreat 305	Acreage	305.5	32.9	\$224,390
	Summit 231	10.0m	230.6	24.8	\$241,870
	Summit 259	14.5m	258.9	27.9	\$260,740
	Summit 274	14.0m	273.8	29.5	\$267,880
	Summit 276	10.0m	276.2	29.7	\$266,990
	Summit 280	12.5m	279.8	30.1	\$272,310
	Summit 304	14.0m	304.2	32.7	\$282,490



Naked Display Homes



Straight Talk No Jargon



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30 Year Structural Guarantee



The Hallmark of Quality

Our Main Range specification and schedule of fittings

General:

Prices are based on level "S" class fully serviced sites and include the cost of Engineers soil test and structural foundation design, concrete pump, minimum sediment/erosion control, site inspections, contour survey, standard building certification fees, plumbing and drainage fees, PLSLA levy fee, QBCC Insurance and Contractors All-Risk Insurance. Construction methods to suit N2 wind loading as per Building Code of Australia. Possible extra costs not allowed for and to be paid by the Owner include, but are not limited to, the following:- slab/footing piers, retaining walls, soil stabilisation and retention, rock excavation, tree removal, acoustic requirements, bushfire requirements, A.H.D. requirements and sand/metal pipe bedding.

Access:

Accessibility to the building site is the responsibility of the Owner. Any costs incurred by the Builder due to difficult site access including crane hire and hand carting of materials to be paid by the Owner.

Termite treatment:

Termite treatment to AS3660.1 (Section 6) including monolithic slab and physical barrier system to service preparations and perimeter.

Foundations & floor:

Concrete slab system designed for "S" soil classifications to AS2870 with brick rebate and exposed perimeter edge beam. No step down to Garage floor. No allowance for slab/footing piers.

External walls:

Single height clay bricks from Builder's Range. Natural ironed mortar joints.

Internal walls:

H2 classification treated pine wall frames and trusses. Timber wall and ceiling framing lined with 10mm plasterboard. Cove cornice throughout. 2400mm high ceilings.

Insulation:

Glasswool insulation batts to ceiling to meet 6 Star Energy Rating requirements. Reflective foil wrap to external walls to meet 6 Star requirements.

Fascia & Gutter:

Colorbond metal fascia, quad gutter and 90mm round P.V.C. downpipes.

Hip roof:

Concrete tiles (from Builder's Range) fixed, unsarked at 23.5° pitch with 450mm wide vented eaves.

Windows:

Aluminium clear glazed windows and patio sliding/stacker doors (as applicable). Colours from Builder's Range. Locks to opening windows.

Mouldings:

Skirtings	68mm x 12mm Colonial, Classic, Splayed or Pencil Round profile (MDF) for painting.
Architraves	42mm x 12mm Colonial, Classic, Splayed or Pencil Round profile (MDF) for painting.

Doors:

Internal	Corinthian Flush Primed.
External	Corinthian 820mm hinged door from Builder's Range with clear glass sidelight (1210mm overall frame).

Garage

Door Corinthian Duracote tempered hardboard (where applicable).

Door furniture:

Internal	Lever passage sets with privacy latches to Bedroom 1, Bathroom and W.C. from Builder's Range. Colour to be selected.
External	Lever handle set with deadlock from Builder's Range.
Garage	
Access	Lever entrance set from Builder's Range.

Kitchen fittings:

Cupboards	Square edge door and drawer fronts from Builder's Range with PVC edging and selected door handles (from Builder's Range). 600mm wide cupboards. White Melamine internal linings including one (1) intermediate shelf and a nest of four (4) drawers and microwave provision. Laminated Pantry unit (2100mm high) with four (4) shelves and overhead cupboards. Laminate colours to be selected from Builder's Range.
Benchtops	20mm thick reconstituted stone (from Builder's range) with arised edging (Waterfall gable ends not included).
Sink	Bowl and three-quarter stainless steel inset sink with provision for dishwasher below drainer.
Tapware	Sink Mixer (Chrome).

Kitchen appliances:

Oven	Omega 00654X Multi function, stainless steel.
Hotplate	Omega 0C64TZ Touch control (ceramic).
Rangehood	Omega 0RW6XA Ducted Canopy (stainless steel).

Bathroom & ensuite fittings:

Bath	1525mm acrylic bath (white).
Shower	Aluminium fixed screen with pivot door, coloured frame and clear toughened glass.
Screen	
Vanity units	Selected from Builder's Range with 2 Pac gloss doors, two (2) drawers for reverse bevel finger pull doors or three (3) drawers for doors with handles (White only), and acrylic square bowl tops (White only).
Mirror	900mm (High) x vanity width with coloured aluminium frame.
Towel Rails	900mm double (Chrome).

W.C. fittings:

Toilet Suites	6/3 dual flush white china cistern, concealed pan and soft close seat.
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Toilet Roll Holder	Chrome.
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Laundry fittings:

Cabinet	45 litre stainless steel laundry tub and Colorbond cabinet (white).
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Tiling:

Wet area ceramic wall and floor tiles from Builder's Range.

Kitchen Up to 650mm over all bench tops. Floor tiles NOT included.

Bathroom/

Ensuite Nominal 2000mm to the shower alcove walls, 500mm over the bath and one (1) skirting row to the remainder. Fully tiled floor.

Laundry Nominal 600mm over the trough and washing machine position and one (1) skirting row to the remainder. Fully tiled floor.

W.C. Nominal 300mm high of skirting tiles. Fully tiled floor.

Wardrobes:

Coloured aluminium framed sliding doors with coloured vinyl fronts, overhead melamine shelf (white) and hanging rail to all Bedrooms. Colours to be selected. Walk-in robe to Bedroom 1 with Corinthian Flush Primed door (where applicable), overhead melamine shelf (white) and hanging rail.

Linen cupboard:

Coloured aluminium framed sliding doors with coloured vinyl fronts and four (4) shelves.

Hot water service:

280 litre heat pump.

Plumbing & drainage:

Cold Water	10 lineal metres allowed to connect from water meter to house. Iplex water service to all internal fittings and outlets. Front and rear garden taps included.
Tapware	Mixer tapware to Bathroom, Ensuite and Laundry tub with rail showers and washing machine cocks (located under tub) (Chrome).
Sewer	50 lineal metres of drains allowed as standard.
Stormwater	50 lineal metres of drains allowed as standard.

Electrical:

Ample light and double power points. Compact fluorescent bulbs and batten holder fittings installed to 100 percent of the floor area. Two (2) television points with coaxial cable. Automatic circuit breakers with earth leakage safety switches to meter box. Hager B&R Visage white accessories throughout. Underground connection (80 amp single phase) from main supply point to meter box (allowance of 10lm). Smoke detectors wired to main supply. White metal ceiling fan/fanlight to rear patio (where applicable). Exhaust fan to unvented wet areas (where applicable).

Painting:

External	Gloss Acrylic to external woodwork, meter box and downpipes.
Internal	Flat Acrylic (white) to ceilings. Sealer coat, then two (2) coats of washable Premium Acrylic to all walls. Gloss Acrylic to all internal doors and woodwork. One (1) colour to all internal paintwork allowed as standard.

Garage door:

Sectional overhead door with remote control unit and two (2) handsets (from Builder's Range).

Cleaning:

Builder's house clean (windows included). Building debris only removed from site on completion (excluding excess soil).