

































iBUILD KIT HOMES INDICATIVE PRICE (INCL. GST)

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Material Supply Only choose Lockup kit only or combo with any other kits												
iBuild Model		Size (m2)	Enclosed	Other				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
1 BEDROOM		Size (m2)	Enclosed	Other				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom)	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional)
OAKDALE		23.93	20.75	3.18	1	1	0	\$17,880	\$6,320	\$7,440	\$31,640	\$5,300
YASS		23.93	20.75	3.18	1	1	0	\$17,210	\$6,320	\$7,440	\$30,970	\$5,300
STAWELL		21.30	18.30	3.00	1	1	0	\$18,960	\$6,320	\$6,810	\$32,090	\$5,000
OAKDALE 44		21.73	17.46	4.27	1	1	0	\$17,880	\$6,320	\$6,810	\$31,010	\$5,860
BERWICK		41.60	33.28	8.32	1	1	0	\$34,210	\$11,260	\$10,940	\$56,410	\$9,650
OXFORD		51.84	38.88	12.96	1	1	0	\$35,590	\$8,180	\$10,400	\$54,170	\$12,220
WHYALLA		57.20	44.00	13.20	1	1	0	\$42,770	\$9,140	\$12,840	\$64,750	\$13,380
PAKENHAM		59.80	44.97	14.83	1	1	0	\$40,770	\$10,070	\$12,000	\$62,840	\$14,010
KINGAROY		90.47	64.94	26.49	1	1	0	\$57,640	\$17,650	\$13,980	\$89,270	\$19,230
NEWMAN		91.61	42.17	49.44	1	1	0	\$50,600	\$11,260	\$11,460	\$73,320	\$23,140
BALLINA 46		93.79	67.83	25.96	1	1	0	\$57,240	\$11,670	\$11,780	\$80,690	\$20,170
BALLINA		98.36	59.86	38.50	1	1	0	\$56,070	\$10,720	\$13,900	\$80,690	\$21,870
MORNINGTON		54.90	47.10	7.80	1	1	0	\$36,120	\$8,920	\$9,490	\$54,530	\$12,520
BEGA		42.70	35.00	7.70	1	1	0	\$30,340	\$12,630	\$11,670	\$54,640	\$9,870


















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2 BEDROOM		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom)	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional)
ABBEY VIEW		103.66	91.06	12.60	2	1	0	\$68,250	\$24,700	\$13,550	\$106,500	\$11,550
PORTLAND		52.60	44.10	8.50	2	1	0	\$34,160	\$9,060	\$8,420	\$51,640	\$11,040
HORSHAM		45.24	36.84	8.40	2	1	0	\$31,320	\$9,060	\$11,140	\$51,520	\$10,200
ORANGE		59.99	59.99	0.00	2	1	0	\$44,160	\$14,400	\$10,400	\$68,960	\$12,380
HILLVIEW 44		59.09	51.29	7.80	2	1	0	\$42,460	\$14,770	\$13,620	\$70,850	\$12,180
PARRAMATTA		68.37	60.00	8.37	2	1	0	\$46,140	\$10,940	\$11,340	\$68,420	\$14,460
CASA BIANCA 42		81.70	75.70	6.00	2	1	0	\$52,440	\$16,000	\$14,770	\$83,210	\$16,240
CASA BIANCA		81.70	75.70	6.00	2	1	0	\$52,440	\$12,800	\$14,770	\$80,010	\$16,240
SALE		92.25	79.72	12.53	2	1	0	\$60,290	\$19,020	\$13,980	\$93,290	\$18,810
AVILA		78.00	60.00	18.00	2	1	0	\$48,300	\$14,400	\$10,400	\$73,100	\$16,400
EMERALD		78.00	66.50	11.50	2	1	0	\$50,030	\$16,750	\$13,520	\$80,300	\$15,820
MUDGE		76.88	59.64	17.24	2	1	0	\$45,610	\$13,620	\$10,610	\$69,840	\$16,540
ARMIDALE		82.08	62.64	19.44	2	1	0	\$50,240	\$11,340	\$11,340	\$72,920	\$17,070
SEYMOUR		79.75	59.95	19.80	2	1	0	\$54,230	\$11,140	\$15,200	\$80,570	\$17,280














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Material Supply Only choose Lockup kit only or combo with any other kits												
iBuild Model		Size (m2)	Enclosed	Other				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
LAUNCESTON		83.63	70.30	13.33	2	1	0	\$53,390	\$11,240	\$11,540	\$76,170	\$17,070
BAYVIEW		88.50	75.70	12.80	2	1	0	\$56,390	\$12,670	\$14,620	\$83,680	\$17,820
MELROSE 44		90.52	73.74	16.78	2	1	0	\$62,950	\$15,500	\$13,020	\$91,470	\$18,940
MELROSE		90.54	68.54	22.00	2	1	0	\$57,900	\$15,400	\$14,360	\$87,660	\$18,830
ROMA		112.51	87.08	25.43	2	1	0	\$69,260	\$16,330	\$17,290	\$102,880	\$23,310
HILLVIEW		117.33	71.09	46.24	2	1	0	\$73,000	\$15,180	\$16,460	\$104,640	\$26,660
MELROSE 42		119.70	91.92	27.78	2	1	0	\$77,660	\$19,870	\$14,360	\$111,890	\$24,870
MACKAY		119.00	92.76	26.24	2	1	0	\$79,460	\$15,300	\$18,110	\$112,870	\$25,500
MOREE		122.75	89.5	33.25	2	1	0	\$77,420	\$13,700	\$13,700	\$104,820	\$26,890
EASTWOOD		133.40	73.10	60.30	2	1	0	\$74,490	\$16,380	\$14,830	\$105,700	\$31,710
TAMWORTH 44		156.26	93.38	62.88	2	1	0	\$94,060	\$20,190	\$17,280	\$131,530	\$36,320
WESTWOOD		182.50	87.20	95.30	2	2	0	\$93,540	\$18,940	\$19,770	\$132,250	\$45,160
TAMWORTH		191.02	122.32	68.88	2	2	0	\$104,890	\$24,460	\$24,660	\$154,010	\$41,210
BELGRAVE		64.15	58.45	5.70	2	1	0	\$41,410	\$10,100	\$13,020	\$64,530	\$12,800
ARARAT		85.34	78.34	7.00	2	1	0	\$56,750	\$16,960	\$14,770	\$88,480	\$17,070
AVILA SSD		78.00	60.00	18.00	2	1	0	\$44,160	\$14,400	\$10,400	\$68,960	\$16,400







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Material Supply Only choose Lockup kit only or combo with any other kits												
iBuild Model		Size (m2)	Enclosed	Other				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
MULGRAVE		66.80	59.40	7.40	2	1	0	\$43,970	\$10,100	\$17,040	\$71,110	\$13,260
BRUNSWICK		67.60	59.20	8.40	2	1	0	\$44,440	\$16,770	\$11,410	\$72,620	\$13,940
2 BEDROOM + STUDY		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
BENDIGO		164.20	98.06	66.14	2+	2	0	\$100,040	\$23,210	\$25,600	\$148,850	\$35,790
3 BEDROOM		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
WODONGA		120.70	95.14	25.56	3	1	0	\$76,340	\$14,810	\$15,400	\$106,550	\$24,310
PENRITH		121.52	107.42	14.11	3	1	0	\$78,660	\$21,950	\$16,380	\$116,990	\$24,220
WOLLONGONG		127.80	102.24	25.56	3	2	0	\$78,970	\$26,680	\$14,320	\$119,970	\$26,070
BUNBURY		130.51	98.94	31.57	3	1	0	\$81,880	\$19,270	\$17,410	\$118,560	\$30,080
LISMORE		141.69	116.20	25.49	3	2	0	\$88,550	\$21,530	\$16,580	\$126,660	\$28,740
GLADSTONE		149.19	139.32	9.87	3	2	0	\$99,050	\$28,340	\$15,450	\$142,840	\$29,370
BUNDABERG		153.15	109.60	44.55	3	1	0	\$83,340	\$20,810	\$21,020	\$125,170	\$32,260
BANKSIA		187.73	114.42	73.31	3	1	0	\$108,010	\$22,460	\$18,140	\$148,610	\$40,400
SHEPPARTON		184.27	153.70	30.57	3	2	2	\$116,120	\$26,380	\$19,370	\$161,870	\$31,320
TOWNSVILLE - 44		271.78	221.38	50.40	3	1+	0	\$163,980	\$36,990	\$20,200	\$221,170	\$44,510











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iBuild Model		Size (m2)	Enclosed	Other				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
BAIRNSDALE		159.85	130.23	29.62	3	2	0	\$96,240	\$24,010	\$21,530	\$141,780	\$35,550
WARRNAMBOOL		185.10	133.16	51.90	3	2	0	\$91,470	\$22,100	\$18,340	\$131,910	\$38,640
HORNSBY		120.92	95.45	25.47	3	1	0	\$76,340	\$27,390	\$18,150	\$121,880	\$24,310
3 BEDROOM + STUDY		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
TOWNSVILLE		206.96	150.24	56.72	3 +	2	0	\$125,950	\$30,200	\$23,590	\$179,740	\$47,800
DARWIN		220.00	186.42	33.58	3 +	3	2	\$136,790	\$29,080	\$16,020	\$181,890	\$43,860
NOWRA		220.09	202.77	17.32	3 +	4	2	\$143,510	\$46,290	\$29,550	\$219,350	\$38,310
GRANDVIEW		271.78	196.58	75.20	3 +	3	0	\$177,200	\$31,350	\$34,760	\$243,310	\$40,850
4 BEDROOM		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
TOOWOOMBA		154.00	134.00	20.00	4	2	0	\$96,910	\$28,760	\$27,440	\$153,110	\$30,500
HUNTER VALLEY		152.72	141.72	11.00	4	3	1	\$101,510	\$33,160	\$16,520	\$151,190	\$18,260
SWAN HILL		157.94	138.21	19.73	4	2+	0	\$111,960	\$30,400	\$16,690	\$159,050	\$18,340
SEACREST		160.00	160.00	0.00	4	2+	0	\$130,580	\$34,620	\$24,220	\$189,420	\$34,000
ROCKHAMPTON		195.03	173.10	21.93	4	2	2	\$126,420	\$26,280	\$19,780	\$172,480	\$31,940
CAIRNS		181.38	168.94	12.44	4	2+	0	\$119,040	\$34,100	\$15,150	\$168,290	\$35,650










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BALLARAT		182.80	158.98	23.82	4	2	2	\$115,860	\$28,940	\$25,290	\$170,090	\$34,120
BELLAVISTA		218	127.8	90.2	4	2	0	\$118,720	\$20,500	\$16,480	\$155,700	\$47,090
PORT MACQUARIE		222.20	171.00	51.20	2	2+	0	\$179,010	\$32,950	\$26,840	\$238,800	\$41,260
NEWCASTLE		220.24	197.77	22.47	4	3	2	\$142,750	\$31,730	\$26,680	\$201,160	\$35,750
MAYBANK		273.18	128.77	144.41	4	2	0	\$138,070	\$25,960	\$18,040	\$182,070	\$60,790
SPRINGWOOD		390.32	327.44	62.88	4	2	2	\$247,960	\$43,680	\$22,360	\$314,000	\$72,230
VALLEY HEIGHTS		204.17	166.70	37.47	4	3+	0	\$145,570	\$32,870	\$24,930	\$203,370	\$23,390
4 BEDROOM + STUDY		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
ALBURY		229.93	191.41	38.52	4 +	2	0	\$144,110	\$31,430	\$25,250	\$200,790	\$46,360
CENTRAL COAST		242.00	183.00	59.00	4 +	2	0	\$197,230	\$35,020	\$32,010	\$264,260	\$43,650
SAN REMO		297.77	246.77	51.00	4 +	3	1	\$228,690	\$42,740	\$21,830	\$293,260	\$17,860
GEELONG		292.90	226.42	66.48	4 +	2	0	\$182,500	\$40,400	\$19,790	\$242,690	\$59,570
DUBBO		325.82	219.80	106.02	4 +	2	1	\$182,530	\$53,370	\$38,090	\$273,990	\$43,760
WOY WOY		155.48	126.94	28.54	2+2	1+1	0	\$96,660	\$20,370	\$26,810	\$143,840	\$31,360

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5 BEDROOM		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom).	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional).
<u>WAGGA WAGGA</u>		490.51	308.58	181.93	5	3	0	\$179,620	\$52,960	\$44,550	\$277,130	\$110,220
5 BEDROOM + PARENT'S RETREAT		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom).	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional).
<u>ROYAL ROSE</u>		337.52	321.55	15.97	5+	3	0	\$239,770	\$62,220	\$30,000	\$331,990	\$44,540
6 BEDROOM		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom).	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional).
<u>DOUBLE BAY</u>		281.96	286.12	13.84	3+3	2+2	1+1	\$208,080	\$54,120	\$38,500	\$300,700	\$46,000
7 BEDROOM + STUDY		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom).	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional).
<u>GOLD COAST</u>		390.56	281.04	109.52	7 +	3	0	\$251,890	\$59,890	\$24,240	\$336,020	\$70,700

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iBuild Model	Size (m2)	Enclosed	Other				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
1 BEDROOM (Designer Series)	(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
RICHMOND	 47.88	39.81	8.07	1	1	0	\$45,240	\$10,500	\$10,500	\$66,240	\$11,050
OAKDALE MV	 25.30	20.84	4.46	1	1	0	\$25,450	\$6,990	\$6,990	\$39,430	\$5,860
CARLTON	 58.76	41.96	16.08	1	1	0	\$46,420	\$10,100	\$14,750	\$71,270	\$13,900
2 BEDROOM (Designer Series)	(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
HAWTHORN	 85.00	60.00	25.00	2	1	0	\$53,390	\$16,750	\$10,400	\$80,540	\$18,000
HILLVIEW 44 MV	 63.54	57.23	6.31	2	1	0	\$52,340	\$16,340	\$12,080	\$80,760	\$12,690
PORTLAND MV	 52.60	44.10	8.50	2	1	0	\$41,940	\$11,540	\$9,360	\$62,840	\$11,040
AUBURN	 84.00	70.00	14.00	2	1	0	\$88,120	\$14,840	\$7,210	\$110,170	\$17,010
YARRAVILLE	 83.30	71.80	11.50	2	1	0	\$67,870	\$16,260	\$13,430	\$97,560	\$17,170
DROMANA	 82.00	59.00	23.00	2	1	0	\$61,810	\$16,160	\$12,930	\$90,900	\$18,280
4 BEDROOM (Designer Series)	(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
ESSENDON	 147.74	137.59	10.15	4	2	0	\$138,510	\$29,760	\$22,480	\$190,750	\$29,340







iBUILD KIT HOMES INDICATIVE PRICE (INCL. GST)

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

Material Supply Only 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) incl. GST
1 BEDROOM (iBuild X James Hardie Design Studio)		(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom).	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional).
PRESTON		50.76	39.81	10.95	1	1	0	\$46,420	\$10,400	\$14,280	\$71,100	\$11,320
2 BEDROOM (iBuild X James Hardie Design Studio)		(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom).	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional).
SORRENTO		99.92	70.92	20.00	2	1	0	\$76,000	\$21,830	\$16,020	\$113,850	\$20,200
3 BEDROOM (iBuild X James Hardie Design Studio)		(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom).	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional).
BRIGHTON		198.80	153.00	45.80	3+	2	0	\$163,830	\$33,460	\$21,830	\$219,120	\$40,500

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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

Material Supply Only 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) incl. GST
DUPLEX DESIGNS	(m2)	E	O		Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom)	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional)
<u>WOY WOY</u>	 155.48	126.94	28.54	2 1 1	\$96,660	\$20,370	\$26,810	\$143,840	\$31,360
<u>DOUBLE BAY</u>	 281.96	286.12	13.84	3 2 1	\$208,080	\$54,120	\$38,500	\$300,700	\$46,000
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. *Legend:  Single Storey Kit Home Design  Double Storey Kit Home Design									