



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 \$58,327

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 \$100,448

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
RURAL KIT HOMES
www.kithomesonline.com.au

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'The WOODLANDS 4 BEDROOM HOME'

Features include:

- * Master bedroom 3.6 x 3.5 with walk in robes and ensuite
- * built in's to all other rooms
- * modern bathroom with separate w.c.
- * Large linen press
- * Large open plan living & dining with contemporary kitchen
- * Front and Rear Veranda with 'alfresco' area
- * oversized laundry with separate broom closet
- * Available in Steel or Timber

19.6m x 11.1m Total 208 sq mtrs



Lock-up Stage KIT – Owner Builders Pack \$58,327

- * Pre-Assembled Frames and Roof Trusses (Choice of Steel or Timber)
- * Weathertex Cladding 'Ruff Sawn' (also available in colorbond, Hebel or vinyl cladding)
- * Aluminium windows/doors with locks & Flyscreens choice of standard colours
- * Colorbond Roofing, Gutters and ancillaries
- * External Doors, verandah Posts, Beams & Rafters

Full Supply Kit Home – Owner Builders Pack \$100,448

Includes Lock-Up Stage Kit (above) as well as

- * Internal Gyprock, Wet area Villaboard, Cornice
- * Internal Skirting Boards, Architraves, Wardrobes
- * Internal Doors & Fixing Materials, Door Handles
- * 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)
- * Electrical Hot Plate, Under Bench Oven, Rangehood & Sink
- * Energy efficiency certificate

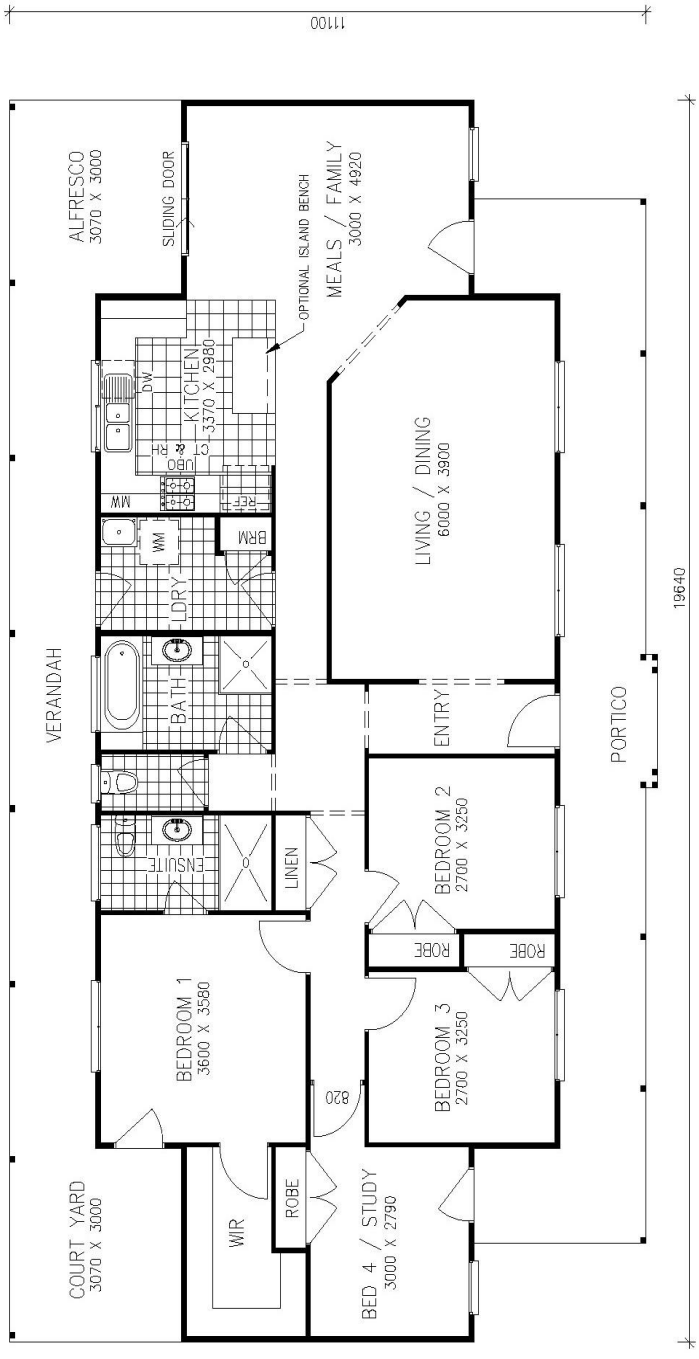
Optional Extras

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

- * Cyclonic upgrade available

P.O.A.

THE 'WOODLANDS' 4 BEDROOM HOME. FRONT & REAR VERANDAS. 208 SQ MTRS UNDER ROOF AREA. GREAT OPEN PLAN LIVING . FEATURES INCLUDE HUGE MASTER BEDROOM WITH WALK IN ROBE AND ENSUITE. BUILT INS TO ALL OTHER ROOMS. CONTEMPORARY DESIGNED KITCHEN. ALFRESCO AREA.



The Woodlands

FLOOR AREA	
GROUND FLOOR LIVING	140.6 m ²
FRONT VERANDAH	29.6 m ²
BACK VERANDAH	38.7 m ²
TOTAL	208.9 m²

REVISION: 06/05/10

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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

Full Kit Items 1 - 22

- 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
- 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 caesartone 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