



**QUALITY**  
RURAL KIT HOMES  
www.kithomesonline.com.au

**PHONE TOLL FREE 1800-830-318**

**We INCLUDE the following items in our Preliminary Agreement**

Site and Contour Survey  
Geological Site Investigation  
Slab or Pier Engineering  
Storm Water Diagram  
Bushfire Assessment Level (BAL) Report (if required)  
BASIX or Relevant Energy Efficient Rating for the required State of Australia  
Relevant Frame and Truss Engineering  
Numbered Frame Diagram  
Materials and components as per the following Owner Builder Construction Kits  
(6) Sets of Plans for submission to Council

**Please note, we DO NOT supply or include the following:**

Electrical wiring or fittings  
Plumbing  
Any kind of labour (we can assist with tradespeople)  
Water Tanks or Septic Systems  
Nails, screws or glue  
Shower Screens  
Concrete  
Paint  
Floor Coverings  
Tiles

**Lock-up Stage KIT – Owner Builders Pack \$53,587**

Includes ALL materials to have your home locked up. EITHER Bluescope Steel, OR Timber Frames and Trusses, Aluminium Windows and Doors, Colorbond Roofing, Veranda Posts, Beams & Rafters, External Doors, Weathertex Cladding

**Full Supply Kit Home – Owner Builders Pack \$85,448**

The internal linings include the materials to complete the inside of the home such as skirting boards, architraves, gyprock, internal doors, Wardrobe system & insulation.

Bathroom Accessories are supplied as per plans for the particular design of the home you purchase. This basically includes taps, tapware, bath tubs, vanity units, bathroom accessories, toilet suites etc.

Kitchen supplied in flat-pack form. This includes laminate doors and laminate benchtop. Also stainless steel sink and flickmixer. (Upgrade to polyurethane doors & Caesarstone benchtop available). Stainless Steel Oven, Cooktop & Rangehood

**Floor Kit (Optional) – P.O.A. NOT required if constructing on concrete slab**

This kit is ONLY required if the home is not going on concrete. It includes the entire floor system. That is bearers and joists, treated pine decking for veranda areas and orange tongue flooring for the internal floors. If your home is being constructed on a concrete slab, you do not require a Floor Kit.

*'We help Owner Builders Build Their Own Homes On Time. On Budget and Save 25 – 30%*



# QUALITY

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## 'The KARINGAL 3 BEDROOM'

*8.7m x 17.4m Total 141 sq mtrs*

### **Features include:**

- \* Master bedroom with built in's and ensuite
- \* Built in's to all other rooms
- \* Modern bathroom with separate toilet
- \* 2 x linen press with separate broom closet
- \* Open plan living & dining with functional kitchen
- \* Affordable comfortable living
- \* Functional laundry
- \* Available in Steel or Timber Frames & Trusses



### **Lock-up Stage KIT – Owner Builders Pack \$53,587**

- \* Pre-Assembled Frames and Roof Trusses (Choice of Steel or Timber)
- \* Weathertex Cladding 'Ruff Sawn' (also available in colorbond, or vinyl cladding)
- \* Aluminium windows/doors with locks & Flyscreens choice of standard colours
- \* Internal Doors & Fixing Materials, Door Handles
- \* Internal Gyprock, Wet area Villaboard, Cornice
- \* Colorbond Roofing, Gutters and ancillaries

### **Full Supply Kit Home – Owner Builders Pack \$85,448**

- \* Internal Skirting Boards, Architraves, Wardrobes
- \* Vanity Unit, Shower Screen, Toilet Suite, Tapware, Towel Rail, Toilet Roll Holder, Mirror
- \* Laundry Tub & Tapware,
- \* Wall & Roof Insulation
- \* External Doors and Fittings
- \* Kitchen supplied in laminate with (upgrade to polyurethane & cesarstone available)
- \* Plans for Council Submission
- \* All specifications
- \* Energy efficiency certificate

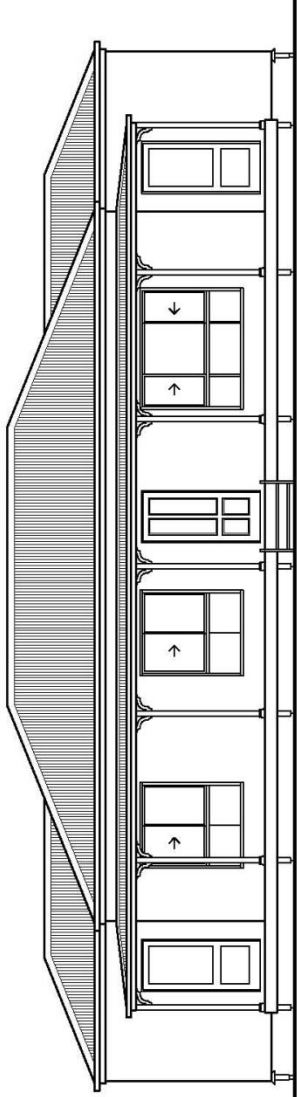
### **Optional Extras**

FLOOR KIT (subject to site conditions – NOT required for concrete slab)

Rear Verandah 1.5m, 1.8m, or 2.4m wide P.O.A.

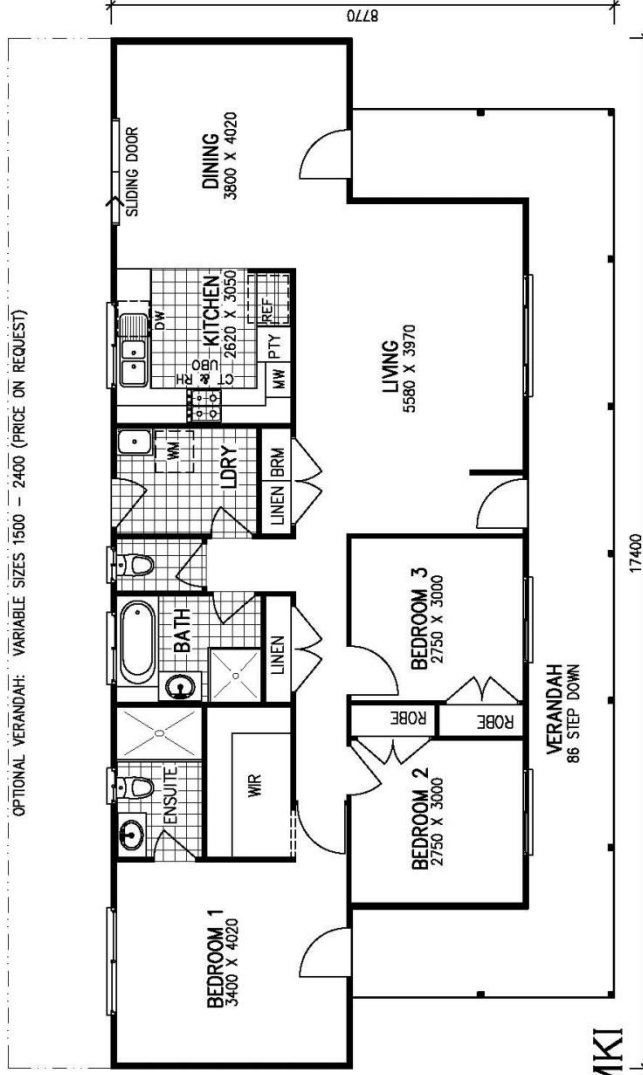
- \* Cyclonic upgrade available

**THE 'KARINGAL' 3 BEDROOM HOME. FRONT VERANDA. 141 SQ MTRS UNDER ROOF AREA. GREAT OPEN PLAN LIVING . FEATURES INCLUDE MASTER BEDROOM WITH WALK IN ROBE AND ENSUITE. GREAT FUNCTIONAL OPEN PLAN. COMPETITIVELY PRICED. SUPPLIED READY TO BUILD.**



**Beaters & Joists**

OPTIONAL VERANDAH: VARIABLE SIZES 1500 - 2400 (PRICE ON REQUEST)



**THE KARINGAL MKI**

FLOOR AREA	
GROUND FLOOR LIVING	108.9 m <sup>2</sup>
VERANDAH	31.7 m <sup>2</sup>
<b>TOTAL</b>	<b>141.6 m<sup>2</sup></b>



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## Lock-Up Kit Items 1-10

### 1. Preliminaries:

- Council Plans and Specifications x 6 sets
- BASIX/STAR RATING certificate

### 2. Builder's Manual:

- Step by step Instruction Manual
- Numbered Frame Diagram
- Engineered Truss Diagram
- Engineered Floor Installation Guide (if applicable)

### 3. Wall Frames – Bluescope Steel (or treated timber):

- Pre-fabricated wall frames for easy installation
- Ancillaries including dyna bolts, bracing
- Enviroseal Wall Breather

### 4. Roof Trusses – Bluescope Steel (or treated timber):

- Pre-fabricated roof trusses
- Ancillaries including ties, speed brace trimmers, brackets, triple grips etc.

### 5. Roof Sheeting and Components:

- Colourbond Roofing – angle cut for easy installation
- Colourbond gutters and downpipes
- Colourbond Fascia's
- Eave Sheets (if applicable)
- Ancillaries including brackets, silicone, rivets etc.

### 6. External Cladding:

- James Hardie 300mm "Ruff Sawn" Weathertex Cladding
- Anticon Wall Wrap
- Joiners and angles

Also available in Colourbond, Hebel, Easy-Lap Panel, Brick Veneer – P.O.A.

### 7. Windows and Doors:

- Aluminium Sliding Windows and Doors as per plans
- Flyscreens to all windows and sliding doors
- Choice of standard colours

### 8. External Doors:

- Front Entry Door
- Laundry Door
- Feature Panel Front Entry Door

### 9. Verandahs:

- Verandah Posts
- Verandah Beams
- Verandah Rafters

### 10. Tools:

- Arrangement of tools for your owner building project: spanners, drill bits, rivet gun, gloves

### 11. Insulation:

- R3.5 roof insulation batts
- R1.5 wall insulation batts

### 12. Internal Lining:

- Gyprock to ceilings and walls
- Villaboard to wet area walls
- Glue, screws, self adhesive easy tape for joints, metal angles, jointing cement, topping coat
- 90mm cornices

### 13. Internal Doors:

- Redicote doors, flush finish
- Door jambs in finger jointed pine
- Door furniture – "Gainsborough Terrace Series"
- Hinge sets and screws

### 14. Linen and Walk-In Robe:

- Smartrobe Wardrobe System
- Full length shelving and hanging rods supplied to walk-in robes as per plans

### 15. Skirting and Architraves:

- 68mm x 12mm pencil round floor skirtings in finger-jointed pine to all rooms
- 68mm x 12mm architraves for all windows and doors as per plans

## Full Kit Items 1 - 22

### 16. Undercoat:

- Sufficient to undercoat all internal walls and ceilings

### 17. Kitchen:

- Laminate Base and Overhead Cupboards
- Laminate bench top
- 1 ½ bowl Abbey sink
- Electric Hot Plate
- Electric Under Bench Oven
- Range hood

*NB: Upgrade to caesarstone and polyurethane available*

### 18. Bathroom and Laundry Prime Cost Items:

- Vanity units for bathrooms and ensuites
- Dual flush toilet/s (W.C)
- 24LTR/min instantaneous gas water heater
- Towel rails, toilet roll holders and soap holders
- Bath tub where indicated on plans
- 45 LTR Laundry Tub

*NB: Shower screens NOT included, these must be measured on site after tiling*

### 19. Ceramic Tiles:

- Floor Tiles (200 x 200) provided for all wet area, floors and laundry
- Wall tiles (200 x 200) provided for showers to 1.8m and around bath tub to 1.2m
- Tiles above kitchen bench tops (200 x 100) to 400mm high
- Floor wastes for shower and bathroom

### 20. Membrane:

- Waterproof membrane kit for wet areas as per plans

### 21. Electrical Kit:

- Power points
- Light switches
- Light fittings to all rooms and to front and rear doors – down lights over kitchen benches
- Smoke detector/s

### 22. Plumbing Kit:

- Basin set and spout
- Shower arm and rose
- Washing Machine taps
- Cistern stops for toilets
- Tap handles
- Garden Hose tap