



iBuild is Australia's fastest growing kit home company. Offering a choice of Standard or Dream Series Inclusions, custom design and an option for Owner Build (DIY) or Built for You (DIFY), iBuild offers owners more flexibility than any other kit home company.

- ✓ Custom Design and Style
- ✓ Owner Build or Built For You
- ✓ Flexible Inclusions
- ✓ Slab or Raised



WHY iBUILD?

iBuild is Australia's fastest growing kit home company.

We are a 100% Australian owned business and a Winner of 2016 Monash Business Awards for Innovation, and 2017 Telstra Business Awards Finalist, our products include kit homes, granny flats, modular buildings, containers, and steel structures.

Our sales and procurement team are experienced in building design and costing, and ensure we offer helpful, accurate information throughout the entire process.

Our unique service extends beyond the kit supply. Our team of experienced Builder Relationship Officers works with independent builders on your behalf to have your home built to lock-up or completion.

We also work with builders offering a full back-office sales, marketing, procurement service, taking their business, taking care of the back-office and procurement work. With our unique 3D VR, there is no need for display homes and offices.



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DESIGN AND BUILD OPTIONS

iBuild specialise in custom-designed homes. Our designers are experienced in designing and costing all types of homes for builders, from granny flats to raised homes on difficult sloping blocks. We guide you through the process and ensure the design is on budget from the beginning.



Whether you modify one of our designs, come up with a sketch of your own, or let our designers come up with a unique custom design to suit your block and your requirements, we ensure your home will not only look spectacular, but remain easy to build without engineering complications and unnecessary costs.

OUR PROCESS

1. Obtain all relevant site tests and reports;
2. Create a Concept Design (if requested) and Estimate;
3. Confirm your design with a certifier or lodge Building Permit;
4. Complete Preliminary Designs (floorplan, elevations, site plan);
5. Obtain Structural Engineering and Footing Design (by Customer or iBuild);
6. Build tender and builder selection;

STANDARD AND DREAM SERIES INCLUSIONS

Standard Inclusions:

Our Standard Inclusions items have been selected by our own team. These items are tailored for the budget-conscious, without compromising on quality.

Our Standard Inclusions include:

- 90mm treated timber frames;
- 2.4m ceilings;
- Colorbond Roofing
- Flat pack kitchen;
- 600mm cooktop, under-bench or wall oven, rangehood;
- Tapware, toilet and vanities;
- FC sheet or FC weatherboard cladding;

Dream Series Inclusions:

Our Dream Series Inclusions are a higher standard and offer more flexibility. We allow a PC allowance for most items, so you can select our chosen items, or choose your own and spend as much as you want on whatever you want.

Our Dream Series Inclusions include:

- Steel frames and trusses;
- 2.7m ceilings;
- Allowance for custom-made kitchen and laundry cupboards (Premium Thermoform Finish);
- Higher allowance for appliances including freestanding dual-fuel oven and concealed rangehood;
- Higher allowance for tapware and plumbing items, including wall-hung vanities, full length niches, full length grates, flush shower base;
- Allowance for mixed cladding—including AAC or EPS panels;

LOCK-UP KIT

Framing:

iBuild offers owners the option of steel frame or LOSP treated timber frames, rafters and beams:

Timber: easy to work with, slightly cheaper than steel;

Steel: stronger, stays true and straight, slightly more expensive.



Roofing:

iBuild supply Colorbond corrugated roofing, fascia, gutters and capping by Bluescope Steel in all our home kits. Owners may select from any standard range of colour, or upgrade to Colorbond Premium range.

Ocean-front properties will require Ultra-Steel roofing upgrade.

Popular Roof, Gutter and Fascia Colours:



LOCK-UP KIT

Cladding:

iBuild offers a range of cladding options including corrugated steel, weatherboards, aerated concrete panels (AAC), EPS, or mixed fibre cement sheets.



Windows and Sliding Glass Doors:

All our windows, aluminium doors and sliding glass doors include locks and flyscreens to suit your bushfire rating.



LOCK-UP KIT

Entry Door:

iBuild offers a range of beautiful Entry doors and handles. For bushfire areas, we also include Bal 12.5/19/29 or Bal 40 doors. Flame Zone can also be accommodated.



820 Door



1200 Door



Bushfire Door



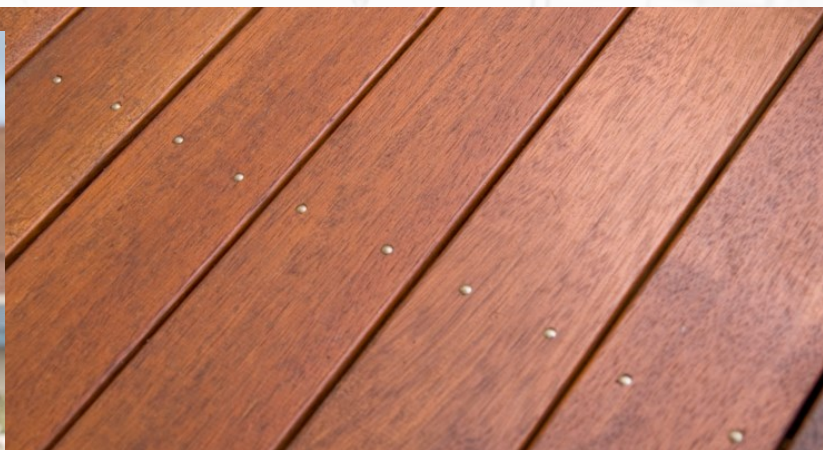
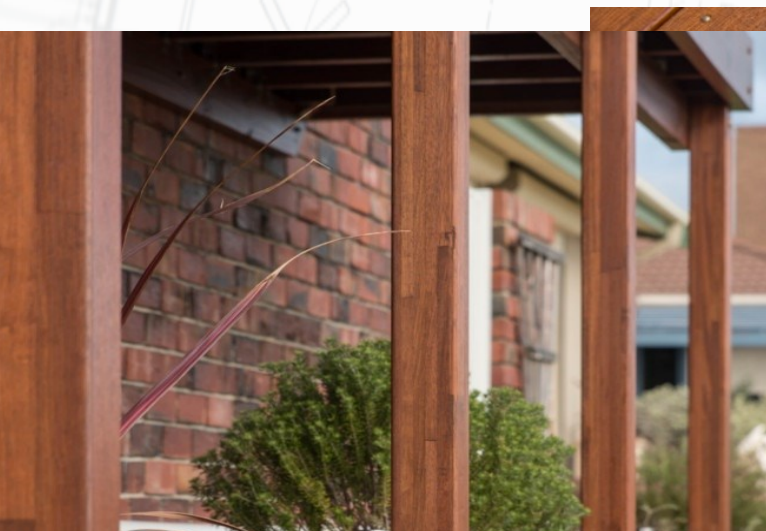
Tri-Lock



Upgraded Handle

Decking and Posts:

iBuild supply Merbau hardwood decking (suitable for bushfire areas) and 90mm Merbau laminated posts.



LOCK-UP KIT

Insulation:

Earthwool Space Blanket R1.8 75mm or equivalent to main roof (and verandas for Queensland).

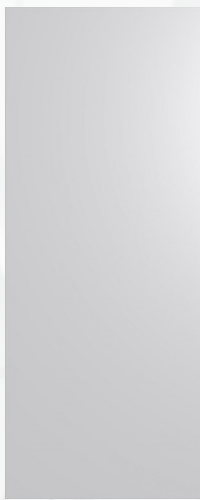


Earthwool insulation roof blanket

LINING KIT

Internal Doors:

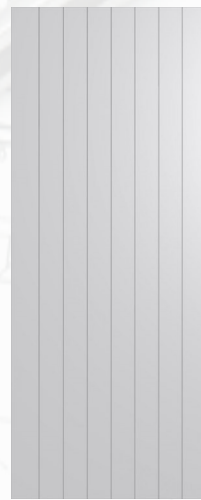
iBuild offers a range of standard doors including flush panel, country panel or upgrade to patterned door.



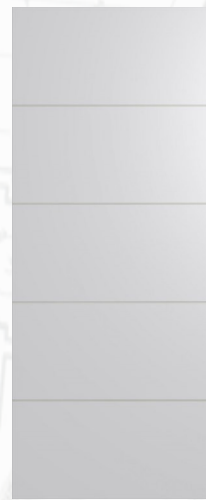
Flush Panel



Country Panel



Dream Series



Dream Series

Door Furniture:

iBuild offer a range of quality door furniture, including privacy, passage and cavity sliding sets.



Modern Lever (Matt or Gloss)



Country Lever (Matt or Gloss)



Cavity Sliding



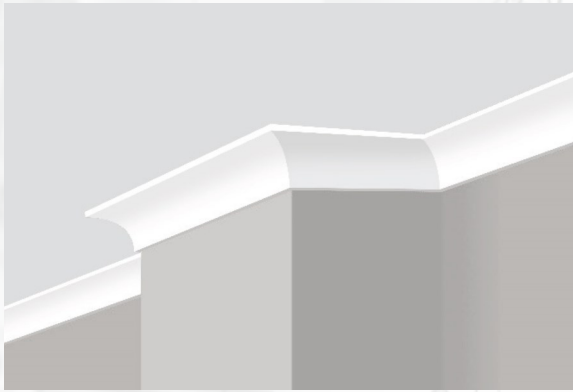
Door Stop

LINING KIT

Gyprock and Moldings:

iBuild supplies quality 10mm plasterboard to internal walls and ceilings. Where sound requirements apply, we supply 13mm plasterboard and acoustic batts.

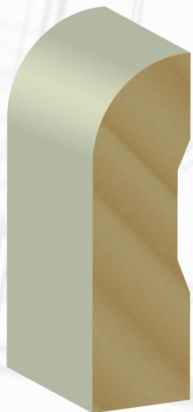
Owners may select from Standard or Dream Series moldings, or elect to have their builder square-set ceilings.



75mm or 90mm 'Cove' Cornice



Dream Series 'Trio' Cornice



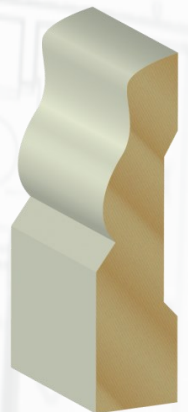
'Bullnose'



'Dar'



'Splayed'



'Qld/NSW Colonial'

DETAILS: FLOOR KIT (FOR RAISED FLOORS)

Sub-Floor:

iBuild offers the choice of slab or raised floor. We supply steel or H3 treated sub-floor bearers and joists for longevity with termiflor flooring.

Raised floors are ideal for:

- sloping sites where earthworks would be excessive;
- maximising views and breezes;
- areas with flood zone overlays;
- rural areas where concrete is very expensive;
- areas with unstable soil classifications;
- Owner-builders reducing their trade costs.

BEARERS AND JOISTS



Smart Joists are an engineered I-joist renowned for being able to achieve bigger spans than conventional I-beams. We also use Smart LVLs where applicable.

Steel purlins are also optional.

- Product dimensions (mm): 200-400mm depending on engineering requirements
- Material: Bonded LVL

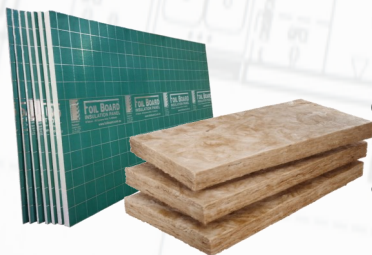
SUB_FLOOR: 19mm YELLOW-TONGUE PARTICLE BOARD



Yellow-tongue particle board is renowned for its high strength, stability and protection against termites. We also supply Termiflor for high termite-affected areas. For high bush-fire areas, AAC concrete flooring may be used.

- Product dimensions (mm): 19mm thick boards
- Material: structural-grade particle board

UNDER-FLOOR INSULATION (OPTIONAL)



Foilboard or bulk insulation. Foilboard is an EPS product and is primarily used as a cost-effective under-floor insulation. Not only does it insulate well, it looks great—perfect for high-set homes.

- Material: reflective foil-coated EPS

DETAILS: LOCK-UP KIT

Framing



FRAMING

LOSP H2 treated pine is treated to resist borer and termite attacks. H2 'Blue' is utilized in Southern areas, while H2 'Red' is utilized in Northern areas as additional protection against termites.

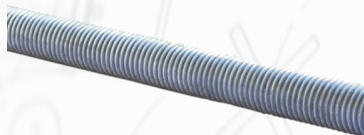
- Product dimensions (mm): 90x35 for external frames. Roof trusses depend on the design.
- Material: LOSP H2 treated pine (Upgrading to H3 is available)
- Structural grades: MGP10, MGP12 or MGP15



BRACING

F22 hardwood bracing plywood or strap bracing (depending on engineering) is suitable for bracing timber and steel frames as it is lightweight and moisture resistant during construction.

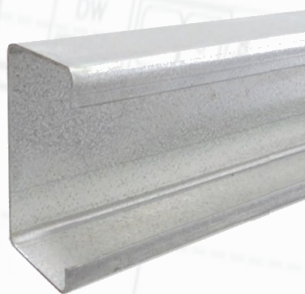
- Product dimensions (mm): W-2745 H-900 L-4.5 (Upgrade options are available)
- Material: Ply



TIE-DOWNS

Full-length threaded rods or nominal heavy duty screws/nails (depending on engineering and builder's preference) are used for all bracing and tie downs for frames and trusses.

- Product dimensions (mm): W-12 H-12 L-3000
- Material: zinc plated steel/hot-dipped galvanised steel



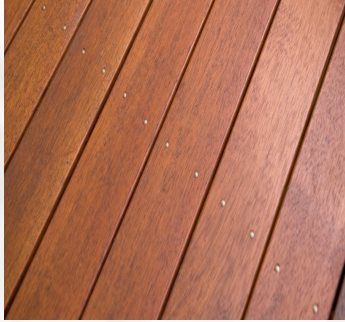
STEEL FRAMES (OPTIONAL) AND SUB-FLOOR

Cee purlins or box section bearers and/or tophat joists can be used for a wide range of structural purposes including steel frames, trusses, floors, beams and rafters in lightweight buildings.

- Material: Galvanised Steel

DETAILS: LOCK-UP KIT

Verandas



HARDWOOD TIMBER DECKING

Merbau or equivalent decking is used for the veranda flooring and runs down the side of the deck to box it in. It is a hard wearing product with BAL 40 bushfire rating.

Upgrade to Spotted Gum decking available.

- Product dimensions (mm): 90x19 (140x90 upgrade available)
- Material: hardwood

VERANDA BEAMS AND RAFTERS

H3 structural treated pine is used for external above ground structural applications which are treated to protect against moderate decay, borers and termites. Common uses include rafters, beams, decking sub-floor.

- Product dimensions (mm): 140x35 for beams and 70x35 for rafters
- Material: H3 treated pine (H2 is available)
- Structural grades: MGP10, MGP12 or MGP15



HARDWOOD MERBAU/KWILA POSTS

Merbau posts not only feature naturally subtle colouration, but also are incredibly strong and durable timber which possess sufficiently fire resistance to meet Australian Standards.

Upgrade to Spotted Gum posts available.

- Product dimensions (mm): 90x90 (140x140 upgrade available)
- Material: Merbau hardwood
- Structural grades: GL13



DETAILS: LOCK-UP KIT

Cladding



FIBRE CEMENT WEATHERBOARDS

Fibre-cement sheeting is an extremely strong (usually 7.5mm thick) and lightweight cladding material available in a range of styles. It is stable, easy to work, low maintenance and resistant to damage from termites, rot and fire.

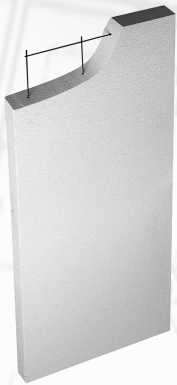
- Product dimensions (mm): 4200 x 7.5 x 230mm eg. BGC Duraplank, BGC Durasheet
- Material: Fibre cement



HARDIFLEX, DURASHEET or PRIMASHEET

Hardieflex sheet is a 6mm smooth, flat reinforced fibre-cement sheet that is resistant to damage from rot, moisture, termites and fire, and is deemed non-combustible and suitable for bushfire prone areas

- Product dimensions (mm): Based on the design
- Material: Fibre Cement



AUTOCLAVE AERATED CONCRETE PANELS (AAC)

AAC panels are an aerated reinforced concrete panel that is lightweight, but extremely strong. Fixed directly to framing, it is rendered to give a smooth or textured finish. AAC panels are much cheaper than brick or block with similar thermal properties.

- Product dimensions (mm): 1200 x 600 x 50mm in 50mm or 75mm thickness
- Material: Concrete
- Common Uses: External walls, fire barriers, flooring



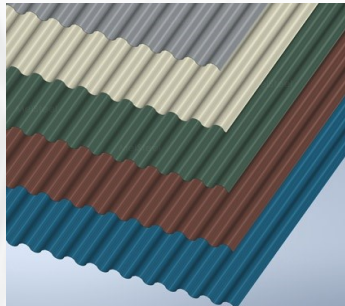
EXPANDED POLYSTYRENE SHEETS (EPS)

EPS is an excellent light-weight product with very high insulation properties. Once rendered, EPS provides a very tough but light-weight finish—perfect for a rendered look on raised homes.

- Product dimensions (mm): 2480 x 1200 x 50mm or 75mm or 100mm
- Material: Compressed Polystyrene
- Common Uses: External walls and features

DETAILS: LOCK-UP KIT

Roofing



ROOF SHEETING

Colorbond roofing is a long-lasting and durable material and has modern corrugated appearance. It combines strength with lightweight, rigidity and economy. Complies with Australian standards AS1562.1-1992, AS4040.1-1992 and AS4040.2-1992

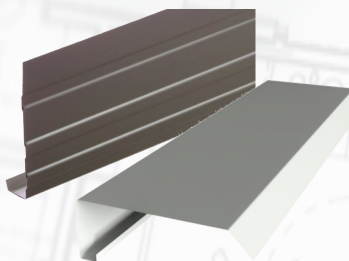
- Available in a wide array of different Colorbond colours
- Product dimensions (mm): 0.42 BMT, Sheet cover: 762, Stock length-6000



GUTTERS

Colorbond provides clean lines and longevity.

- Style: 115 Quad-gutter (other sizes available to suit rainfall zoning)
- Material: Colorbond steel
- Common use: Roof



FASCIA, BARGE, RIDGE CAPPING

Colorbond provides clean lines and longevity.

- Material: Colorbond steel
- Common use: Roof



METAL TOPHAT ROOFING BATTENS

Strong and lightweight can remain straight and consistent throughout their usage life. They can be considered as an economical alternative to timber battens. Safety battens are required in QLD

- Material: Steel
- Common use: Roof



DOWNPIPES AND ELBOWS

PVC to ensure longevity and strength. Colorbond steel optional.

- Material: PVC
- Common use: Roof

DETAILS: LOCK-UP KIT

External



ROOF INSULATION

Earthwool Space Blanket R1.8 75mm foil-backed blanket insulation which offers a high level of heat resistance.

- Total R-value: R1.8 75mm
- Use: Roof insulation



WALL WRAP

Ametalin Brane VHP (Climate Zones 2-8 only) is a very high permanence Class 4 wall wrap suited for FC weatherboard cladding. Very high levels of water vapour are allowed to absorb and diffuse through the core non-woven structure, ensuring that condensation risk is controlled, while outside liquid water cannot penetrate inwards.

- Product dimensions: 2740 mm x 30 m, 1500 mm x 30 m, 1370 mm x 30 m, nominal thickness: 0.38 mm
- External wall systems to all Bushfire Attack Levels BAL Low to FZ.

FIBRE CEMENT AND VERANDAH EAVE SHEETS

Fibre cement eave sheets are smooth, flat, square edged sheets that are resistant to damage from rot, moisture, termites and fire and are deemed non-combustible and suitable for bush-fire prone areas

- Product dimensions (mm): W-2400, H-4.5 and L-450 (Upgrade options are available)
- Material: Fibre Cement

FINISHING TRIMS

FJ primed pine LOSP H3 31x18mm pine combine Hardiflex fibre cement sheets to provide a flat panel look for eaves and under trussed outside area. LOSP H3 pine is treated to resist borer and termite attacks. It is normally used for interior and aboveground conditions.

- Product dimensions (mm): Based on the design
- Treatment: FJ primed pine LOSP H3

DETAILS: LOCK-UP KIT

Windows and Doors



ENTRY DOORS

Quality solid external doors including jambs and stainless-steel entrance lock.

- Product dimensions (mm): 820x2040 (Upgrade to 1200 available)
- Supplier: Hume / Bunnings
- Door handle included: Yes



WINDOWS AND SLIDING GLASS DOORS

Powder coated aluminium windows in different styles including sliding, awning, louvre, casement, double hung and bi-fold. We use quality products, not trade-line variations.

- Glass Single glazed clear or tinted/grey glass (double glaze upgrade available)
- Security locks are fully fitted
- Material: Powder coated aluminium
- Any BAL Rating incl. Flame Zone (Requires shutters)



FLY SCREENS

All windows and sliding glass doors come complete with nylon flyscreens or steel flyscreens for bushfire rated areas. Also available for Entry and Laundry doors as an upgraded option.

- Material: Aluminium frame with nylon (Upgrade to steel for bushfire areas available)



LOCKS

All windows and sliding glass doors are equipped with security locks which provide reliable security for your home. Also available in colour match your window colour selection.

- Material: Plastic with steel components

DETAILS: LINING KIT

Walls and Ceilings



PLASTERBOARD

10mm plasterboard is used as an internal lining in non-wet areas. Ideal for walls and ceilings, Gyprock plasterboard features Optimised Core technology.

- Material: Plasterboard
- Use: Ceilings and internal walls in non-wet areas



VILLABOARD

6mm Villaboard or 10mm Aquachek for wet areas. It has a seamless flat surface which is then tiled and has much greater tensile bond strength than plasterboard, giving greater tile adhesion.

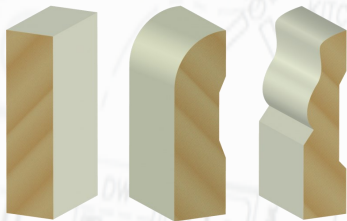
- Material: Fibre Cement
- Use: an internal wall and ceiling lining in wet areas such as bathroom, Laundry and en-suite
- Product dimensions (mm): 6mm, 9mm, or 12mm Villaboard, 2400mm x 1200mm or based on the design.



CORNICE

Cornice is a plaster product, that is available in different styles. The most common style is 'Cove' or curved. Gaps are left in the top and bottom of the walls to allow for expansion and then covered up with cornice and skirting boards.

- Available in a range of styles, sizes and widths
- Product dimensions (mm): 75x75mm (Standard Range) or 90x90mm (Dream Series)



SKIRTING AND ARCHITRAVES

LOSP finger-jointed pine skirting boards and architraves, offer a range of styles and are painted to suit your colour scheme.

- Product dimensions (mm): 66x18 skirting and architraves
- Style: Bullnose, Dar, Splayed or Colonial
- Material: Pine



METAL CEILING BATTENS

Metal ceiling batten are a quality product which is attached to the bottom of trusses for gyprock to attach to.

- Material: Steel
- Use: Ceiling area

DETAILS: LINING KIT

Internal Doors, Door Furniture and Robes



INTERNAL DOORS

Pre-hung internal doors with unique high-density honeycomb core construction to add that touch of class.

- Style: Hume flush panel or colonial panel in Standard Range. Hume Accent in Dream Series
- Material: Primecoat MDF
- Use: Internal door



DOOR FURNITURE

These stylishly designed door furniture and privacy locks are an ideal choice for complementing all interior doors.

- Style: Lane range
- Privacy to main bedroom and bathrooms. Passage to remaining. Dummy to cupboards
- Lockable cavity sliding pull with lock
- Material: Satin or chrome finished

CAVITY SLIDING UNITS AND TRACKS

This quick slide door sets are suitable for both hollow-core and solid-core sliding doors and are suitable for doors up to 50kg, 22mm to 35mm thick and up to 915mm in width.

- Complete with tracks and fittings
- Easily adjustable anti-bounce door stops
- Material: Aluminium
- Use: lounge room, hall ways, bedrooms, laundry and garages



SLIDING ROBE DOORS

Sliding robe doors with vinyl panels and aluminium trims. Mirror panels can be added as an option.

- Style: Hume Smartrobe or Corinthian Quickslide
- Trim: Aluminium or coloured
- Finish: Vinyl for Standard Range. Mirrored for Dream Series

INSULATION

Insulation batts ensure your home remains cool in summer and warm in winter.

- Style: Knauf Earthwool
- Rating: R2.0



DETAILS: COMPLETION KIT

Kitchen and Laundry (Standard Inclusions Range)

Our Standard Range Inclusions have been picked for quality and accessibility, while remaining cost-effective. All items can be upgraded post contract by paying Bunnings List price difference.

Items have a very modern and stylish look to compliment any home.



KITCHEN MIXER AND SINK

Our kitchen sink mixer and 1 3/4 gives a classic look to any kitchen while remaining functional. Suitable for hamptons and contemporary style.

- Items: Estilo coil sink mixer. Estilo kitchen sink.
- Supplier: Bunnings
- Finish: Chrome



APPLIANCES

The appliance pack includes an electric cooktop, undermount or wall oven and canopy rangehood. Gas cooktop also available.

- Items: Bellini 60cm electric cooktop, 60cm electric oven, 60cm canopy rangehood
- Supplier: Bunnings
- Finish: Stainless steel



CABINETRY

Kaboodle kitchens are renowned for their quality and style. Thermoform finish with laminate benchtops for strength, durability and finish.

- Items: Flat pack kitchen (PC Allowance as per design)
- Supplier: Bunnings
- Finish: Thermoform Gloss White for cabinet doors and benchtop finishes upon request.



LAUNDRY

Our laundry taps have a classic hamptons or contemporary style for a traditional look.

- Items: Estilo laundry set. Estilo washing machine taps. Laundry tub
- Supplier: Bunnings
- Finish: Chrome

DETAILS: COMPLETION KIT

Bathroom (Standard Inclusions Range)

TAPWARE

This bath set features a stylish and modernist chrome finish complimenting any bathroom decor. Fitted with approved water-saving devices. Complies with Australian Standards AS/NZS 3718.

- Items: Estilo basin set. Estilo bath set
- Supplier: Bunnings
- Finish: Chrome

SHOWER HEAD AND TAPWARE

This shower set features a stylish chrome finish complimenting any bathroom decor. Fitted with approved water-saving devices. Complies with Australian Standards AS/NZS 3718.

- Items: Estilo shower set
- Supplier: Bunnings
- Finish: Chrome

TOILET

This stylish back to wall toilet suite will bring a luxurious feel to any bathroom. It is designed with sleek and contemporary lines.

- Items: Estilo S-trap toilet Kinetic CP stop tap
- Supplier: Bunnings
- Finish: Chrome plate tap

VANITY

Enhance your bathroom decor with a modern wall-hung or free-standing all-in-one vanity cabinet.

- Items: Estilo floor vanity
- Supplier: Bunnings
- Finish: Melamine cabinetry with porcelain basin

BATH AND ACCESSORIES

A tile-framed drop-in bath and modern accessories finish off any bathroom nicely.

- Items: Estilo 1675 acrylic bath. Estilo 600mm towel rail and TP holder
- Supplier: Bunnings
- Finish: Acrylic bath, chrome plate accessories



DETAILS: COMPLETION KIT

Kitchen and Laundry (Dream Series Range)

Our Dream Series Range Inclusions have been picked for quality, while remaining cost-effective. Items have a very modern and stylish look to compliment any home.

Owners may select other items they choose and even custom-design their own kitchen cabinetry.



KITCHEN MIXER AND SINK

Our kitchen sink mixer and 1 3/4 gives a modern look to any kitchen while remaining functional.

- Items: Methven Blaze, Methven Glide, or equivalent sink mixer. Kinetic 1 3/4 sink (L or R)
- Supplier: Bunnings
- Finish: Chrome



APPLIANCES

The appliance pack includes an dual fuel freestanding oven and canopy rangehood.

Items: Freestanding dual-fuel oven or cooktop with wall oven (PC \$2,500)

- Supplier: Technika TU950 or equivalent
- Finish: Stainless steel



CABINETRY

Kaboodle kitchens are renowned for their quality and style. Premium Thermoform finish with Timber/Laminate benchtops for superior strength, durability and finish.

- Items: Flat pack kitchen (PC Allowance as per design)
- Supplier: Bunnings
- Finish: Premium Thermoform for cabinet doors and benchtop finishes upon request.



LAUNDRY

Our laundry taps have a classic hamptons or contemporary style for a traditional look.

- Items: Methven Blaze, Methven Glide, or equivalent basin mixer. Concealed washing machine taps. Estilo drop-in laundry tub
- Supplier: Bunnings
- Finish: Chrome

DETAILS: COMPLETION KIT

Bathroom (Dream Series Range)

TAPWARE

This bath set features a stylish and modernist chrome finish complimenting any bathroom decor. Fitted with approved water-saving devices. Complies with Australian Standards AS/NZS 3718.

- Items: Methven Blaze, Methven Glide, or equivalent bath spout/mixer. Methven Blaze, Methven Glide, or equivalent basin mixer
- Supplier: Bunnings

SHOWER HEAD AND TAPWARE

This shower set features a stylish chrome finish complimenting any bathroom decor. Fitted with approved water-saving devices. Complies with Australian Standards AS/NZS 3718.

- Items: Methven Maku shower rail. Methven Blaze, Methven Glide, or equivalent shower mixer
- Supplier: Bunnings
- Finish: Chrome

TOILET

This stylish back to wall toilet suite will bring a luxurious feel to any bathroom. It is designed with sleek and contemporary lines.

- Items: Modella Cadenza CC toilet. Kinetic CP stop tap
- Supplier: Bunnings
- Finish: Chrome plate tap

VANITY

Enhance your bathroom decor with a modern wall-hung or free-standing all-in-one vanity cabinet.

- Items: Cibo stone top wall hung vanity with basin
- Supplier: Bunnings
- Finish: Melamine cabinetry with porcelain basin

BATH AND ACCESSORIES

A tile-framed drop-in bath and modern accessories finish off any bathroom nicely.

- Items: Estilo 1675 acrylic bath. Caroma Quatro 900mm double towel rail and TP holder
- Supplier: Bunnings
- Finish: Acrylic bath, chrome plate accessories

BUILD TENDER—HOW IT WORKS

Building your own home can be an exciting and rewarding experience. Owner-building can save a lot of money as well. How? Most building companies will hire carpenters, then put on a 25-30% margin or more. As an owner-builder, you are cutting out both the carpentry rate, and the builder's margin on all other trades.



If owner-building isn't for you, you can engage an independent builder to build to lock-up or completion. Typically, independent builders will charge carpentry rates plus 10-15% margin for organising trades etc. Engaging an independent builder is a great way to ensure your kit home is built correctly and quickly.

iBuild will help you find and select an independent builder. We work closely with the builder providing all engineering documents and Owner Selection. Our Customer Relationship Team are experienced in designing and estimating build costs for builders, and will ensure all details are adhered to.

BUILD ASSUMPTIONS

When obtaining quotes for the build component, we will outline your Inclusions in our detailed Scope of Works, based on PC and PS allowances.

A Prime Cost allowance is an amount that the builder will allow for an item eg water tanks and air-conditioning, and you may select any item of that amount. Where an item costs more, the builder will quote a variation.

Items supplied by the builder include:

Earthworks: * Cut/Fill and Retaining Walls

Foundation: * Slab and/or Stumps and Footings

Trades:

- * Plumber
- * Electrician
- * Painter
- * Floor Coverings
- * Tiler
- * Wet Sealer
- * Custom Cabinetry

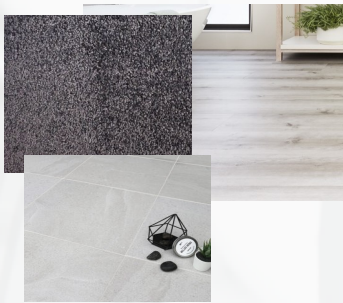
External Items:

- * Driveway
- * Water Tanks
- * Treatment System
- * Approval Fees



BUILD ASSUMPTIONS

Our pre-tender Build assumptions are based on quality materials to ensure builders quote on comparable items. Owners may increase these allowances as a variation directly with the builder, or remove any item.



FLOORING

- Hybrid vinyl planks: PC Allowance \$75/sqm including laying
- Engineered hardwood floors: PC Allowance \$100/sqm
- Carpet to bedrooms: PC Allowance \$35/sqm including laying
- Tiles: PC Allowance \$35/sqm (non-rectified tiles)



ELECTRICAL

- LED downlights throughout: PC Allowance \$20 each
- LED oyster light: PC Allowance \$80 each
- Fans bedrooms. 1 fan to outdoor Living: PC Allowance \$90 each
- Heat/fan exhaust lamps to bathrooms: PC Allowance: \$135 each
- Double powerpoints throughout
- External waterproof switch
- NBN connection provision. 2x TV points
- Meterbox/switchboard
- Power connection as required

ADDITIONAL *(requires selection by owner/builder in conjunction with iBuild)*

- 2x 5000g poly water tanks on slab with pump (where required)
- Paint
- Window furnishings
- Letterbox
- Etc.





Colorbond



Everything else is just plasterboard



DISCLAIMER

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