

# PREMIUM PACK



 **IHB**  
CONSTRUCTION

“ **IHB Construction —  
Quality Construction from  
a Professional, Experienced Team**

IHB Construction is Sydney’s professional solution to new home building. Be it a small task or a larger-scale project; you can trust our lineup of experts for the very best in artistry and service.

From the get-go, we take the lead on the process, managing all aspects of the journey. We’ll sort out all the paperwork and permits, liaise with important stakeholders, architects and trades - **all to help you achieve your vision.**

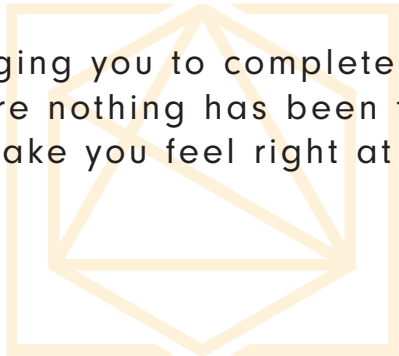
New single storey dwellings, granny flat additions, investment properties or first homes - we do it all. ”



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“ Bringing you to complete luxury  
where nothing has been forgotten  
to make you feel right at home.



”

# Kitchen

## IHB Key Features

- Custom designed Finished kitchen
- Polytec Overhead cabinetry
- Blum soft close hinges and Draws
- 4 draws with cutlery tray
- 40mm Stone benchtop Builders range
- 40mm Mitre edge waterfall stone Builders range
- Your selection of stainless steel appliances From Harvey Norman Commercial
- 900mm electric or gas cook top
- Your Choice Designer Stainless Steel Drop in double bowl sinks
- Pull down Sink Mixer
- Glass or Tiled splash back to kitchen of your choice
- Pantry Cabinetry with 4 adjustable shelves



# Living

## IHB Key Features

- 2750mm high ceilings to ground and 2650mm to first floor
- Daiken 14kw Ducted aircon 2 zones
- 30 Downlights to kitchen, living and Alfresco and bedrooms
- Alarm system
- Tiles to entry, hallway, family room, Kitchen & meals Area
- Your Choice of Laminate or carpet to bedrooms
- Mirrored sliding doors in wardrobe
- 4 Shelve Linen cupboards
- Taubman's 3 Coat paint system



# Bathroom & Ensuite

## IHB Key Features

- Forme contemporary style Mount Albert wall hung stone top Vanity
- Your choice of stone tops and bowls from our extensive range
- Semi Frameless Shower screens
- Choice of stylish Phoenix Tape ware vivid or Teva range
- Combined Heat fan light
- Wall to floor tiling from suppliers' extensive range
- Free standing bathtub
- Water proofing to all wet areas
- Chrome pop up waste
- Tiled shower niche to bathroom and en-suite
- Back to wall slim line soft close toilet seat
- Frameless polished edge mirrors
- Smart tile floor waste



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# Laundry

## IHB Key Features

- Polytec Modern Designed your choice of colour and finish bottom Cabinetry
- 20mm Smart Stone Bench top Essentials range
- Your choice of tiled splash back
- Drop in sink from our extensive range
- Phoenix Ivy Sink Mixer
- Smart tile floor waste



# Exterior

## IHB Key Features

- Wide Range of façade options
- Acrylic rendered Facade
- Full tiled porch and alfresco
- Wide Range of Bricks from PGH or Austral Bricks
- Wideline or Bradnams Windows and sliding doors
- Flyscreens to all openable windows and sliding doors
- Glideroll Sectional garage door with 2 remotes
- Monier Roof tiles in Elabana or Attura profile
- Upgrade to Colour Bond Roofing at no extra cost
- 26l Rinnai hot water unit





# Site costs and inclusion Essentials

## IHB Key Features

- Site Scrape of block up to 100mm cut and fill
- Engineer Designed concrete Slab M or H Classification Soil
- Treated T2 90mm External frames ground and first floor
- Termite Protection to Perimeter
- Gas and water Connection to dwelling
- 12m power connection from mains
- Temporary fencing and portable toilet during the build
- Sediment barrier
- Standard Bal Requirements

## Council fees and application Requirements

- Section 10.7 part 2 and 5
- Building Inspection Fees
- Comply and development fees
- Interim Occupation Certificate fees
- Water authority and sewer inspection
- Certifier inspection fee
- Basix certificate



# IHB Fixed Price Guarantee

IHB Construction's team of licensed builders offers the highest standards of service. Across the industry, we've dabbled on projects of every size and scope, giving us the ability to provide a stress-free building experience. IHB Construction is also your first choice for general building and repair services.

At IHB, you can trust us to focus on the same things as you - affordability and results. As a small business, our experts understand the importance of building good relationships with customers. We strive to provide the very best in service and workmanship, continuing to grow our reputation for quality.

When selecting a builder, we know you are about to make one of the most important financial decisions, a decisions you will have to live with.

We are committed to make this process stress free simple and exciting for you and your family with the support of our amazing team to support you through this proces.

We are looking forward to building your new home:

– Everything is in black and white from the beginning there is no false promises with our fixed price guarantee From the moment you sign your housing industry association HIA Building Contract.

– Time Frame IHB Construction guarantees to complete the construction of your new home on time and as agreed in your HIA Building Contract (subject to permissible time extensions) or we will pay you for everyday we run over that agreed time period.

Disclaimer –

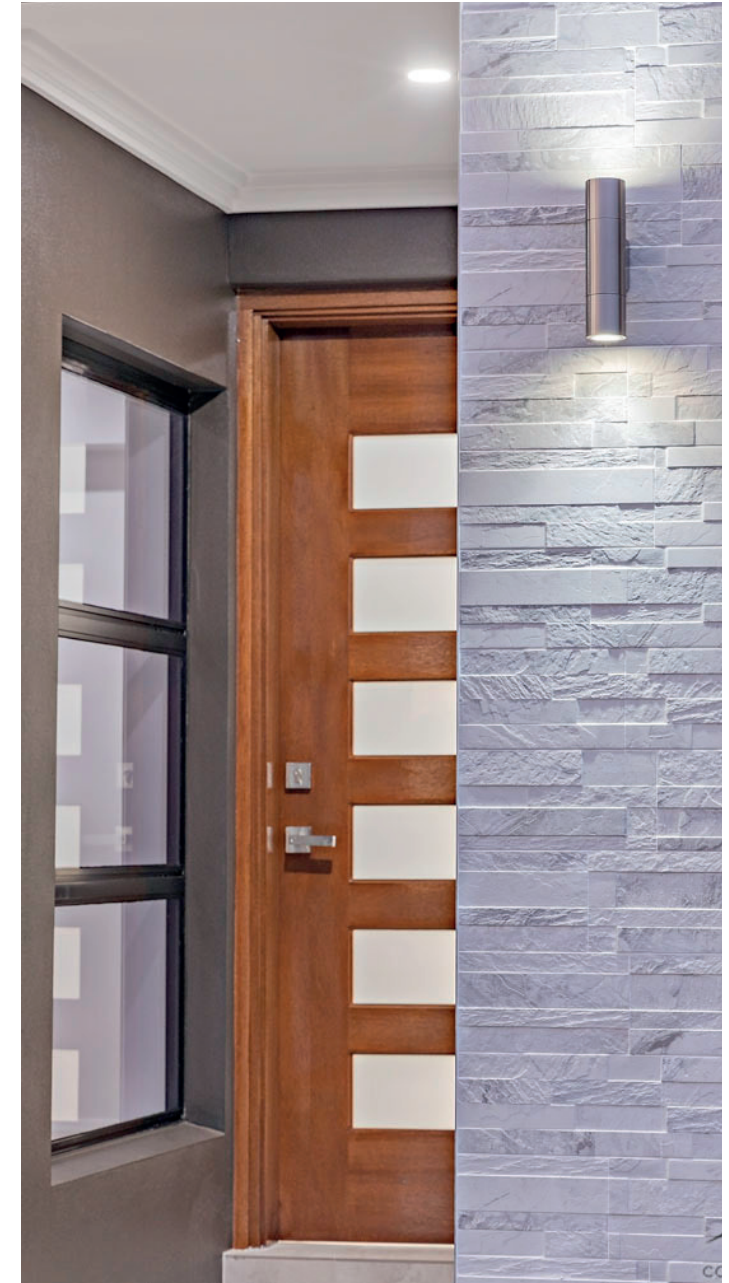
IHB Construction has the right to review inclusions and pricing packages at any time and will be subject to all statuary developers approvals.

Pictures are a guide and for illustration purposes only.



**MEMBER**

you're in good hand



# Contact Us

**E** [admin@ihbconstruction.com.au](mailto:admin@ihbconstruction.com.au)

**W** [ihbconstruction.com.au](http://ihbconstruction.com.au)

**P** 0451370866

**Ig** @ihbconstruction





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Thank you