

BUILDING WITH

KIBA
built





NICE TO MEET YOU



Established in 2018, our family-owned construction business has been proudly serving the Brisbane community with a commitment to quality and service. As life long brisbane locals we bring the highest quality team to each project.



We pride ourselves on our love for home design. Often drawing inspiration from past eras and diverse global cultures to craft homes that are not only functional but also set new trends rather than just following them. Our unique approach ensures that each home we create stands out.



Stay informed about the progress of your build with our client portal. Whether you're on your desktop computer or using the app whilst on the go, you can effortlessly track updates and access important information. Our portal ensures that you're always in the loop.



At Kiba, we offer a range of high-end standard inclusions that are often considered upgrades by other builders. We believe in delivering exceptional value by incorporating premium features as standard, ensuring that your home is equipped with the finest elements from the outset.



WHO ARE WE?

Our story is one of dedication, sacrifice, and a genuine love for our craft. Brett and Kirsty, the directors of Kiba, sold their own family home to pursue their dream of building for others, this exemplifies Kiba's commitment to building not just houses, but legacies.

What sets Kiba apart is our intimate approach to building. We understand that each project isn't just another job but a dream taking shape. With a small yet skilled team, Kiba ensure attention to detail, avoiding the pitfalls of being too large to care or too small to handle the pressures of the industry.

By capping our build intakes Kiba ensures that clients receive the focus and dedication they deserve. You're not just a number; you're a valued partner in the creation of something meaningful. Kiba offers the affordability of a larger builder with competitive pricing, without compromising on the heart and soul of a smaller operation.

Kiba Built isn't just in the business of construction; we're in the business of building dreams, after all, this is how Kiba began.



OUR MISSION

Our mission goes beyond creating beautiful homes; we aim to make the building process enjoyable again! Recognising that this is one of the biggest investments of your life, we believe it should be as rewarding as it is exciting. While the building industry has faced its challenges recently, we see positive changes on the horizon. Let's transform the journey together and bring back the fun in building your dream home!

In addition to making the building process enjoyable, we aim to demystify what can often be a confusing experience. At Kiba, we like to say, "building is like learning another language," and we're here to simplify that for you. To assist you in navigating this journey, we've provided simplified outlines of our pre-construction and construction processes, answers to frequently asked questions, and an introduction to our client portal. Please see the attached documents for more information.



KEEPING YOU IN THE LOOP

Kiba offers a dedicated customer portal to keep you informed about your build. Through this portal, we upload photos and updates at least once a week, so you're always in the loop. You'll be notified about upcoming plans and recent activities on your build site.

The portal is user-friendly and includes a start-up tour to help you get acquainted. You can access it via desktop or on the app from your smart device, making it as easy to use as social media. Additionally, you can view all documents related to your build, including plans and certificates, and keep track of your invoices. The portal also allows you to leave comments or questions for us.

The screenshot displays the Kiba customer portal interface. On the left, there is a sidebar with a green circular logo containing the letters 'MM'. Below the logo, it says 'Welcome, Mr. & Ms. Homeowner' and shows the project address: '6 Providence St, Flagstone - Kiba'. The sidebar also lists 'Action items' (Upcoming Invoices: 1) and 'Communications' (Messages: 0, Chats: 0). At the bottom of the sidebar, there is contact information for 'KB Building and Developments T/A Kiba Built', including the address '14/302 Southpine Rd, Brendale QLD 41500', phone number '0498588766', and a 'Contact us' link.

The main content area is divided into several sections:

- Project financials:** A table showing the initial contract at \$385,454.00, change orders at \$0.00, and selections at \$0.00, resulting in a total cost of \$385,454.00. It also shows a total paid of \$346,917.60 and a remaining amount to pay of \$38,546.40. A 'Next invoice' box highlights the amount of \$38,546 due on Sep 24, 2024, with a 'View' button.
- Project updates:** A grid of three images. The first image shows an interior view of a kitchen area with a sink and countertop, dated 'Yesterday'. The second image shows an exterior view of a modern house with a driveway and landscaping, also dated 'Yesterday'. The third image is a text-based update titled 'Hand Over', dated 'Yesterday', which reads: 'Good Morning Mr. and Mrs. Homeowner, We're pleased to hear that your practical completion inspection with your site supervisor went well today. This week, we will complete the final clean and finish any remaining minor works to prepare for handover. We will also be preparing the final invoice, which we plan to send over within the next week. Please ensure that this invoice is paid prior to handover, which we tentatively aim to schedule for next week. Once the payment is received, we will confirm the handover meeting with you. Thank you and best regards, The Kiba Team.'
- Project schedule:** A calendar view showing the days from Sunday (15) to Saturday (21). The current day is Tuesday (17), which is highlighted with a blue circle and a 'Daily Log: Hand Over' notification. The days Sunday (15) and Saturday (21) are marked as 'Non-workday'.



PRE CONSTRUCTION PROCESS

1 | Design



Choose a plan and facade from Kiba's range or BYO and receive a estimate based off Kiba's standard range of inclusions. We need some information from you so let us know exactly what you are looking for in a home!

2 | Prelims

Now you're happy with the estimated price it's time to move to preliminary stage. A preliminary agreement is issued, and an initial deposit is paid for concept plans & some site works such as soil tests, a colour consult etc.



3 | Customise

Now its time to meet with the team to customise your home. Upgrades and design changes can be discussed in further detail. Two changes are allowed for from concept plans. From here a firmer quote will be provided



4 | Final Pricing

Final Price is now confirmed once all changes, drawings, upgrades and site investigations are complete.



5 | Contract

Once final pricing and inclusions are approved by you it's time to go to contract! At this time the balance of the build deposit will be issued for payment. Your working drawings will be prepared and Kiba will request building and plumbing approvals.



6 | Production

After colours are confirmed, the team can work on the procurement of materials and schedule trades. This process is admin heavy and takes 4-6 weeks* before any work on site starts.



CONSTRUCTION PROCESS

#1 | Slab

Once procurement is complete your site supervisor will be hard at work to start the build process. The site will be cut, underground work will begin, the admin team will issue a commencement letter at this time. After this, the slab is boxed up and poured.



#2 | Frame

Your house starts to take shape with the delivery and installation of the frame and trusses. Kiba uses steel frames as standard, but timber frames can be used upon request.



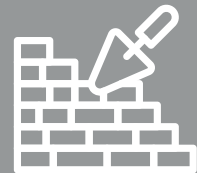
#3 | Roof & Rough Ins

Once the frame is complete the gutter, fascia and roof will be installed. The electrical and plumbing rough ins will also be completed.



#4 | Enclosed

Your windows and sliding doors will be installed. As will bricks and/or external cladding. The house will also either be fit with a garage door OR an internal swing door from the garage to the rest of the home. Your house is now taking shape!



#5 | Fixings

The finer details will start to be added at this point. You will see plaster installed, followed by a carpentry fix out, joinery, bench tops and tiles to wet areas. Your chosen colour pallet will start to make this house a home!



#6 | Practical Completion



Your home is nearly ready for move in. At PC stage all painting will be underway to completion followed up with fit offs, silicon and cleaning.

We conduct a PC walk through with you and commence touch ups. Hand over is then booked after all touch ups are complete, this is approximately 2 weeks after the inspection.



How long will my build take?

Build times can vary based on the size of the home and the levels of finishing you choose. On average, we're currently estimating around 20 weeks for low-set homes. You will receive a more accurate build time estimate once all preliminary investigations on your home and land are complete.

While there are occasionally factors beyond our control that could affect the timeline, our goal is always to complete your home as quickly as possible. We have no incentive to build slowly and are committed to getting you into your new home as efficiently as we can.

Can I visit the building site during construction?

There are specific milestone stages during the construction process where site visits with your supervisor are scheduled. While you're always welcome to request additional visits, please note that your supervisor must be present for health and safety reasons. They will determine if the site is suitable for visitors at any given time.

Does Kiba offer knock down rebuilds?

Kiba can build in well-established areas where you're considering a new build. However, we do not offer demolition services. The block must be cleared of any existing materials and services before we start construction. We're happy to provide guidance throughout the knockdown process to help ensure everything goes smoothly.

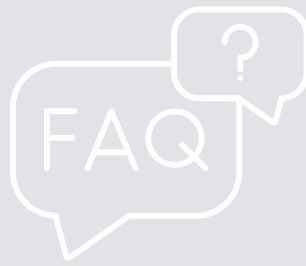
Where do you build?

Below is a list of the areas where we build. We specialize in these regions due to our trusted trades being based here:

- Sunshine Coast: Up to Caloundra, including Maroochydore and surrounding areas. At this stage, we are unable to service locations further north than Nambour.
- Brisbane Metro: Northern corridor including Caboolture and northwestern suburbs, and southern corridor including Rocklea, Mt Gravatt, and surrounding areas. Currently, we do not service the eastern bayside areas of Brisbane, such as Cleveland and its surrounds.
- Logan and Ipswich Shires: Including Ripley, Jimboomba, Flagstone, and surrounding areas.

We apologize, but Kiba does not currently build on the Gold Coast, Tamborine Mountain, Toowoomba, or in regional areas such as Hervey Bay and Bundaberg.

We are continually working to expand our service areas. If your hometown isn't on our current list, it might be in the future, so stay tuned for updates!



What are your maintenance periods?

We provide a 12-month maintenance period to address any minor settlement issues that may arise. Additionally, Kiba offers a 6-year, 6-month structural warranty. Many of our suppliers provide extended warranties on their products, such as steel frames and roofing. After handover, you will have access to our client portal, where you can easily track all warranty information.

Does Kiba Build Fully Custom Homes?

Yes, Kiba builds completely custom homes (excluding split level or pole homes). You're welcome to customise any of our existing plans, use plans you already have, or create something new with us. Pricing for these custom homes is based on our standard inclusions, but you have the flexibility to upgrade as many items as you choose from our suppliers. You're also welcome to supply your own items, provided they are compliant with Australian standards and suit the specifications of your build. Please ensure we are informed about any client-supplied items prior to signing the contract.

Can I provide or complete some of my own items?

You're always welcome to complete certain items, such as driveways and landscaping, yourself after handover. We also accept client-supplied items, provided they meet Australian standards and the specifications of your build. Please ensure these items are noted prior to signing the contract and are supplied to us at the appropriate time.

Why should I choose Kiba over a bigger builder?

Kiba may not be a household name (yet) like some of the larger companies, but we believe that's perfectly fine. We occupy a sweet spot in the industry: we're not so big that clients and staff feel like just numbers, nor are we so small that we can't secure competitive trade and supplier rates. Our lower overheads allow us to offer a range of premium standard inclusions that you might only find as upgrades with larger companies. By capping the number of builds we take on, we maintain focus and control, ensuring that we can provide the personal touch often missing with bigger firms.

Do you build on sloping blocks?

At this time, we do not build on sloping blocks, split-level homes, or pole homes. We prefer slab-on-ground construction as we find it to be the most structurally sound. However, we may be able to build on your block once you have completed the necessary site works to create a level platform for laying a slab. We're always happy to discuss your land and offer advice on what might be required to prepare it for a slab-on-ground build.



YOUR NEXT STEPS

1 | Chat to Us

Contact us with any additional questions or for assistance in choosing the right home for you. Our knowledgeable sales team is here to help you determine which home best suits your land and lifestyle. We can also assist in packaging a house and land combination to meet your needs.

2 | Homework

We need you to provide us with as much information as possible about what you want and need in your home. Explore design and styling ideas to make the process enjoyable, while keeping both your desires and budget in mind. Consider distinguishing between your wants and needs. Additionally, we recommend obtaining preapproval for your financing, and we are here to assist with any requirements related to this as well.



3 | Cross Check

At preliminary stage carefully review all the information provided in your estimate, as well as your plans and don't forget to read the welcome and info pack. Don't hesitate to ask questions about anything you may not understand—there's no such thing as a silly question. We're all in this together, and it's important that we're on the same page.

4 | Trust the Process

At contract stage, read the contract carefully and ensure you understand your rights and obligations as the homeowner. We are always here to assist with any explanations or clarifications you may need. Rest assured, you're in experienced hands, and we will guide you through the rest of the build process. Now the fun can really begin!



COME AND SAY HELLO

You can visit our newest display home at 6 Providence St, Flagstone, located in the Master Builders Display Village. It's open from Saturday to Wednesday, 10 am to 4 pm.

You're also welcome to view our showroom in Brendale by appointment, where you can explore our beautiful range of standard inclusions.

In mid-2025, our second display home will be available for viewing in Lillywood Landings at Waraba City, located just west of Caboolture on Brisbane's north side.



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Thank you for your interest in



For a live view of our current projects, check out our Instagram and Facebook pages.

Follow along and like **@kiba_built** for all our latest news.



The Fine Print...

Disclaimer:

Please note that the facade images shown may include enhancements such as landscaping, timber decking, furniture, window treatments, and lighting, which are not provided by Kiba Built or included in the package price.

Any floor plans are conceptual representations and are subject to potential alterations. They may depict fixtures, fittings, features, finishes, furnishings, vehicles, or other items that are not part of the house design or package price.

All prices are based on Kiba Built's local current pricing list as at September 2024 and do not include additional costs for requested variations. Extra charges may apply for bushfire, acoustic, wind ratings, easements, covenant requirements, or retaining walls.

Kiba Built reserves the right to withdraw or change any packages, pricing or information provided at any time without notice.

Approval from the Developer and Local Government is required for all chosen builds.