

PREMIER SPECIFICATION

- Fixed priced contract  
Ask your consultant for details
- 25 Year Structural Guarantee
- 3 Month Maintenance period
- Termite Treatment
- Building Design Work:  
- Working drawings  
- Site plans  
- Council application and fees  
- Site contour plans and drainage layout
- Plans:  
Detailed working drawings, specifications of the house, Building Schedule, Contour Plan, Engineer's Soil Report and Footing Design. Specification recommendations as to drainage, Council application costs, Indemnity Insurance and Householder insurance are all included in the standard price.
- Footings:  
Type 1 waffle pod
- Windows:  
- Aluminium powder coated sliding windows including keylocks  
- Flyscreens included to windows  
- Glazed sidelight as per plan  
- Bathroom, ensuite and wc (obscure) balance clear
- Roof:  
- 450mm eaves  
- Concrete roof tiles selected from Builder's range  
- 22.5° roof pitch
- Brickwork:  
- Quality clay face brick (not modular)  
- Mortar joints raked and ironed  
- Sills to windows brick on edge
- Sewer Drains:  
In accordance with SA Water regulations and based on an 8M setback with connection point being on same side as wet areas. Digging through rock and hand digging is not included, an estimate is available on request
- Electrical:  
Light and power points as per individual plan with earth leakage circuit breakers. Underground electrical service is included based on an 8M setback with meter box being same side as service pit. Exhaust fan to kitchen, bathroom and ensuite (if applicable). Smoke detectors (location approved by MFS). Conduit with draw string for future Telstra cabling (based on 8M setback)
- Tapware:  
Silver acrylic tapware from Builder's standard range including auto washing machine tap
- Instantaneous Hot Water Service
- Internal Woodwork:  
- Skirtings: 60mm MDF single bevel  
- Architraves: 40mm MDF single bevel  
- Painted skirtings and architraves
- Doors:  
- Internal: Redicoat RMDF painted  
- External from Builder's standard range (semi-solid)  
- Door furniture from Builder's range
- Painting:  
Fully painted with two coats of your colour choice from Builder's standard range. Internal walls one colour; ceilings white and eaves off white, with two colour for exterior painting.
- Kitchen:  
- Flickmixer tap to kitchen  
- Sink: 1<sup>st</sup> bowl stainless steel plus 1 drainer  
- Builder's standard electric underbench oven  
- Builder's standard gas or electric hotplates  
- Cupboards as per plan with post form edges to bench tops (single roll)
- Bathroom / Ensuite:  
- Bath 1525 acrylic  
- Basin acrylic  
- WC china pan  
- Cistern (acrylic) from Builder's standard range  
- Accessories from Builder's standard range
- Mirrors:  
- Bathroom: full length over vanity  
- Ensuite: 600mm x 900mm (or full length as per individual floorplan)
- Shower Cubicles:  
Pivot type door clear glass with catch
- Tiling:  
- Kitchen: 3 rows wall tiles over all benchtops (where possible)  
- Bathroom: 1200mm tiling: 2000mm to shower  
- Ensuite: 2000mm to shower; 1200mm tiling to remainder  
- WC: skirting tile  
- Floor tiles to wet areas  
- Laundry: skirting tile, 1 row over trough
- Porches and Verandahs:  
- Concrete included unless otherwise stated (where applicable)  
- Quarry tiles to porches and verandah as per individual plans
- Laundry Trough:  
45 litre Stainless Steel laundry trough
- Other Joinery:  
- Linen as per plan: shelving white melamine  
- Vanity cupboards to bathroom and ensuite (where applicable)  
- Cloak as per plan, shelving white melamine with hanging rail if applicable  
- Walk-in pantry or pantry cupboard, shelving white melamine as per plan  
- Walk-in robe: shelving white melamine with hanging rail as per plan
- Garden Taps x 2
- Stormwater:  
By owner in accordance with Engineer's report (or ask your Consultant)

This price list supersedes and renders void all previous price lists. Individual prices may change without notice. Please note that prices do not include siteworks, footings, elevation treatments, slab to alfresco area, floor coverings, light fittings, window treatments, furniture, pergolas or other display items. All prices are based on bricks selected from the builder's standard category 1 range and standard hip roof construction. **Indicators:** (\*) Verandah quarry tiles not included. (\*\*) An estimate being allowed for costs associated with the split level and may vary depending upon final engineers report and the final selection of finishes. **Note:** Split level plans have a maximum setback of 1029mm setback. All information correct at time of printing, E&OE. Date of issue 21 July 2010, (STA061).

LIMITED OFFER!

\$10,000 DISCOUNT<sup>+</sup>

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ph 8366 0080 or visit [www.statesman-homes.com.au](http://www.statesman-homes.com.au)

<sup>+</sup>Conditions apply. Offer valid for a limited time only.

Head Office  
25 North Terrace Hackney  
South Australia 5069  
Phone 8366 0080  
[info@statesman-homes.com.au](mailto:info@statesman-homes.com.au)  
[www.statesman-homes.com.au](http://www.statesman-homes.com.au)  
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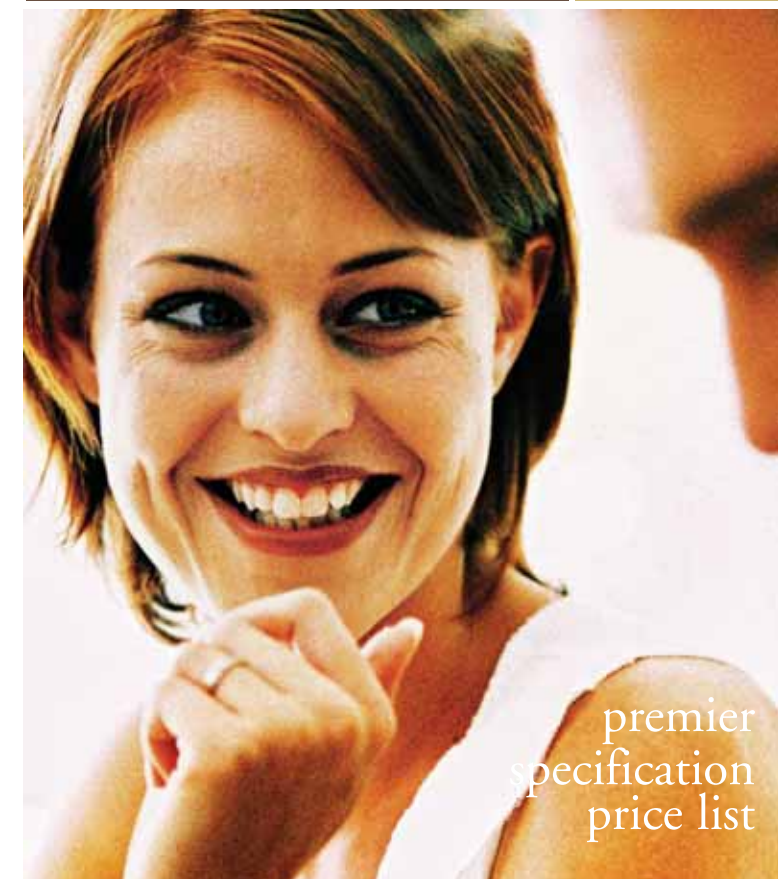
STATESMAN HOMES

JULY 2010

Display Villages

Open: Mon, Wed, Sat, and Sun 1-5pm.  
Excluding Whyalla open: weekends, 1-5pm.

 Jindabyne St Lakeside Estate ANDREWS FARM 8284 8713 UBD 41 L15	 Roche Road Freeling 8525 2340 CNTRY UBD 101 J7	 Aldinga Beach Rd Sundry Estate ALDINGA BEACH 8557 6150 UBD 223 G9	 Corral Ave NOARLUNGA DOWNS 8186 1155 UBD 196 D4	 Actel Avenue St Clair Estate WOODVILLE 8347 0778 UBD 104 M5	 Captain Robertson Ave The Settlement Estate GOLDEN GROVE 8251 4313 UBD 73 F5
 Arcadia Drive Playford Waters SMITHFIELD 8254 1099 UBD 42 C15	 Greenfield Street Bluestone Estate MT BARKER 8366 0080 UBD 173 A16	 Bright Place Craighorn Farm BLACKWOOD PK 8278 6862 UBD 154 M11	 Esperance Blvd Coast Estate SEAFORD RISE 8327 2880 UBD 205 L12	 Wyatt Street Lightsview Estate NORTHGATE 8266 0425 UBD 95 B13	 Flynn Street Playford Alive MUNNO PARA WEST 8284 1905 UBD 42 E10
 Edwin Street Blakes Crossing BLAKEVIEW 8254 7597 UBD 42 L13	 Jensen Ave WHYALLA 8366 0080 CNTRY UBD 290 C8	 The Boulevard PARAFIELD GDNS 8182 3141 UBD 70 D10	 Aquamarine Boulevard The Rise at Victor HAYBOROUGH 8554 3038 UBD 304 K2		



premier specification price list

Design	Premier	Included	D/Carport	On display at	Design	Premier	Included	D/Carport	On display at	Design	Premier	Included	D/Carport	On display at	Design	Premier	Included	D/Carport	On display at
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## villa homes

Alexandrina	\$103,670	s/garage	d/gge \$4,100	
Bradbury	\$117,390	s/garage	d/gge \$4,100	
Brooklyn	\$103,450	s/garage	d/gge \$4,100	Blackwood Park, Andrews Farm, Hayborough
Carrington	\$105,500	s/carport	\$3,500	
Charleston	\$109,270	s/garage	d/gge \$4,100	
Cleland	\$113,280	s/garage	d/gge \$4,100	
Clovelly	\$109,715	s/garage	d/gge \$4,100	Parafield Gardens
Evandale	\$101,500	s/garage	d/gge \$4,100	Playford Alive
Fairview	\$112,700	d/carport	-	
Fullarton	\$100,900	s/garage	d/gge \$4,100	
Glenalta	\$108,820	s/garage	d/gge \$4,100	Hayborough
Glenunga	\$98,700	s/garage	d/gge \$4,100	
Joslin	\$111,390	s/garage	d/gge \$4,100	
Lewiston	\$99,860	s/garage	d/gge \$4,100	
Maylands	\$87,800	s/carport	\$3,500	
Millswood	\$106,300	s/garage	d/gge \$4,100	
Netley	\$112,250	d/carport	-	
Payneham	\$105,530	s/garage	d/gge \$4,100	
Sheidow	\$118,025	s/garage	d/gge \$4,100	
Skye	\$124,910	s/garage	d/gge \$4,100	
Tranmere	\$102,425	s/garage	d/gge \$4,100	
Unley	\$107,650	s/garage	d/gge \$4,100	
Willunga	\$91,300	s/carport	\$3,500	

## courtyard homes

Aldinga	\$102,700	s/carport	\$3,500	
Allenby	\$108,545	s/carport	\$3,500	
Brompton	\$130,040	d/garage	-	
Burnside	\$125,200	d/garage	-	
Cheltenham	\$123,400	d/garage	-	
Collinswood	\$127,730	d/garage	-	
Coromandel	\$136,840	d/garage	-	
Eastwood	\$121,690	d/garage	-	
Evanston	\$126,530	d/garage	-	Woodville
Glynde	\$116,230	s/garage	d/gge \$4,100	
Greenock	\$128,890	d/garage	-	
Hackney	\$136,275	d/garage	-	
Hallett	\$131,370	d/garage	-	
Hazelwood	\$118,800	d/garage	-	
Lyndoch	\$117,920	s/carport	\$3,500	
Kingswood	\$102,300	s/garage	d/gge \$4,100	
Malvern	\$107,300	s/garage	d/gge \$4,100	
Manningham	\$134,575	d/garage	-	
McLaren	\$119,845	s/garage	d/gge \$4,100	

Melrose	\$120,190	s/garage	d/gge \$4,100	
Mitchell	\$132,975	d/garage	-	
Moana	\$118,200	d/garage	-	Aldinga Beach, Playford Alive
Newton	\$142,775	d/garage	-	
Oakland	\$117,500	s/garage	d/gge \$4,100	
Ridleyton	\$123,260	s/garage	d/gge \$4,100	
Somerton	\$115,990	s/garage	d/gge \$4,100	
Springwood	\$119,500	d/garage	-	Andrews Farm
St Morris	\$118,795	s/garage	d/gge \$4,100	Seaford Rise, Playford Waters, Blackwood Pk
Wayville	\$130,590	d/garage	-	
Wistow	\$130,750	d/garage	-	

## family homes

Adelaide	\$149,900	d/garage	-	
Adelaide Alfresco	\$145,450	d/garage	-	Seaford Rise
Adelaide Mk II	\$156,110	d/garage	-	Aldinga Beach, Noarlunga Downs, Whyalla, Freeling, Hayborough
Adelaide Mk II Alfresco	\$149,140	d/garage	-	Golden Grove
Ascot	\$109,000	s/carport	\$3,500	
Ashford Alfresco	\$121,160	s/carport	\$3,500	Noarlunga Downs
Ashville	\$156,080	d/garage	-	
Athelstone	\$125,590	s/carport	\$3,500	
Auldana	\$137,060	s/carport	\$3,500	
Auldana Mk 2	\$130,975	s/carport	\$3,500	
Beulah	\$131,170	s/carport	\$3,500	
Beaumont	\$137,520	d/garage	-	
Belair	\$117,200	s/carport	\$3,500	
Bellevue	\$135,030	d/garage	-	Playford Alive
Birdwood	\$126,775	s/carport	\$3,500	
Brighton	\$128,130	s/carport	\$3,500	
Clarence	\$140,760	d/garage	-	
Clarendon	\$149,400	d/garage	-	Playford Waters
Crafers	\$93,100	s/carport	\$3,500	
Delamere	\$122,010	d/garage	-	Blakeview
Dulwich	\$136,000	s/carport	\$3,500	
Dutton	\$161,135	d/garage	-	
Eden	\$100,800	s/carport	\$3,500	
Erindale	\$109,400	s/carport	\$3,500	
Flinders	\$169,135	d/garage	-	
Gilberton	\$124,400	s/carport	\$3,500	
Glenelg	\$144,610	s/carport	\$3,500	
Glenelg Alfresco	\$148,280	s/carport	\$3,500	
Goodwood	\$120,400	s/carport	\$3,500	
Grange	\$114,800	s/carport	\$3,500	
Greenhill	\$119,900	s/carport	\$3,500	
Hawthorne	\$125,800	s/carport	\$3,500	

Highgate	\$122,000	s/carport	\$3,500	
Hindmarsh	\$120,300	s/carport	\$3,500	
Houghton	\$173,330	d/garage	-	
Leabrook	\$137,700	s/carport	\$3,500	
Linden	\$114,000	s/carport	\$3,500	
Lobethal	\$170,265	d/garage	-	
Magill	\$111,400	s/carport	\$3,500	
Medindie	\$125,700	d/garage	-	Aldinga Beach
Middleton	\$107,500	s/carport	\$3,500	
Milang	\$143,425	d/garage	-	
Mitcham	\$117,200	s/carport	\$3,500	
Myrtle	\$139,315	d/garage	-	Northgate
Netherby	\$113,600	s/carport	\$3,500	
Norwood	\$112,100	s/carport	\$3,500	
Parkside	\$126,200	s/carport	\$3,500	
Piccadilly	\$94,700	s/carport	\$3,500	
Prospect	\$107,500	s/carport	\$3,500	
Rosewater	\$145,060	d/garage	-	
Rostrevor	\$131,460	d/garage	-	Hayborough
Royston	\$122,700	s/carport	\$3,500	
Sampson	\$108,985	s/carport	\$3,500	
St Peters	\$136,300	s/carport	\$3,500	
St Vincent	\$138,665	POA	POA	
Semaphore	\$125,970	s/carport	\$3,500	
Springfield	\$120,100	s/carport	\$3,500	
Stonyfell	\$121,400	s/carport	\$3,500	
Tennyson	\$122,100	s/carport	\$3,500	
Thorngate	\$135,200	s/carport	\$3,500	
Toorak	\$121,900	s/carport	\$3,500	Freeling, Golden Grove
Torrens	\$120,000	s/carport	\$3,500	
Trinity	\$123,100	s/carport	\$3,500	
Trinity Mk II	\$126,600	s/carport	\$3,500	
Tusmore	\$131,500	d/garage	-	Parafield Gardens
Tusmore Mk II	\$134,440	d/garage	-	
Urnbrae	\$123,545	s/garage	-	
Walkerville	\$134,600	s/carport	\$3,500	
Walkley	\$142,960	d/garage	-	
Waverly	\$151,530	d/garage	-	Seaford Rise

## country homes

Aldgate*	\$141,500	s/carport \$3,500 or d/carport \$6,900
Oakbank*	\$129,800	s/carport \$3,500 or d/carport \$6,900
Stirling*	\$133,400	s/carport \$3,500 or d/carport \$6,900
Woodside*	\$126,200	s/carport \$3,500 or d/carport \$6,900

## second storey homes

Bethany	\$164,270	freestanding s/carport or d/carport POA	
Burdett	\$193,815	d/garage	
Dover	\$222,470	s/carport \$3,500 or d/carport \$6,900	
Everard	\$215,160	s/carport \$3,500 or d/carport \$6,900	
Finniss	\$212,180	d/garage	
Fulham	\$260,515	d/garage	
Gillman	\$223,105	d/carport	
Hayborough	\$196,920	d/garage	
Hermitage	\$201,115	s/carport \$3,500 or d/carport \$6,900	
Hillier	\$232,695	d/garage	
Hyde	\$272,965	d/garage	
Keyneton	\$231,355	d/carport	
Kingston	\$172,820	s/carport \$3,500 or d/carport \$6,900	
Langhorne	\$206,535	s/carport \$3,500 or d/carport \$6,900	
Longwood	\$214,885	s/carport \$3,500 or d/carport \$6,900	
Lynton	\$250,005	d/garage	
Marden	\$238,770	d/garage	
Osmond	\$233,030	d/garage	
Osmond Mk 2	\$223,170	d/garage	Northgate
Ovingham	\$265,960	d/garage	
Richmond	\$197,960	d/garage	
Sinclair	\$203,550	s/carport \$3,500 or d/carport \$6,900	
Springton	\$236,325	d/garage	
Vista	\$196,710	s/carport \$3,500 or d/carport \$6,900	

Design	Premier	Split level	Included	D/Carport	On display at
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## split level homes

Angaston	\$142,655	\$5,000^	d/garage	-
Adelaide Mk II Split	\$157,850	\$5,000^	d/garage	-
Ashford Alfresco Split	\$132,120	\$5,000^	d/garage	-
Brooklyn Split	\$104,950	\$5,000^	s/garage	d/gge \$4,100
Carey	\$126,965	\$5,000^	d/garage	-
Clayton	\$136,965	\$5,000^	d/garage	-
Dulwich Split	\$136,700	\$5,000^	s/carport	\$3,500
Flagstaff	\$148,425	\$5,000^	d/garage	-
Jervis	\$132,750	\$5,000^	d/garage	-
Novar	\$138,730	\$5,000^	d/garage	-
Rosslyn	\$132,980	\$5,000^	s/carport	\$3,500
Seacliff	\$129,735	\$5,000^	s/carport	\$3,500
St Morris Split	\$119,545	\$5,000^	s/garage	d/gge \$4,100
Sturt	\$142,295	\$5,000^	d/garage	-
Trinity Split	\$134,600	\$5,000^	s/carport	\$3,500