



**RONALD
YOUNG + CO
BUILDERS**

Dear Sir/Madam,

Thank you for your enquiry regarding building with our company.

Enclosed is a selection of brochures showing a range of some of our individual designs, all of which include the following:

External

Engineer designed, steel reinforced concrete slab on compacted FCR gravel sub base.

MGP10 Pine Structural wall and ceiling framing timbers.

Engineer designed timber roof trusses.

Austral Face brick veneer external cladding.

Double glazed aluminium awning windows and sliding doors.

Corinthian 'Madison' solid timber entrance door with clear glazing.

Aluminium framed, clear glazed rear door.

Draught and weather seals to all external doors.

60 metres of sewerage drains & 70 metres of stormwater drains.

Internal

2400mm high internal ceiling level.

Square stop cornice throughout.

Corinthian pre-primed painted, 4 panel 'Atherton' or 4 panel 'Stanford', or 'Sliced Pacific Maple' clear finish internal doors.

Aluminium framed, mirrored or translucent glazed, full height sliding robe doors.

Gainsborough Trilock Contemporary Angular 3 in 1 entrance set.

Gainsborough Choice Lever internal door furniture.

Privacy locks to the bathroom and toilet doors.

42 x 14mm Tas Oak architraves and 67x14 Tas Oak skirtings, or 67 x 12mm bevelled MDF painted skirtings and 42 x 12 bevelled MDF architraves.

**Constructing homes
Building friendships**

Multi Award Winning Residential Builders

174 Bathurst Street
Hobart TAS 7000

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Shelving – Hatshelf at 1800mm from floor and hanging rail to wardrobes.

Pantry and Linen cupboards to have 4 shelves equally divided.

One bank of 600mm whiteboard shelving to each robe.

Internal and external painting with a choice of paint or clear finish to woodwork.

External walls insulated with vapour permeable membrane & R2.5 batts.

Ceilings insulated with vapour permeable membrane and R4.0 batts.

K2 high density polythene plumbing pipework within dwelling.

Flooring

Supply and lay ceramic floor tiles to the bathroom, WC, ensuite, laundry, kitchen, pantry and dining including a 100mm skirting tile (tile value up to \$40m² inc GST).

Supply and lay carpet from Builders Range on 9mm Dunlop underlay to all bedrooms, robes, hallway, stairs, lounge, rumpus rooms and family rooms.

Kitchen

Textured finish vinyl wrap kitchen cupboard doors, drawer fronts and panels in a wide variety of colours from the Polytec range.

Laminate kitchen benchtops from the Polytec range of styles and colours.

SMEG kitchen exhaust fan, underbench oven, hotplates and dishwasher (to the value of \$ 2,400.00).

Bank of 4 soft closing cutlery drawers.

Franke 'Bell' 1 ¾ bowl stainless steel kitchen sink with a Villeroy & Boch 'Vita' kitchen mixer tap.

Bathrooms/Laundry

Timberline 'Nevada' 750mm or 900mm floor mount or wall hung vanities.

Decina 'Alpha' 1675mm white acrylic bath.

900x900 polymarble shower base.

Tiles supplied and fitted to all shower walls up to 1950mm high, 200mm above vanity, continued around the top of the bath and to the face of the bath, including selected feature tile from our standard range.

Clear glazed, pivot door shower screens in your choice of powdercoat colour finishes.

Villeroy & Boch 'Vita' or 'Novo' mixer tapware.



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Villeroy & Boch 'O.novo' 2.0 toilet suites.

800mm high mirrors above the vanities with polished edge.

45 Litre stainless steel trough with white cabinet under to laundry.

Separate washing machine tapware.

Electrical

Heating to the value of \$2,500.00.

Hard wired smoke detectors with a battery back up.

250 litre electric hot water cylinder.

Underground power supply to the value of \$1,000.00

Compliance

Your Ronald Young + Co Builders quote includes all drafting of plans, structural engineering, energy efficiency report, soil classification report, bushfire assessment, private building surveyor and all Local Council building and plumbing fees.

Price is based on a stable soil classification and a low bushfire attack level assessment.

Yours sincerely

James Collins

JAMES COLLINS

General Manager

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