

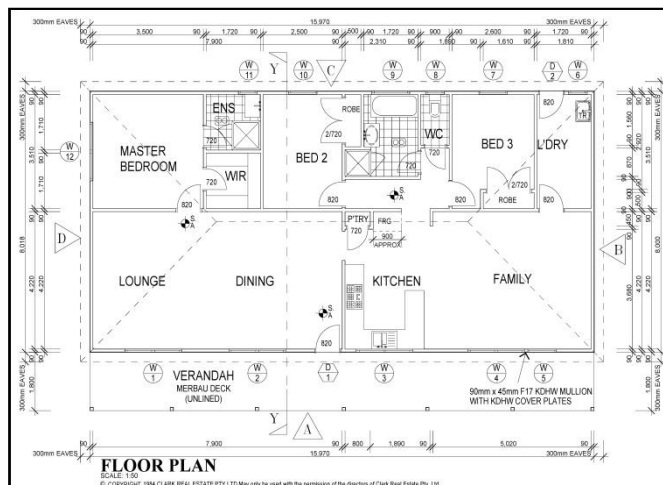
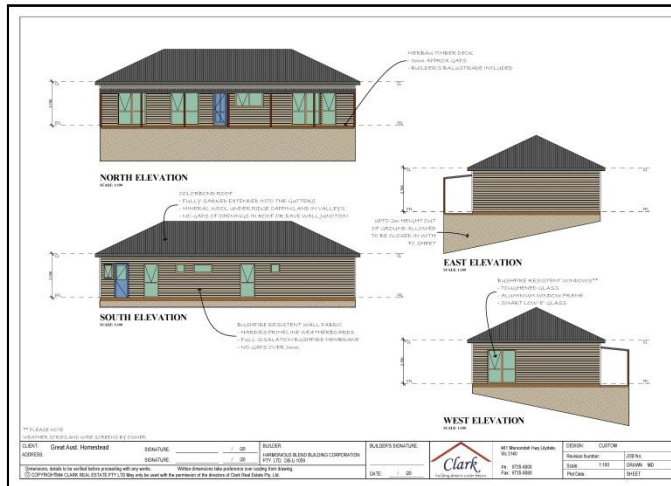
The “Best Little Bushfire House in Australia”, under \$200,000, on a steep block, with on-site costs taken care of.

Hey guys! I have got this plan and it is a beauty. Modern look, open plan, veranda and deck on the front - best of all it does comply with BAL 19. What does that mean? You groan, because you know all about BAL (Bushfire Attack Levels), don't you?

First of all, included in the low price of \$200,000.

1. The design

- 1) Fabulous open plan living with high (2550 mm) ceilings, that's 8 foot 6 inches in the “old”. Those higher ceiling certainly do a good job on making the place feel bigger.
- 2) Nice light white Dulux paint. Makes it bigger, better, and brighter.
- 3) Heaps of windows and doors. Let's get the outside inside.
- 4) Gleaming Laminex bench tops in high gloss finish, Mm!
- 5) Two full bathrooms with latest style bathroom fittings.
- 6) The entire bathroom floor is wet sealed (water proofed) and tiled.



2. The on-site costs – usually a worry but not here!

- 1) Set out on site for house position - included.
- 2) Site cut (excavation) - included.
- 3) Tree clearance. Trees off building envelope –included.
- 4) Class M soil type footings down to 1000 mm - included.
- 5) FFL (Finished Floor Level)
⇒ Height out of the ground - included up to 2m.
⇒ Subfloor bracing - Summary.
- 6) Bushfire Requirements for BAL 19 – included.
 - A. Bushfire windows with toughened glass (weather strips and wire screens by Owner).
 - B. Colorbond roof
 - Fully sarked with sarking extended into the gutters.
 - Mineral wool under the ridge capping and in the valleys.
 - No gaps or openings in roof or eave wall junction.
 - C. Big timber Deck
 - Merbau timber deck.
 - Deck included with 3 mm (app) gaps.
 - Builder's balustrade – included.
 - D. Bushfire fabric.
 - Hardi Prime Line Weatherboards.
 - Fire protection. Full sisalation bushfire membrane – included.
 - Seal gaps - no gaps over 3 mm.
- 7) Sewer connection and storm water drains.
- 8) Temporary Power – included.
- 9) Temporary W.C. – included.
- 10) Water Tapping – included.
- 11) Termite protection – included.
- 12) Energy efficiency
⇒ Six star rating – analysis included.
⇒ All glass is smart glass low “e”.

More – ask us.