

CONTENTS

1. INTRODUCTION
2. HOW TO USE THIS BOOK
3. ABOUT SINGLE STOREY HOMES
4. PLANS
5. CUSTOM DESIGN
6. ROOM SIZES FORM
7. LIFESTYLE REQUIREMENT FORM
8. CLIENT SERVICE
9. PRICING INFORMATION
10. HOW TO ORDER PLANS
11. TERMS AND CONDITIONS

3. ABOUT SINGLE STOREY HOMES

If you have a large building lot it is wise to build a single storey home rather than a double storey unless you have special views, a slope across the land or if the soil conditions are unstable and requires concrete piles. It makes sense to follow this route as the labour costs and building time would be much less. Labour cost is less because sub-contractors do not have to allow for scaffolding and allow for return visits for the second floor. Construction time is less as tradesmen can finish their work earlier so that the roof is ready for finishing items. With a lower building cost rate per square metre you will be able to stretch your dollar further by adding more space or including better quality finishes.

Designing single storey homes

Planning a single storey home is less complicated than a double storey but this of course will depend on the site and other associated restrictions. The designer has the freedom to move rooms and adjust room sizes as required whereas in a double storey the designer has to be aware of the rooms above or below and take structural elements into consideration.

From an external view or elevation, a single storey does not offer much freedom unless one plays with a more interesting roof scape, whereas with a double storey the designers has the height and volume to be more creative.

Building costs

For obvious reasons mentioned earlier the building cost is much less than a double storey of a similar finish. The flow and co-ordination of tradesmen and materials is made easier, which reduces construction times. The overall cost of building materials is less, as the builder does not have to allow for the inflationary cost over the shorter construction period. In addition the new owners can move in earlier therefore saving the expense of renting another property.

Additional benefits of single storey home

In addition to the cost and time benefits, single storey homes offer flexibility in other areas such as:

- Access and mobility for disabled and elderly persons is better as there are no stairs or staircases to worry about.

- Raked or vaulted ceilings to living areas on the lower floor living areas can be created without affecting the upper level.
- Cleaning of gutters and other maintenance items are less complicated.
- A single level building offers better privacy to your adjacent neighbours, as you cannot view their private areas from another level.
- Single storey home casts a smaller shadow than a double storey and therefore does not affect the solar aspects of your neighbour on your southern boundary.
- Noise from a top floor to the ground floor is not encountered in a single storey unless the first floor slab is built out of concrete.



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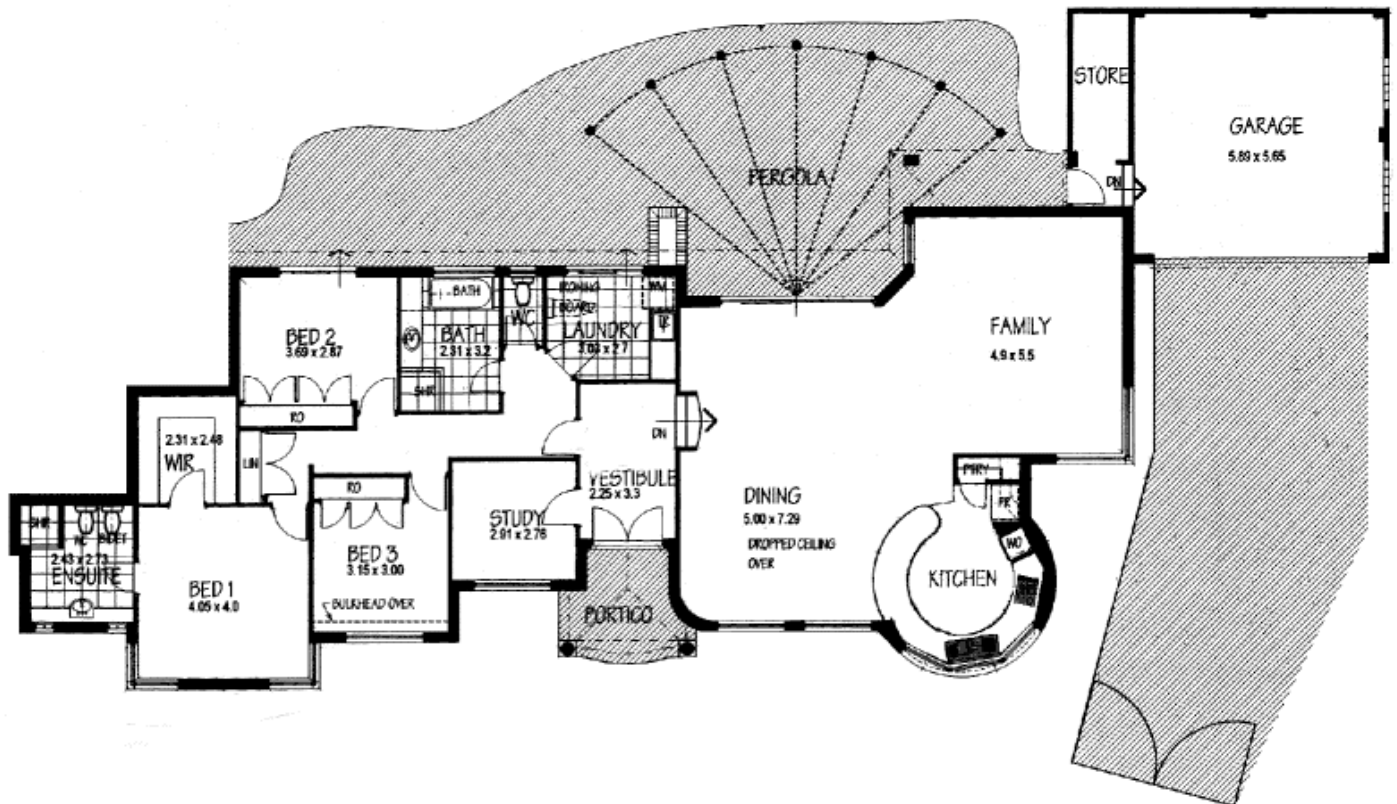
The circular kitchen is a feature of this informal family home. The study can be used as a home office or a fourth bedroom

Areas:

Main Building
198.61sqm:
Garage/Store 43.32:
Portico 5.90sqm:
Total 247.83sqm

Width: 32.09metres

Depth: 15.71metres



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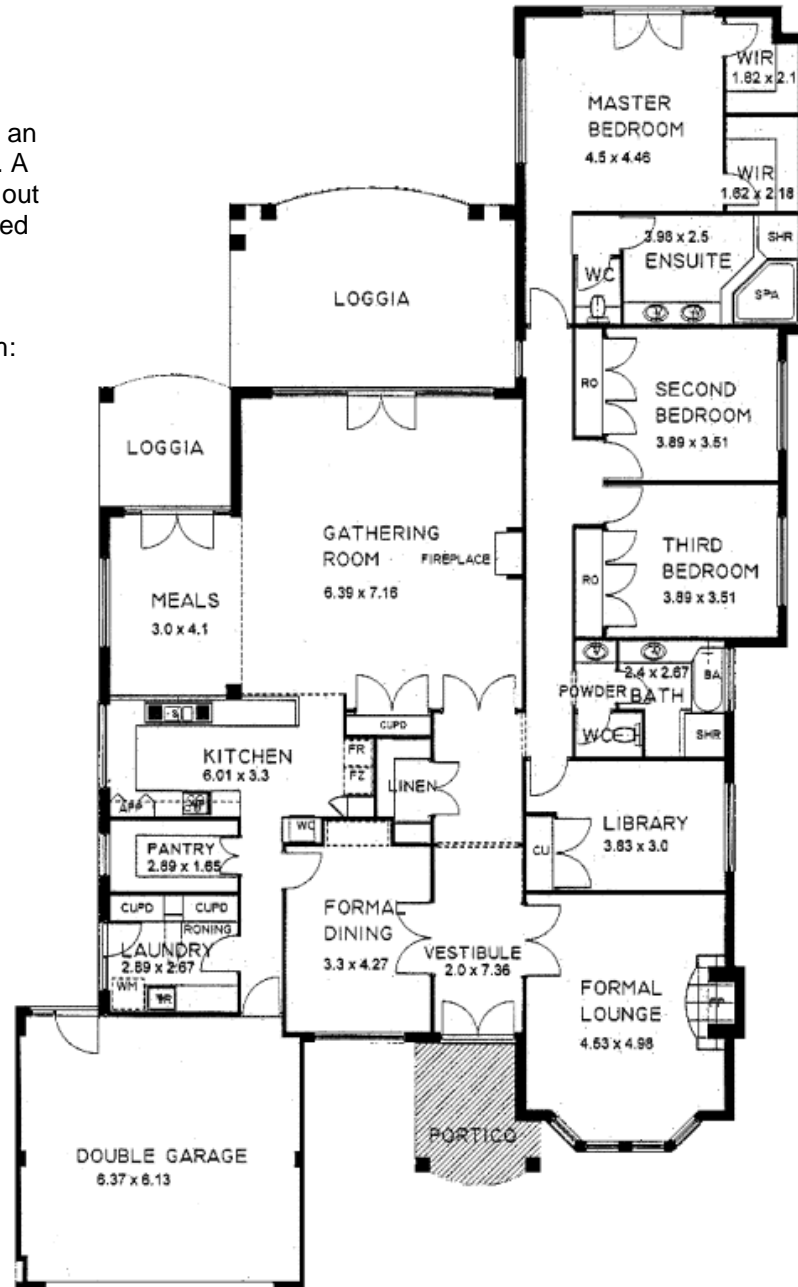
A spacious single storey executive residence with a character front elevation. A large family room opens out to an equally large covered outdoor area.

Areas:

Main Building 284.96sqm:
 Garage 42.10sqm:
 Portico 7.55sqm:
 Loggia 34.66sqm:
 Total 369.27sqm

Width: 17.51metres

Depth: 29.52metres



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Areas:

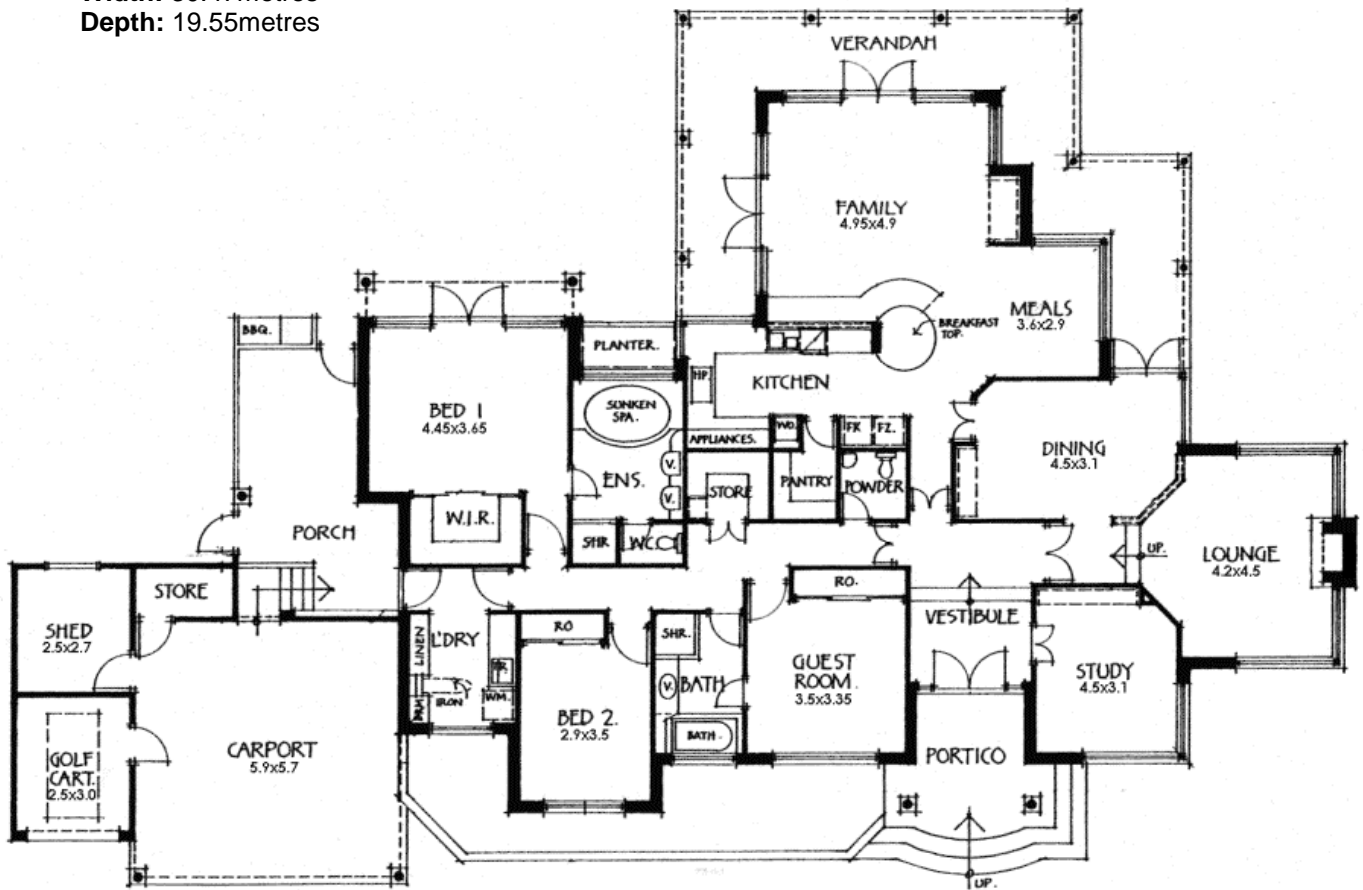
Main Building 237.46sqm:
 Verandah 40.59sqm:
 Portico 7.12sqm:
 Carport/Stores/Golf 56.03sqm:
 Porch 10.25sqm:
 Total 351.45sqm

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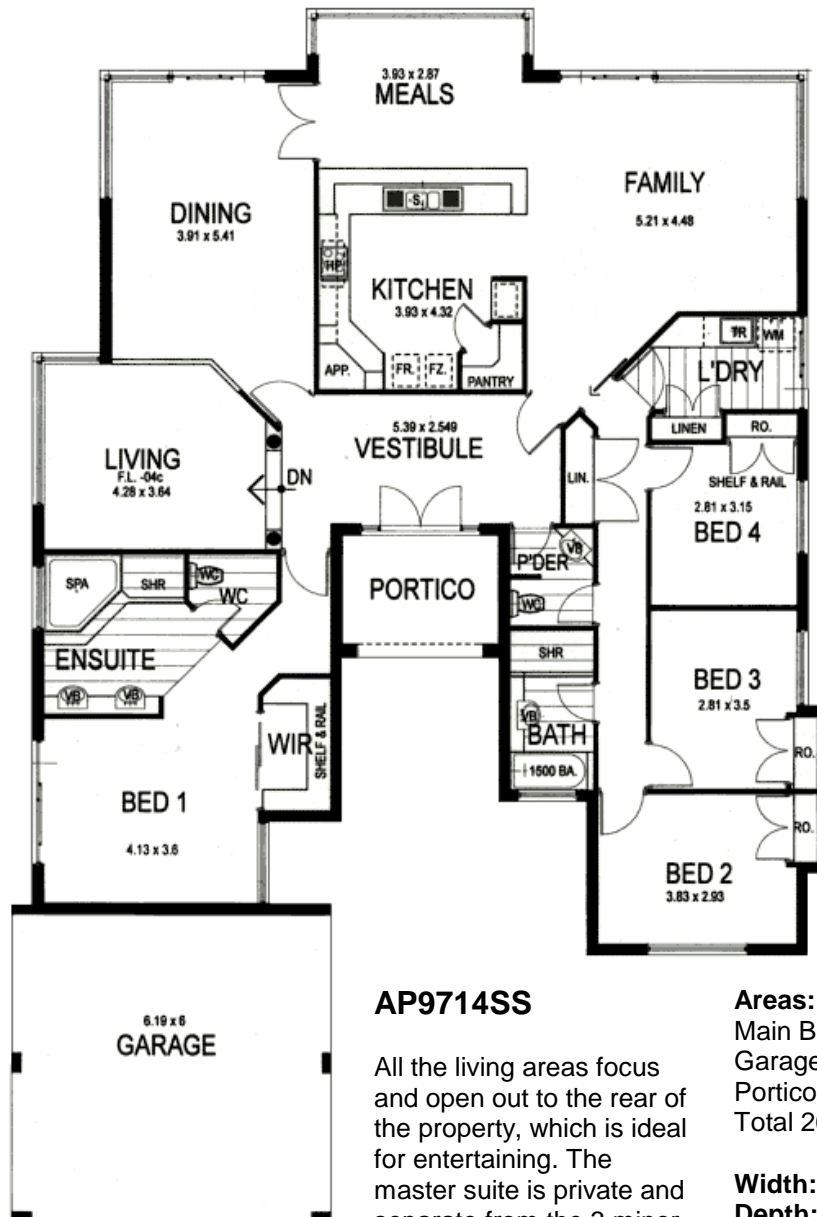
A formal home to blend in with a golf course estate. Plenty of storage space and a lock-up garage for the golf cart.

Width: 30.47metres

Depth: 19.55metres



AP9706SS



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All the living areas focus and open out to the rear of the property, which is ideal for entertaining. The master suite is private and separate from the 3 minor bedrooms.

Areas:
 Main Building 221.52sqm:
 Garage 37.49sqm:
 Portico 7.22sqm:
 Total 266.23sqm

Width: 15.83metres
Depth: 23.63metres

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