

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 with over 20 years experience project managing the construction and fit outs of custom steel framed homes here in FNQ. 'Kit Homes' is a little bit misleading, considering that our homes have won Master Builders awards in 2018, 2020, 2021 and 2024. These homes have all the same inclusions, and more, that you would expect from any quality building company. They are much more than just a 'kit home'. We started as NQ Sheds and Patios in 2009 building sheds, patios and carports for residential and commercial customers around the far north. Under the NQ Sheds flag we built a few simple 'shed homes' to 1A building classification. Soon, the demand for our steel frame builds grew, as did our processes, our number of house designs and of course, our reputation.

- 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, roof 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 connected to under ground stormwater

Internals

- Fully tiled
- Raked high ceilings
- 10mm Plaster walls and ceiling, square set window, complete reveals with 90mm cornice
- All internal painting
- Timber skirting, jambs 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 and a 300mm x 600mm niche
- 1200mm White ceiling fans throughout
- LED recessed down lights through out
- Double power points through out
- TV, phone outlets, smoke alarms, TV ariel

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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
- Soil test
- Class 1A livable dwelling for C2 terrain, W61m/s as per AS/NZS 1170.2

Not Included

- Driveway, landscaping & fencing
- Air-conditioning
- 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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