

Come Home to Quality!



Address: Shop 34,
5 Faculty Close,
Smithfield QLD 4878

Email: luke@qldkithomes.com.au

Web: qldkithomes.com.au

Phone: (07) 4038 3900

Lic No: QBCC-1201601

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

- Earthworks (Up to 100mm fall in natural ground)
- Engineered concrete slab (Includes footings and perimeter beam)
- House kit (Inc. Gutters, downpipes, fascia and flashing)
- 90mm steel stud walls throughout
- Steel web trusses and ceiling battens
- Fully insulated roof and walls
- All Colorbond sheeting and accessories
- Patio ceiling and 600mm eaves lined with 4.5mm FC sheeting – painted
- Tiled patio
- Vermin proofing
- Glass sliding windows & doors (Includes fly screens over opening side)
- Solid core timber personal access doors (External)
- Water, sewer and power connection – 6 meter 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
- 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
- Bathroom - Glass shower screen, wall mounted vanity, toilet and cistern (As per Fixtures and Fittings Brochure)
- Mirror over vanity, double towel rail and toilet roll holder, All tap ware (As per Fixtures and Fittings Brochure)
- 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 White ceiling fans throughout
- LED recessed down lights through out
- Double power points through out
- TV, phone outlets, smoke alarms

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- All internal doors and door furniture
- In built wardrobes with sliding doors complete with ventilated shelf (600mm deep)
- Gas or electric 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, landscaping & fencing
- Air-conditioning
- Soil test (Supplied by owner)
- TV aerial (Wire only)
- Rain water tank
- Solar power/Solar hot water
- 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

Please contact us on 40383900 for more information or to make an appointment

Things to Bring along:

- Your list of requirements
- A sketch of a plan if you have one
- How many bedrooms?
- What is your budget?
- Do you have land and is it level?
- Town water and sewer?

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.

Regards,

Qld Kit Homes
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