

## COST YOUR OWN LAYOUT:

select modules which include your chosen floor system and applicable bushfire attack level (BAL)

These prices and specifications are for RAL Components suitable for each of the Bushfire Attack Levels (BALs) in accordance with AS 3959-2009.

BAL 12.5 & 19	KEY COMPONENTS	including	incl elevated	incl elevated	with No floor
		Treated Pine Sub-floor	Treated Pine Sub-floor	Steel Sub-floor	(Slab by Owner)
	1 Basic RAL Module	\$ 7,878	\$ 8,601	\$ 8,804	\$ 5,668
	2 2-Way Intercept	\$ 27,989	\$ 31,517	\$ 31,793	\$ 21,178
	3 3-Way Intercept	\$ 27,756	\$ 31,283	\$ 31,560	\$ 20,945
	4 4-Way Intercept	\$ 32,615	\$ 36,865	\$ 37,188	\$ 25,310
	5 End Window Wall	\$ 12,540	\$ 12,540	\$ 12,478	\$ 12,299
	6 Side Window Wall	\$ 6,461	\$ 6,971	\$ 7,178	\$ 5,450
	7 Dormer Window	\$ 2,424	\$ 2,424	\$ 2,424	\$ 2,424
	8 Deck	\$ 2,559	\$ 3,281	\$ 3,709	n/a

BAL 29	KEY COMPONENTS	including	incl elevated	incl elevated	with No floor
		Treated Pine Sub-floor	Treated Pine Sub-floor	Steel Sub-floor	(Slab by Owner)
	1 Basic RAL Module	\$ 7,878	\$ 8,601	\$ 8,804	\$ 5,668
	2 2-Way Intercept	\$ 28,572	\$ 32,099	\$ 32,375	\$ 21,760
	3 3-Way Intercept	\$ 28,921	\$ 32,448	\$ 32,724	\$ 22,110
	4 4-Way Intercept	\$ 34,944	\$ 39,194	\$ 39,518	\$ 27,640
	5 End Window Wall	\$ 14,192	\$ 14,192	\$ 14,130	\$ 13,950
	6 Side Window Wall	\$ 6,724	\$ 7,234	\$ 7,441	\$ 5,713
	7 Dormer Window	\$ 2,424	\$ 2,424	\$ 2,424	\$ 2,424
	8 Deck	\$ 2,559	\$ 3,281	\$ 3,709	n/a

BAL 40	KEY COMPONENTS	including	incl elevated	incl elevated	with No floor
		Treated Pine Sub-floor	Treated Pine Sub-floor	Steel Sub-floor	(Slab by Owner)
	1 Basic RAL Module	\$ 7,878	\$ 8,601	\$ 8,804	\$ 5,668
	2 2-Way Intercept	\$ 28,572	\$ 32,099	\$ 32,375	\$ 21,760
	3 3-Way Intercept	\$ 28,921	\$ 32,448	\$ 32,724	\$ 22,110
	4 4-Way Intercept	\$ 34,944	\$ 39,194	\$ 39,518	\$ 27,640
	5 End Window Wall	\$ 15,385	\$ 15,385	\$ 15,323	\$ 15,143
	6 Side Window Wall	\$ 7,127	\$ 7,636	\$ 7,844	\$ 5,863
	7 Dormer Window	\$ 2,606	\$ 2,606	\$ 2,606	\$ 2,606
	8 Deck	\$ 3,159	\$ 3,881	\$ 4,309	n/a

BAL FZ	KEY COMPONENTS	including	incl elevated	incl elevated	with No floor
		Treated Pine Sub-floor	Treated Pine Sub-floor	Steel Sub-floor	(Slab by Owner)
	1 Basic RAL Module	n/a	n/a	\$ 10,355	\$ 6,736
	2 2-Way Intercept	n/a	n/a	\$ 38,219	\$ 25,734
	3 3-Way Intercept	n/a	n/a	\$ 38,755	\$ 26,270
	4 4-Way Intercept	n/a	n/a	\$ 45,573	\$ 31,751
	5 End Window Wall	n/a	n/a	\$ 24,310	\$ 24,130
	6 Side Window Wall	n/a	n/a	\$ 13,015	\$ 11,034
	7 Dormer Window	n/a	n/a	\$ 5,141	\$ 5,141
	8 Deck	n/a	n/a	\$ 4,309	n/a

**Please Note:** Pricing includes **Double glazed windows**, however if your BAL and thermal energy requirements allow for the use of single glazing, this would reduce window prices.

*Please see over leaf for specifications →*

RAL HOMES reserves the right to change Prices and Specifications without notice.

All Prices include 10% G.S.T.

## STRUCTURAL SPECIFICATIONS: included in the Key Component pricing shown overleaf

### Sub-floor Options:

- ◆ **Treated Pine Sub-floor** includes: Concrete Stumps up to 1.2m long and H3 Treated Pine Sub-floor Framing.  
*notes: for BAL 29 compliance must enclose sub-floor space if any part of any bearer is less than 400mm above ground level (decks enclosed regardless), for BAL 40 compliance must enclosure sub-floor space OR*
- ◆ **Treated Pine Sub-floor - elevated** includes: H5 Treated Pine Posts up to 3.6m long and H3 Treated Pine Sub-floor Framing with steel sub-floor cross bracing. *notes: for BAL 29 and BAL 40 compliance must enclose sub-floor space OR*
- ◆ **Steel Sub-floor - elevated** includes: Duragal floor system with adjustable steel piers up to 2.4m long, Steel bearers & joists, steel sub-floor cross bracing OR
- ◆ **No Sub-floor** (Concrete slab by Owner): stumps, all sub-floor framing, bracing, flooring, decking, sub-floor lining, floor insulation and associated hardware are deducted.

- ◆ Comprehensive RAL Assembly Manual & RAL Assembly Video/DVD
- ◆ Flooring: 15mm Structural Marine Grade Plywood, suitable for polishing (not incl. if using concrete slab)
- ◆ Sub-floor insulation/lining: R2.5 glass fibre plus cement sheet lining for fixing under joists (not incl. if using conc. slab)
- ◆ Decking: Merbau timber (15mm compressed cement sheet for BAL 40 and BAL FZ), (not incl. if using concrete slab)
- ◆ RAL Panels: Precision manufactured timber Panels and fixing Bolts with  
Shell interior lining: Pre-sanded 12mm Marine grade structural plywood, ready for finishing
- ◆ Shell insulation: 3 layers with a total thermal resistance of R4.5. Glass fibre insulation with flammability index less than 5
- ◆ Shell exterior cover: curved 0.60 corrugated BHP Colorbond Roofing.  
*Colours can be viewed at [www.colorbond.com.au](http://www.colorbond.com.au) (click on "create with colour")*
- ◆ Matching Recessed metal rainwater gutters around base of roofing and PVC or matching metal intercept valley gutters
- ◆ Windows/Doors: Frames; kiln dried Mountain Ash timber (BAL 12.5/19) & (BAL FZ with bushfire shutters),  
Merbau timber (BAL 29), Aluminium (BAL 40). *Aluminium frames available for all BALs (cost may vary).*  
Side Window Wall and Dormer window have aluminium frames (*timber available for certain BALs, additional cost*)
- ◆ Window Glazing: Clear Double Glazing with toughened glass. *Tinting and/or Low E available for additional cost*  
(*Single glazing available if permitted, cost of windows would be reduced accordingly*)
- ◆ Infill around windows: Cement sheet cladding ◆ Aluminium or S/Steel Flywire Screens ◆ Satin Stainless Steel Locks and Hinges
- ◆ All materials required to complete the RAL to Lock-up are supplied
- ◆ Bushfire shutters included in window pricing for BAL FZ
- ◆ BAL FZ includes additional insulation & plywood (please enquire for accurate inclusions)
- ◆ RAL Components are suitable for windload up to 41m/s as standard (see optional extras for cyclonic upgrade)

### NOT INCLUDED:

- ◇ Transportation (approx. \$4 per km depending on back loading availability and house size) ◇ Concrete slab (if applicable)
- ◇ Materials for enclosing sub-floor space (where required, extra cost) ◇ Timber Surface Finishing ◇ Exterior steps and Hand Rails
- ◇ Onsite Labour Costs, ie. Builder/Carpenter, Plumber, Electrician ◇ Plumbing and Electrical items/fittings
- ◇ Interior fit-out and fittings *some items are optional (see specs below, costing depends on floor plan and selected items)*

### OPTIONAL EXTRAS: Additional costs apply for the following items

- ◇ Cyclonic Rating Upgrade, where required (usually adds b/w 5-10% to cost) ◇ Curved Deck shelters and RAL Carport
- ◇ Tinting, E-coat and Argon gas fill available for windows (*may be required for energy rating*)
- ◇ Materials for enclosing Sub-floor area (Colorbond steel or Fibre cement sheet)  
*Please note: sub-floor enclosure is required for certain BALs and as per B.C.A. requirements*

## SPECIFICATIONS: OPTIONAL INTERIOR ITEMS (not included in Component prices)

these items can be supplied by us or sourced by you or your builder

- ◆ Material for Timber Room Dividers/Partitions as per plan. Flush panel doors and trim, ready for finishing
- ◆ Modular Wardrobes with sliding doors ◆ Laminated Kitchen cupboards ◆ One & half bowl S/Steel Sink
- ◆ Fibreglass Shower cubicle or full size Bath ◆ Laminated Bathroom Basin ◆ Low-level Toilet pan-cistern and seat, dual Flush
- ◆ Stainless Steel Laundry Trough and Cabinet ◆ All materials and Hardware required to complete above interior items are supplied

- NOT INCLUDED:** ◇ Stove ◇ Hotwater Cylinder ◇ Space Heater/Cooler ◇ Onsite Joiner, Plumber, Electrician  
◇ Floor coverings, Curtains, Blinds, Light fittings ◇ Timber Surface finishing

Skylights/Vents can easily be installed in a RAL, as can flues for wood heaters. Such elements and roof penetrations must comply with AS 3959-2009 for applicable BAL and as per BCA



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