

# SP THORNE HOMES

INFORMATION PACK

'A FUTURE WORTH BUILDING'



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# *Our* STORY



SP Thorne Homes was created by company director and Gympie local- Stephen Thorne. Steve has over 18 years experience in the building industry and prides himself on building homes to the highest possible standard. At SP Thorne Homes you are working alongside Gympie locals who provide a quality, customer service based experience, and diligent construction supervision. We tailor plans to suit your needs and we pride ourselves on working with you to design the plan that suits you and your families individual needs and budget requirements.



*A future worth building...*



# *Our* DESIGN HIGHLIGHTS

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## Acreage Home Designs



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## Highset Home Designs





# *Our* DESIGN HIGHLIGHTS

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## Custom Home Designs



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## Small Lot Home Designs





## Stephen Thorne

Company Director & Licensed Builder

Steve is a long term Gympie resident and qualified Builder. He has been working in the housing industry for the past 18 years building a variety of house styles and sizes throughout the wide bay area.

Steve is always eager to provide his clients with a quality built home. His diligent supervision and the use of quality trades people and suppliers are essential in achieving this goal.

SP Thorne Homes only source contractors that meet the high standards required. Many of these local contractors have had a long term relationship with Steve and are a great attribute to the company, ensuring the homes are completed to the highest possible standard.

Steve has great local knowledge of Gympie and surrounding areas and is happy to meet with clients onsite to discuss any queries they may have.

He prides himself on being a very approachable builder.

Steve also understands that the process of building a new home can seem complex but rest assured that he will guide you through the process in a stress free manner.



## Rusty Manser

New Homes Consultant

Rusty is a qualified New Home Building Consultant with over 13 years experience in Project and Custom home building.

Having worked with both Australia's Large and Small/Medium Builder's of the year award winners he understands quality in construction and excellence in customer satisfaction.

Working directly with hundreds of New Home owners to ensure that their needs are met and exceeded, Rusty takes pride in making sure that every detail of Design and Fit out is refined to create a home to suit every client's needs perfectly.

Ensuring that the planning process is smooth, thorough and creates accurate documentation for Steve to make your New Home a reality and another happy SP Thorne Homes customer.



## Nicole Charalambous

Accounts & Administration Manager

Nicole has over 21 years experience in customer service and business management. Nicole has completed her course in renovations and interior design and prides herself on providing exceptional customer service.

*Meet*  
OUR TEAM



Text



*Visit*  
OUR OFFICE

Our office is conveniently located in our Display home at 47 Stewart Terrace, Gympie.  
If you would like to make an appointment to discuss your building requirements please call the team on 075481 8144.

*Our office hours are as follows:*

Monday 09.00-3.00  
Tuesday 09.00-5.00  
Wednesday 09.00-5.00  
Thursday 09.00-5.00  
Friday 09.00-5.00  
Saturday 09.30-2.00  
Sunday- By Appointment



## Pre-construction

- Engineering soil tests, site visit
- Drawn plans & specifications
- Council/Certifier fees

## Exterior design

- 920x2040 Timber entry door (painted or stained)
- Lane Corvan entry lock
- James Hardie newport cladding
- Bradnams windows & sliding doors
- Colourbond roof
- H2 Termite treated frame and trusses
- 250ltr electric storage hot water system
- 2700mm height ceilings
- 600mm soffits
- 140mm Merbau decking with hardwood joists and bearers
- Powdercoated aluminum balustrading & stainless steel wire where applicable\*
- Plain broomed concrete to patio/porch
- Modern panel lift door with 2 remotes

## Residential Rural

- Residential rural homes
- 2x 27000ltr poly tanks and pump and cover
- Taylex waste water treatment plant
- Power pole with meter box

\*Builders range

Information and prices are correct at time of printing and are subject to change.

## Interior design

- 90x 18 mm skirting\*
- 60 x 18 mm architraves\*
- Durable 3 coat paint system
- 2040 internal flush panel doors
- Lane internal door handles range
- Linen and pantry 4 shelf system
- Robes with one bank of 3 shelves with chrome rail & shelf over
- 2100mm height vinyl sliding robe doors
- 75mm cove cornice
- Tiling splashbacks standard\*
- Shampoo niches to showers
- Ceramic tiling to wet area floors and walls\*
- Electrical and lighting plan made to suit with each client pre contract
- Freestanding 1700mm bath\*
- Plumbing items from Reece throughout home\*
- 32mm laminated benchtops\*
- 700mm laminate benchtops to cooktop area
- Choice of cabinetry handles\*
- Custom designed cabinetry
- Framed mirrors to vanities
- Westinghouse kitchen appliances
- Tv antenna and tv point with digital booster
- Floor coverings\*

## General build

- R1.5 wall batts and sisalation
- Anticon 60mm blanket to roof
- Builders and Handover clean

\*Builders range

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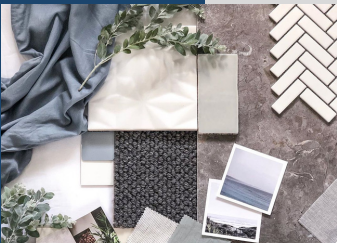
# *Our* PROCESS



1

## Meeting Our Clients & Plan Design

At SP Thorne Homes your design ideas are what really matters. Your first point of contact with our sales agent- Rusty will be to go through your design requirements and create a preliminary plan. This process allows us to produce a plan that is tailored to your individual needs and eliminates unnecessary variations for your lender.



2

## Contract, Plans, Specification & Deposit Payment

Signed copies of Contracts, Plans and Specification are provided to outline details of your build and to provide to your lender if obtaining Finance. Once a Formal Finance letter is provided and 5% Deposit received, then your plans will be sent to our Draftsman to prepare Working Drawings. All Clients are required to pay the 5% Deposit, as noted in the Contract to progress to the drafting process. Clients obtaining Finance are required to pay the 5% Contract deposit once their Formal Finance is approved. Clients will be contacted once the first Working Drawings are completed to arrange the Owner Approval and Colour Selection meeting (Held on the same day). It is of benefit to do your homework on Colour Selection choices in preparation for this meeting to ensure things progress in a timely manner. We provide you with the Colour Selection Considerations sheet to help with this.



3

## Colour consultation

At SP Thorne homes we have a large range of colour selection items in-house. The colour consultation is an in depth meeting where you will need to allow 3-4 hours minimum to go through your house plan and select all of the internal colours and finishes. We encourage you to bring along any design concepts or examples that you may have collated through the planning phase. We have additional information about this meeting that Rusty will provide prior to the appointment time.



4

## Council Approval & Construction

Once we have received confirmation that your finance has been approved and plans have been finalised, relevant submissions will be made to council for building permits. Once we have received the relevant approvals from council construction will commence on-site, generally within 2 weeks of council approval.





Our customers are at the heart of everything we do...

# CUSTOMER SATISFACTION

*Chelcee Greer- Araluen*

"I CANNOT RECOMMEND S P THORNE ENOUGH, OUR BUILD WAS SUCH A SMOOTH AND EASY EXPERIENCE! A MASSIVE THANK YOU TO STEVE AND HIS TEAM. THE KNOWLEDGE, QUALITY AND SERVICE WAS TOP NOTCH - PERFECT ATTENTION TO DETAIL AND THE FINISHED PRODUCT IS JUST AMAZING. I 10/10 RECOMMEND FOR BUILDING YOUR DREAM HOME"

*Joan Plank- The Dawn*

"FRIENDLY, HELPFUL, KNOWLEDGEABLE AND UP-TO-DATE WITH CURRENT BUILDING REQUIREMENTS. THIS BUILDER CARES ABOUT GETTING THE BEST HOME FOR YOUR NEEDS"

*Antonio Pereira- Curra*

"A BIG THANK YOU TO STEVE AND HIS TEAM. IT'S BEEN A VERY GOOD EXPERIENCE. STEVE MADE THE PROCESS VERY EASY. EVERYTHING WAS ORGANISED FOR ME. I HIGHLY RECOMMEND STEVE AND HIS TEAM FOR YOUR NEXT PROJECT"

*Kim & Ian Read- Chatsworth*

"STEVE & RUSTY REALLY BROUGHT OUR VISION TO LIFE. WANTING A MORE COMPLE BARN STYLE HOME THAT WAS COMPLETELY CUSTOM DESIGNED TO OUR NEEDS WAS ALL TOO EASY FOR SP THORNE HOMES. THEY REALLY HAVE BUILT THE HOME OF OUR DREAMS"

*Maddie Sparks- The Palms*

"CANNOT THANK STEVE, RUSTY AND THE TEAM AT SP THORNE ENOUGH FOR WHAT WAS AN INCREDIBLE FIRST HOME EXPERIENCE! RUSTY WAS INCREDIBLY HELPFUL AT PLANNING AND DESIGNING, AND WENT ABOVE AND BEYOND TO ENSURE ANY QUESTIONS I HAD WERE ANSWERED, BUT MORE IMPORTANTLY, UNDERSTOOD. STEVE AND THE TEAM ALSO DID A FANTASTIC JOB BRINGING IT TO LIFE WITH IMPECCABLE DETAILS. THE INCLUSIONS AND DESIGNS THEY HAVE AVAILABLE ARE AMAZING, I CANNOT RECOMMEND THEM ENOUGH FOR ANYONE LOOKING AT BUILDING! HAVE A CHAT AND SEE FOR YOURSELF"

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# SP THORNE HOMES

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