

AVILA

MV

FREE UPGRADE
TO STEEL FRAME

For more information, visit
<https://shorturl.at/ew1N7>

SCAN ME



2 BED

1 BATH

60 sqm enclosed

78 sqm total area

SUPPLY + BUILD BUNDLE

BAL LOW
N1-3 WIND
TIMBER FRAME

CONCRETE SLAB/RAISED SUBFLOOR

Bundle Deal
For Melb
Metro Only

FROM
\$176,000* incl. GST

ON SLAB \$ 64,000 incl. GST to design and supply with iBuild
\$112,000 incl. GST to build with a third-party builder[†]

OR

ON RAISED SUBFLOOR \$ 78,000 incl. GST to design and supply with iBuild
\$ 98,000 incl. GST to build with a third-party builder[†]

* The customer will sign a contract with iBuild (ABN 77 579 054 898) for the design and supply of Kit Homes, and a separate one with a third-party builder such as JDM Homes (ABN 77 127 091 525) for assembly services; All costs are subject to site conditions; Government mandatory 7-star energy rating and livable standard design requirements may necessitate additional costs to comply with; Images are for illustrative purposes only - please refer to the Inclusions and Exclusions section of this brochure; This offer may be withdrawn without advance notice.

[†] Build costs will be confirmed by the third-party builder after engineering design is complete.

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SUPPLY + BUILD BUNDLE

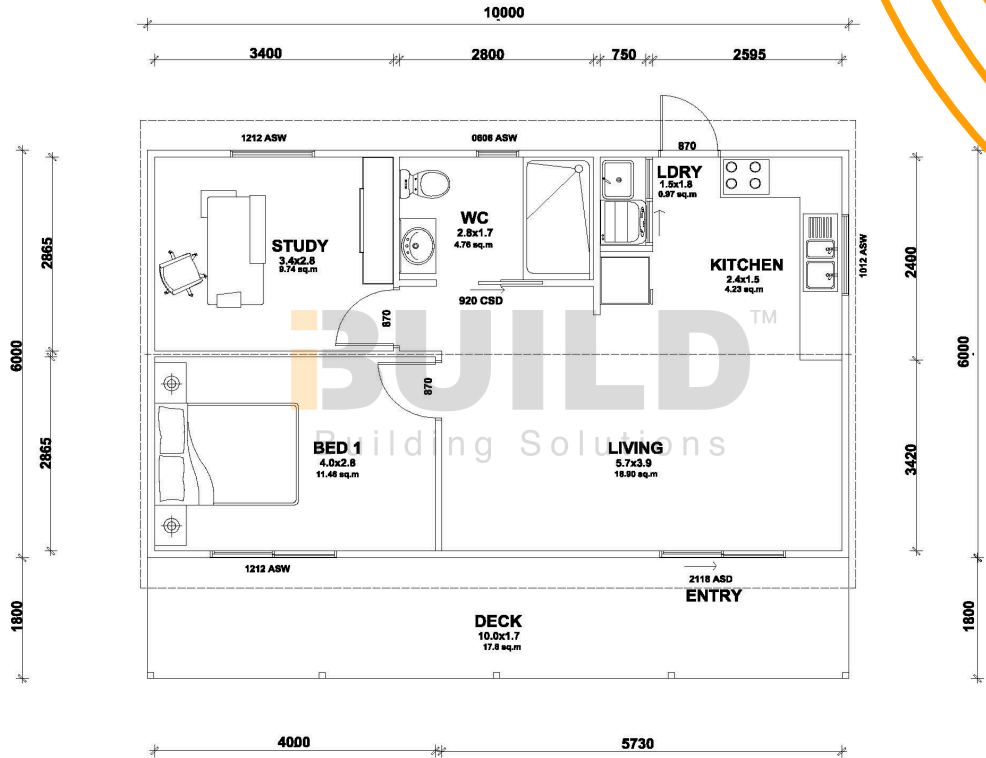
2 BED

1 BATH

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78 sqm total area

For more information, visit
<https://tinyurl.com/2crwsvs2f>



✓ INCLUSIONS

For dwellings on raised subfloor, the Supply and Build bundle includes floor, lockup, lining, and final kits from iBuild, assembled onsite by a third-party builder. For dwellings on concrete slabs, the Supply and Build bundle entails the construction of the concrete slab onsite by a third-party builder, complemented by the supply of lockup, lining, and final kits from iBuild, all assembled onsite by a third-party builder.

In both scenarios, the plumbing and electrical systems within the dwelling will be provided and installed by a third-party builder, as part of the bundle package. All house kits provided by iBuild adhere to iBuild standard inclusions, detailed at <https://i-build.com.au/kit-homes-inclusions-exclusions/>.

✗ EXCLUSIONS

Items not provided in this bundle package may incur additional costs for:

- 1) Stumps for raised subfloor (subject to soil test report and site conditions);
- 2) Rain gardens;
- 3) Rock removal (if found);
- 4) Building permit and inspections;
- 5) All service and connection fees, Gas in common areas, Main meter Water, Electricity, South east water connections, Telstra;
- 6) Council contribution fees and Connection fees;
- 7) Subdivision and surveying fees;
- 8) Site re-establishment fees;
- 9) Cross over and asset protection fees;
- 10) Demolition;
- 11) Service connections (to be assessed onsite);
- 12) Additional bulk concrete to bored piers and bindings greater than depths indicated by engineer;
- 13) Underpinning of existing or neighbouring properties;
- 14) Contaminated soil removal;
- 15) Retaining walls/Aggie pipes and silt pits;
- 16) Termite treatment;
- 17) Traffic Management;
- 18) Robe fit outs;
- 19) Floor coverings;
- 20) Floor insulation (subject to BASIX / Energy Report);
- 21) Cladding to sub-floor;
- 22) Ant caps / termite treatment other than H2/3 and LOSP impregnated timber (no allowance for T2 timber unless noted otherwise);
- 23) Paint or floor coverings;
- 24) Window furnishing / coverings;
- 25) Window flashings;
- 26) Land survey;
- 27) Soil tests;
- 28) BAL, wind rating and other planning related reports;
- 29) Electrical layouts, underground power;
- 30) Appliances other than stove top and oven;
- 31) Heating/Cooling;
- 32) Tiles or shower screens;
- 33) Mirrors;
- 34) External Window architraves;
- 35) Landscape designs or plans;
- 36) Any other requirements for individual councils.

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