

Choice of Three Building Programs

All our Buildings Programs include: Plans, Specifications and Soil Test Report. We obtain the Building Approval (and Town Planning Permit and Res Code Approval if required), do the House set out, stumps and sub-floor framing and floor. A standard 6 year guarantee applies on all our Buildings Programs.

All prices are for a level site, Class 'M' - 500mm deep ground conditions and Terrain Category 3 Design. If Town Planning, Res Code Variance and Septic Tank Approval are required, these can be done for you, with the fees paid by the Owner. Any Crossing Deposits, Landscaping Deposits or other deposits will be paid by the client and refunded by Council once the Occupancy Certificate has been issued.

PROGRAM 'A'

(Fully Completed, including Painting & Floor Coverings - By Specific Quotations)

PROGRAM 'B'

(Completed, Less Painting, Floor Coverings and Services)

All the Carpentry works are completed including internal plumbing, Laminated Kitchen cupboards, Stainless Steel sink, Stove, Ceiling Fan/Rangehood, Smoke Detectors, sisalation to Roof and Thermal Insulation to Walls and Ceilings are included. Laundry Trough, Washing Machine Taps, Hot Water Service Heating, Bath, Shower and Shower Screens, Vanity unit, Wall Tiling to Wet Areas & Kitchen and Wardrobes as per plan. One step to external doors.

Meticulously finished and ready for you to: Paint, arrange floor coverings and the outside connections of services, including sub-floor wastes and vent, Septic/Sewerage, stormwater drainage, baseboards, Water and Power.

PROGRAM 'C'

(Internal Linings and General Carpentry complete - no fittings)

Save your \$\$\$'s with the Family program. If you have limited finance, this is the program for you. All the hard work is completed for you. The general Carpentry work is completed, including internal plasterboard, doors, architraves and skirtings, sisalation to the roof and Thermal Insulation to walls and ceilings are included. Light points, generous numbers of power points, smoke detectors, including the Meter box and switchboard. Roof Plumbing with pop-outlets is also completed.

Ready for you to install all your own fittings, including:

Kitchen cupboards, Sink, Bath, Shower, Vanity, Laundry Trough, Hot Water Service, Wardrobes, Shelving internal plumbing, steps, baseboard, painting, floor coverings and connections of all outside services.

PROGRAM 'D'

(Lock-Up stage)

This program is the Handypersons' dream for the Owner/Builder who hasn't got enough time. This handypersons'/family project offers the realisation of obtaining a home. All the heavy work is done for you by a licensed builder and includes our 6 year guarantee. The frame is completed, including stumps, sub-floor framing, flooring and walls are in position. All external cladding and all external hardware is completed. External doors only and windows are fitted - so the home is 'locked up'. Roofing, sisalation to the roof and Spouting with pop-outlets only is included. (Downpipes and connections BY OWNER) All Building fees and Building Permit to Lock-Up stage are also included. There are no linings to underside of eaves, baseboard, pre-plaster wall straightening or electrical works.



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