



TABRIZI

HOME BUILDERS





ABOUT US

Tabrizi Home Builders is proud to be known as a leading custom home builder within South East Queensland. We are a family-owned and operated business, and our values and warm, accountable client service reflect this. Kevin Tabrizi leads our team and is the third generation of Tabrizis working within Brisbane's building and construction industry.

Our vision is to build luxurious and exceptional quality homes with genuine design flair, to an outstanding standard of finish. To achieve this we limit the number of projects we accept, ensuring dedicated client service and a world-class outcome.

Our whole team is incredibly experienced (our subcontracting team has worked with us for a minimum of 15 years) and we take immeasurable pride and responsibility for each home. We have been known to proudly drive our families past our current projects on weekends.

Most clients come to us through referrals or have built homes with us before, and, we've an industry-wide reputation for being a trusted and boutique operator that delivers creative, boundary-pushing and exceptional results.

We look forward to potentially collaborating with you and we thank you for your consideration.

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QUALITY CONSTRUCTION

We embrace every new project with enthusiasm, passion and creativity, and our focus is to deliver innovative solutions that exceed your expectations. Each home is constructed to an industry-leading standard using only the highest quality materials from exceptional, renowned suppliers.

We start with an extensive consultation process, conduct thorough research prior to build, and scrutinise every detail with our craftsmen. When the construction process begins, right through to completion, we listen attentively, respond immediately and only engage Brisbane's most experienced and passionate team.

The results are ongoing referrals, industry awards, and most importantly highly satisfied clients—and equally— jaw-dropping homes.



CUSTOM DESIGN

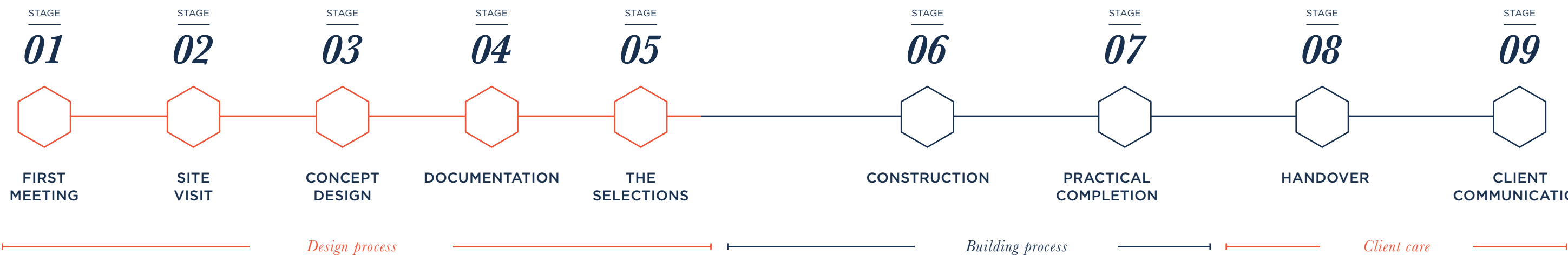
Our custom-built homes are designed to suit individual and family requirements. As such, we start from scratch.

Our consultation process is thorough and holistic. We work with engineers, architects, interior designers and landscapers. It's not just about the design — we also carefully evaluate the surrounding environment — such as site elevation, seasonal sun position and coastal winds, at a minimum.

We're not happy until you are, so every single detail and preference will be pored over, until it's perfect.

ROADMAP TO CONSTRUCTION

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Your journey with us is as important as the high quality end product, therefore we listen carefully, communicate thoroughly and collaborate openly. We have an 9-stage process from beginning to completion, which we will guide you through to ensure a personalised, luxurious result.

Every stage is equally significant and we believe it's the little details within (each stage), that make all the difference. Alternatively, if you're looking for a turn-key option, we'd love to delight you with our offerings.







EXPERIENCED HOME BUILDERS

Building a home is a major life decision that potentially can be quite stressful. Our director, Kevin, has more than 20 years of experience in building innovative, elegant and award-winning homes, working directly with clients, and, only the

finest craftsmen. As mentioned earlier — his surrounding team has a minimum of 15 years' experience, so you can be assured of industry-leading workmanship, meaning a truly stunning result.



TESTIMONIALS

Dear Kevin

Thank you for your support over the past 12 months.

I was pleased by the way you managed and scheduled everything on the project, impressing myself and the quantity surveyor. You and your subcontractors were very respectful and pleasant to deal with. No builders have been able to give me better advice than you.

If I had a chance to build another property, you would be my first option.

Yushi

Tabrizi has been a delight, the quality and customer service has been 10/10. We had a great experience and would use Tabrizi again in the future.

Norbert Miklos

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	INCLUDED
HIA fixed price contract	■
Design and drafting of the working drawings (plans)	■
Engineer's soil report with standard footing and slab design	■
Council building application fees and insurances (Based on Brisbane City Council fees)	■
All associated government construction fees (Based on Brisbane City Council fees)	■
Selection appointment with professional interior designer	■

SITE WORKS & FOUNDATIONS	INCLUDED
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 900m²	■
Water connections to 6 metres setback, power and telephone connections to 8 metres	■
Excess soil, if any, will be left on site	■
House construction to N2 wind rating (W33)	■

BRICKS / WINDOWS ROOF TILES & GARAGE	INCLUDED
Extensive range of PGH Bricks (builder's range)	■
Sisalation wrap to external walls	■
Concrete roof tiles from builder's range (including sarking)	■
Powder coated aluminium windows — standard colours from included range	■
Standard locks to windows and sliding doors	■
Roof pitch up to 22.5°	■
450mm wide eaves where shown on plan	■
Colorbond Panelift garage door — standard colours	■
Colorbond fascia and gutters — standard colours	■

KITCHEN	INCLUDED
Laminated kitchen cupboards including custom joinery to kitchen, scullery, and laundry	■
20mm quartz stone benchtops from included range	■
Tiled splashbacks to a height of 600mm in a wide range of colours	■
Miele 60cm, oven with clock (Latest model)	■
Miele 65cm, 4 burner s/s gas cooktop (Latest model)	■
Miele 53cm, built-in range hood (Latest model)	■
Miele semi-integrated dishwasher (Latest model)	■
Paco Jannson Corsica 357 double bowl under mount sink (D02-U)	■
Bezzoni kitchen/laundry gooseneck mixer chrome	■

ELECTRICAL (REFER TO ELECTRICAL PLAN)	INCLUDED
Two (2) double power points to all bedrooms (three to master bedroom) 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	■
Three phase underground power to standard 6 metre setback	■

BATHROOM / ENSUITE & TOILETS	INCLUDED
Laminated finish vanity cabinets from an extensive range of quality laminates from included range	■
20mm manufactured stone benchtops from included range	■
Clear glass semi-frameless shower screens	■
Choice of square or round under mount counter vanity basins	■
Composite acrylic 1700mm free-standing bath	■
Full width bevelled polished edge or aluminium framed mirrors to vanities	■
Bezzoni basin mixer 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 and soft close seat	■
Ceiling mounted exhaust fan to WC and bathrooms where there is no natural ventilation	■

TILING	INCLUDED
Beaumont Tiles Silver and Gold Range	■
Wall tiles to shower walls, over bath, one tile above vanity and one skirting tile to remainder	■
Laundry and toilet: floor, one row skirting plus splashback	■

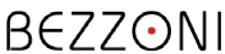
INTERNAL FINISHES	INCLUDED
9’ (2700mm) ceiling height to ground floor and 8.5’ (2590mm) to first floor (double storey homes only)	■
90mm cornice throughout	■
Polished timber stairs with paint grade pine hand rail and powder coated balustrades (highset homes)	■
Powder coated aluminium balustrades to balconies (where applicable)	■
Front entrance door — choice of Corinthian stain grade 1200mm wide doors with clear glass	■
Internal doors — large range of Corinthian internal flush or moulded doors (paint-grade)	■
Internal door furniture — Gainsborough contractor 100 series lever set. Privacy locks to toilet and bathroom doors	■
Architraves 68mm finger jointed pine, skirting 92mm finger jointed pine (paint-grade)	■
Built-in robes with single melamine shelf, hanging rail and a bank of four pigeon-hole storage and drawers	■
Linen cupboard with 4 melamine shelves as indicated on plan	■
2-coat exterior paint system using premium grade paint — two colours	■
3-coat interior paint system (1 primer and 2 top coats) — two colours	■
45 litre stainless steel laundry tub inset in 20mm quartz-stone benchtop (where shown on plan)	■

PLUMBING SERVICES & FINAL WORKS	INCLUDED
Water connection – to standard 6 metre setback	■
Stormwater and sewerage to site (up to 900m² block)	■
2 external garden taps	■
Continuous flow gas hot water system	■
House cleaned — internal & external	■
Site cleaned after construction. Builder’s debris only (excludes excess soil) removed from site.	■

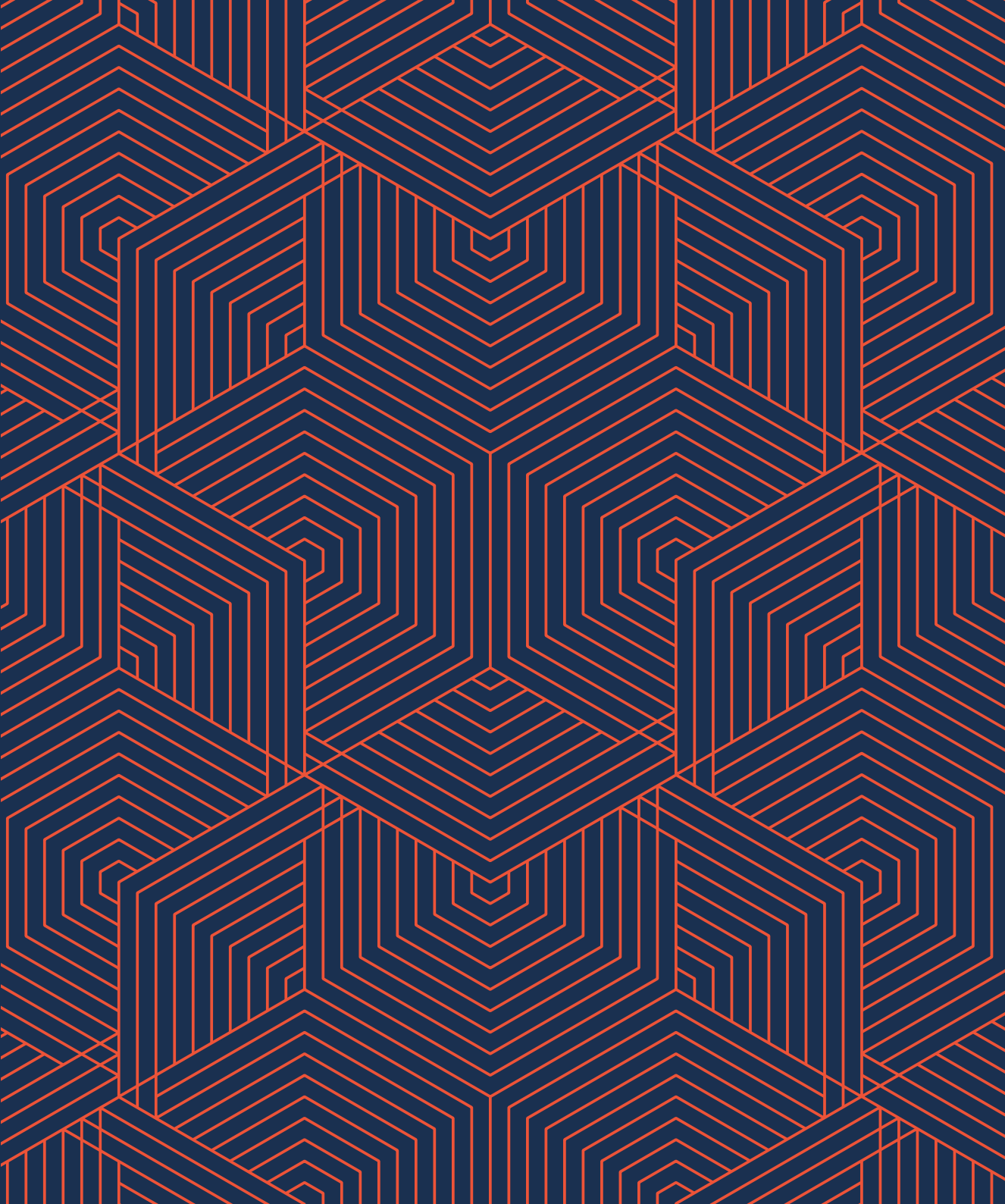
WARRANTIES	INCLUDED
Statutory structural guarantee period 6 years and 3 months	■
12 months non-structural defect maintenance service	■
Statutory termite protection guarantee (conditions apply)	■

Specification of Schedule of fittings included in the Tabrizi Home Builders' 'Executive' range. All items subject to availability. Tabrizi Home Builders reserves the right to change or replace any item on this list with a comparable item due to product development or availability. Effective from 01/07/2017

QUALITY SUPPLY PARTNERS



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PERSONALISED DESIGNS. MASTERFULLY BUILT.