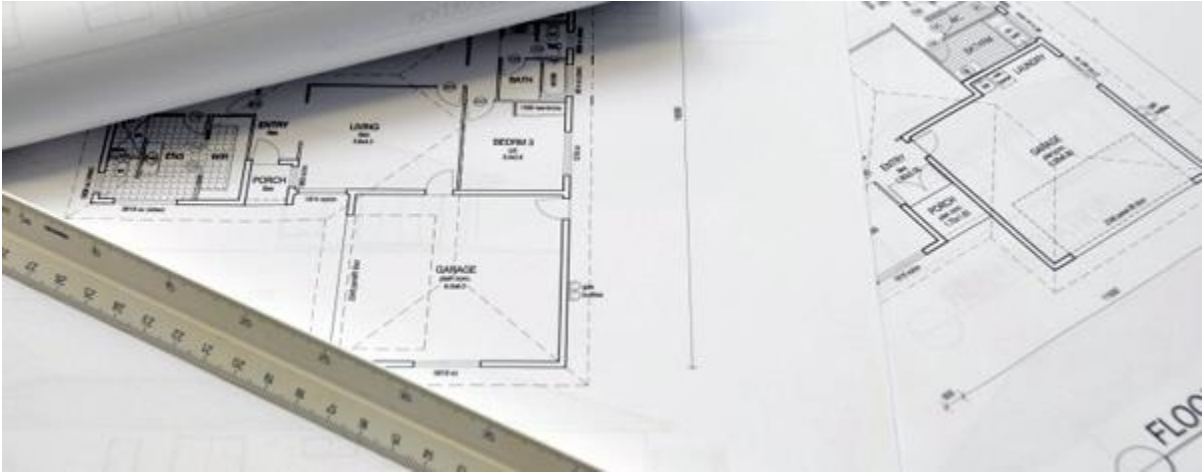


DESIGN AND DRAFTING SERVICE FROM \$660



Are you an individual, impressionable and hold things dearly in your life? Do you have vision, a personal wish list, ideas & dreams for a one-off designed home that envelopes your personalised 'wish list'?

Leading designer and builder Pacific Designer Homes Pty Ltd will create one-off designs from your sketches and ideas then have their qualified draftsman create plans to suit you.

Traditionally new home buyers have only really had two alternatives when deciding to build a new home. They could wander off and liaise with an architect who could design them a home. Once the design was finalised, they would then have to find a builder who could construct the home; hopefully for the ballpark price the architect advised or quoted them. Many people who have been down this path will tell you the price the architect said the home would cost and what the builder's final contract price are usually "poles apart". These builders are invariably small niche operators without display homes, so you can't see first-hand the quality of their work.

The other alternative was to go with a project home builder who traditionally have display homes, great design range and pricing; but will not let you make too many changes to the standard design. They will not build on steep blocks preferring to build on slabs on flat blocks. In fact there are a heap of things they will not do.

Pacific Designer Homes Custom Design combines all the advantages of dealing with an architect to get the personalised design you want with outstanding value for money, price certainty and systemisation of a big project builder - and yes there are a "fleet" of display homes showing the quality of Pacific Designer Homes finish and design on flat and steep blocks.

From a low # \$660 including GST, you will receive a Floor Plan from our home range portfolio (selection from 100's):

- Written site inspection report by a Pacific Designer Homes team member including approximation of site levels carried out by a Pacific Designer Homes team member

- Floor Plan concept only
- Design meeting with a building sales representative
- Thorough written pricing report
- Maximum structural and no-structural changes of 10

#Conditions Apply

From a low \$1,320* including GST, you will receive Concept Drawings:

- Written site inspection report by a Pacific Designer Homes team member including approximation of site levels carried out by a Pacific Designer Homes team member
- Concept drawings (floor plan and 4 elevations) for the one-off design
- Design meeting with a building sales representative
- Thorough written pricing report

*Conditions Apply

From a low \$1,600^ including GST, you will receive detailed Dimensioned Drawings suitable to use in Pacific Designer Homes building contract:

- Dimensioned drawings (floor plan with 4 elevations, section, siting of house, slab plan, electrical layout) for the design

^Conditions Apply

TERMS AND CONDITIONS LISTED ABOVE

#Conditions Apply as listed below are as follows:

- Prices throughout include GST
- Concept floor plan only
- Maximum changes allowed is 10. Once it exceeds this amount of 10 structural and no-structural changes it becomes a redesign and steps up to either one of the next two categories noted on this document
- Extra for Vastu Shastra and Feng Shui design principles from \$600
- No pole homes or unusual construction methods accepted
- House to be slab on ground with no stepdowns to home and 86mms stepdown to Garage (where applicable)
- Copyright remains the builder's
- Drafting fee and other associated fees as noted is non-refundable. Should you proceed to contract signing all monies for initial deposit and standard drafting fee (excluding Vastu Shastra design fee) is deducted off first progress claim

*Conditions Apply as listed below are as follows:

- Prices throughout include GST
- Concept house plans not from our standard new home price list with area measured to external wall face inclusive of external verandahs with rates charged dependent upon house area size (*e.g. 0m² to 150m² is \$1,320 ~ 175m² is \$1,540 ~ 200m² is \$1,760 ~ 250m² is \$2,200 ~ 300m² is \$2,640 ~ 350m² is \$3,080 ~ 400m² is \$3,520 ~ 400.1m² and greater POA*). Please note for house area above 150m² in

- size, the quoted figures will be incrementally adjusted depending upon actual house area (including the lower level on 2 storey home or base section) to ascertain charge as determined by sales representative or head office
- Detailed dimensioned house plans suitable to go to contract with area measured to external wall face inclusive of external verandahs with rates charged dependent upon house area size (e.g. 0m² to 150m² is \$1,620 ~ 175m² is \$1,840 ~ 200m² is \$2,060 ~ 250m² is \$2,500 ~ 300m² is \$2,940 ~ 350m² is \$3,380 ~ 400m² is \$3,820 ~ 400.1m² and greater POA). Please note for house area above 150m² in size, the quoted figures will be incrementally adjusted depending upon actual house area to ascertain charge as determined by sales representative or head office
 - Extra for Vastu Shastra and Feng Shui design principles from \$1,100 for concept floor plan only
 - No pole homes or unusual construction methods accepted
 - House to be slab on ground with no stepdowns to home and 86mms stepdown to Garage (where applicable)
 - Extra for wind bracing plan \$150
 - Extra for 2 Storey Homes - Price On Application
 - Extra for Brick Base Jobs, Split Level, Timber Floor \$880 up to 225m² house area and for houses above 225.1m² in area it is \$1,100
 - Extra for contour survey for your specific block carried out by a surveyor \$600
 - Extra for engineer's soil test (without laboratory testing) & foundation design report \$900
 - The house is to be built within Area 1 Zoning (*refer New Home Price List*)
 - Maximum of 3 number by one hour consultations with building sales representative
 - Pacific Designer Homes Pty Ltd will have final decision on style and design qualifying for fixed price
 - Copyright for design remains with Pacific Designer Homes Pty Ltd
 - Drafting fee and other associated fees as noted is non-refundable. Should you proceed to contract signing all monies for initial deposit and standard drafting fee (excluding Vastu Shastra design fee) is deducted off first progress claim
 - Copyright remains the builder's

^Conditions Apply as listed below are as follows:

- Prices throughout include GST
- Detailed dimensioned house plans suitable to go to a Pacific Designer Homes building contract with area measured to external wall face inclusive of external verandahs with rates charged dependent upon house area size (e.g. 0m² to 150m² is \$1,620 ~ 175m² is \$1,840 ~ 200m² is \$2,060 ~ 250m² is \$2,500 ~ 300m² is \$2,940 ~ 350m² is \$3,380 ~ 400m² is \$3,820 ~ 400.1m² and greater POA). Please note for house area above 150m² in size, the quoted figures will be incrementally adjusted depending upon actual house area to ascertain charge as determined by sales representative or head office
- Contour survey, engineer's soil test & foundation design report paid by client at initial deposit stage

- Pacific Designer Homes Pty Ltd will have final decision on style and design qualifying for fixed price
- Copyright for design remains with Pacific Designer Homes Pty Ltd
- Drafting fee and other associated fees as noted is non-refundable. Should you proceed to contract signing all monies for initial deposit and standard drafting fee is deducted off first progress claim
- Copyright remains the builder's

The three main choices people have when it comes to build their new homes is to go with an off the shelf project home, have an architect do the plans and then find a builder, or choose for an all-in-one design and building service. Most people who build a home haven't been involved in anything like this before. It is good to have someone who will hold your hand and guide you through the process.

Take time to visit showrooms, look at home magazines, browse magazines and websites such as Pinterest to collect ideas. Give us an idea of what parts of a house design you like. Also pick out things you do not like. Make this part of your brief so you can really get a feel for what you have in mind. Being clear on what you want can also save you time and money during the building process.

You can dream big, but your budget needs to match. Many people come with architect designed plans which are far beyond their budget and have plans that do not meet criteria of builder as lack detail or information or are incomplete. A building company should be in a position to give advice so as the design is according to the budget and you need to think about whether your expectations are realistic.

Call today & turn your wish list & ideas into *reality*...