



								Material Supply Only 1819 (C ^{O)} choose Lockup kit only or combo with any other kits						
iBuild Model	Size (m2)	Enclosed	Other				Lockup [A] _incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) <u>incl. GST</u>			
1 BEDROOM								a It is inon	etailable on t					
OAKDALE	23.93	20.75	3.18	1	1	0	\$17,180	10 21 \$6,140 S IS 8	\$7,230	\$30,550	\$5,150			
YASS	23.93	20.75	3.18	1	1	0	\$16,540	0 ^{UI} \$6,140	\$7,230	\$29,910	\$5,150			
STAWELL	21.30	18.30	3.00	1	1	0	\$17,180 \$16,540,0 met \$16,540,0 met \$17,180,0 met \$16,540,0 met \$16,540,	\$6,140	\$6,600	\$30,960	\$4,850			
OAKDALE 44	21.73	17.46	4.27	1	1	Qe K	15 kg, P\$17,180	\$6,140	\$6,600	\$29,920	\$5,680			
BERWICK	41.60	33.28	8.32	1	adkh	ion st	N chan\$32,870	\$10,930	\$10,610	\$54,410	\$9,370			
<u>OXFORD</u>	51.84	38.88	12.96	med flat	ss litte	e or ar	\$34,210	\$7,940	\$10,100	\$52,250	\$11,860			
WHYALLA	57.20	44.00	12.96 13.20	1 Imed flat offsts at 1 Inframe	JP9ra-	0	ates, f\$12,180 s32,870 \$34,210 \$41,110 \$39,190	\$8,870	\$12,460	\$62,440	\$12,990			
PAKENHAM	59.80	44.97	14.83	al fram	1	0	\$39,190	\$9,770	\$11,640	\$60,600	\$13,590			
KINGAROY	90.47	5 64.94 M	26.49	1	1	0	\$55,390	\$17,140	\$13,560	\$86,090	\$18,660			
NEWMAN	291.61	42:17	49.44	1	1	0	\$48,630	\$10,930	\$11,130	\$70,690	\$22,460			
BALLINA 46	93.79 ^C	67.83	25.96	1	1	0	\$55,010	\$11,330	\$11,430	\$77,770	\$19,570			
BALLINARICING	98.36	59.86	38.50	1	1	0	\$53,880	\$10,400	\$13,490	\$77,770	\$21,230			
MORNINGTON	54.90	47.10	7.80	1	1	0	\$34,720	\$8,650	\$9,220	\$52,590	\$12,160			
BEGA	42.70	35.00	7.70	1	1	0	\$29,160	\$12,260	\$11,330	\$52,750	\$9,570			





								Material Supply Only 1890 (1890) choose Lockup kit only or combo with any other kits					
iBuild Model	Size (m2)	Enclosed	Other			P A	Lockup [A] _incl. GST	Lining [B] incl. GST	Einal C (Kitchen & Bathroom); Inale [C] (Caller E] (Caller E) (Caller E) (Cal	Kit [A+B+C] incl. GST	Eloor (incl. Deck) (Optional). _incl. GST		
2 BEDROOM	(m2)	E	0				Lockup [A] _incl. GST me ^{tro}	Lining of a	Einal (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) <u>incl. GST</u>		
ABBEY VIEW	103.66	91.06	12.60	2	1	0	\$65,590 ontact	\$23,980	\$13,160	\$102,730	\$11,220		
PORTLAND	52.60	44.10	8.50	2	1	0	sto p\$32,8305tantard ates a1\$30,100	\$8,790	\$8,180	\$49,800	\$10,710		
HORSHAM	45.24	36.84	8.40	2	1 Y	100 st	s to h\$32,830 stants at 532,830 stants at 530,100 \$42,440 \$40,800 \$44,340 \$50,400	\$8,790	\$10,810	\$49,700	\$9,900		
ORANGE	59.99	59.99	0.00	d Rat	Paliffe	sterran	\$42,440	\$13,980	\$10,100	\$66,520	\$12,020		
HILLVIEW 44	59.09	51.29	7.80 513	Med a2ros	indrad	0 Le 0	\$40,800	\$14,340	\$13,230	\$68,370	\$11,820		
PARRAMATTA	68.37	60.00	tin <mark>8.37</mark> co	franze	1	0	\$44,340	\$10,610	\$11,010	\$65,960	\$14,040		
CASA BIANCA 42	81.70	5U 75.70 m	ate 6.00 tee	2	1	0	\$50,400	\$15,520	\$14,340	\$80,260	\$15,760		
CASA BIANCA	81.70	buits. 70 nat	6.00	2	1	0	\$50,400	\$12,420	\$14,340	\$77,160	\$15,760		
SALE	92.25	,0 ⁵ 79.72	12.53	2	1	0	\$57,940	\$18,460	\$13,560	\$89,960	\$18,260		
AVILA pricing gi	78.00	60.00	18.00	2	1	0	\$46,420	\$13,980	\$10,100	\$70,500	\$15,920		
EMERALD	78.00	66.50	11.50	2	1	0	\$48,080	\$16,260	\$13,130	\$77,470	\$15,350		
MUDGEE	76.88	59.64	17.24	2	1	0	\$43,830	\$13,230	\$10,300	\$67,360	\$16,060		
ARMIDALE	82.08	62.64	19.44	2	1	0	\$48,280	\$11,010	\$11,010	\$70,300	\$16,560		





								choose Lockup	Material Supply Only kit only or combo with	any other kits	
iBuild Model	Size (m2)	Enclosed	Other	<u> </u>	≞ ≜ €	P	Lockup [A] _incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) ICD incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) _incl. GST
SEYMOUR	79.75	59.95	19.80	2	1	0	<u>incl. GST</u> \$52,120 \$51,310 \$59,310 \$60,500 \$60,500 \$60,500 \$55,650	\$10,810 2	etalle 011 1/21/2\$14,750	\$77,680	\$16,770
LAUNCESTON	83.63	70.30	13.33	2	1	0	\$51,310 netr	2 \$10,910 5 is	\$11,210	\$73,430	\$16,560
BAYVIEW	84.00	71.20	12.80	2	1	0	\$59,310 ¹⁰	001 11510 113,020	\$10,680	\$83,010	\$18,120
MELROSE 44	90.52	73.74	16.78	2	1	0	ts to M\$60,500 standal	\$15,050	\$12,630	\$88,180	\$18,380
MELROSE	90.54	68.54	22.00	2	1	oneki	\$55,650 \$55,650 \$66,560 \$70,160 \$74,640	\$14,950	\$13,940	\$84,540	\$18,280
ROMA	112.51	87.08	25.43	2 121	P3. KI	aront ar	ate ⁵ , \$55,650 y chan\$66,560 \$70,160 \$74,640 476,200	\$15,850	\$16,780	\$99,190	\$22,620
HILLVIEW	117.33	71.09	46.24	med acros	35 1 01	e 0	\$70,160	\$14,730	\$15,980	\$100,870	\$25,880
MELROSE 42	119.70	91.92	27.78	sts as I	199. 1	0	\$74,640	\$19,290	\$13,940	\$107,870	\$24,140
MACKAY	119.00	92,76	26.24 0	fra 2	1	0	\$76,360	\$14,850	\$17,570	\$108,780	\$24,750
MOREE	129.5	- Illo - no	© 33.5	2	1	0	\$73,150	\$13,610	\$18,170	\$104,930	\$30,160
EASTWOOD	133.40	73.10	60.30	2	1	0	\$71,590	\$15,900	\$14,390	\$101,880	\$30,780
TAMWORTH 44	156.26	93.38	62.88	2	1	0	\$90,400	\$19,590	\$16,770	\$126,760	\$35,250
WESTWOOD DUE	182.50	87.20	95.30	2	2	0	\$89,890	\$18,380	\$19,190	\$127,460	\$43,830
TAMWORTH	191.02	122.32	68.88	2	2	0	\$100,800	\$23,740	\$23,940	\$148,480	\$40,000
BELGRAVE	64.15	58.45	5.70	2	1	0	\$39,790	\$9,800	\$12,630	\$62,220	\$12,420
ARARAT	85.34	78.34	7.00	2	1	0	\$54,540	\$16,460	\$14,340	\$85,340	\$16,560





								Material Supply Only 1899 (899) choose Lockup kit only or combo with any other kits						
iBuild Model		Size (m2)	Enclosed	Other			_ ₽	Lockup [A] _incl. GST	Lining [B] incl. GST	Einal (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) <u>incl. GST</u>		
AVILA SSD		78.00	60.00	18.00	2	1	0	\$42,440	\$13,980 a d	atalle of atalle	\$66,520	\$15,920		
2 BEDROOM + STUDY		(m2)	Е	0			×C	Lockup [A] metro incl. GST Mege Cantactor	Lining Vincl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional), <u>incl. GST</u>		
BENDIGO		164.20	98.06	66.14	2 +	2	0 kits to	P\$96,150 stants	\$22,520	\$24,850	\$143,520	\$34,740		
3 BEDROOM		(m2)	E	0	ned flat	pack h	arent state arent any ch	Lockup [A] _incl. GST	Lining [B] incl. GST	<u>Final</u> (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional), <u>incl. GST</u>		
WODONGA		120.70	95.14	11 25.56 COS	framae	16012 1	0	\$73,360	\$14,370	\$14,950	\$102,680	\$23,590		
PENRITH		121.52	107.42	194.1100	3	1	0	\$75,600	\$21,300	\$15,900	\$112,800	\$23,500		
WOLLONGONG		127.80	102.24 at	e25.56	3	2	0	\$75,900	\$25,900	\$13,900	\$115,700	\$25,300		
BUNBURY		130,51	05 98.94	31.57	3	1	0	\$78,700	\$18,700	\$16,900	\$114,300	\$29,200		
LISMORE		141.69	116.20	25.49	3	2	0	\$85,100	\$20,900	\$16,100	\$122,100	\$27,900		
GLADSTONE DUE	كىلا	149.19	139.32	9.87	3	2	0	\$95,200	\$27,500	\$15,000	\$137,700	\$28,500		
BUNDABERG		153.15	109.60	44.55	3	1	0	\$80,090	\$20,200	\$20,400	\$120,690	\$31,310		
BANKSIA		187.73	114.42	73.31	3	1	0	\$103,800	\$21,800	\$17,600	\$143,200	\$39,210		
SHEPPARTON		184.27	153.70	30.57	3	2	2	\$107,110	\$26,660	\$23,320	\$157,090	\$31,170		





								Material Supply Only hereits choose Lockup kit only or combo with any other kits						
iBuild Model	Size (m2)	Enclosed	Other		_≞_≙ 	P	Lockup [A] _incl. GST	Lining [B] incl. GST	Einal (Kitchen & Bathroom) [C] inch. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) _incl. GST			
TOWNSVILLE - 44	271.78	221.38	50.40	3	1+	0	\$157,600	\$35,900 a d	etaile vaila\$19,600 \$20,900	\$213,100	\$43,200			
BAIRSNDALE	159.85	130.23	29.62	3	2	0	\$92,500 \$92,500 \$87,900 ^e metr \$87,900 ^e metr \$87,900 ^e metr \$87,900 ^e metr	0 3 \$23,300 5 15	\$20,900	\$136,700	\$34,500			
WARRNAMBOOL	185.10	133.16	51.90	3	2	0	\$87,900 entact	our \$21,450 \$26,580	\$17,800	\$127,150	\$37,500			
HORNSBY	120.92	95.45	25.47	3	1	0	to N\$73-360 standa	\$26,580	\$17,610	\$117,550	\$23,590			
3 BEDROOM + STUDY	(m2)	Е	0	d flat	Packh	erent s	tetes h <mark>Lockup</mark> (A) (A) (A) (A) (A) (A) (A) (A) (A) (A)	Lining [B] incl. GST	Final (Kitchen & Bathroom). [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) _incl. GST			
TOWNSVILLE	206.96	150.24		med 110	upgrad	Se o	\$118,700	\$28,300	\$22,900	\$169,900	\$46,400			
DARWIN	216.48	182.18	182,180	f(31+	3	2	\$126,760	\$26,180	\$14,850	\$167,790	\$40,720			
NOWRA	220.09	202.77	aterian 17,32 60	3 +	4	2	\$137,920	\$44,930	\$28,680	\$211,530	\$37,180			
GRANDVIEW	271.78	196.58	75.20	3 +	3	0	\$170,300	\$30,430	\$33,740	\$234,470	\$39,650			
4 BEDROOM QUE	ide is bation in o fluctuation (m2)	jost es	0				Lockup [A] _incl. GST	Lining [B] incl. GST	<u>Final</u> (Kitchen & Bathroom), [C] incl. GST	Kit [A+B+C] incl. GST	<u>Floor</u> (incl. Deck) (Optional) <u>incl. GST</u>			
тоожоомва	154.00	134.00	20.00	4	2	0	\$80,260	\$19,260	\$16,940	\$116,460	\$27,210			
HUNTER VALLEY	157.30	147.41	9.89	4	3	1	\$126,200	\$39,910	\$18,250	\$184,360	\$27,900			
SWAN HILL	157.94	138.21	19.73	4	2+	0	\$132,310	\$24,850	\$25,000	\$182,160	\$26,040			





								Material Supply Only Norther Kits							
iBuild Model		Size (m2)	Enclosed	Other			₽ F=	Lockup [A] _incl. GST	Lining [B] incl. GST	Einal (Kitchen & Bathroom): [C] inck. GST QUES	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) _incl. GST			
SEACREST		160.00	160.00	0.00	4	2+	0	\$125,500	\$33,600 a for a for	tetaile 0 avail2\$23,500 \$23,590	\$182,600	\$33,000			
ROCKHAMPTON		174.80	151.58	23.22	4	2	2	\$108,380	2 2 \$ 26,990 S IS	\$23,590	\$158,960	\$31,840			
CAIRNS	خىلا	181.38	168.94	12.44	4	2+	0	\$111,590 ^e	21, \$23,630	\$21,690	\$156,910	\$39,980			
BALLARAT	حتللا	182.80	158.98	23.82	4	2	2	\$108,380 \$111,590 metri \$111,590 metri \$111,390 metri \$111,340 metri \$111,340 metri \$111,340 metri	\$28,090	\$24,540	\$163,970	\$33,120			
BELLAVISTA		218	127.8	90.2	4	2	onek		\$19,360	\$19,140	\$132,870	\$46,160			
PORT MACQUARIE		222.20	171.00	51.20	2	P32+	aront ar	s147,150	\$31,980	\$26,050	\$230,080	\$40,050			
NEWCASTLE	خىلا	260.50	196.50	64.00	ned 4	5534	e 2	\$147,150	\$30,310	\$28,010	\$205,470	\$43,650			
MAYBANK	كتللل	273.18	128.77	144.41	sts acro	1991 2	0	\$132,700	\$25,200	\$17,500	\$175,400	\$59,000			
SPRINGWOOD		390.32	327.44	162.88 CC	frai 4	2	2	\$193,540	\$44,830	\$28,470	\$266,840	\$67,170			
VALLEY HEIGHTS		204,17	166.70	e37.47	4	3+	0	\$139,900	\$31,900	\$24,200	\$196,000	\$22,700			
a di	jide is be	asec in lation in lation	ost estin					Lockup [A] _incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C]	<u>Kit</u> [<u>A+B+C]</u> incl. GST	Floor (incl. Deck) (Optional)			
4 BEDROOM + STUDY		(m2) 229.93	E 191.41	0 38.52	4 +	2	0	\$138,500	\$30,500	<u>incl. GST</u> \$24,500	\$193,500	<u>_incl. GST</u> \$45,000			
CENTRAL COAST		242.00	183.00	59.00	4 +	2	0	\$189,560	\$33,990	\$31,070	\$254,620	\$42,370			
SAN REMO		288.30	236.00	52.30	4 +	3	1	\$212,440	\$35,090	\$23,600	\$271,130	\$31,100			





									Material Supply Only Choose Lockup kit only or combo with any other kits					
iBuild Model		Size (m2)	Enclosed	Other			e ا	Lockup [A] _incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl: GST Quest	Kit [A+B+C] incl. GST	Eloor (incl. Deck) (Optional) <u>incl. GST</u>		
GEELONG	29	92.90	226.42	66.48	4 +	2	0	\$144,370	\$30,410 a C	stalle \$24,050 \$36,970	\$198,830	\$56,000		
DUBBO	كتللل	25.82	219.80	106.02	4 +	2	1	\$175,420	0 2 \$52,800 5 15 0 0 1 \$52,800 5 15 0 0 1 \$19,770	\$36,970	\$264,190	\$42,480		
<u>woy woy</u>	\sim	55.48	126.94	28.54	2+2	1+1	0	\$175,420 \$92,890 ^e metro	001 \$19,770	\$26,020	\$138,680	\$30,440		
5 BEDROOM	((m2)	E	ο			meki	ts to NLockup IAL StanOct	Lining [B] incl. GST	Final (Kitchen & Bathroom) <u></u> [C]	<u>Kit</u> [A+B+C] incl. GST	<u>Floor</u> (incl. Deck) (Optional) _incl. GST		
WAGGA WAGGA		90.51	308.58	181.93	5	Pa s K h	erent st	N change \$172,630	\$51,410	\$43,240	\$267,280	\$106,980		
5 BEDROOM + PARENT'S RETREAT		(m2)	E	timber-fre	amed in a scros	ipgrad	Je or a	Lockup [A] _incl. GST	Lining [B] incl. GST	Einal (Kitchen & Bathroom). [C] incl. GST	Kit [A+B+C] incl. GST	Eloor (incl. Deck) (Optional) <u>incl. GST</u>		
ROYAL ROSE	33	37.52	321.55	at 15.97.06	5+	3	0	\$197,640	\$45,900	\$34,330	\$277,870	\$58,930		
6 BEDROOM		(m2)	ouilding ost estimat	te 10.				Lockup [A] _incl. GST	Lining [B] incl. GST	<u>Final</u> (Kitchen & Bathroom) [C]	<u>Kit</u> [A+B+C] incl. GST	Floor (incl. Deck) (Optional) <u>incl. GST</u>		
DOUBLE BAY	28	81.96	286.12	13.84	3+3	2+2	1+1	\$199,980	\$52,520	\$37,370	\$289,870	\$44,640		
*The pricing the transformed to the study		(m2)	E	0				Lockup [A] _incl. GST	Lining [B] incl. GST	<u>Final</u> (Kitchen & Bathroom), [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) <u>incl. GST</u>		
GOLD COAST		90.56	281.04	109.52	7 +	3	0	\$193,650	\$47,500	\$28,360	\$269,510	\$58,450		





								Material Supply Only 1891 choose Lockup kit only or combo with any other kits							
iBuild Model		Size (m2)	Enclosed	Other			P A	Lockup [A] _incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional). <u>incl. GST</u>			
1 BEDROOM (Designer Series)		(m2)	E	0	₽		e F	Lockup [A] _incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	<u>Kit</u> [<u>A+B+C]</u> incl. GST	Eloor (incl. Deck) (Optional), _incl. GST			
RICHMOND		47.88	39.81	8.07	1	1	0	\$43,480 ntact	\$10,200	\$10,200	\$63,880	\$10,720			
OAKDALE MV		25.30	20.84	4.46	1	1	o kits t		\$6,780	\$6,780	\$38,020	\$5,680			
CARLTON		58.76	41.96	16.08	1	1	oloe state	\$44,610	\$9,800	\$14,320	\$68,730	\$13,490			
2 BEDROOM (Designer Series)		(m2)	E	o			entrony (Lockup [A] incl. GST	Lining [B] incl. GST	<u>Final</u> (Kitchen & Bathroom), [C] incl. GST	<u>Kit</u> [A+B+C] incl. GST	<u>Eloor</u> (incl. Deck) (Optional) <u>incl. GST</u>			
HAWTHORN		85.00	60.00	1125.00 CO	franze	1	0	\$51,310	\$16,260	\$10,100	\$77,670	\$17,470			
HILLVIEW 44 MV		63.54	57.23 m	3 ^{te} 6.35 ^{tee}	2	1	0	\$50,300	\$15,860	\$11,720	\$77,880	\$12,320			
PORTLAND MV		52.60	bui44.10	8.50	2	1	0	\$40,300	\$11,210	\$9,090	\$60,600	\$10,710			
4 BEDROOM (Designer Series)	uide is h	Jation III (m2)	,os ^{t es} E	ο	<u></u>		e A	<u>Lockup</u> [A] <u>incl. GST</u>	Lining [B] incl. GST	Einal (Kitchen & Bathroom), [C] incl. GST	<u>Kit</u> [A+B+C] incl. GST	<u>Floor</u> (incl. Deck) (Optional). <u>incl. GST</u>			
ESSENDON		147.74	137.59	10.15	4	2	0	\$133,120	\$28,890	\$21,820	\$183,830	\$28,480			





The pricing guide is based on supplying timber-framed flatpack home kits to Melbourne metro area. It is indicative and subject to change without notice. Due to fluctuation in building materials costs across different states, please contact our team for a detailed cost estimate for your region. Cost estimate for steel frame upgrade or any changes to standard ut notice.

				Material Supply Only Column Choose Lockup kit only or combo with any other kits									
iBuild Model	Size (m2)	Enclosed	Other		, F	Lockup [A] _incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom)344 [C] incl. GST (US)	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) <u>incl. GST</u>			
DUPLEX DESIGNS	(m2)	E	Ο		, Fil	Lockup [A] _incl. GST	Lining [B] incl. GST 5 15	Final (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Eloor (incl. Deck) (Optional). <u>incl. GST</u>			
WOY WOY	155.48	126.94	28.54	2 1	1	\$92,890 ntac	19,770	\$26,020	\$138,680	\$30,440			
DOUBLE BAY	281.96	286.12	13.84	32	1	ts to \$199,980 and	\$52,520	\$37,370	\$289,870	\$44,640			

Notes:

- * N3 wind rating and BAL-Low. For different wind rating and bushfire attack level requirements, please contact us.
- * Bedroom 4+ means 4 bedrooms + study
- * Bedroom 1- means no formal bedroom, studio type
- * Carpark 2 means space for 2 cars
- * The price estimation includes GST and may change without notice. The indicative price does not include delivery costs.
- * Please refer to our Standard Inclusions for details: http://i-build.com.au/kit-homes-inclusions-exclusions/
- * Costs associated with obtaining permits from relevant responsible authorities are not included in any of the cost estimations here.



nd: Single Storey Kit Home Design, technology of the standard Angle Storey Kit Home Design