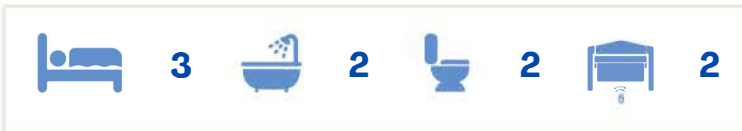
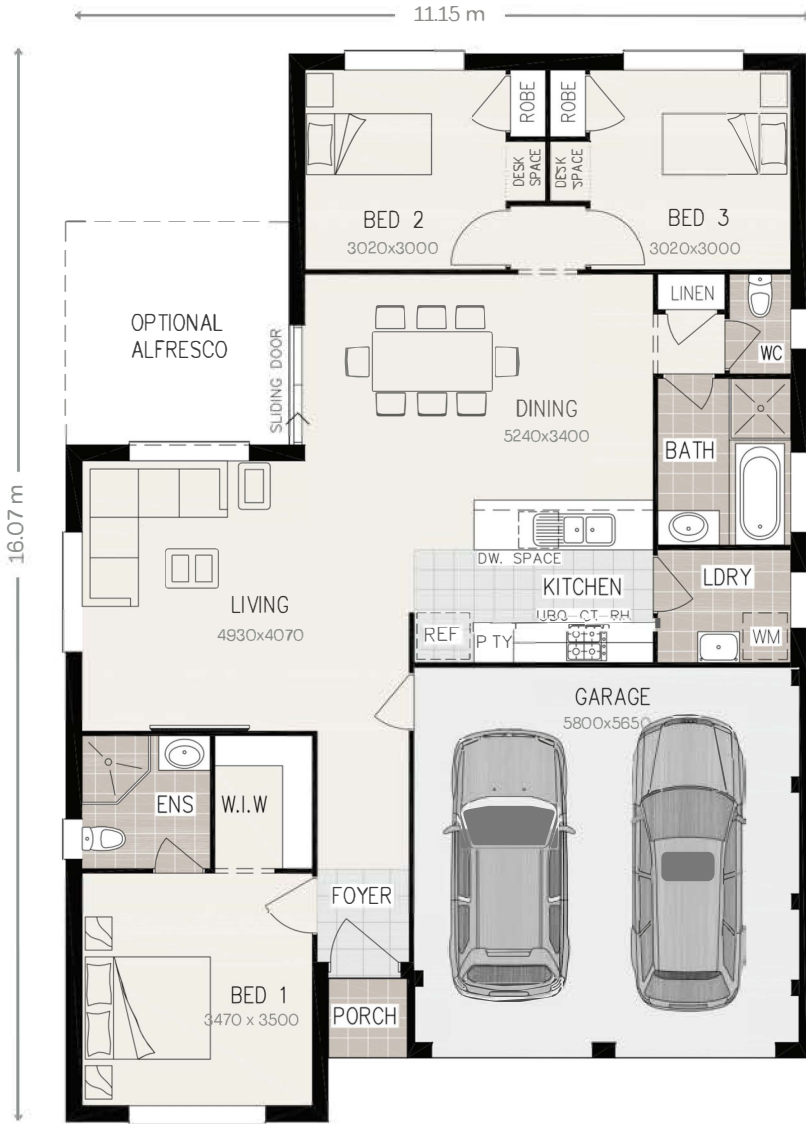




LIGHTSTEEL GROUP

Dream Today. Build Tomorrow.

Three bedroom single storey home package



Lightsteel Group
+64 9 6220814

105 Neilson street. Onehunga. Auckland
PO Box 9071 Newmarket
www.lightsteelgroup.com
Saia@lightsteelgroup.com



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Dream Today. Build Tomorrow.

Three-Bedroom Single Storey Kit-Set Home Package

This spacious and modern three-bedroom, single-storey home is designed for convenience and efficiency. The entire package fits into two 40-foot high-cube containers, making transportation and assembly easier than ever.

Key Features:

- **Three Bedrooms:** Includes a master bedroom complete with an ensuite and walk-in wardrobe.
- **Open-Plan Living:** A thoughtfully designed open-plan kitchen, living, and dining area that maximizes space and functionality.
- **Laundry Room:** A dedicated laundry space for added convenience.
- **Double Garage:** Ample space for parking or additional storage.
- **Optional Alfresco Area:** Ideal for outdoor entertaining and relaxation.
- **Premium Materials:** Colorsteel roofing, double-glazed windows for superior insulation, and your choice of AAC panel or fiber cement board cladding system.

This kit-set home is the perfect combination of style, practicality, and modern living.

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BREAK DOWN QUOTATION

Expiry Date:	1/1/2025	Foundation	Concrete	
Project name:	3 bedroom 2 bath double garage	Storey height:	2.44m	
Term:	90 days lead time after payment received	Roof type:	Skillion roof	
Building area:	152.4sqm	Number of storeys	1	
Estimator:	Benny Ma	Jobsite:	New Zealand	
Version:	Light Steel Framing Kit-set 3A			
NO.	ITEM	MATERIALS	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 in the factory)	T	3.8
2	Structual steel	N/A	T	0.0
3	Steel floor chaiss	N/A	T	0.0
4	Stump post	N/A	T	0.0
5	Structure damp-proof layer	100*1.5mm SBS self-adhesive tape between the wall panel frame and concrete foundation	sqm	152.4
6	Fixing	Bolt & screw & cleat etc accessories	sets	1.0
B	Flooring system			
1	Bedroom&office finishing	5mm SPC floor board with 1mm IXPE soft layer	sqm	44.2
2	Living&kitchen&dining room	600*600mm floor ceramic /anti-slip	sqm	60.0
3	Bathroom&laundry finishing	300*300mm floor ceramic/anti-slip	sqm	16.0
4	Decking&Balcony finishing	600*600mm floor ceramic/anti-slip	sqm	1.6
5	Dry floor base board	N/A	sqm	0.0
6	Fixing screws	N/A	p	0.0
7	Wet floor base board	N/A	sqm	0.0
8	Fixing screws	N/A	p	0.0



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NO.	ITEM	MATERIALS	UNIT	QTY
9	Sound-proof layer	N/A	sqm	0.0
C	Wall system			
1	External wall cladding	50mm AAC external wall panel,Code-Mark certificate	sqm	134.4
2	Fixing screws	Self-drilling hex head screw/M5.5X90 (RUSPERT coating)	p	1075.0
3	Vapour barrier	Exterior breathe wall paper/standard	sqm	165.8
4	Wall baseboard	N/A	sqm	0.0
5	Wall furring channel	TS2575 top hat profile furring channel	sqm	152.0
6	In/out Wall Insulation	Polyester insulation for wall/90mm THK,density:11kg/m3	sqm	273.4
7	Internal dry wall board	12mm gypsum board /1220x2440mm(Knauf brand)	sqm	354.9
8	Fixing screws	Self-drilling cross head screw/M4.2X32/38(RUSPERT coating)	p	5323.0
9	Internal wet wall board	8mm fiber-cement wall board /1220x2440mm ,AS/NZS 2908.2:2000 Approval	sqm	84.2
10	Fixing screws	Self-drilling cross head screw end with clip ears /M4.2X32/38(RUSPERT coating)	p	1262.0
11	Internal wet wall ceramic	600x300mm wall ceramic for laundry and bathroom wall/up to ceiling	sqm	80.5
12	Skirting board	MDF timber skirting board	m	135.2
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	20.6
2	Aluminum glass Bi-folding Window	N/A	sqm	0.0
3	Aluminum Sky Window	N/A	sqm	0.0



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Version:	Light Steel Framing Kit-set 3A			
NO.	ITEM	MATERIALS	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	3.9
5	Aluminum glass Bi-folding Door	N/A	sqm	0.0
6	External timber/steel door	Solid wood +PU painting external door with good quality handle and lock, door leaf thickness:40mm/45mm	p	1.0
7	Internal timber swing door	PVC laminated timber internal swing door with good quality handle and lock, door leaf thickness:40mm/45mm	p	8.0
8	Internal timber sliding door	N/A	p	0.0
9	Garage door	40mm PU foam filled steel sandwich door panel & quality motor. Remote control	sqm	13.2
E	Stair&Elevator system			
1	Stair	N/A	step	0.0
2	Electric Elevator	N/A	sets	0.0
F	Ceiling system			
1	Dry room ceiling	10mm gypsum board/1220x2440mm (Knauf brand)	m ²	158.6
2	Fixing	Self-drilling cross head screw/M4.2X32/38(RUSPERT coating)	p	2378.0
2	Wet room ceiling	10mm water-proof gypsum board (Knauf brand)/1220x2440mm	m ²	16.7
3	Fixing	Self-drilling cross head screw/M4.2X32/38(RUSPERT coating)	p	250.0
4	Ceiling fixing channel under roof truss	TS2575 top hat profile furring channel	p	187.9
5	Ceiling Insulation	Polyester insulation for wall/90mm THK, density:11kg/m3		152.4
6	Ceiling Corner	Gypsum ceiling corner line with glue	m	135.2



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G	Roofing system			
1	Roof sheet	0.5mm color-bond custom-orb roof sheet / AZ100	sqm	230.0
2	Roof ridge cap&flashing	0.5mm color-bond steel roof ridge & flashing	sqm	230.0
3	Fixing	Australia/NZ standard Self-drilling full thread screw for roof/M5.5x50(AS3566 certificate)	p	1379.0
4	Roof purlin	TS4075 top hat profile roof purlin @ 900mm	sqm	230.0
5	Roof reflex Insulation	6mm reflection insulation /AS standard	sqm	230.0
6	Roof base board	N/A	p	0.0
7	Fixing	N/A	p	0.0
8	Barge board	240*18mm fiber-cement sheet, AS/NZS 2908.2:2000 Approval	m	59.2
9	Eave ceiling	8mm fiber-cement board for external eave ceiling/1220x2440mm AS/NZS 2908.2:2000 Approval	sqm	42.7
10	Rain gutter	7" Aluminum gutter with 80*60mm square down pipe	m	59.2
H	Balcony guardrail system			
1	Balustrade railing	N/A	m	0.0
J	Sanitary and cabinet			
1	Toilet	Ceramic Porcelain toilet with Water-mark certificate	p	2.0
2	Shower	8mm toughen clear glass screen with AS1288 certificate, 5-star shower head with Water-mark certificate	p	2.0
3	Bathtub	Acrylic Bathtub with Water-mark certificate tap	p	1.0



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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	2.0
5	Laundry cabinet	Steel laundry vanity with s/s tub	m	1.0
6	Robe&linen with door	18mm particle board(coreboard brown) both surface to be white melamine matt finished,PVC edge banding. Hinge:Soft close hinges sliding door:Mirror with aluminum frame sliding door.	sqm	7.2
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	7.9
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	6.3
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	152.4



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NO.	ITEM	MATERIALS	UNIT	QTY
2	Water fittings	Water pipe Australia/NZ Standard Watermark PEX fresh water Pipe with brass fittings,water-mark certificated	sqm	152.4
3	Light	Light/7W LED down light(SAA certificate)	sets	60.0
Amount in NZD			155,238.32+GST	
A	Package	2*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.			