



LIGHTSTEEL GROUP
Dream Today. Build Tomorrow.

Elegant Five-Bedroom, Two-Storey Kit-Set Home Package



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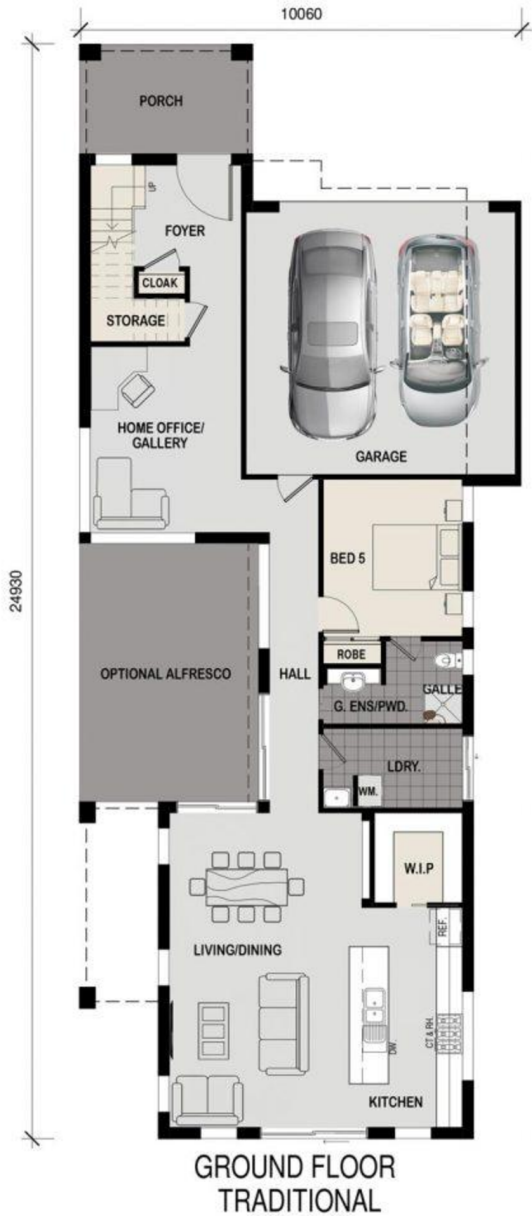
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Lightsteel Group
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105 Neilson street. Onehunga. Auckland
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Introducing our sophisticated five-bedroom, two-storey kit-set home package, designed with an elegant contemporary façade. Perfectly suited for narrow-space land, this home is ideal for coastal family living, offering both functionality and style. Key features of this home package include:

- **Spacious Layout:**
 - Five Large Bedrooms: Generously sized bedrooms, providing comfort for every family member.
 - The master bedroom is a sanctuary, featuring a private ensuite and walk-in wardrobe.
- **Three Modern Bathrooms:**
 - Enjoy the convenience of three sleek and stylish bathrooms, perfectly designed to cater to the needs of a busy family.
- **Open-Plan Living:**
 - The heart of the home features a seamless open-plan kitchen, living, and dining area, ideal for family gatherings and entertainment. The design maximizes space and allows natural light to flood through.
- **Perfect for Narrow Spaces:**
 - This design is optimized for narrow blocks, ensuring you make the most of every inch of land while still enjoying spacious, comfortable living.
- **Coastal Living Design:**
 - Ideal for coastal areas, this home is designed to embrace both indoor and outdoor living, with an optional alfresco area for entertaining.
- **Contemporary Façade Options:**
 - Our elegant contemporary façade is just one of the many options available. We offer a variety of façades to suit your style and neighborhood aesthetic.
- **High-Quality Inclusions:**
 - Durable Colorsteel roofing and energy-efficient double-glazed windows for comfort and sustainability.
 - Choose from a range of premium cladding systems, including AAC panels or fiber cement boards, to complete the modern look.

This kit-set home package offers the perfect balance of style, comfort, and practicality, making it a smart choice for modern families looking to build in coastal or narrow-space environments. Customize your façade to create a home that truly reflects your personal taste.

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BREAK DOWN QUOTATION

Expiry Date:	17/10/2024	Foundation	Concrete	
Project name:	5 bedroom 3 bath double garage double storey	Storey height:	2.7m	
Term:	90 days lead time after payment received	Roof type:	Gable roof	
Building area:	359.8sqm	Number of storeys	2	
Estimator:	Benny Ma	Jobsite:	New Zealand	
Version:	Light Steel Framing Kit-set 5B			
NO.	ITEM	MATEIRALS	UNIT	QTY
A	Structure system			
1	LGS frame	AZ150/Z275, G550,C-89*41*12*0.75/0.95mm Wall panel. Floor joist ,Roof truss etc, AS1397 Approval(assembled on site)	T	9.7
2	Structual steel	Hot-dipped galvanized structural steel frame	T	1.1
3	Steel floor chaiss	Not supply	T	0.0
4	Stump post	Not supply	T	0.0
5	Structure damp-proof layer	100*1.5mm SBS self-adhesive tape between the wall panel frame and concrete foundation	sqm	208.2
6	Fixing	Bolt&screw&cleat etc accessories	sets	1.0
B	Flooring system			
1	Bedroom&office finishing	15mm bamboo floor board	sqm	99.2
2	Living&kitchen&dining room	800*800mm floor ceramic /anti-slip	sqm	154.0
3	Bathroom&laundry finishing	300*300mm floor ceramic/anti-slip	sqm	30.4
4	Decking&Balcony finishing	800*800mm floor ceramic/anti-slip	sqm	18.4
5	Floor base board	18mm fiber-cement sheet,AS/NZS 2908.2:2000 Approval	sqm	174.3
6	Fixing screws	Self-drilling cross head screw end with clip ears /M4.2X32/38(RUSPERT coating)	p	2789.0



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Version:	Light Steel Framing Kit-set 5B			
NO.	ITEM	MATEIRALS	UNIT	QTY
7	Sound-proof layer	90*6mm foaming rubber top of the floor joist	sqm	151.6
C	Wall system			
1	External wall cladding	50mm AAC external wall panel,Code-Mark certificate	sqm	377.4
2	Fixing screws	Self-drilling hex head screw/M5.5X65 (RUSPERT coating)	p	3019.0
3	Vapour barrier	Exterior breathe wall paper/standard	sqm	492.7
4	Wall baseboard	Not supply	sqm	0.0
5	Wall furring channel	TS2575 top hat profile furring channel	sqm	451.7
6	In/out Wall Insulation	140mm THK glasswool insulation coil for external and internal wall/R2.5,10kg/m3,AS/NZS 4859.1:02 Approval	sqm	677.1
7	Internal dry wall board	12mm gypsum board /1220x2440mm(Knauf brand)	sqm	792.6
8	Fixing screws	Self-drilling cross head screw/M4.2X32/38(RUSPERT coating)	p	11889.0
9	Internal wet wall board	8mm fiber-cement wall board /1220x2440mm ,AS/NZS 2908.2:2000 Approval	sqm	154.0
10	Fixing screws	Self-drilling cross head screw end with clip ears /M4.2X32/38(RUSPERT coating)	p	2310.0
11	Internal wet wall ceramic	600x300mm wall ceramic for laundry and bathroom wall/up to ceiling	sqm	147.3
12	Skirting board	MDF timber skirting board	m	285.8
D	Window&door system			
1	Aluminum glass casement&sliding&awning Window	Powder coat Aluminum frame casement, fixed, sliding,awning window, 5/12/5mm toughen clear glass, with flyscreen, AS2047&AS1288	sqm	65.8
2	Aluminum glass Bi-folding Window	Not supply	sqm	0.0
3	Aluminum Sky Window	Not supply	sqm	0.0



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Estimator:	Benny Ma	Jobsite:	New Zealand	
Version:	Light Steel Framing Kit-set 5B			
NO.	ITEM	MATEIRALS	UNIT	QTY
4	Aluminum glass casement&sliding Door	Powder coat Aluminum frame casement, sliding door, 5/12/5mm toughen clear glass, with flyscreen, AS2047&AS1288 Approval	sqm	29.0
5	Aluminum glass Bi-folding Door	Not supply	sqm	0.0
6	External timber/steel door	Not supply	p	0.0
7	Internal timber swing door	PVC laminated timber internal swing door with good quality handle and lock,door leaf thickness:40mm/45mm	p	14.0
8	Internal timber sliding door	PVC laminated timber internal sliding door with good quality handle and lock,door leaf thickness:40mm/45mm	p	3.0
9	Garage door	40mm PU foam filled steel sandwich door panel. With good quality motor. Remote control	sqm	10.6
E	Stair&Elevator system			
1	Stair	Steel frame stair with Wood panel floor step & 304 stainless post+Glass(Australian/NZ standard) balustrade and timber or S/S rail	step	16.0
2	Electric Elevator	Not supply	sets	0.0
F	Ceiling system			
1	Dry room ceiling	10mm gypsum board/1220x2440mm (Knauf brand)	m ²	382.0
2	Fixing	Self-drilling cross head screw/M4.2X32/38(RUSPERT coating)	p	5730.0
3	Wet room ceiling	10mm water-proof gypsum board(Knauf brand) /1220x2440mm	m ²	31.7
4	Fixing	Self-drilling cross head screw/M4.2X32/38(RUSPERT coating)	p	476.0
5	Ceiling fixing channel under roof truss	TS2575 top hat profile furring channel	p	251.7



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Project name:	5 bedroom 3 bath double garage double storey	Storey height:	2.7m	
Term:	90 days lead time after payment received	Roof type:	Gable roof	
Building area:	359.8sqm	Number of storeys	2	
Estimator:	Benny Ma	Jobsite:	New Zealand	
Version:	Light Steel Framing Kit-set 5B			
NO.	ITEM	MATEIRALS	UNIT	QTY
6	Ceiling Insulation	140mm THK glasswool insulation coil for external and internal wall/R2.5,10kg/m3,AS/NZS 4859.1:02 Approval		359.8
7	Ceiling Corner	Gypsum ceiling corner line with glue	m	285.8
G	Roofing system			
1	Roof sheet	0.5mm color-bond custom-orb roof sheet /AZ100	sqm	299.7
2	Roof ridge cap&flashing	0.5mm color-bond steel roof ridge&flashing	sqm	299.7
3	Fixing	Australia/NZ standard Self-drilling full thread screw for roof/M5.5x50(AS3566 certificate)	p	1797.0
4	Roof purlin	TS4075 top hat profile roof purlin@900mm	sqm	299.7
5	Roof reflex Insulation	6mm reflection insulation AS/NZS standard	sqm	299.7
6	Roof base board	Not supply	p	0.0
7	Fixing	Not supply	p	0.0
8	Barge board	240*18mm fiber-cement sheet,AS/NZS 2908.2:2000 Approval	m	75.0
9	Eave ceiling	8mm fiber-cement board for external eave ceiling/1220x2440mm ,AS/NZS 2908.2:2000 Approval	sqm	52.2
10	Rain gutter	7" Aluminum gutter with 80*60mm square down pipe	m	52.0
H	Balcony guardrail system			
1	Balustrade railing	304/316 Stainless steel rail and balustrade with 10mm toughen glass for external guard rail	m	16.5
J	Sanitary and cabinet			
1	Toilet	Ceramic Porcelain toilet with Water-mark certificate	p	3.0



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Estimator:	Benny Ma	Jobsite:	New Zealand	
Version:	Light Steel Framing Kit-set 5B			
NO.	ITEM	MATEIRALS	UNIT	QTY
2	Shower	8mm toughen clear glass screen with AS1288 certificate ,5-star shower head with Water-mark certificate	p	3.0
3	Bathtub	Acrylic Bathtub with Water-mark certificate tap	p	1.0
4	Bathroom Vanity	Door PANEL:18mm MDF(coreboard brown) double side melamine finished. Door style: Flat panelfinger pull Hinge:Soft close hinges Drawer:Soft closing Benchtop:quartz thickness 15mm Overmount single basin with water-mark certificated tap Mirror with led light	m	4.4
5	Laundry cabinet	Door PANEL:18mm MDF(coreboard brown) double side melamine finished. Door style: Flat panelfinger pull Hinge:Soft close hinges Drawer:Soft closing Benchtop:Quartz thickness 15mm S/S sink with water-mark certificated tap 15mm thickness quartz for splashback	m	1.0
6	Robe&linen with door	Mellaminie/Mirror surface,Aluminum frame wardrobe sliding door(not include the inside	sqm	18.0
7	WIR without door	18mm particle board(coreboard brown) both surface to be white melamine matt finished,PVC edge banding. Hinge:Soft close hinges	sqm	25.7



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Estimator:	Benny Ma	Jobsite:	New Zealand	
Version:	Light Steel Framing Kit-set 5B			
NO.	ITEM	MATEIRALS	UNIT	QTY
8	Kitchen cabinet&Pantry	Door PANEL:18mm MDF(coreboard brown) double side melamine finished. Door style: Flat panelfinger pull Hinge:Soft close hinges Drawer:Soft closing Benchtop:Quartz thickness 15mm S/S sink with water-mark certificated tap 15mm thickness quartz for splashback	m	8.2
K	Electircal and plumbing system			
1	Electrical fittings	Electrical fittings/inlcude cable, switch, socket, back box, distribution board,circuit breaker etc(Australia/NZ SAA certificated)	sqm	359.8
2	Water fittings	Water pipe Australia/NZ Standard Watermark PEX fresh water Pipe with brass fittings,water-mark certificated	sqm	359.8
3	Light	Light/7W LED down light(SAA certificate)	sets	120.0
Amount in NZD			340,694.68 + GST	
A	Package	4*40'HQ for 1 unit		
B	M.O.Q	1 units		
C	Payment	T/T 60% for deposit , 40% balance before shipping		
D	Delivery	Within 90 days after workshop drawing confirmed		
NOTE:				
1	This quotation is based on the drawing supplied, This quotation does not include, Supervisor cost and assembly cost.			
2	The final price is based on final drawings confirmed by both side. The modifcaiton fee will be quoted seperately.			
3	The materials here is the recommend materials by the factory, if client change the materials then the cost need recalculate again.			