



TABRIZI

HOME BUILDERS



**Master
Builders**

BRISBANE
HOUSING & CONSTRUCTION
AWARDS 2014

Individual Home
\$476,000 - \$625,000

TABRIZI
CONSTRUCTIONS PTY LTD
Member of the Residence

*Tabrizi Home Builders have recently been nominated as finalists
in several categories in the 2015 Master Builders Awards.*

ABOUT US

Tabrizi Home Builders is a family owned and run business. Experience matters and our team members have been in the business for a long time. In fact many of the subcontracting team have worked with us for 15 years or more. Contractor turnover is extremely low and you can be assured you are working with a professional every step of the way. Everyone at Tabrizi Home Builders is proud of the work we do and genuinely want to help our clients achieve their dream home.

Tabrizi Home Builders was formed to capitalise on the company's experience as residential builder/ developer in South East Queensland with the aim of building quality homes with genuine design flair and at a very high standard of finish.

The company's growth has purposely been restraint to limit the number of homes it will build so that it can ensure the attention to detail and customer service will be maintained at the highest level. All the staff at Tabrizi Home Builders are focused on great designs and outstanding service. Today, Tabrizi Home Builders is among the leading custom home builders in Brisbane. Our strategy is to set the benchmark of an outstanding reputation for design, quality, value and service.

The company looks forward to many more years designing and building great individual design quality homes for Brisbane families.



QUALITY CONSTRUCTION

Our homes are constructed to the highest standards using only quality materials from leading suppliers. Every detail is carefully scrutinized before being constructed by our craftsman. Every project goes through a rigorous process to ensure a high level of quality.

Building a custom home is an extensive process that requires detailed assessment and thorough research. We work closely with you throughout each step of the project from start to finish. Our focus is on delivering innovative solutions that exceed customer expectations.

We pride ourselves on our level of professional management and embrace each new project with enthusiasm. Our passion for excellence has led us to receive many referrals past and existing clients. Our team is not afraid to continue pushing the boundaries of what is possible.

We offer complete design and construction services that are backed by over 20 years of industry experience. Contact us today to request a consultation with our team.



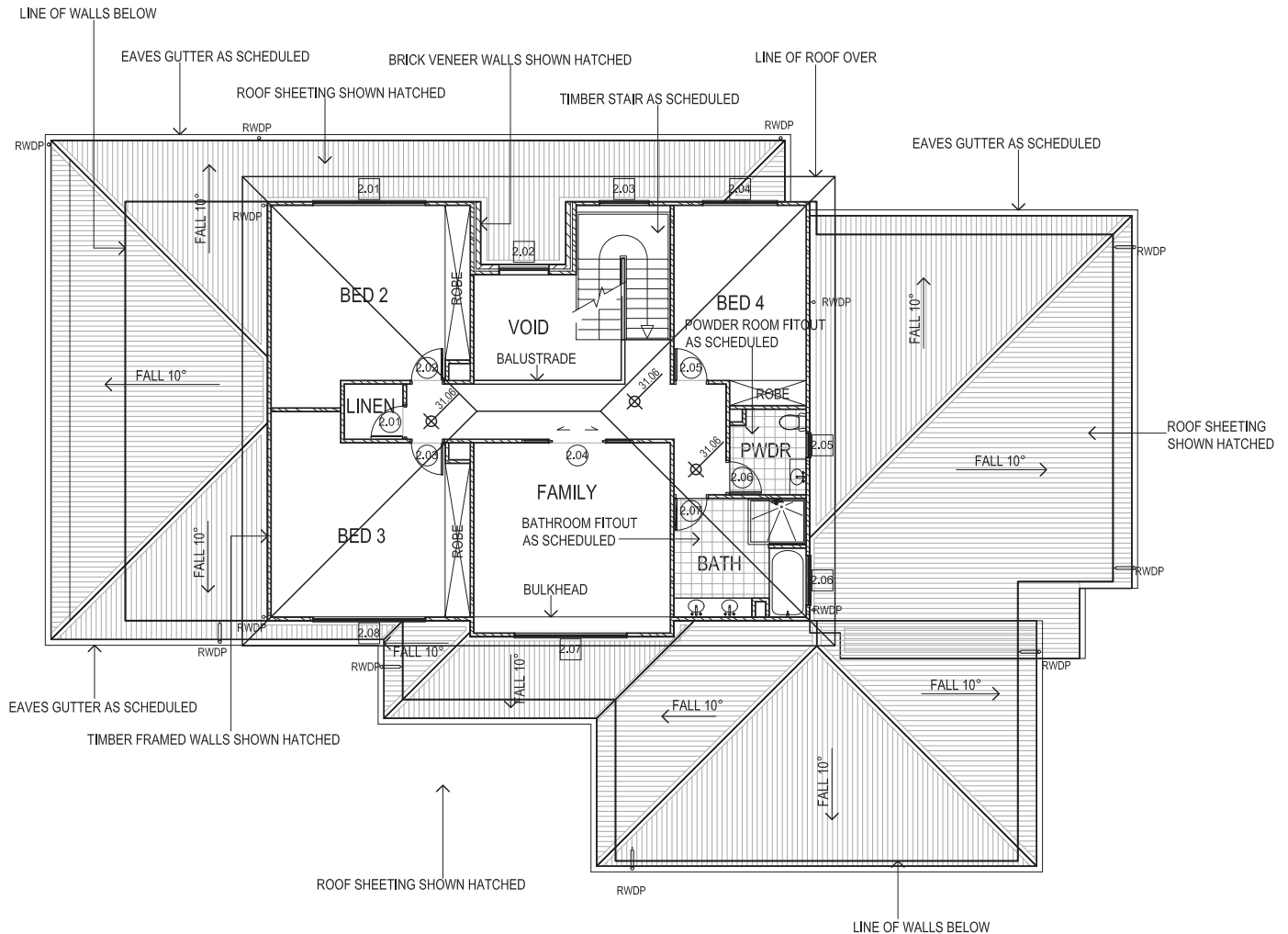


CUSTOM DESIGN

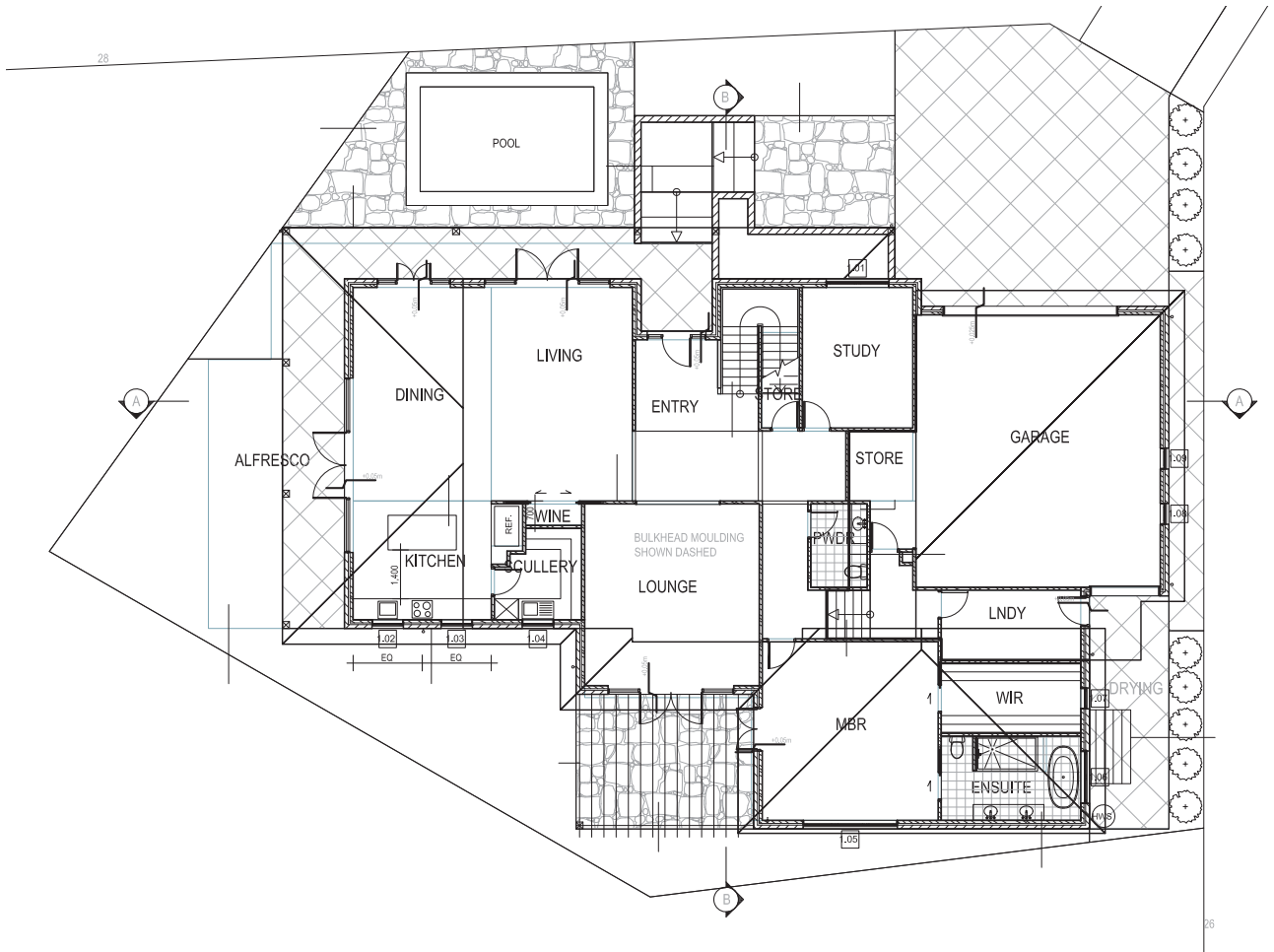
The homes we build are custom designed to suit individual requirements meaning that we start from scratch. We begin the design process with an initial consultation where our designers ask you questions and take the time to listen to your ideas. This is your chance to tell us exactly what you are looking for with your new home. We also look beyond the design and carefully evaluate the surrounding environment. This means that aspects from site elevation to environmental factors such as seasonal sun position and coastal winds are taken into account.

FLOOR PLAN

Top Floor



Ground Floor











EXPERIENCED HOME BUILDERS

We understand that building a home is a major life decision, which is why we work closely with you each step of the way. This is an extensive process that requires careful planning to ensure no details are missed. The homes we build are crafted to the highest standard using only quality materials from leading suppliers. The result is a home that reflects a timeless elegance and leaves a lasting impression.

Tabrizi Home Builders is one of the premier custom home builders in Brisbane widely recognized for design and craftsmanship. What distinguishes us from other builders is our innovative approach to our premium services. We offer complete design and construction services that are second to none.



TESTIMONIALS

Dear Kevin and the Tabrizi Team

We would like to take this opportunity to thank you for taking on our project under such difficult circumstances. It has been such a wonderful experience working with all of you, you always put our interests first and nothing was ever too much trouble, we thank you profusely for that. Your transparency and honesty made decisions so much easier. Thanks so much again for making building our house such a wonderful experience after such a bad start.

Regards

Chris, Amanda, Tyla and Aidan

Dearest Kevin and the Tabrizi Team

Thank you for making our first home build such a positive experience. We can't wait to sit on our amazing deck and enjoy our family home.

Warm regards

*Grant, Donna, Tom,
Arabella and Scarlett*



INCLUSIONS

PRE - CONSTRUCTION	LIFESTYLE	EXECUTIVE
HIA fixed price contract	■	■
Design and drafting of the working drawings (plans)	■	■
Engineers soil report with standard footing and slab design	■	■
Council building application fees Insurances (Based on Brisbane City Council fees)	■	■
All associated government construction Fees (Based on Brisbane fees)	■	■
Colour consultation with a professional designer	■	■

SITE WORKS & FOUNDATIONS	LIFESTYLE	EXECUTIVE
Site works allowance to 500mm fall over building platform (no import or export of fill)	■	■
Allowance for up to 4 hours of concrete pump	■	■
Slab & footings to 'S' classification. Stiffened raft footing system with 300mm wide external footing beams and internal slab stiffening beams. 100mm concrete slab reinforced with RF72 mesh. Design may vary due to engineer specification	■	■
Part A & B physical termite barrier to both the slab penetrations and perimeter to AS3660	■	■
Sewer & Stormwater connections to existing services for sites to 900m ²	■	■
Water connections to 6 meters setback, power and telephone connections to 8 meters.	■	■
Excess soil, if any, will be left on site	■	■
House construction to N2 wind rating (W33)	■	■
Up to 22.5 degree roof pitch	■	■

KITCHEN	LIFESTYLE	EXECUTIVE
Laminated kitchen cupboards including provisions for microwave, dishwasher, 3 cutlery draws and 2 pot drawers	■	■
Laminated post formed benchtop in a wide range of colours and finishes	■	
20mm quartz stone benchtops from builders "Executive" Range		■
Glass look Laminex Metaline Splashback to a height of 600mm in a wide range of colours		■
Overhead cupboards as shown on plan	■	■
Pantry with four shelves as shown on the plan	■	■
Choice of Smeg gas (Natural/LPG) (model CIR66X) or Smeg ceramic electric Cooker (Model SA611XC)		■
Smeg 60cm Canopy range hood (Model K24X60)		■
Smeg 60cm Multi Function Oven (Model SA578X-9)		■
Smeg 60cm Dishwasher (Model DWAU214X)		■
Ariston 60cm Gas (Natural/LPG) cooktop (Model PH640MTIX)	■	
Ariston 60cm Fan Forced semi-automatic Oven (Model FH527IX)	■	
Ariston 60cm Slide out range hood (Model ARH6SIX)	■	
1 3/4 bowl stainless steel kitchen sink	■	■
Round Lever handle mixer tap in chrome	■	
Pin lever sink mixer tap in chrome		■

TILING	LIFESTYLE	EXECUTIVE
Allowance up to \$35 per m ² for floor and \$30 per m ² for wall tiles (retail price) to be selected from builders range	■	■
Bathroom & Ensuite - to floors - to showers 1800mm high - above bath up to 450mm - skirting to remainder	■	■
Laundry and toilet - floor - one row skirting - plus splashback	■	■

BRICKS/WINDOWS ROOF TILES & GARAGE**LIFESTYLE****EXECUTIVE**

Extensive range of Boral Bricks (Builder's range)	■	■
Sisalation wrap to external walls	■	■
Concrete roof tiles from builders range (does not include any sarking)	■	■
Powder coated Aluminum windows - standard colours from builder's range	■	■
Standard locks to window and sliding doors	■	■
Standard roof pitch 22.5°	■	■
450mm wide eaves where shown on plan	■	■
Concrete roof tiles from builder's Standard Range of colours and profiles	■	■
Colorbond Panelift Garage Door - Standard Colours	■	■
Colorbond fascia and gutters - Standard Colours	■	■
Colour consultation with a professional designer	■	■

ELECTRICAL (Refer to electrical plan)**LIFESTYLE****EXECUTIVE**

Two (2) double power points to all bedrooms with ample double power points to other areas	■	■
Two (2) TV points	■	■
Two (2) telephone points	■	■
Hardwired smoke detectors as required	■	■
Ample external light & Power point as per electrical plan	■	■
Earth leakage safety switch and circuit breakers	■	■
Single phase underground power to standard 6 metre setback	■	■

BATHROOM / ENSUITE & TOILETS	LIFESTYLE	EXECUTIVE
Laminated finish vanity cabinets from an extensive range of quality laminates from builders range	■	■
20mm manufactured stone benchtops from builders "Executive" range		■
Laminated benchtops (round or square edge) in an extensive range of colours	■	
Clear glass semi frameless shower screens		■
Clear Glass shower screens with extruded aluminum frame in a range of colours	■	
Drop-in vitreous china vanity basin	■	
Choice of square or round above counter vanity basins		■
Composite Acrylic 1525mm long bath	■	■
Full width polished edge or aluminum framed mirrors to vanities	■	■
Round Lever handle mixer tap in chrome	■	
Pin lever sink mixer tap in chrome		■
Polished Chrome shower rail with soap holder and removable shower head	■	■
Double towel rail & toilet roll holders in chrome finish	■	■
Vitreous china concealed trap toilet pan with china slimline cistern	■	■
Ceiling mounted exhaust fan to WC and bathrooms where there is no natural ventilation	■	■

PLUMBING SERVICES & FINAL WORKS	LIFESTYLE	EXECUTIVE
Water connection - to standard 6 metre setback	■	■
Stormwater and sewerage to site (up to 900m' block)	■	■
2 external garden taps	■	■
Continuous Flow Gas Hot Water System	■	■
House cleaned - internal & external	■	■
Site cleaned after construction. Builders debris only (excludes excess soil) removed from site.	■	■

INTERNAL FINISHES	LIFESTYLE	EXECUTIVE
8' (2440mm) ceiling height to all floors (Single and double storey homes)	■	
8.5' (2590mm) ceiling height to ground floor and 8' (2440mm) to first floor (double storey homes only)		■
90mm cornice throughout	■	■
Carpet grade stairs with paint grade pine hand rail and powdercoated balustrades (Highset homes)	■	■
Powder coated aluminum balustrades to balconies (where applicable)	■	■
Front entrance door – Choice of Corinthian paint grade 820mm wide doors with clear glass	■	
Front entrance door – Choice of Corinthian stain grade 1200mm wide doors with clear glass.		■
Entrance Door furniture - Choice of Gainsborough Trilock lever lock set or the Gainsborough First Impression polished brass entrance set	■	
Internal doors – A large range of Corinthian internal flush or molded doors (Paint grade)	■	■
Internal door furniture - Choice of either Gainsborough Contractor 100 Series Lever set or Gainsborough Whitehall Ceramic range. Privacy locks to toilet and bathroom doors	■	■
Architraves 42mm Colonial Pine, skirting 68mm Colonial Pine (paint grade)	■	■
Built-in robes with single melamine shelf, hanging rail and a bank of four pigeon-hole storage	■	■
Linen cupboard with 4 melamine shelves as indicated on plan	■	■
2-coat exterior paint system using premium grade paint - one colour	■	■
3-coat interior Paint System (1 primer and 2 top coats) - two colours	■	■
45 litre stainless steel laundry tub inset in Laminated benchtop (where shown on plan)		■
45 litre stainless steel laundry tub with steel cabinet	■	

WARRANTIES	LIFESTYLE	EXECUTIVE
Statuary structural guarantee period	■	■
6 months defect maintenance service	■	■
Statuary Termite Protection Guarantee (conditions apply)	■	■

Specification of Schedule of fittings included in the Tabrizi Constructions "Lifestyle" and "Executive" range. All items subject to availability. Tabrizi Constructions reserves the right to change or replace any item on this list with a comparable item due to product development or availability. Effective from 01/01/2015

QUALITY SUPPLY PARTNERS





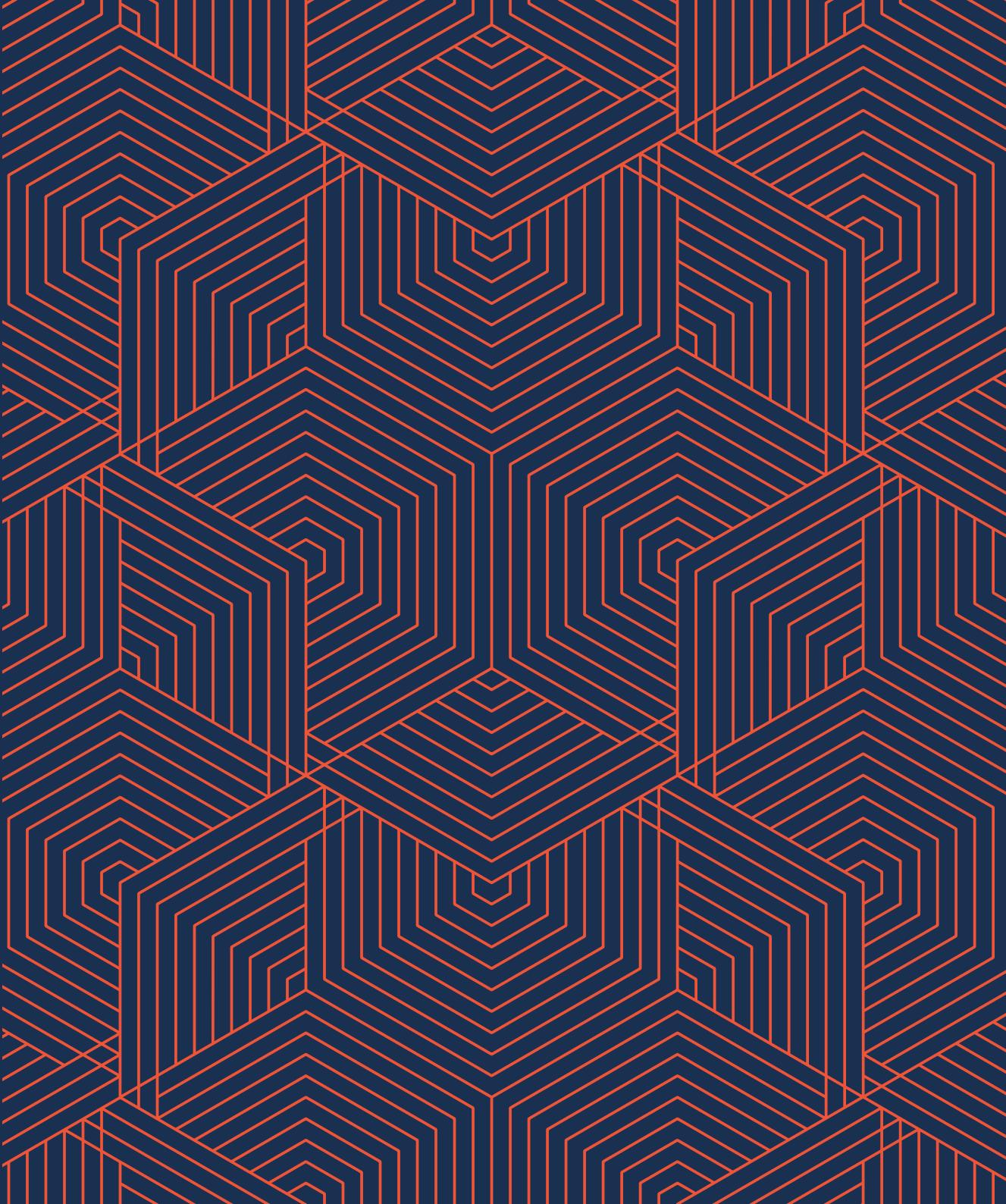
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PERSONALISED DESIGNS. MASTERFULLY BUILT.