

SHB

SAM HORN BUILDING

Lilac

Standard Inclusions



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Site Costs

- Site cut to suit 500mm of fall across the block
- Standard 3 phase electrical underground connection

Energy Efficiency

- 2.5 wall Batts to all external walls
- R3.5 ceiling batts – including garage
- Sarking wall wrap to all external walls
- Weather seals to all external doors

Structural

- Treated timber frame to a ceiling height of 2700mm.
- Treated timber trusses.
- Compressed sheeting to all upstairs wet areas

External

- Colorbond roofing (as per architectural plans)
- Colorbond metal fascias and gutters
- Painted PVC downpipes
- High quality aluminium windows and sliding glass doors by Great Lakes Windows
- Aluminium jambs on all external doors
- Front and rear garden tap
- Tiled or decked alfresco & patios
- Coloured driveway up to 60m2
- Custom made garage door with remote and two operators

Internal

- 70mm architrave and 90mm skirting
- Optional electric or gas fireplace
- Square set to ceilings
- Dulux three coat paint system to walls
- Two coats ceiling flat to ceilings
- Semi-gloss paint to all woodwork.
- Electrical & Gas
- LED downlights to all areas
- 2 TV points
- Exhaust fans to powder rooms, bathroom and ensuite
- Gas Connection if required
- Standard hot and cold-water connection to kitchen, Includes fridge water connection, laundry, powder room, bathroom and Ensuite

Flooring

- Allowance for hardwoods flooring to main areas.
- Carpet allowance to all bedrooms
- Flush transitions to flooring throughout

Kitchen

- 20mm Stone bench allowance
- Polytec laminate cupboards
- Melamine carcasses
- Melamine shelving to pantry
- Double bowl under mounted sink
- Reece tapware

Bathrooms & Ensuite

- Reece tapware in fixtures
- Frameless shower screens

Laundry

- 20mm Stone bench
- Polytec laminate cabinets
- 45 Litre Drop in laundry tub
- Reece tapware

Landscaping

- Landscaping allowance

Termite Protection

- Termite barrier by advanced pest control

General

- Fixed price contract
- Twelve-month maintenance
- Full time site supervisor
- Complementary interior design consultation

* All inclusions are subject to change and updates pre-contract signage