



NQ Sheds and Patios Pty Ltd t/as

**Qld Kit Homes**

ABN: 79 142 579 619 Phone: (07) 4038 3900  
Address: Shop 34, 5 Faculty Close Fax: (07) 4027 9613  
Smithfield QLD 4878 Lic No: QBCC-1117525  
Email: [luke@qldkithomes.com.au](mailto:luke@qldkithomes.com.au)  
Web: [www.qldkithomes.com.au](http://www.qldkithomes.com.au)

## **Steel Framed Quality Homes!**

**QLD Kit Homes is a locally owned business specialising in the distribution and installation of custom made steel framed quality homes. We supply and install premium quality kit homes, patios, sheds, carports, barns, farm sheds and commercial buildings. As part of a large buying group of steel frame buildings we can offer you the best quality product for the best possible price.**

- It's your choice, standard or premium quality fit outs
- Over 20 floor plans to choose from, differing in style and size just for you! (Can be modified to your liking)
- Custom built to suit your lifestyle and budget
- Let QLD Kit Homes manage your job from start to finish
- Servicing all of the Far North QLD Region - No project too big or too small!

### **Steel Framed Home Standard Inclusions – Full Project – Standard Range**

- Earthworks (Up to 100mm fall in natural ground)
- Engineered concrete slab (Includes footings and perimeter beam)
- House Kit (Inc. gutters, downpipes etc.)
- 90mm steel stud walls throughout
- Fully insulated roof and walls (Insulbreak 65)
- All Colorbond sheeting and accessories
- Vermin proofing
- Powder-coated aluminum windows and doors
- All fly screens for windows and GSD's
- 600mm eave overhang, lined with Colorbond
- Solid core timber personal access doors (External)
- Water and power connection - 6m set back
- Delivery to site
- Power supplied by QLD Kit Homes until power is connected to block
- Down pipes either to ground or connected to existing rain water tank

### **Internals**

- Fully tiled (Allowance \$30m<sup>2</sup> for materials)
- Raked high ceilings
- 10mm Plaster walls and ceiling complete with 90mm cornice
- All internal painting
- Timber skirting and arcs (H3 Treated)
- State of the art kitchen
- Gas/Electric free standing oven (Allowance \$1600)

- Bathroom (Glass shower screen, vanity basin (\$600), toilet and cistern (\$250)
- Mirror over vanity, double towel rail and toilet roll holder
- All tap ware (\$80 each all tap fittings and shower rose)
- All necessary water proofing to wet areas
- Skirting tiles and splash backs to wet areas (Toilet, bathroom and kitchen)
- Shower wall tiled 2.1m high
- 1200mm Ceiling fans throughout
- LED recessed down lights through out
- Double power points through out
- 2 x TV and phone outlets
- All internal doors and door furniture
- In built wardrobes with sliding doors complete with ventilated shelf (600mm deep)
- Gas instantaneous hot water system

### **Requirements**

- All council approvals and certification requirements
- QBCC Home Warranty Insurances/Q-Leave
- House plans
- Engineering/Form 15/Cyclone rated
- Energy Efficiency certificate minimum 6 Star Rating
- Plumbing application
- Class 1A Livable dwelling for C2 Terrain, W61m/s as per AS/NZS 1170.2

### **Not Included**

- Driveway
- Air-conditioning
- Tiled patio
- Soil test (Supplied by owner)
- TV aerial
- Rain water tank
- Solar power/Solar hot water
- Landscaping & fencing
- Septic tank or Bio-cycle or similar (Tank installer to connect to our plumbing)
- Standard price is for the Cairns region. Anything further will be charged accordingly

NQ Sheds and Patios' Insurance Public Liability No. AP-2870. Note: This covers all our contractors and subcontractors who are not otherwise insured, also includes accidental damage or theft to materials on site. Public Liability is up to \$20,000,000, and projects up to \$800,000.

Yours Sincerely,



Luke Jager  
Director

## **TERMS & CONDITIONS OF SALE**

### **1. PAYMENT**

- (a) The Customer shall pay the Supplier the amount(s) stated as per payment schedule accompanying the order.
- (b) The Supplier is not obliged to deliver any Goods unless the Customer has paid all amounts in full.
- (c) The Customer must pay to the Supplier all debt collection costs, including any legal fees associated with the recovery or attempted recovery of any amount due to the Supplier under the Agreement.
- (d) As the Goods for each building are made as required, any orders cancelled after order placement will not be refunded.

### **2. OWNERSHIP OF THE GOODS**

- (a). Ownership of the Goods does not pass to the Customer until all amounts due are paid to the Supplier.
- (b) Unless payment for the Goods is made to the Supplier by due date, the Supplier, or its agents or employees, may at any time enter on to the site where the Goods are stored and remove the Goods.
- (c) The Customer must indemnify the Supplier in respect of any claims, losses, costs or damages that the Supplier may incur as a result of the Supplier taking action under clause 2(b).
- (d) Until the Customer has paid for the Goods:
  - (i) The Customer must not use, sell, lease, dispose, assign or encumber the Goods (by mortgage, lien, charge or otherwise) without the consent of the Supplier; and
  - (ii) The Customer must store the Goods separately in a readily identifiable state.

### **3. DELIVERY**

- (a) The Customer will at his expense provide or cause to be provided full and clear access to the delivery site.
- (b) Times for delivery are approximate and the Supplier can in no way be held responsible for variations to the proposed times.
- (c) Where delivery is specified to be made to a site, any additional mechanical assistance required to unload the good (e.g. crane etc.) must be paid for and organised by the Customer.
- (d) The Customer is to immediately notify the Supplier in writing upon discovery of any defect or shortage in the Goods. The Customer is deemed to have accepted the Goods and shall not have any claim in respect of defects or shortage unless the Supplier is notified in writing within forty eight (48) hours of delivery of the Goods.

### **4. COUNCIL**

- (a) The Customer agrees to pay any additional costs incurred should the Local Council require any changes be made to the building.
- (b) A rejection of any building application or scope of works by the Local Council does not constitute a cancellation of the order and all moneys payable by the Customer to the Supplier shall become immediately due and payable.

### **5. ERECTION**

- (a) This contract is based on our standard engineering designs and does not allow for underground obstructions, rock, hard ground, or unstable or reactive soil conditions. The Customer agrees to pay any additional costs incurred by the Supplier in this regard.
- (b) The Customer must provide a clear and accessible site for the building, clear of vegetation or obstruction. The site must be level to within a 100mm tolerance. The customer agrees to pay any earthworks required in preparing the site.
- (c) Down pipes are supplied to ground level only. It is the Customer's responsibility to handle the discharge of roof water and obtain any relevant Council approvals.
- (d) It is the Customer's responsibility to provide power to the construction site if required.

### **6. GENERAL**

- (a) Minor variations in measurements from those shown in the order shall not give rise to any claim for damages or breach of Agreement.
- (b) No warranty will be considered for any Goods used in the construction of the Building unless the Building has been constructed by a Supplier accredited contractor and the claim details are submitted in accordance with these Terms & Conditions
- (c) No warranty is given by the Supplier for sheeting, rainwater goods, doors and hardware.

(d) To the extent permitted by law, the Supplier's liability with respect to the supply of defective or faulty Goods is limited to the lowest of:

(i) The replacement or repair of the Goods; or

(ii) Payment of the costs of replacing the Goods or supplying equivalent Goods, in each case, at the Suppliers discretion. The Supplier shall not be liable for any labour costs associated with such repair or replacement.

(e) The Customer warrants that he has carried out his own inquiries and investigations as to adequacy or suitability of the Goods for the purpose for which the Customer intends to use the Goods and the Customer has not relied on the Supplier or the supplier's employees, agents or distributors in determining the adequacy or suitability of the Goods for the Customer's purposes.

(f) If the Customer defaults under any term of the Agreement or these Terms & Conditions, the Supplier may terminate the Agreement and all moneys payable by the Customer to the Supplier shall become immediately due and payable.

(g) Defects Liability period of 6 months after practical completion for any defects.

(e) Standard penalty of \$20 per day for late completion period. (20 Weeks from signed contract and deposit received) which is not applicable or extends without penalty where not the fault of the builder.

**I hereby authorise the Supplier to commence immediate order, manufacture and delivery of the building detailed in this quote.**

**I understand that by signing this document, the order of the building becomes NON-CANCELLABLE and that I am bound by the above Terms and Conditions of Sale.**

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_