

THE 7 STEPS TO KIT HOME SUCCESS

WHAT YOU MUST KNOW BEFORE BUYING A KIT HOME



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INTRODUCTION

Considering a new home but confused with all the options?



Worried about the horror stories you've heard from friends or in the media?



Looking for a better option?



Are you considering a kit home?



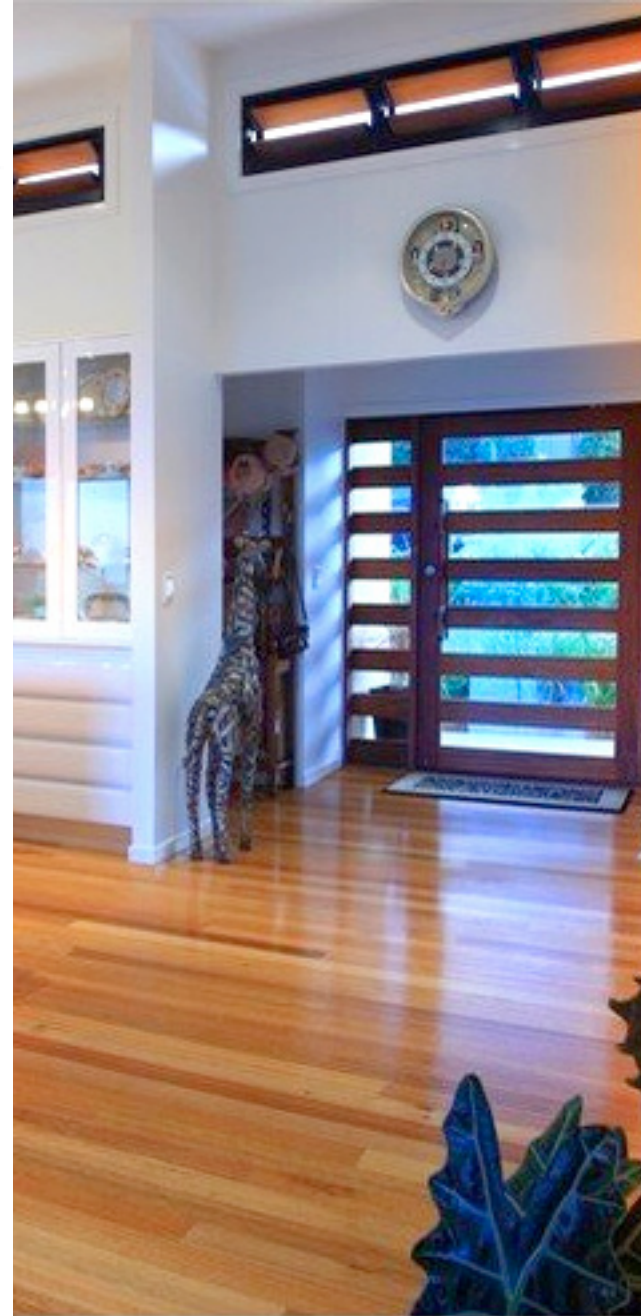
Buying a home shouldn't require a university degree... but many people are overwhelmed by the barrage of information they receive from a salesman keen to get his commission.

DON'T BE FOOLED **BE INFORMED**

Before you buy a kit home (or even a fully built home, if you wish to go down that path), save yourself time, headaches and money by reading the information in this e-Book.

From remote areas in WA like Wolf Creek, the hot humid tropics in far north Queensland, and the Pacific islands, to the cool temperate climate of Australia's southern alps and the dense jungle mountains in Belize – Classic Kit Homes have helped people design and construct the ideal home for their environment, whilst managing to incorporate all their dream inclusions. You and your family could also become the proud owners of one of these handcrafted masterpieces and be fortunate enough to live in a home from Classic Kit Homes.

Over the years we've witnessed firsthand the confusion



**Create
your perfect
stunning
interior with
Classic Kit
Homes**



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and nervousness of families just like you who are unsure of issues that we cover in the must-know hints and tips to follow.

Yes, we have seen it all! Years ago you could build a home and only need a manila folder for the paperwork. Nowadays you need a box to put all the papers in that are required for all the “Red Tape”.

Don't worry though, we can help you handle all that stuff , so you can get on with what is most important... building your dream home. We love sharing all our knowledge with you - anything to make the whole process easier, that's why we have prepared this invaluable guide to help you make the experience as easy as possible.

So let's dive right in now – Read on...



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SUCCESS STEP # 1

HOW TO CHOOSE THE IDEAL BLOCK FOR YOUR PERFECT HOME

When considering buying a block of land for your future home, whether it be urban (a town block) or acreage (probably rural), the following points should be considered. Taking these considerations into account will assist you with future planning and could save you money in the long run.

BLOCK DIMENSIONS

The dimensions of your site must be adequate for the size of the home you require. It is important to take into consideration setbacks and boundary clearances. This is stipulated by the local council and is the distance from the external walls of your home to the side, and front and rear boundaries.

CONTOUR OF THE SITE

The contour of your land will determine the best method of construction. Flat blocks offer more flexibility of design as they are suitable for slab floors or a home on steel posts, whereas sloping sites may require a split level or stumped home unless you plan to excavate the slope for a flat building surface. Be aware of excavation and possible retaining costs which may be involved when levelling the site. A survey or contour plan of the site will be required for preparing your plans.

***This guide
presents you with
comprehensive
information to
prepare you for
designing and
building your
home.***



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SOIL CONDITIONS

Walk over the land and check for visible rocks which could be an indication of larger rocks/stones below the surface. Large rocks can disrupt excavation for foundations and prove quite expensive. Large, visible cracks in the surface of the soil could signify an issue with expansion and contraction which may increase the cost of your foundations. The information obtained from your soil report can also determine the position of your home depending on soil conditions. A geotechnical soil report will be required for preparation of plans.

ASPECT AND VIEWS

The placement of your home on the site will need to be considered in relation to available views, the style of home you prefer (slab or stumped), the soil report and the aspect. It's advised that you visit your preferred site at varying times of the day before proceeding with purchase. Walking over the block in the morning, midday and in the late afternoon will assist you in determining full sun and shaded positions and placement of rooms when designing your home. Identifying north is a good starting point for home placement. Some acreage blocks can have a designated "building envelope" which will be clearly marked on the site plan.

VEGETATION CONSIDERATIONS

Most town blocks will be cleared of vegetation during development. However, trees may have been left and could interfere with construction and placement of your home. You may need to allow for site clearing and/or removal of some larger trees. Maintaining trees which do not interfere with your home may provide 'instant' shade/landscaping if not removed. Be aware of the extent of site works which may need to be completed before building commences.

SERVICE CONNECTIONS

All sites, whether rural or town, will need to allow for connection to power, water and sewerage. Rural blocks, in particular, will need to examine if these services are available nearby or whether alternatives need to be arranged. Confirm if the block is connected

Hot Hint:

It's advisable to put a clause on your land purchase 'subject to a soil report'. This will allow you to withdraw your offer to proceed with the land purchase if the soil report is unfavourable or indicates that extra costs will be involved in developing the site.



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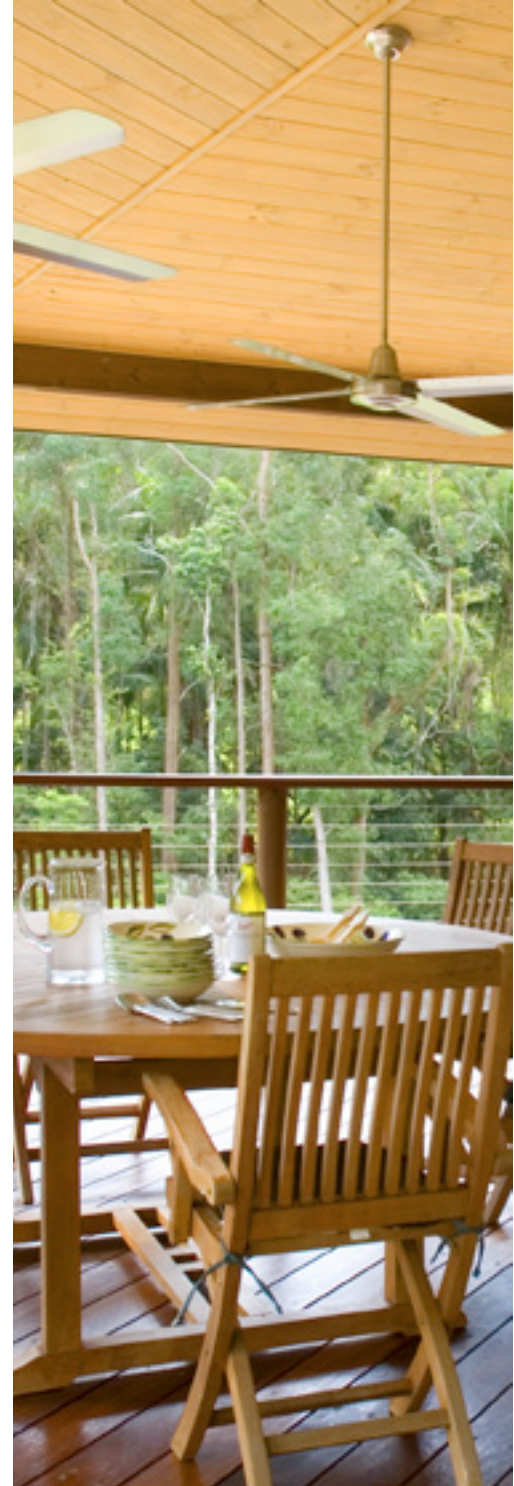
to town supplied water or if a tank and pump is required for your water supply. Many Australian states now specify that all new homes, town or rural, require a water tank with a pump. The size of your pump will be determined by usage, capacity and location of the tank in relation to the home. Most town blocks will be connected to town sewerage, however, if you have an acreage block you may need to examine the requirement for a treatment system. The results of your soil report and absorption test will determine the best type of treatment system for your site. Another important consideration is whether your chosen land meets the needs of your family. Where are the nearest schools, tertiary education, sporting facilities, transport, doctors, shopping centres, hospitals etc.

ACCESS TO SITE

It is desirable that your site has good access for delivery of materials as well as sufficient area to store materials during construction. In most cases, large vehicles will be required to freight your materials from the manufacturer and unload them at your site. It is advisable that these materials be then stored flat, kept dry and covered to prevent sun and water damage before use. Plant and machinery may also need clear access.

BUILDING COVENANTS

Some blocks of land have building covenants or stipulations placed on them. This is more the case with town blocks but it is always best to investigate this possibility before committing to purchase. Some of these specifications can include; minimum sized home, specified building materials (eg, brick only), certain roof colours, and time frame for completion of the home (this is particularly important if you are considering building the home in stages). Apart from these stipulations which are usually applied by the estate developer, there may be council by-laws and regulations to be considered. These can include height restrictions, building setbacks, underground water tanks, etc. Check with the Land Titles Office to find out if your land has any encumbrances, easements or restrictive covenants.



Hot Hint:

Always consult your local council before proceeding with a land purchase to determine if your proposed development will meet all council requirements.



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STATE & REGIONAL REQUIREMENTS

These will apply state to state and region to region and will need to be checked at your local council. It is particularly advisable to research bushfire regulations (BAL) and designated wind/cyclone rating for your area as well as water issues in flood prone areas. Rules and regulations applied by these authorities can greatly increase construction and materials costs if not properly investigated. Some authorities have recently applied rules regarding insulation and termite protection which may need examination.

Have you consulted with your local council to find out whether the rates on your land are affordable? Also check with the local authority if there are any future road changes which may affect your land.

GAS SUPPLY

Consider the need for gas supply for some appliances. Do you propose to have gas hot water, gas cooking, etc? Is the site connected to town supply or will bottled gas be required. Be aware that not all domestic blocks are connected to gas lines.

SOLAR POWER

These days, solar installation is a huge consideration to reduce power costs. Consider the use of solar for your new home as it's preferable to install at this stage rather than later. How much do you want to be powered by solar – the entire home or perhaps just hot water?

VEHICLE & PEDESTRIAN ACCESS

Consider vehicle and pedestrian access from the boundary to your home and garage. On sloping blocks, the driveway may need special treatment as compared to a flat block.

Final Tip

Careful investigation when choosing your land can identify hidden costs which may need to be included when budgeting for your new home build.



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SUCCESS STEP # 2

DESIGNING THE ULTIMATE HOME FOR YOUR FAMILY AND BUDGET

Once you've identified the opportunities and challenges of the land you've chosen for your new home, you'll need to begin the process of visually designing your desired home. While kit home suppliers will be able to provide you with many options, it's a good idea to draw up a 'wish list' and a 'needs list' so you have some idea of what will suit you and your site.

Firstly, establish what style, characteristics or 'look' you personally prefer. View plans and pictures in magazines and websites; drive past homes in the area you wish to build and, if possible, visit display homes. This will provide you with ideas and help you decide on features you may or may not want included and allow you to build a mental picture of your dream home.

It's important to objectively consider if the style of home you have in mind will actually suit the setting of your site.

DESIGN CONSIDERATIONS

- A** **What size home will you need?** Consider the number of bedrooms and living zones
- A** **People with disabilities** may need ramps, larger bathroom/shower access, special floor coverings, handrails, different heights for benches, door handles or light switches



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Hot Hint:

It's a good idea to measure the size of the rooms in your current home. This will give you an indication of what you need and would prefer in your new home.



- ▲ What is your preferred ceiling height?**
2.4m, 2.7m or perhaps higher? In 2.4m homes, remember that fans can be an issue for taller people.
- ▲ Consider the age and needs of the occupants**
 - Do you need a nursery close to the master bedroom?
 - Safety issues with both internal and external stairs?
 - Older children may require their own space for study and socialising
 - If you work from home will you need an office?
 - Do you require hobby areas or sewing room or a play area?
 - Will you need an attached garage/carport or would you prefer a separate one?
- ▲ Roof Pitch**
Trussed roof for a flat ceiling or a skillion (mono-pitched) style roof for a raked ceiling?
- ▲ Consider your lifestyle**
Outdoor living, hobby areas, home office, size of rooms, play areas, covered areas, garage, storage, boat, caravan, 'man cave', climate.
- ▲ Heating & cooling**
Consider the path of the sun and the north point, airconditioning, ceiling fans, shaded areas, cross-flow ventilation, fireplace.
- ▲ Position of entry for vehicles and pedestrians**
On town blocks, the street access may determine the most preferable placement of a garage. Consider where you wish to have the entry of your home.
- ▲ Overall Dimensions**
The size of your site may determine overall dimensions of your home, but it is important to consider the size of rooms within this exterior and if they suit your lifestyle.



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SUCCESS STEP # 3

SECRETS TO FINDING THE BEST KIT HOME SUPPLIER

You've purchased your land or perhaps selected the site and you have an idea of your home design and size. You are now in a position to research kit home suppliers as an owner builder. Again, attention to detail is critical.

THINGS TO COMPARE

- A** Investigate reputation, length of time in business, history and proven track record. Past clients may be available to reveal their experiences, or view their testimonials which give a fairly good indication of quality, reliability and communication.
- A** Knowledge and experience within the building industry is a key advantage. Is there an experienced builder or tradesperson who can discuss your kit home with you? Check for awards and merits within the building industry. This is the sign of a company who are proud of their product and willing to showcase it to the public.

Hot Hint:

We advise our clients to do an "Apples for Apples" comparison with kit home suppliers to check exactly what materials are included in their quote. Ask for a Materials Schedule or an Inclusions List to help you compare directly.

Now you've done a little homework, it's time to delve deeper. For peace of mind, you should only consider a kit home supplier who can meet these minimum requirements:



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- A** Does the kit home supplier have an inhouse design service? Rarely does a standard plan satisfy everyone so you'll want to sit down and modify a plan to suit you, or describe the home you want and have it custom designed for you.
- A** Does the kit home supplier have a reasonable range of standard proven plans from which you may choose the floor plan you want?
- A** Does the kit home supplier have the flexibility to amend or modify their standard designs and inclusions to suit your requirements, preferences, lifestyle and building site?
- A** Ideally, does the kit home supplier have a working relationship with essential professional services, such as drafting, engineering, surveyors etc. who will be instrumental in preparing the working drawings for your kit home?
- A** Can the kit home supplier provide you with full working drawings and documentation, ready for you to lodge with the local council or certifier?
- A** Does your kit home supplier specify materials in their inclusions which meet Australian standards?
- A** Can the kit home supplier provide you with manufacturer's warranties and guarantees for the materials they are supplying? Beware of imported materials which may not comply to Australian standards and which may not carry a guarantee.
- A** Does the kit home company offer after sales support from someone experienced in home construction? Phone or email support can be invaluable, even to experienced builders.
- A** Is the kit home supplier capable of organising delivery to your site?
- A** Does the kit home supplier offer a construction manual to assist when necessary? This is especially important if you are doing most of the work yourself.
- A** Will the kit home supplier provide you with a complete schedule of materials which are to be supplied? Again, peace of mind for you!

Free Bonus

Classic Kit Homes offer a free owner/builder course. You get all your paperwork and we pay the bill!



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- A** Can the kit home supplier clearly explain the kit home process to you? This is the step-by-step procedure from initial consultation, through to the construction of your home.
- A** Does the kit home supplier offer a free owner-builder course and free Workplace, Health and Safety white card?
- A** Can the kit home supplier provide you with a fixed price for your kit home?
- A** Is the kit home supplier able to meet your construction schedule timeframe, i.e. can the kit be manufactured within a reasonable time frame and delivered to you when you're ready to begin?
- A** Check the lead time (manufacturing time) and delivery dates. Confirm how many deliveries will be required to transport all materials and if freight has been included for all deliveries.



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SUCCESS STEP # 4

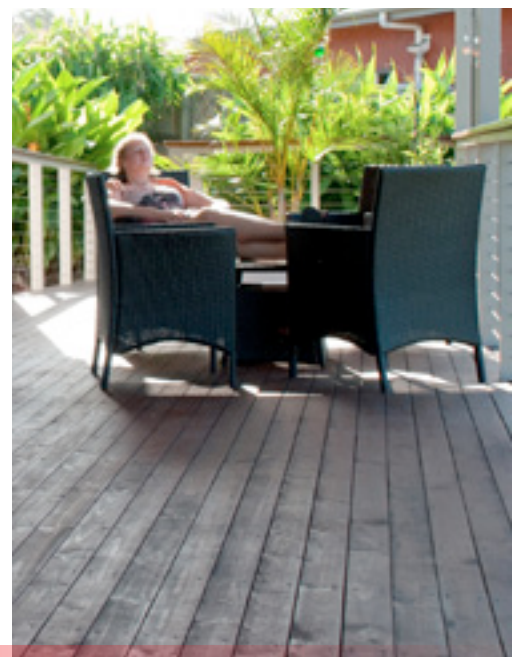
THE PAPERWORK – NAVIGATING THE “RED TAPE”

As an owner builder, you'll need to complete various documents throughout the planning and building process. Some, or all of the following will be necessary, but we advise you to confirm with your state authority as to what's applicable to you in your state.

DOCUMENTS YOU'LL NEED

- Duplicate copies of drafted plans and specifications suitable for lodging with local authorities or a certifier.
- Soil test
- Engineer's plans and specifications
- Waste management design (in unsewered areas)
- Contour plan
- Safety Induction card
- Current land title search

***Create your own
home where you
feel so welcome
as you step through
every room***



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Hot Hint:

Don't let the paperwork overwhelm you! Let Classic Kit Homes make it easy with our Owner Builder Course. You can complete it online, at a time that suits you – for FREE!

- Copy of the land title and/or copy of land sale and purchase agreement Principle contract
- Contracts for each tradesperson
- Relevant insurance - for you and for all tradespeople
- Workplace health and safety obligations
- Environment considerations (specific to your area)
- Building consent application form

OWNER BUILDER PERMIT

The holder of an owner builder permit is permitted to carry out domestic building work (not multiple dwellings) on land of which the holder of the permit is the owner. The owner builder course will not teach you how to build, but it will instruct you on the following:

- Your legal obligations
- Contactor's obligations
- Basic planning
- Obtaining quotes
- Bookkeeping procedures
- Basic estimating
- Environmental considerations
- Job scheduling
- Required signage
- Workplace Health and Safety obligations
- Insurance requirements
- What to look for in tenders and accepting quotes

As part of our service, we offer our clients a free Owner Builder Course – ask away!



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SUCCESS STEP # 5

TAKE IT STEP-BY-STEP TO ACHIEVE YOUR DREAM

The following is a guide on what's required to get you into your new home. Your individual circumstances may require less (or more) steps, depending on your council and state requirements but, don't worry – we'll walk you through from start to finish.

- STEP 1: Design consultation (modify one the plans from our range, or custom design from scratch)
- STEP 2: Specify all products and materials to be included in the kit
- STEP 3: Receive cost estimate from the kit home supplier
- STEP 4: Enter into a Preliminary Agreement with the kit home supplier and pay initial deposit.
- STEP 5: Construction plans drafted and foundation plan prepared by engineer.
- STEP 6: Quote prepared by kit home supplier to your specifications.

Hot Hint:

*Things are always easier with a step by step plan!
If you feel overwhelmed at any stage, simply break down the daunting "biggies" into small, manageable steps and take one step at a time. Take a few minutes to visualise the end goal – What an achievement!*



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- STEP 7: Enter into a Fixed Price Contract for supply of your kit home and pay balance of deposit.
- STEP 8: Owner Builder to submit construction plans to local council/certifier for building consent approval.
- STEP 9: Once you have council approval, you arrange with your kit home supplier for delivery of the first stage kit home materials to your site.
- STEP 10: You or your contractor can construct footing and foundations to floor level in preparation for the wall frames.
- STEP 11: Your kit is constructed to the frame stage and the plumber and electrician can install pipes and wiring in the frame.
- STEP 12: The next stage of completion is lock-up. You can now arrange delivery of stage 2 materials from your kit home supplier. At this stage, the cladding is complete, the roof is fixed and the windows and doors are fitted. Your home can now be locked up and you can be considering your choice of internal fittings.
- STEP 13: If your kit home supplier includes plasterboard, you can arrange for stage 3 to be delivered.
- STEP 14: Install internal materials such as plasterboard, insulation, architraves, skirting, internal doors and wardrobe shelving.
- STEP 15: The exciting final stages.... now the cabinetry can be installed and the plumber and electrician can connect gas fittings, stoves, taps, hot water service, powerpoints and lighting. You should arrange for delivery of appliances.
- STEP 10: Move in and . . .

Enjoy your Dream Home!



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SUCCESS STEP #6

COMPARE APPLES WITH APPLES – WHAT'S IN THE KIT.... AND BEYOND

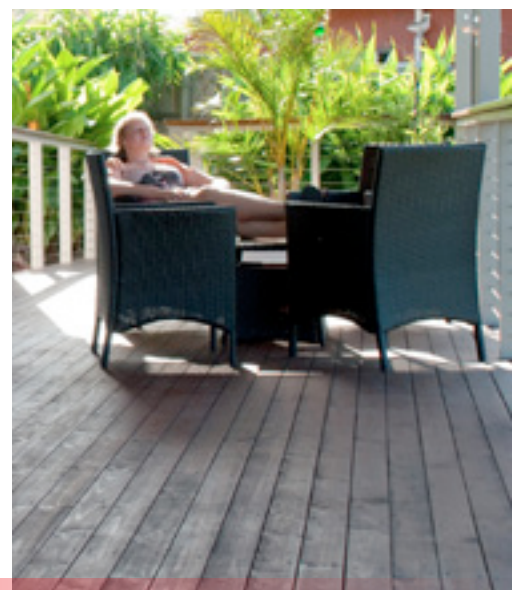
It's a rookie error to assume that your kit deliveries will bring you every item you need to build your home from excavation to lock-up, to move in. Kit homes get you to the lock-up stage – then your finishing touches make your amazing structure your Home.

After your kit home as been built, you'll be excited and eager to add the finishing items such as vanities, kitchen cupboards, sinks, paint, tiles, light fittings, bath etc. As an owner builder, you'll need to research, select, price and budget for these finishing materials.

These finishing materials can be hunted out online, or sourced from local businesses. If you buy local, you'll be saving money by sourcing these items yourself, and will be supporting businesses in the area you'll soon be calling home. It puts you in control because you can choose exactly what you want, at the price point you're happy with. You can select the quality and cost of finishing materials and buy direct from the supplier – without a builder's markup.

That's the beauty of building a kit *home*

***Ask us to send you
a free copy of our
invaluable resource:
"Budgeting Checklist
– Beyond the Kit"***



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Hot Hint:

Builders often demolish or renovate homes and sell off white goods and batches of finishing materials cheaply on sites such as:

www.gumtree.com.au
www.graysonline.com.au
www.recyclebuild.com.au

Of course, if you're building your home in a remote area, or it's being exported somewhere these items aren't easily accessible - or you just don't have time - CKH can source and supply all the items you need to completely finish your home. Just let us know!

Our business model at Classic Kit Homes is all about transparency and making the process as easy and successful for you as possible. That's why we've put together two invaluable resources - **CKH Inclusions** and **Your Budgeting Checklist - Beyond the Kit**. These will ensure you're 100% aware of what you will need to research, select, price and budget for to finish off your beautiful kit home. For the full comprehensive list of *CKH Inclusions* and *Your Budgeting Checklist - Beyond the Kit*, please [email](#) us and we'll send you the download link. Here's a snap shot of what we include in your kit, followed by a checklist of the finishing touches you'll need to source and budget for.

KIT INCLUSIONS	Classic Kit Homes	Alternative Supplier(s)
Surefoot™ Foundation System	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Screw Piles for Foundations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Galvanised Stumps	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Levelmaster™ Adjustable Stump Tops	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Skirting and Architraves	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dual Floor System	<input checked="" type="checkbox"/>	<input type="checkbox"/>
T&G Timber Floor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal Stairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
External Stairs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Door Fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal Wardrobes & Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Verandah Brackets & Handrails	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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Plasterboard & Cornices	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior Doors & Fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Skirting & Architraves	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wardrobe shelving	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flyscreens	<input checked="" type="checkbox"/>	<input type="checkbox"/>

We include . . . *The* LOT.

And here's a quick checklist of finishing touches that aren't generally included in building kits:

FINISHING TOUCHES	Budget	Sourced?
Interior doors and door furniture	<input type="text" value="\$"/>	<input type="checkbox"/>
Garage Door	<input type="text" value="\$"/>	<input type="checkbox"/>
Kitchen, bathroom & laundry cabinetry	<input type="text" value="\$"/>	<input type="checkbox"/>
Kitchen and laundry appliances	<input type="text" value="\$"/>	<input type="checkbox"/>
Taps, sinks, vanity, bath & laundry tub	<input type="text" value="\$"/>	<input type="checkbox"/>
Floor coverings	<input type="text" value="\$"/>	<input type="checkbox"/>
Shower screens and mirrors	<input type="text" value="\$"/>	<input type="checkbox"/>
Light fittings	<input type="text" value="\$"/>	<input type="checkbox"/>
Ceiling fans	<input type="text" value="\$"/>	<input type="checkbox"/>
Heating and cooling	<input type="text" value="\$"/>	<input type="checkbox"/>
Paint	<input type="text" value="\$"/>	<input type="checkbox"/>
Clothesline	<input type="text" value="\$"/>	<input type="checkbox"/>
TV antenna	<input type="text" value="\$"/>	<input type="checkbox"/>
Wall and floor tiles	<input type="text" value="\$"/>	<input type="checkbox"/>
Security doors and security system	<input type="text" value="\$"/>	<input type="checkbox"/>
Screens, handrails and window hoods	<input type="text" value="\$"/>	<input type="checkbox"/>
Hot water service	<input type="text" value="\$"/>	<input type="checkbox"/>



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SUCCESS STEP # 7

KNOW YOUR NUMBERS

After doing your research on the Step #6 Checklist, you're in prime position to finalise your finance, design and build your custom kit home! Here's a big picture checklist of the "biggies" to budget for:

- ☐ Land
- ☐ Improvements to land
- ☐ Professional fees and services
- ☐ Kit materials (including delivery)
- ☐ Tradesmen
- ☐ Finishing items (functional aesthetics after lock-up stage, e.g. carpet, tiles, handles, paint, doors, appliances etc.)
- ☐ Backup buffer! Life will always throw curve balls. Catch them with a smile :)

Hot Hint:

Getting finance and budgeting for your new home is No. 1 priority. It's so important to conservatively work out all the costs you're likely to incur along the way. That's why it's vital to find a kit designer, supplier and partner that has the experience, transparency and integrity to work alongside you on this journey.



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FEELING MORE CONFIDENT?

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