

INNOVATIONS

Twenty five years ago when I first heard of global warming and the subsequent climate change, I reasoned that cyclones might start moving south. Since that time I have had my house designs over engineered with heavier timber in the frames, thicker glass in the windows and steel rod tie downs from the roof trusses to the slab.

18 Months ago the "Queensland Master Builders" invited us to enter their display house competition with a home at Halpine Lakes. We subsequently won **First Prize** for the best display house in its price category in the greater Brisbane region and a special "Presidents Award" for

- a. Innovation
- b. Quality of construction
- c. Value for money

This particular home was bought by "Mater Prize Homes" who were so pleased they bought another from us at Bribie Island which went on to set a record for ticket sales. We are currently building them a third home and negotiating for a fourth.

I constantly seek "feedback" from our Property Managers, Builder and their clients. The special features written below apply to all my houses. The fifth bedroom can double as an office or study and the media room as a waiting room. Depending on the size and shape of the land, some have four bedrooms.

- *Open Plan Living area with separate Media Room*
- *Fully ducted air conditioning throughout*
- *5 Bedroom, with built in robes*
- *Master Bedroom, with ensuite and walk in robe*
- *9 ft ceiling height*
- *Alfresco dining under main roof*
- *Internal vacuum system with Kitchen Kick*
- *5,000 Litre water tank with pressure pump*
- *Built to wind code factor W41*
- *Soft close toilet seat*
- *Astra shower set with flexible spiral hose and detachable hand piece*
- *Bull nosed corners with hidden metallic protector strip*
- *7 TV points*
- *3 Telephone points*
- *8 ceiling fans*
- *Gourmet kitchen, with dishwasher*
- *Double lock up garage with remotes*
- *Fully rendered/bagged*
- *2.4 x 2.1 Colorbond Garden Shed*
- *Termimesh Protection*

A recent client who was about 6'3" and had a 17 year old son about 6'7" (200 cm) included his son in the initial interview. The son pointed out that he and a lot of his mates cannot fit under a regular shower.

Our latest inclusion in all homes is an Astra Shower Set with 1.5m flexible spiral hose and detachable hand piece that will suit both the shortest and the tallest. While we were at it, we now include a hydraulic toilet lid closer!

If it is more than three years since you bought your last property phone my Personal Assistant Lisa on 07 4980 7733 or Google "Steve Taylor" and submit an enquiry for an appointment to bring you up to date.

Yours Faithfully
Steve Taylor