



NQ Sheds and Patios Pty Ltd t/as

Qld Kit Homes

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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 Far North QLD - No project too big or too small!

Steel Framed Home Standard Inclusions – Lock Up Stage – Standard Range

- Earthworks (Up to 100mm fall in natural ground)
- Engineered concrete slab (Includes footings and perimeter beam)
- In slab plumbing (Only)
- 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)
- 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

Requirements

- All council approvals and certification requirements to Lock Up Stage
- QBCC Home Warranty Insurance/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.

Not Included

- Electrical
- Plumbing
- Painting
- Tiling
- Carpentry
- Kitchen
- Plaster
- Storm water connection
- 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

Note:- QLD Kit Homes will take the project up to “Lock Up” stage only and will have signed off through council – owner will need to provide a builders license to finish off the build. If the builders license is not included in the initial council application, there may be additional fees to amend the permit once issued.

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