

**PROFIT  
INCREASE  
OF 36% - 50%  
MASSIVELY**

**PER HOME BUILD**

**IN 1 SIMPLE STEP**

**Without Taking Any Quality Risk, Complicated Process  
Or Time Waste By Yourself**

---

# HX Builder Import

**MEMBER**



**MASTER  
BUILDERS  
VICTORIA**

NO: 529875

---

Firstly, we need to understand 2 critical questions.

Where does Australia get its construction materials from?

How do the building materials arrive in our hands in Australia?



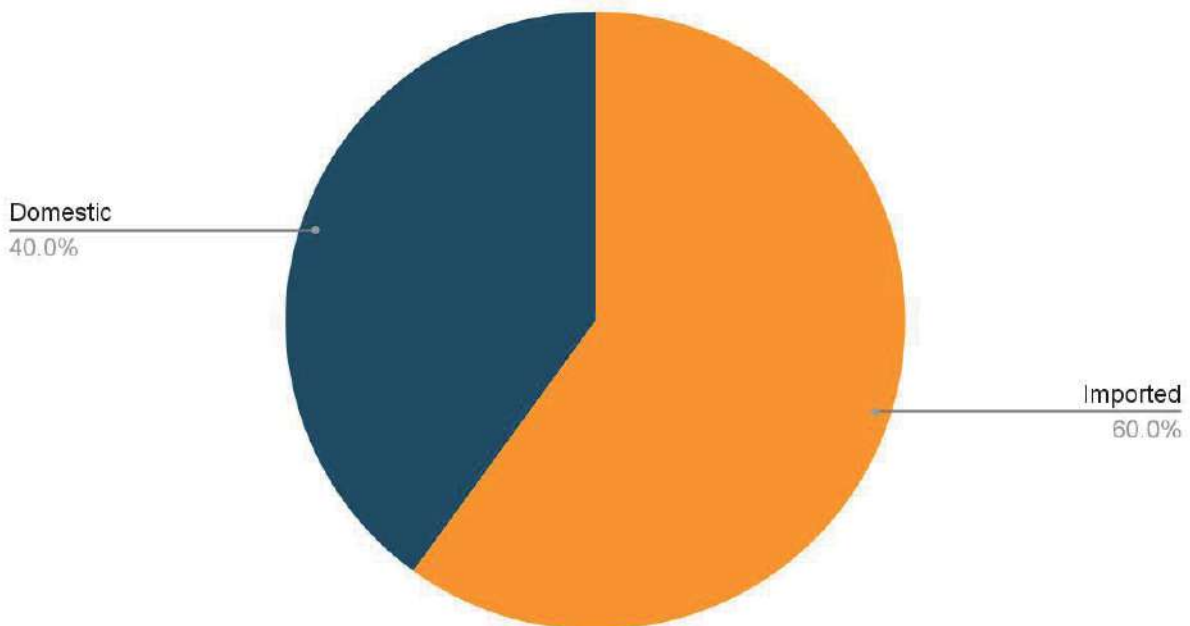
---

## Where does Australia get its construction materials from?

The Australian Construction Industry Forum (ACIF) estimates that around 60% of Australia's yearly \$6 billion spent on construction materials are imported from China. most construction materials in Australia are imported from overseas Chinese manufacturers, despite local opportunities.

It means most building materials you currently use in your construction site are imported from Chinese manufacturers.

### Imported VS Domestic



According to The Australian Construction Industry Forum (ACIF) Research

---

## How do the building materials arrive in our hands in Australia?

Here is how it works..

The wholesalers import these building materials in big quantities, plus 15%-25% profit on top. They sell it to retailers, then retailers plus 50% -100% on top resell it to builders and the general public. Some materials will be added up to 200% - 400% on top.

Famous building material suppliers like Bunnings and Harvey Norman are not the direct manufacturers of these materials they sell.

Most of these building materials are manufactured in overseas Chinese factories, which import and resell in Australia.

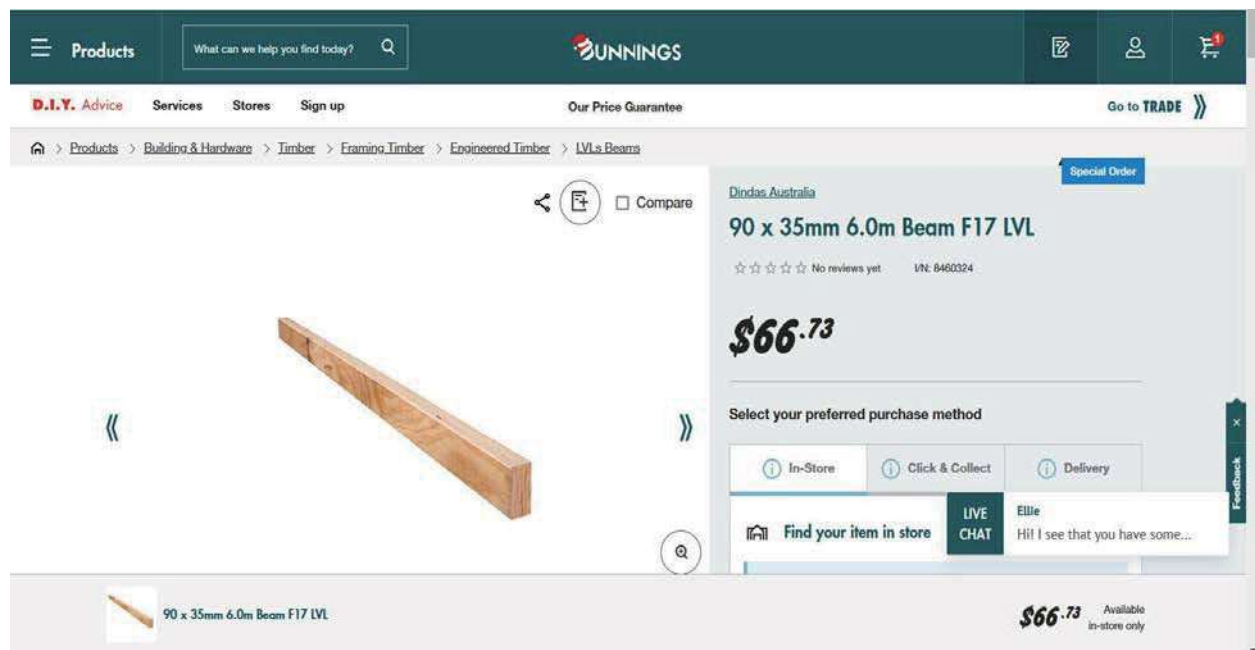


For example, the price of LVL F17 -90x35.

The cost price in overseas manufacture plus shipping landed in Melbourne is around **5.3 AUD/Per meter**, and Bunnings sells around 11 AUD/ Per meter to the public.

Because Bunnings has warehouses, shop fronts, and rent. These cost elements plus their profit form the final 11 AUD/Per meter price.

And all these costs will be added upon builders' shoulders and the general public.



Many other materials suppliers in Australia are doing the same way, like windows, joinery, Aluminum cladding, timber floors, tiles.etc., .many material suppliers that builders are using currently in their projects.

Most of these building materials suppliers are not the direct manufacturers of what they are selling, those products are manufactured in China, and then import to Australia, and then the local branding, finally, it arrives in customers hand.

---

**Now, can you see the idea here?**

What If you can get the LVL F17 with 6 AUD Per meter instead of 11 AUD per meter?  
Same thing with windows, joinery, timber floors, tiles, bathroom products, etc.

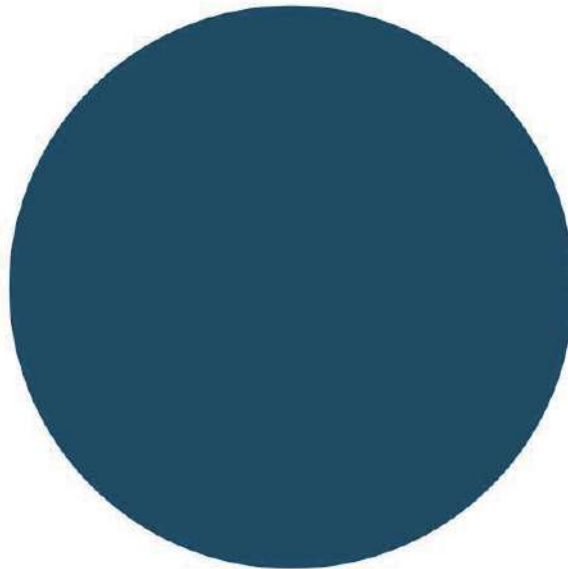
You can save yourself at least over 1/3 of the building cost, or even over half in some cases

For example, before, you would have to spend over 100000 AUD to get these building materials fully, but now you only need to spend 70000 AUD or just 50000 AUD to get the same building materials.

You are already making an excellent profit for yourself ..

## Before

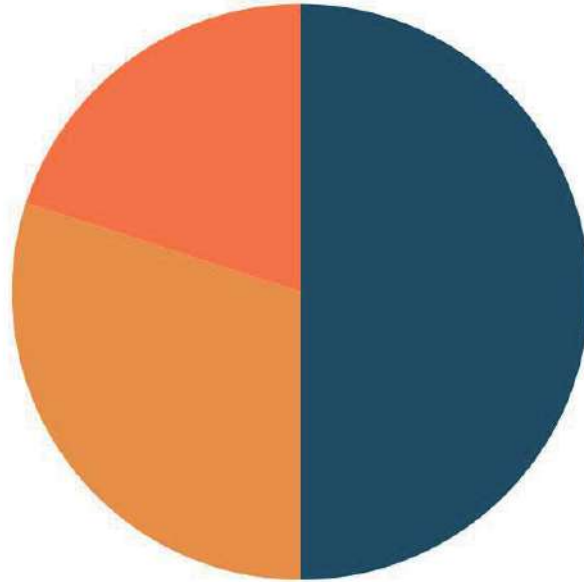
● 100000 AUD Full Spend For Building Materials



---

Now

● 50000 AUD Only   ● 30% Profit For Yourself At least   ● Potential Extra 20% Profit For Yourself



Getting the most cost-effective price and even over half of imported building material price within quality guarantee in Australia is one of the greatest feelings you can experience in the building industry.

There is simply nothing else like it.

That's because when you can save nearly over 1/3 or even 1/2 material cost, you are already making an excellent profit for yourself, and you get to enjoy a much higher profit margin, also be much more competitive compared with your local competitors, and have more control of your building budget.

---

Moreover, you no longer need to ask around different suppliers to get a better price. You know the price you are getting is far better than any local material supplier gives it to you.

**However**, there are many obstacles you have to overcome before you can get there.

Not only do you have to overcome obstacles by taking the risk of dealing with unknown overseas Chinese manufacturers, and verify if these materials can satisfy Australian Standards, quality & quantity checking on the overseas ground, organize complex international freight & customs clearance, calculating unfamiliar import TAX to find out the overall cost, also arrange the local transportation delivery to your site from main Australian port.

But you also have to overcome the most significant obstacle, dealing with the quality guarantee problem, because the building material directly from overseas manufacturers just can not provide it, and you are not under the protection of Australian law, which can be the most difficult challenge of all.

All of this can leave you falling well short of the mark and stop you from ever getting the most cost-effective imported building materials safely.

Fortunately, taking a significant price advantage from overseas Chinese manufacturers without taking any risk yourself doesn't have to be as challenging as you think.

**Far from it, in fact. Simply by getting the right help.**

You can get the same materials locally but at far better prices, cheaper 30% at

---

least or even half than your current cost, and save yourself a fortune without experiencing any of the common frustrations.

### **How would we know?**

Because at HX Builder Import, we're experts at helping Australian builders, property developers, and some materials retailers to import building materials from our overseas Chinese partner manufacturers for the most cost-effective result within their required time frame.

The overall cost savings can be over 1/3 or even half of their current cost, and we take the quality guarantee responsibility & after selling online technical support in Australia to serve our building industry clients. Over the past years, we've helped 120+ clients finally save building materials costs over 1/3 at least via enjoying the quality guarantee confidence in Australia without the years of hard work and trial and error most people usually have to suffer through.

We've written this eBook to share some of the influential industry secrets we've accumulated while importing building materials. The information you're about to read will help you to know what to be aware of when doing the building materials importing and how we can help you to overcome these challenges while making sure you avoid those common frustrations.

---

## **1. What problems must be aware of when selecting an overseas Chinese Manufacture?**

The first thing is verify these overseas Chinese manufacturers of trustworthy.

Some overseas Chinese manufactures can be found online.

But please be very careful because you don't know who you are dealing with overseas, and the truth is that a lot of overseas Chinese manufactures are small manufacturers who got no certifications at all so some product quality would be a concern and results in lots of backfire & trouble.

Some frustrating cases have happened already and have been revealed in some building industry forums.

For instance, the provided sample looks good, but the large order comes back with different things or even worse, and no one looks after these builders in the end, so they have to suffer this pain on their own.

Some builders in Australia have already suffered from it because without the right help, all these frustrations can be avoided if they have the proper support.

Flying to China is straightforward but is a lot of time & energy-consuming. People can fly 10 hours from Australia to China by themselves to verify these local Chinese manufacturers, have a detailed check with different material manufacturers, and compare the quality & price.

But please notice that China is a different society from Australia, and most local Chinese don't speak English. The language barrier and regional cultural differences need to be considered.

---

China has so many different building material manufacturers, even for one type of building material, the price and quality are varied.

For example, Aluminum double glazed windows.

There are thousands of window manufacturers in China, but only a very few can satisfy the Australian window standard AS2047. Because Australia is not the primary market for most Chinese window manufacturers, most may not achieve the required quality and standard.

But because of Australia's unique natural environment, most of the main cities are on the coast, like Melbourne, Sydney, Brisbane, Perth, etc. Windows need to achieve a certain quality against the natural environment.

However, satisfied with the related Australian Standard doesn't mean the promised land. The most common mistake for these overseas Chinese manufacturers will be the wrong size and wrong color because these Chinese manufacturers are pretty busy with window production. These problems will happen quite often in reality, unfortunately.. It will take lots of time and cost to fix it when this problem happens and affect the construction progress schedule.

So it's essential to have a reliable overseas Chinese local team regularly checking during the production stage in these overseas Chinese window manufacturers. These common mistakes can be solved without any problem.

Also, some overseas Chinese window manufacturers use recycled Aluminum to make window frames for their cost savings. This recycled Aluminum is collected from Chinese domestic construction sites and then re-melt to make window frames.

Usually, these Aluminum window frames are made from brand-new Aluminum profiles melted from Aluminum ore, then the Aluminum profile quality is excellent and long-lasting. But if it's made by recycling Aluminum, the performance of windows will not

---

be stable, the hardware will start to loosen, and the Aluminum color will begin to change after use for a couple of years.

That's why sometimes you walk on the street and see some windows bizarrely change color. The recycled Aluminum frame is the reason.

However, it's tough to tell by the looks if the window is made of recycled Aluminum or brand new Aluminum when the window has just finished production without professional knowledge. Many details need to be looked into, and it will be the same for the other building materials, like joinery, staircase, aluminum cladding.... etc.

So familiarity with these overseas Chinese manufacturers and working closely with them during the production stage is one of the keys here, and finding a local professional team in China who is reliable and trustworthy on the ground working for you, protecting your interest, can confidently avoid all these related frustrations.

### **How can HX Builder Import be solved with these problems?**

HX Builder Import, an Australian company with a China headquarters, has a strong partnership with carefully selected overseas Chinese material manufacturers who only produce fine quality building materials. All partner manufacturers have been strictly pre-qualified by the HX team and work closely with each other during the day in & day out.

HX partners with overseas Chinese manufacturers, like windows, Joinery, staircase, timber LVL/MGP 10, Aluminum cladding, flooring, bathroom products..etc.

So builders do not need to waste vast amounts of time and effort to visit overseas Chinese manufacturers to compare with each other or take the significant risk of being ripped off to deal with unknown overseas Chinese manufacturers. All these materials can be provided in one place in HX Builder Import with an overall cost significant

---

decrease of over 30%, at least without builders taking any risk or frustrations themselves.

HX Builder Import owns a reliable overseas Chinese local team and acts as a strong Australian shield in China to protect every Australian client's interest.

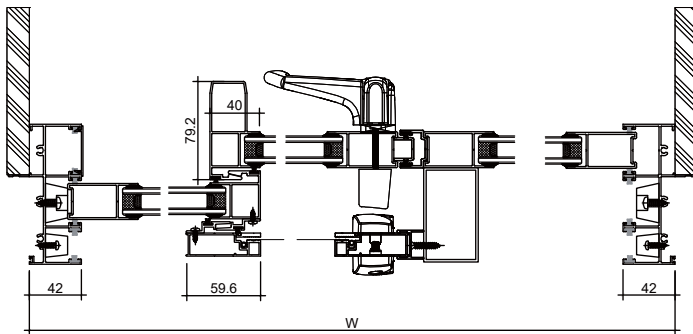
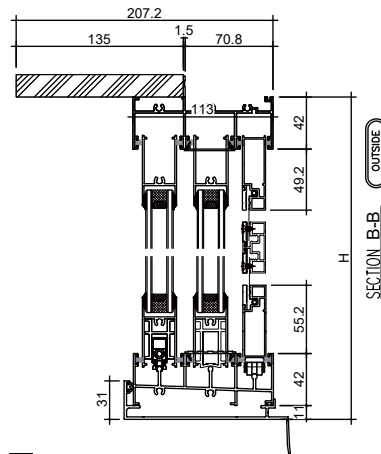
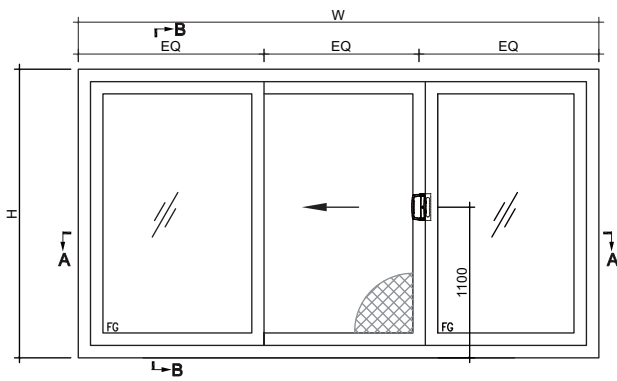
For example- Aluminum double glazed windows.

HX partner overseas Chinese window manufacturers have been strictly pre-qualify and only selected 2 them from hundreds of different overseas Chinese manufacturers, so whatever 50mm residential series Aluminum double-glazed windows with timber frame or 100mm commercial series Aluminum double glazed windows with subhead & sub sill, within or without thermal break... all can be provided in customized size with promise quality, fully satisfied with Australian Standard 2047 and has been supplied to many projects in Australia by HX Builder Import.

Before the window production, HX will provide a detailed, accurate shop drawing for clients to reference and check based on their provided project drawing.

WINDOW NO.	Width (W)	Width (W1)	Height (H)	Height (H1)	Qty	AS Standard Tempered Glass	Flyscreen
W8 FAMILY	3590		2400		1	5mmClr+12A+5mmClr	0.8 Stainless steel

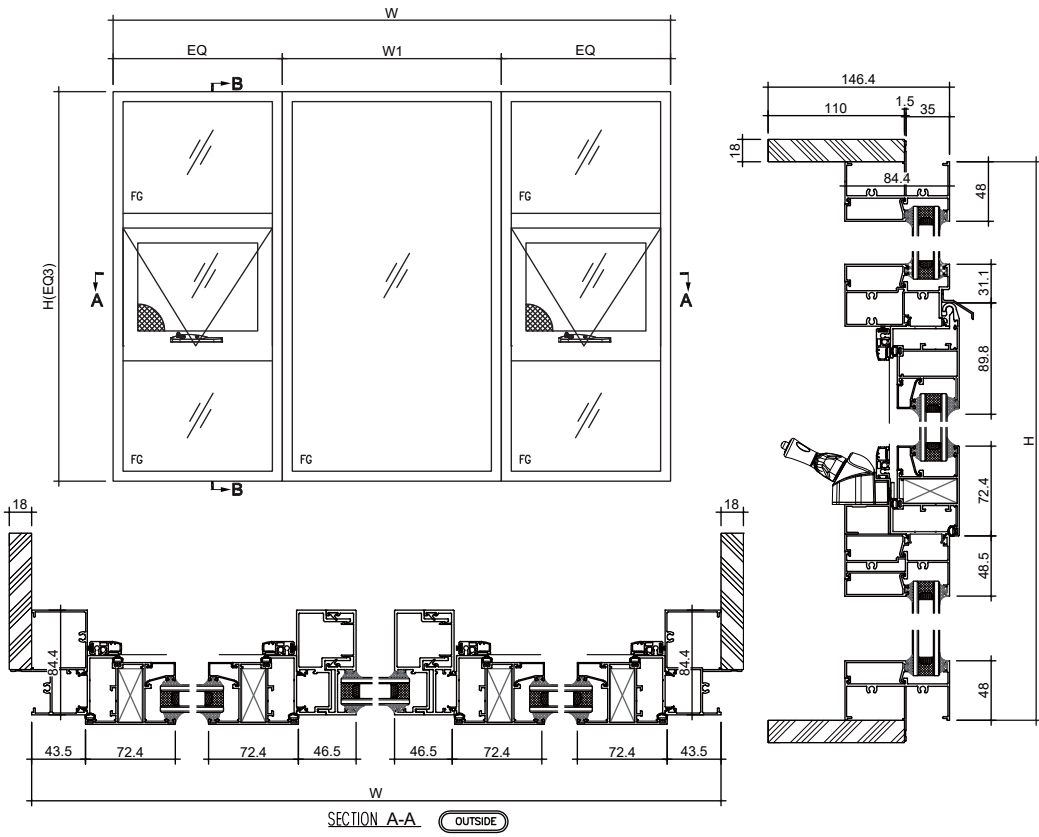
HX Builder Import



RS86	
Order No:	***
Drawing No:	JD-6
PROJECT:	3/52WHITLAM
Customer Signature:	
Page 6 of 12	
DESIGNER	LU
APPROVED	
VIEW	EXTERIOR VIEW
VERSION No.	R01
DATE	2023/4/21

WINDOW NO.	Width (W)	Width (W1)	Height (H)	Height (H1)	Qty	AS Standard Tempered Glass	Flyscreen
W5 +W 5.1 + W5.2 LOUNGE	2900	1200	2100		1	5mmClr+12A+5mmClr	0.2 Stainless steel

HX Builder Import



RS86
Order No: ***
Drawing No: JD-4
PROJECT: 3/52WHITLAM
Customer Signature:
Page 4 of 12
DESIGNER LU
APPROVED
VIEW EXTERIOR VIEW
VERSION No. R01
DATE 2023/4/21

---

After HX window technicians double-check the shop drawing by comparing it with the project drawing and then get the production approval from the client, the production will be officially started.

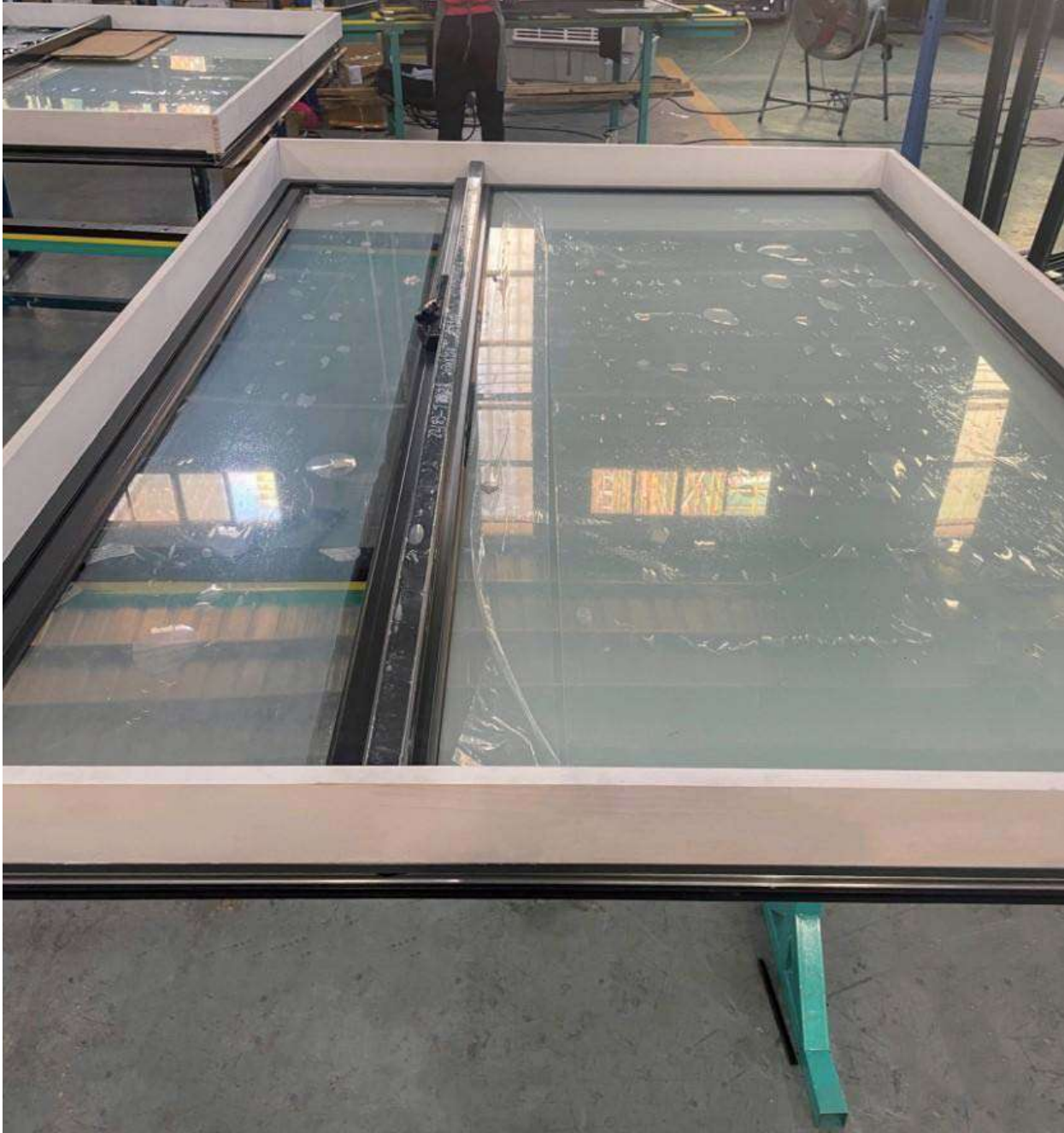
The window production will take 35- 45 days to finish.

HX overseas Chinese local team will work closely with the partner manufacturers during the window production stage and use the confirmed shop drawing doing the regular checking every 10 days.

When the production is finished, HX's team will have a final check for the quality, quantity, color, workmanship, and size and then report it to clients with detailed references.

So it won't cause any drama problems like size is wrong or color didn't match under HX experienced overseas's Chinese local team support, and all the other building materials will have the same strict checking process.

Residential 50mm aluminum double-glazed window checking in details during the production::









Commercial 100mm aluminum double-glazed window checking in detail during production::







Builders do not need to hope and pray for getting the cost advantages & great quality products from overseas. Everything is certain and predictable by working with HX Builder Import.

---

## 2. What problems must be aware of when organizing the international sea freight from China to Australia port & overall cost estimation?



When building materials production is finished, the international sea freight from China to Australia needs to be organized and then ships it to the construction site in Australia.

Usually, overseas Chinese manufacturers will offer terms like FOB, CIF...

For example, FOB 1000 USD - Guangzhou Port.

That means the Free On Board price is 1000 USD, and the 1000 USD includes all the costs from the overseas Chinese manufacturer to the Chinese Guangzhou port.

The FOB price consists of the goods cost, THC fees, container booking, Telex release fee, seal fee, doc fee .. etc.

The overseas Chinese manufacturer will transport the container to the Guangzhou Port in China. The Australian buyer will take responsibility after the container arrives on the ship and finish the rest process.

The rest process will include paying the shipping fee, organizing the customs clearance in the destination port, paying the related port charges & tax, and organizing the truck to pick up the container from the Australian port to their site.

CIF 1000 USD - Sydney Port.

CIF means Cost + Insurance + Freight, which means the 1000 USD includes the goods

---

cost, freight insurance, and sea freight cost. After the buyer pays the 1000 USD to the overseas Chinese manufacturer, they will ship the goods with the container to the Sydney port for the buyer.

But the buyer will need to finish the rest of the process. It will include the customs clearance in Sydney port, paying the related port charges & tax, organizing the truck to come in and pick up the container, and then shipping it to the construction site.

Sounds simple.

However, when it comes to the actual practice, the situation will be more complicated than that.

If builders do without the right help or guidance, they may face some frustrations or even get a heavy fine for it during international sea freight.

For example, when the overseas Chinese manufacturer offers a FOB price in USD, how can the builders work out the overall cost for this import to see if that's worth it?

For workouts, the overall cost for this import.

It needs to add up the material cost from the overseas Chinese manufacturers (USD), sea freight fees from the international ship company(USD), Australian port-related charges & customs clean fees & Tax(AUD), local transportation costs from the port to the site(AUD), container unpacking, (AUD), use crane to delivery or forklift. (AUD)

After adding up all these costs together, builders can estimate the overall cost.

But Builders should know the international shipping price is not fixed, it may go up and down as the time moves on.

---

Particularly from 2020 to 2021, because of the global affection of Covid -19, the sea freight cost is incredibly high between China and Australia. And Globally as well.

At the start of 2023, the sea freight cost is getting much lower than before, and the sea freight cost change is back to normal condition, so it will not be too far between months but still need to keep in mind the sea freight cost changes.

Also, there are some rules about container use that people should know.

For instance, when the ship arrives in Melbourne port and finishes the customs clearance, then the container will go to the wharf and be ready for pick up. The container MUST pick up within 3 days, if the container is available on Monday, then the latest day to pick it up from the wharf will be Wednesday.

Otherwise, the penalty fine will be applied to the importer by the Melbourne port, and every port in Australia is the same.

On the other hand, if builders want to use the container as temporary storage for the import of building materials, they should apply for the shipping company previously, and the maximum container use period is 14 days. It will start to count from the first day when the container hit the ground in the wharf.

The container will take a couple of days to arrive at the builder's construction site from the wharf so builders can use only around 11 days in reality.

If the container hasn't returned to the wharf over 14 days, then a heavy penalty fine will be incurred to the importer by the shipping company, and they will send the bill after 1 month or 2 months when people suppose everything was good.

---

One of the most important things during container transportation from the port to the construction site is always to double-check if the area of the construction site allows the container truck to come in.

Lots of residential areas in Australia are not allowed container trucks to come in because the local council worries these container trucks are too heavy and damage the road potentially. This situation will need to be checked carefully before arranging the local transportation.

### **How can HX Builder Import be solved with these problems?**

When builders work with HX Builder Import, the whole process can be as easy as buying building materials from local Bunnings or your local suppliers but just much more cost-effective. Builders don't need to bother with unfamiliar terms like FOB or CIF at all.

Because we make the whole process straightforward for builders when going to the international sea freight management and overall cost estimation, we will provide the building materials cost, international sea freight cost, port charges & tax, local transportation cost...etc. All together in one quotation with AUD price.

So Builders can directly know how much it will cost together from HX's quotation.

For example,

We are going to ship a 40ft container with Aluminum windows inside from China to a construction site in Chadstone of Melbourne for a builder.

---

This builder wishes us to send the container directly to his construction site, then he can use the forklift to unload these building materials from the container to the site by himself.

Firstly, the overall cost quotation will be provided for reference.

It will include the window and shipping costs to the site together for convenient reference.

After 35- 45 days, the window finishes the production and is ready for sailing, our Melbourne local transportation team will double-check again if the site allows the container truck to come in or not.

If it's not allowed to come in, this 40ft container will be unpacked in our Melbourne warehouse around the harbor and then shipped to the site by truck.

Normally one 40ft container will need 2 trucks to ship these building materials to the site, and one 20ft container will only need 1 truck to ship it to the site.

Our team will pre-communicate with the builder if he needs us to arrange a crane truck to help with the delivery or use the forklift to unload these building materials from the truck by himself.

All these situations will be communicated with the builder client previously before the shipping delivery and confirmed together with the related cost and shipping time frame. Then the international sea freight will be organized.

The ship carrying the 40ft container with Aluminum windows inside arrives in Melbourne port from China after around 20-23 days, our team will provide the constant update for the shipping as below and the estimated time to arrive in Melbourne port.



Then our client can know exactly where the ship is sailing at the moment, and when to expect to receive goods on their site.

When the ship is getting close to the Melbourne port, we will provide the customs clearance documents to the Melbourne customs, and finish the customs clearance previously.

Once the ship arrives in Melbourne, the containers will be unloaded to the wharf, and go through the X-ray, the process can take 3 - 5 days, and then the container will be available to pick up in the storage yard of Melbourne port.

---

Because Melbourne port only has 3 days free storage period (all Australian ports are the same), the penalty fine will occur if, over 3 days, our local transportation team will immediately pick up the container once it's available, and ship it to our warehouse around the Melbourne port for unpacking as the previously confirmed plan, then book the time for the delivery with the builder, and finish the delivery to site.

The whole process runs incredibly quickly and smoothly under our team's management.

**Delivery to the construction site by truck with the crane as below:**



---

### **3. What problems must be aware of when organizing multiple import building materials at once?**

In the real building materials importing practice for a project.

To achieve the most cost-effective results, builders will not just need to import one single building material only. They will need to import multiple building materials together, like Aluminum double glazed windows, Aluminum cladding, flooring, bathroom products, staircase, joinery..etc., and organize to load it into the same container overseas and ship it to their site in Australia.

For this situation, builders will need to figure out some practical problems as below:

what building materials to put into the same container?

If these materials can fit in one container, use a 20- or 40ft container?

What comes together first, and what comes together later?

How to organize the production of these multiple building materials overseas?

Because these building materials all have different production times.

Where to centralize the storage of these building materials overseas?

and how to organize the loading of these building materials in overseas China?

Also, when these building materials arrive at the construction site if the builder not sure of some installation questions?

How can he communicate effectively with overseas Chinese manufacturers for all these different building materials?

It would be a big challenge for a builder to figure out by themselves for these problems when they first try, and it will turn out to be chaos if without the right help.

---

## **How can HX Builder Import be solved with these problems?**

Fortunately, HX Builder Import can confidently solve all these problems in one place and has been providing appropriate solutions for these problems for our builder clients all the time.

In HX Builder Import, our builder clients are doing different sizes of projects, they may be doing 1 residential house only, 10 townhouses together, or a high-rise apartment.

We will have a detailed discussion with the builder's individual situation first to see which import solution is suitable for his situation and what building materials he needs to arrive at his site first or later, and then we can provide the most cost-effective & safe import solution for him.

We would like to share a residential house project that we recently did for a builder client here as a simple case study reference.

Louie Purcell from Loucon Building Solutions Pty Ltd is one of our builder clients in Canberra, he has got a residential house project in 16 Elizabeth Crescent Macquarie ACT2614, ready to go after 3-5 months.

He has provided a full building material list that he wishes us to import these building materials from our China partner manufacturers, and manage the whole importation process to deliver to his construction site for him.

---

The building material is listed below:

1. Commercial 100 series Aluminum double-glazed windows
2. Floating staircase with white oak
3. Hybrid Flooring 150 Square Meters
4. 2x stone bathtubs
5. Aluminum Cladding with customized timber look color
6. Customized internal doors
7. Joinery that includes the kitchen and all bedrooms.

As discussed, Louie wishes us to import these building materials for him first as below:

1. Commercial 100 series Aluminum double-glazed windows
2. Floating staircase with white oak
3. Hybrid Flooring 150 Square Meters
4. 2x stone bathtubs
5. Aluminum Cladding with customized timber look color
6. Customized internal doors

The Joinery will come in later because that will be used in the construction later.

---

Firstly, we quote all these building materials cost separately + overall shipping fees to Louie's Canberra site for his reference.

When we work out these material's prices, we will also work out the package size for all these materials, like how many packages for windows

We will calculate it in detail & built up a 3D model to see if that's going to fit in a 20ft container or a 40ft container for all these building materials.

Because if the 20ft container is enough, then using the 40ft container will cause space wastage in the container, and unnecessary higher shipping costs.

40Ft HQ(40ft high cube container)

The outside size is 12.192m x 2.438m x 2.896m,

The inside size is 12.032m x 2.352m x 2.69m.

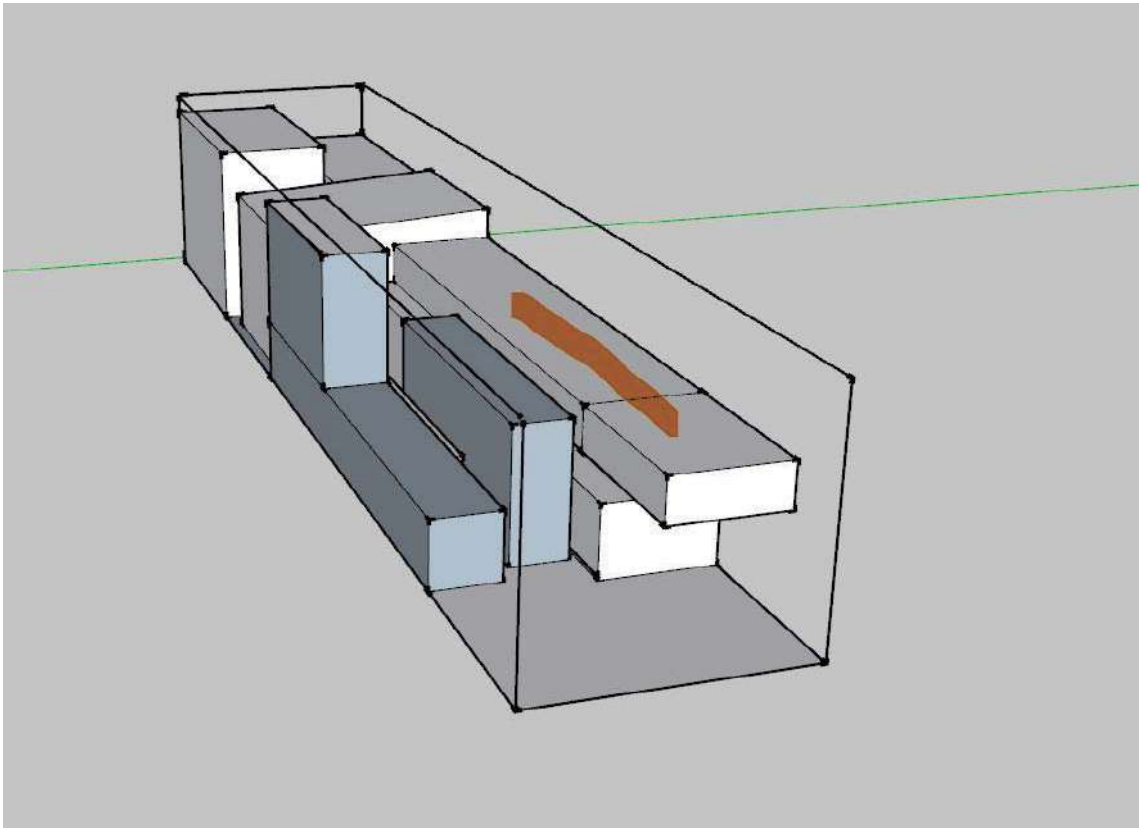
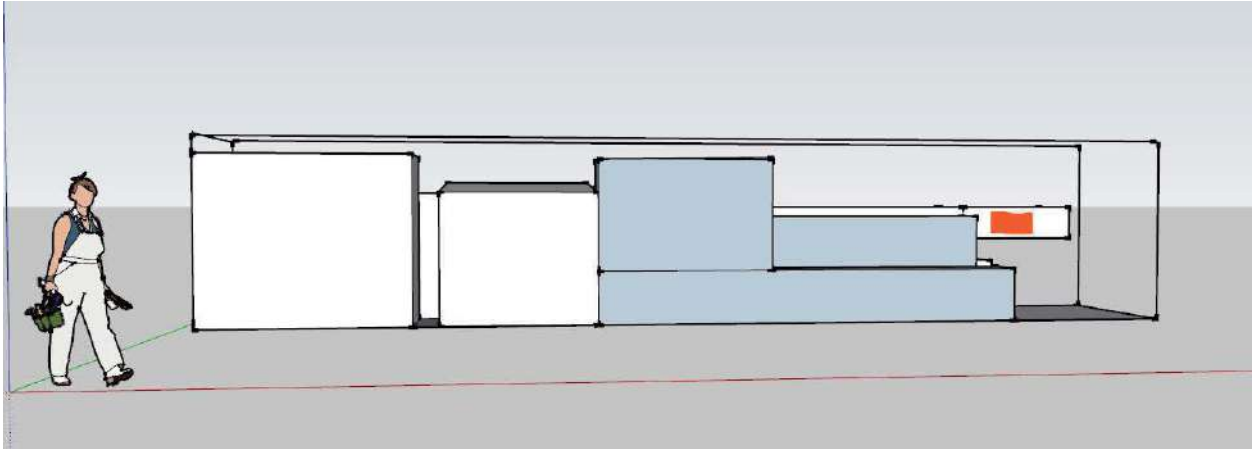
20Ft GP(20ft General purpose container)

The outside size is 5.89m x 2.35m x 2.39m

The inside size is 5.69m x 2.15m x 2.19m

---

Calculate the space occupation in 40ft Container as below



3D Model For 40ft Container Space Occupation Accurate Estimation By HX Builder Import

---

After confirming with Louie the related cost & time frame details, he is happy with the overall cost saving, and then we go ahead.

The overall time frame for these materials to arrive in Louie's construction site would be around 3 months, and detailed production time frame as below:

**The production time frame details below:**

Commercial 100mm series Aluminum double glazed windows with thermal break

- 45 days production time after the shop drawing confirmation

Floating staircase with white oak treads

- 35 days production time after the shop drawing confirmation

Customized internal hanging doors

- 35 days production time after the shop drawing confirmation

Hybrid flooring 150 Square Meters

- 20 day production time

Aluminum cladding with customized timber look color

-15 days production time after the Aluminum profile & color confirmation

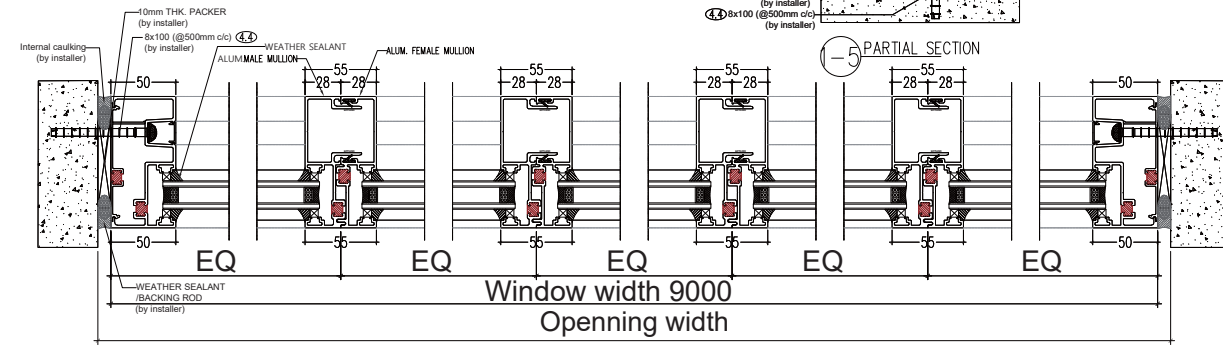
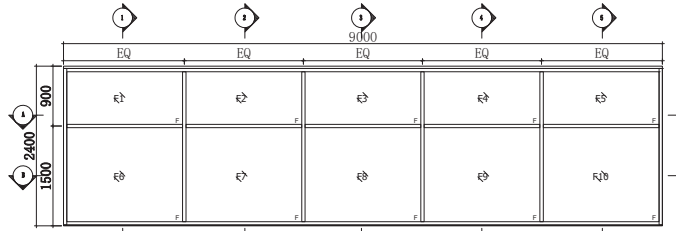
2x Artificial stone bathtubs

- Have stock now

Our team will double check the project working drawing before the production, and full set accurate shop drawing & related product information will be provided for Louie to check as below:

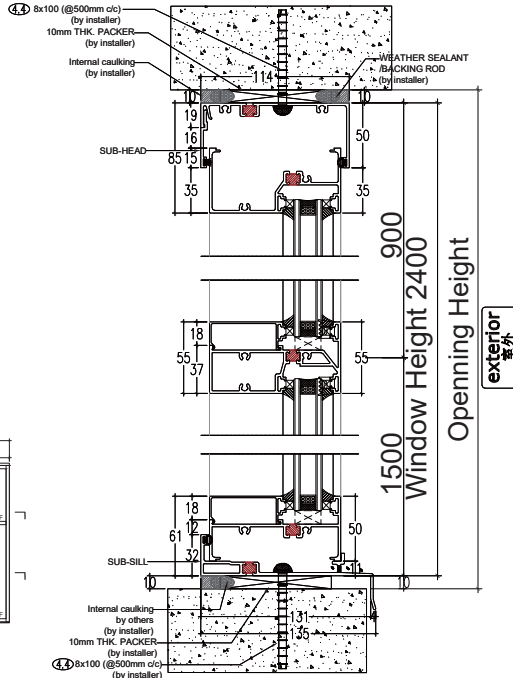
# Partial Shop Drawing - Commercial 100mm Aluminum Double Glazed Windows With Thermal Break

Number	AF2490
Series	Series 100 Fixed Window
Accessory	Non
Glass	6mm clear+12A+6mm tempered clear glass
Installation	Sub head&sub sill
Color(Profile)	Matt Black-0655
Color(Accessory)	Non
Quantity(pcs)	1
Remarks	
LOCATION	FAMILY/DINING



A PARTIAL PLAN

exterior  
室外



5 PARTIAL SECTION

exterior  
室外

HX Builder Import

修改及变更记录 REVISE & CHANGE RECORD		
NO.	DATE	DESCRIPTIONS
1		
2		
3		
4		
5		

建设单位 DEVELOPER

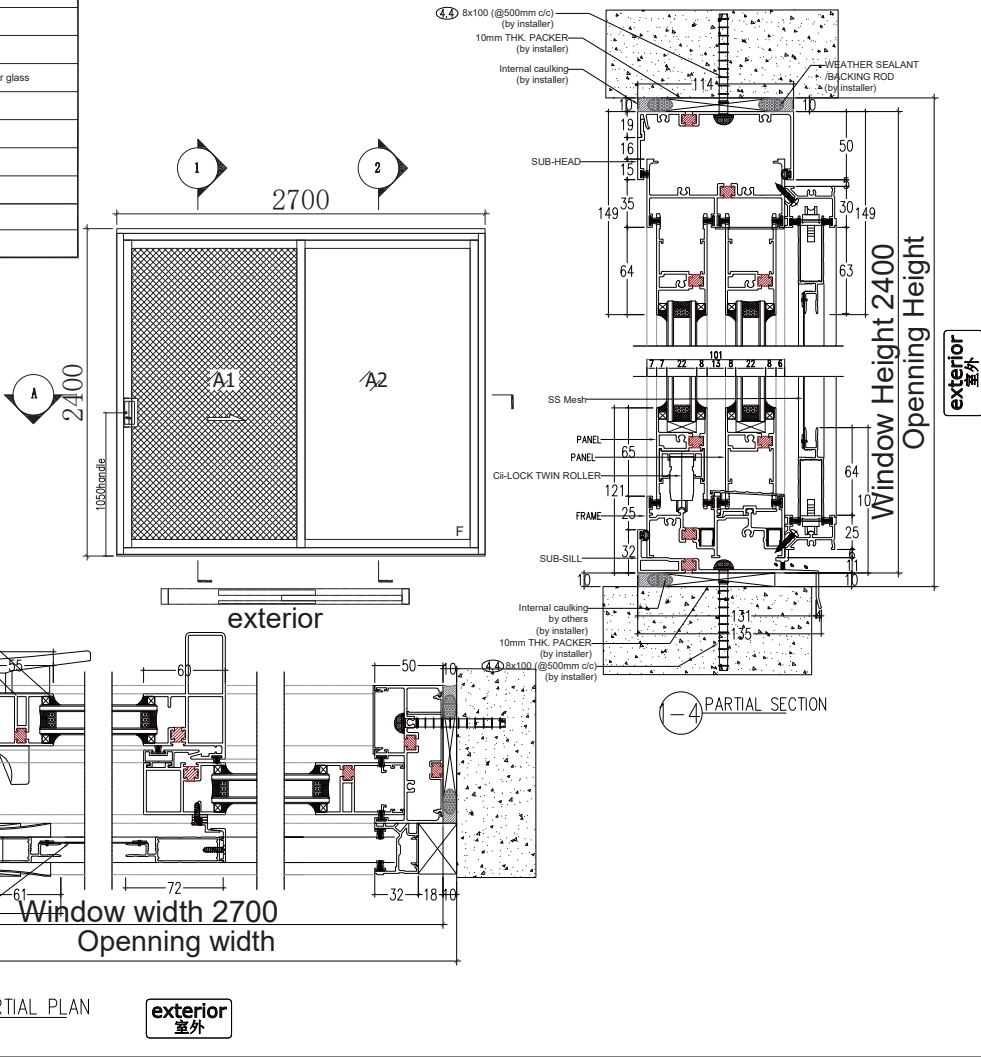
建筑及顾问 ARCHITECT & CONSULTANT

项目名称 PROJECT

图名 TITLE  
AC22266

审定 APPROVED	
审核 EXAMINED	
校对 CHECKED	
设计 DESIGN	ZHOU
比例 SCALE	
日期 DATE	12th,Oct.,2022
图别 PHASE	
图号 DRAWING NO.	20-12

Number	SD2427
Series	Series 100 Sliding door with fixed
Accessory	D Handle with keys
Glass	6mm clear+12A+6mm tempered clear glass
Installation	Sub head&sub sill
Color(Profile)	Matt Black-0655
Color(Accessory)	Black
Quantity(pcs)	1
Remarks	SS Flyscreen
LOCATION	RUMFUS



HX Builder Import

修改及变更记录  
REVISE & CHANGE RECORD

NO.	DATE	DESCRIPTIONS
1		
2		
3		
4		
5		

建设单位 DEVELOPER  
建筑及顾问 ARCHITECT & CONSULTANT  
项目名称 PROJECT

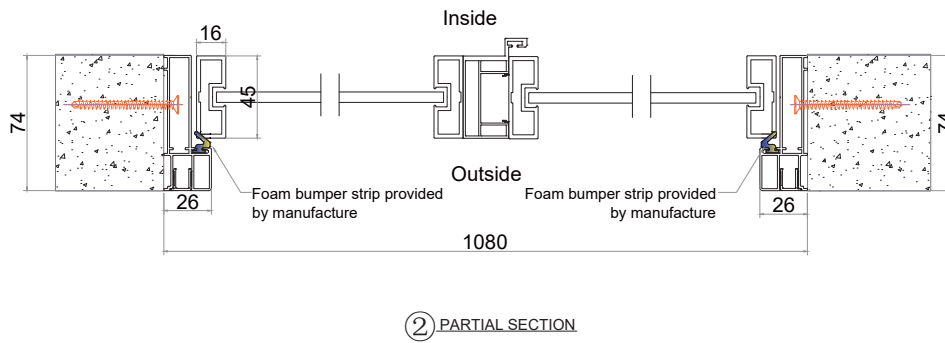
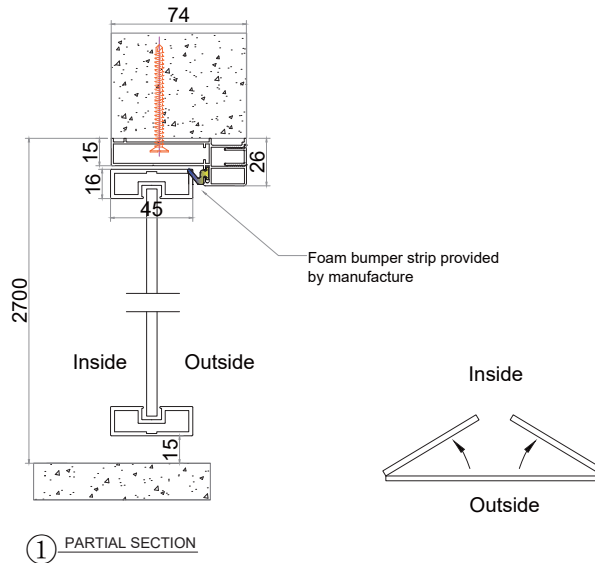
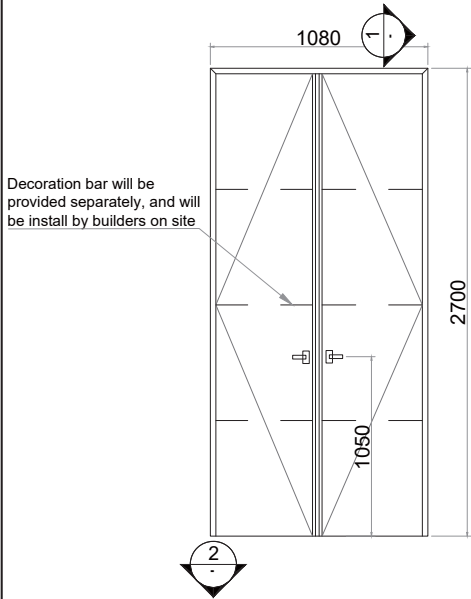
图名 TITLE  
AC22266

审定 APPROVED	
审核 EXAMINED	
校对 CHECKED	
设计 DESIGN	ZHOU
比例 SCALE	
日期 DATE	12th,Oct.,2022
图别 PHASE	
图号 DRAWING NO.	20-18

exterior 室外

## Partial Shop Drawing - Customize Internal Hanging Doors

**D1**



**HX Builder Import**

NAME AND SERIES:  
18 Series Aluminum Casement Door

COLOUR:

GLASS:  
8 MM Clear Glass  
Single Layer Tempered Glass

VIEW:  
Outside view

OPEN THE WAY:  
open to inside

QUANTITY:  
1pcs

REMARK:

DRAWING BY:

CHECKED BY:

APPROVED BY:

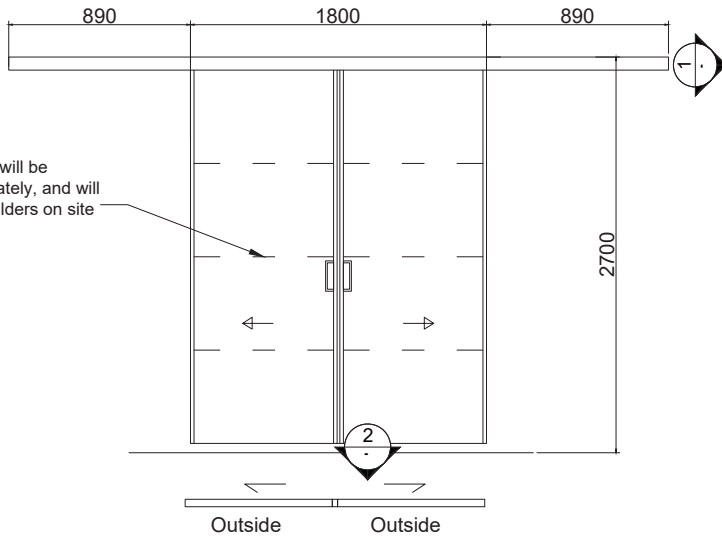
SCALE:

DRAWING NO.:

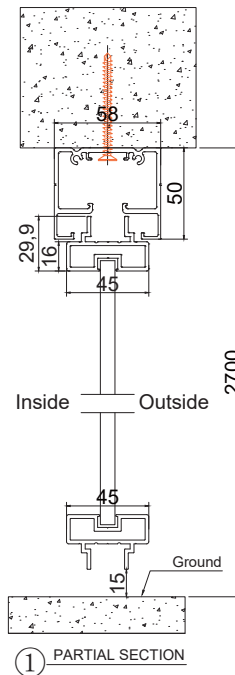
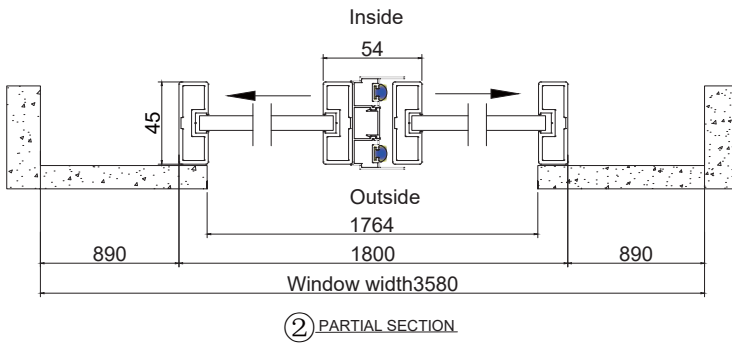
DATE:  
2022/10/28

NOTE: ALL DIMENSIONS ARE IN MM.  
UNLESS SPECIFIED OTHERWISE.

D3



Decoration bar will be provided separately, and will be install by builders on site



## HX Builder Import

NAME AND SERIES:  
18 Series Aluminum Sliding Door

COLOUR:

GLASS:  
8 MM Clear Glass  
Single Layer Tempered Glass

VIEW:  
Outside view

OPEN THE WAY:  
open to inside

QUANTITY:  
1pcs

REMARK:

DRAWING BY:

CHECKED BY:

APPROVED BY:

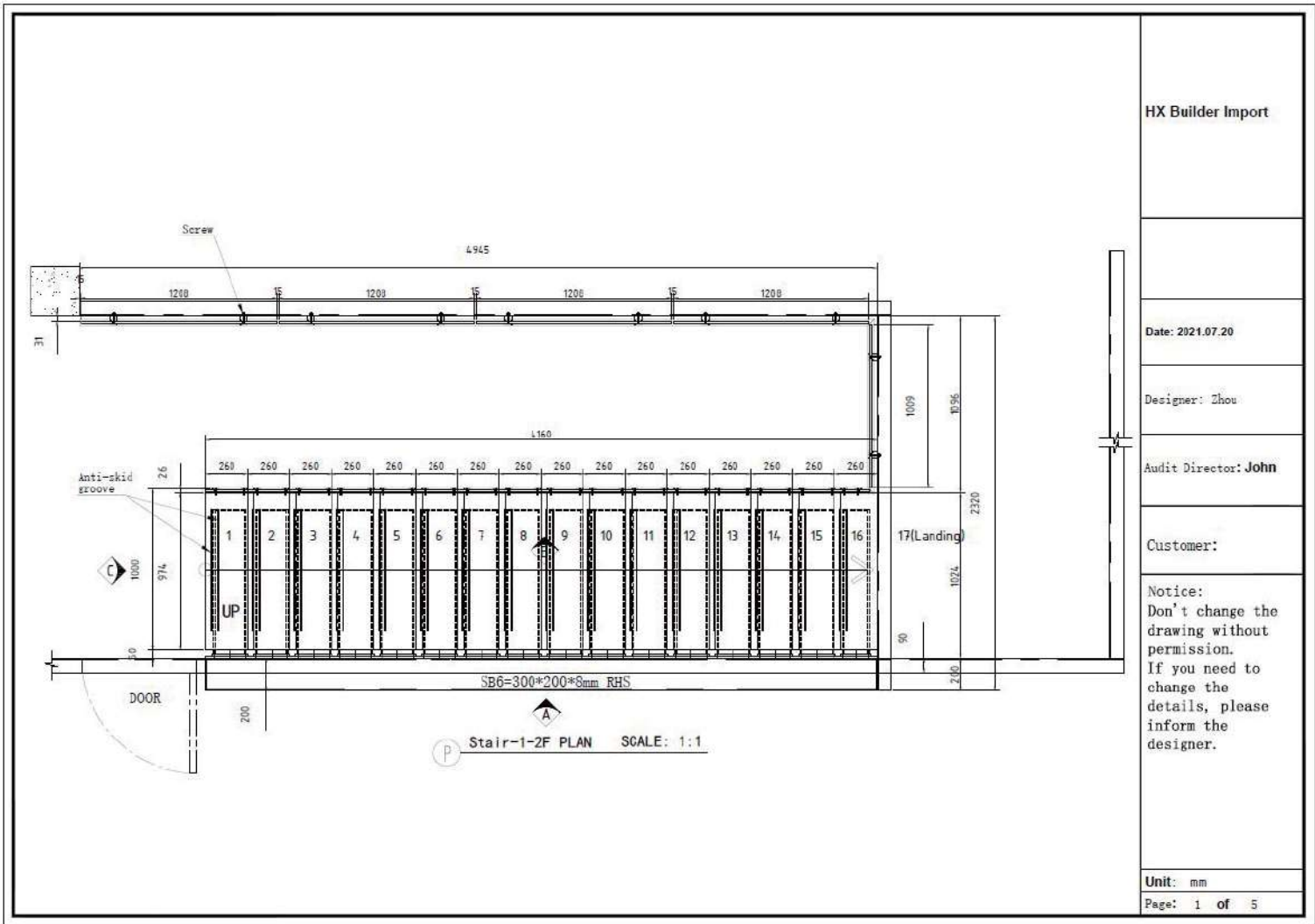
SCALE:

DRAWING NO.:

DATE:  
2022/10/28

NOTE: ALL DIMENSIONS ARE IN MM.  
UNLESS SPECIFIED OTHERWISE.

# Partial Shop Drawing - Customize Floating Staircase With White Oak Tread



HX Builder Import

Date: 2021.07.20

Designer: Zhou

Audit Director: John

Customer:

Notice:  
 Don't change the drawing without permission.  
 If you need to change the details, please inform the designer.

Unit: mm  
 Page: 1 of 5

HX Builder Import

Date: 2021.07.20

Designer: Zhou

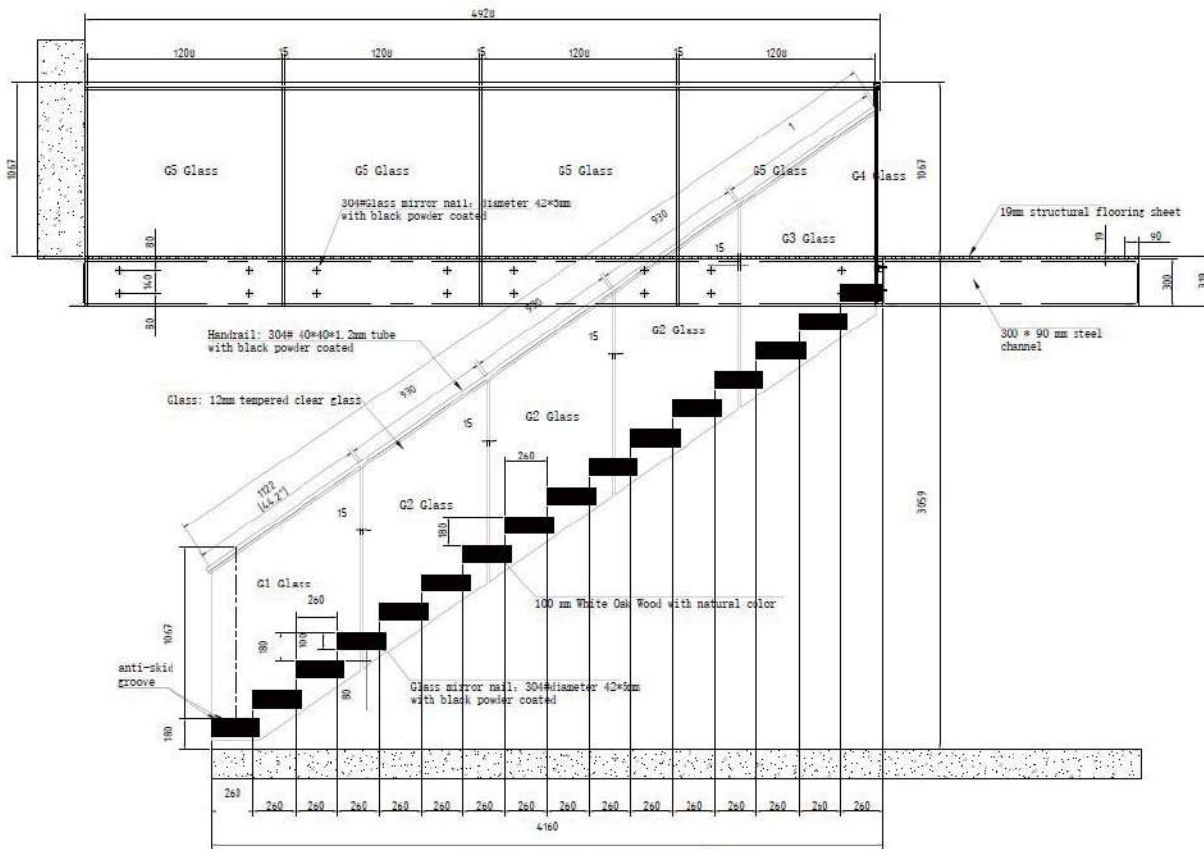
Audit Director: John

Customer:

Notice:  
Don't change the drawing without permission.  
If you need to change the details, please inform the designer.

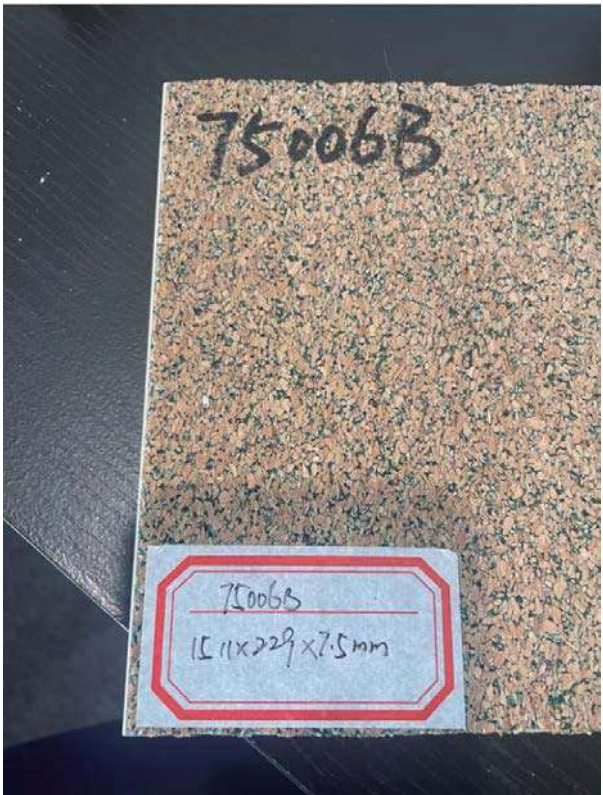
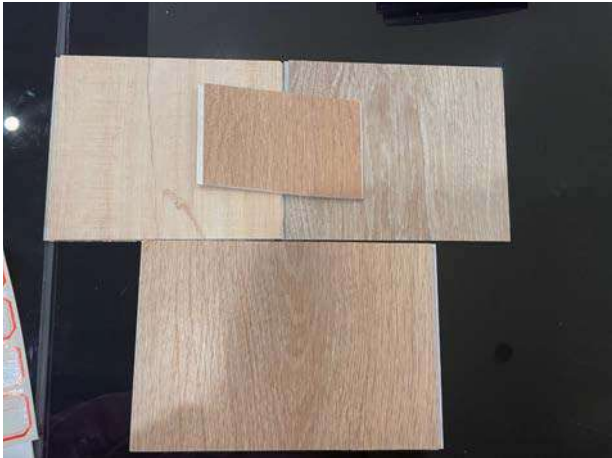
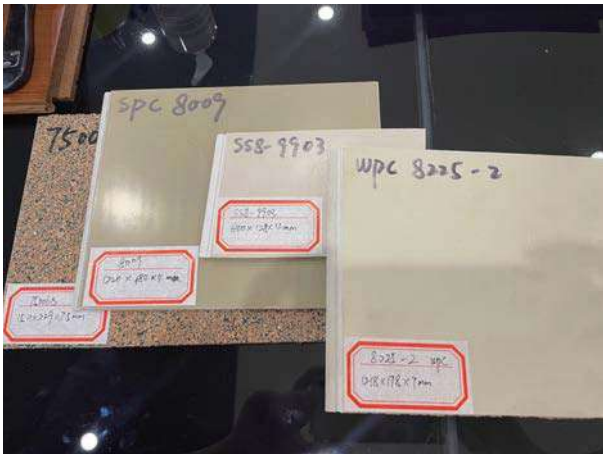
Unit: mm

Page: 2 of 5



EL Stair(1F-2F) B ELEVATION SCALE: 1:1

Hybrid Flooring Samples - Confirmed the color code 75006B & size



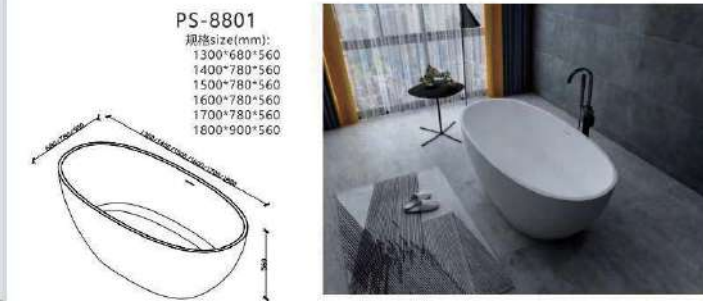




**Timber Look Color Sample Confirmed**

---

2x artificial stone bathtubs - Confirmed the style, size & stock.



---

After confirming the provided shop drawings & product details with Louie, these materials will go to the production stage.

Our overseas Chinese local team will regularly check during the production and double check the quality, quantity, size, and color... to see if that matches the confirmation.

**Checking reference during the production as below**

**Commercial 100 series Aluminum double-glazed windows with thermal break.**





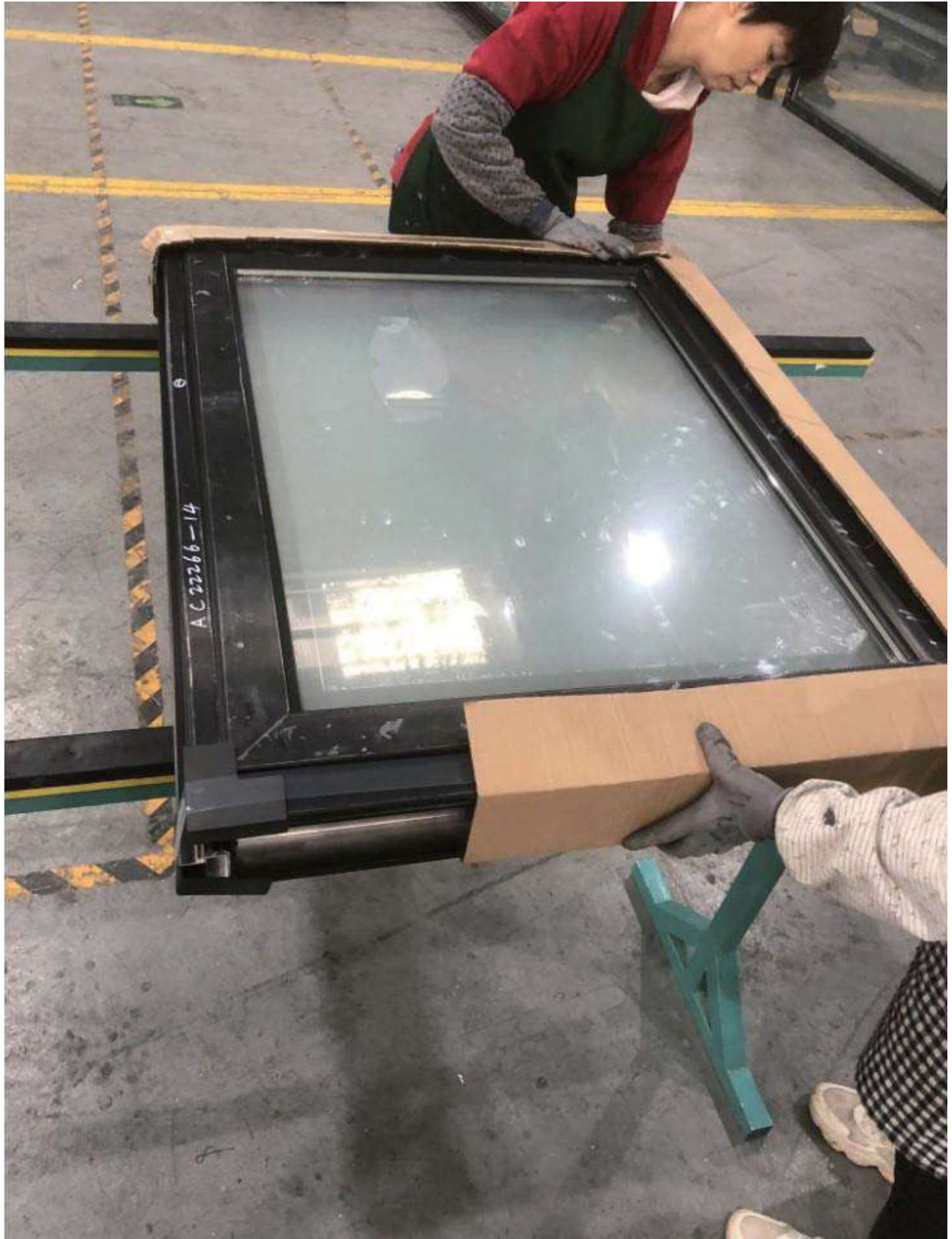
















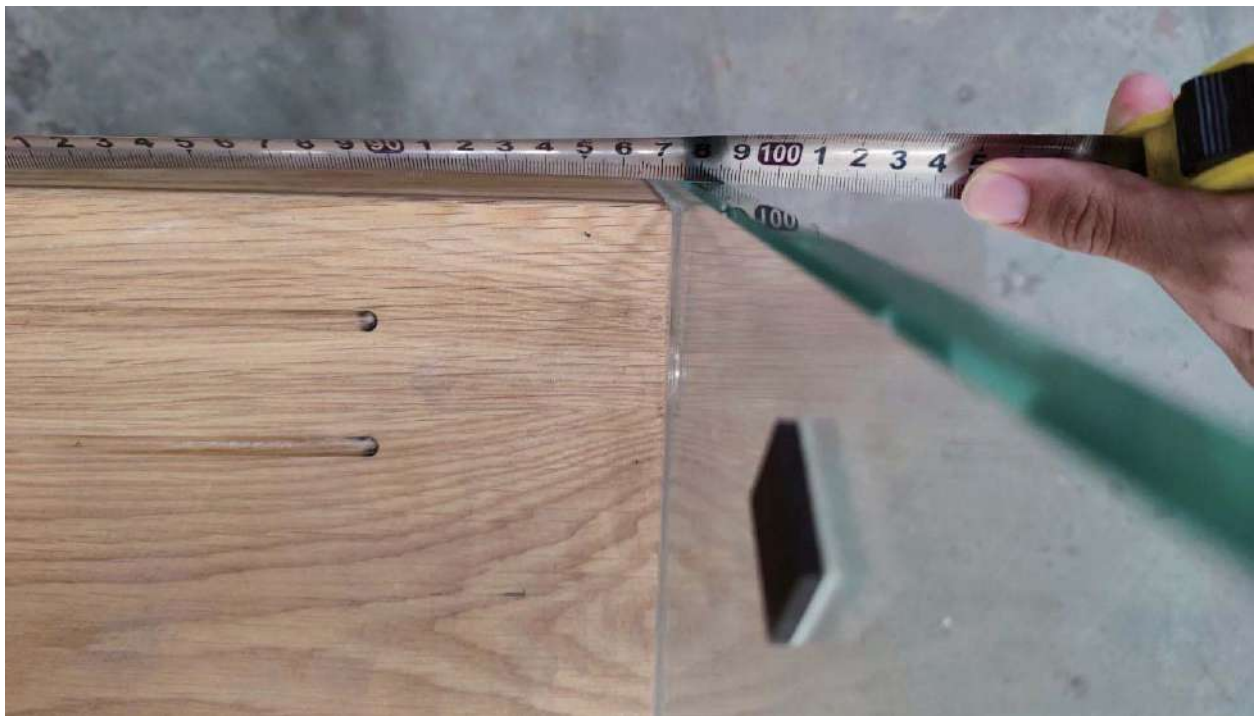
---

Floating staircase with white oak treads









Customized Internal Doors



---

**Hybrid flooring 150 Square Meters**



Customized profile aluminum cladding with confirmed timber look color



2x Artificial stone bathtubs - stock confirmed



---

Now when all these building materials go to production, some materials will finish the production earlier, and some will be completed later. The window will take the longest time in this case.

So when the other materials finish production earlier, we will ship them to our Chinese warehouse in Guangzhou city for free storage and wait for the window to come.

After we collect all these building materials in our Chinese warehouse, we will provide these materials details for Louie's reference and confirm the container loading date with him and when he can expect to receive the goods on his site.

When we get approval from Louie, then we will organize the container loading for these materials.

**Container Loading in China as below:**



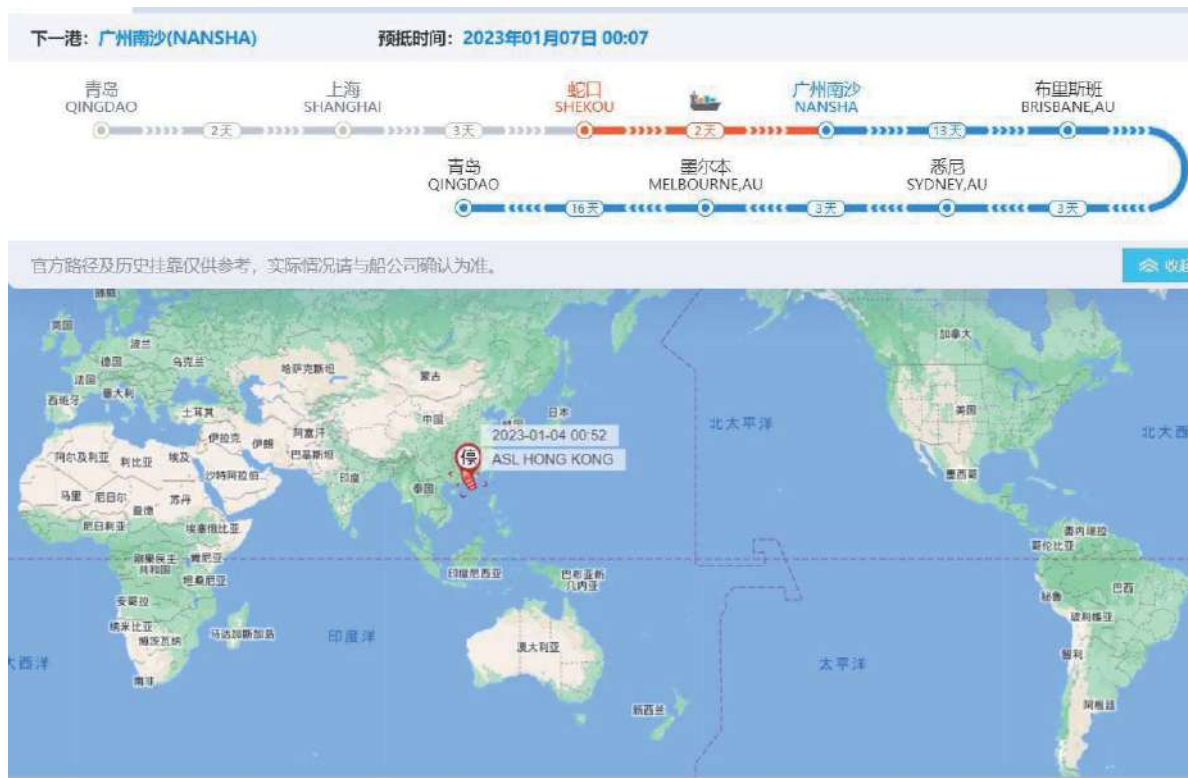




After finishing the container loading, this container will be shipped to the Chinese Guangzhou port, and board on the ship sailing to Sydney that we have booked previously.

The time of sea freight from Chinese Guangzhou port to Sydney port will take around 20-23 days.

We will provide the **regularly shipping update** as below during the sea freight until it arrives in Sydney port:



澳洲直航 港区数据

下一港: 布里斯班(BRISBANE,AU)

预抵时间: 2023年01月16日 20:00



官方路径及历史挂靠仅供参考, 实际情况请与船公司确认为准。

刷新



澳洲直航 港区数据

下一港: 悉尼(SYDNEY,AU)

预抵时间: 2023年01月22日 08:51



官方路径及历史挂靠仅供参考, 实际情况请与船公司确认为准。

刷新



---

Before the ship arrives in Sydney port, our team will finish the customs clearance in Sydney port online, so when the ship arrives in Sydney port, this container can be directly unloaded it to the wharf and shorten the waiting time on the waterfront.

Once the container is available for pick up in the Sydney harbor, our Sydney local transportation team will come in and pick up the container.

Because we have pre-checked Louie's Canberra site and confirmed it's in a residential zone that's not allowed the container truck to come in directly, we will pick up the container and take it to our Sydney warehouse around the Sydney wharf for unpacking and then ship it to Louie's construction site by trucks.

After unpacking the container, these building materials will be loaded on the trucks and delivered to the Canberra construction site. We will also pre-check the exact delivery time with Louie. Then he can arrange someone on-site for the delivery.

**These building materials are in the Sydney warehouse and are ready for delivery:**





---

When the the truck driver starts to ship these building matethe to Canberra site at the confirmed date, our driver will give Louie a call and confirm with him that he is coming to Canberra and will be arrive in around 3 hours, also will give Louie a call again when the driver is 1 hour away from the construction site.

Then the delivery process can be as smooth as possible under our team's management.

**The delivery to the site by crane as below:**





Now all these building materials have been successfully delivered to the construction site from our overseas Chinese partner manufacturers to the Canberra site under our extremely convenient one-stop management.

**But our service will not just stop here....**

We also provide online technical support during the installation.

Sometimes builders may not be 100% sure about how to install correctly or have some questions during the installation.

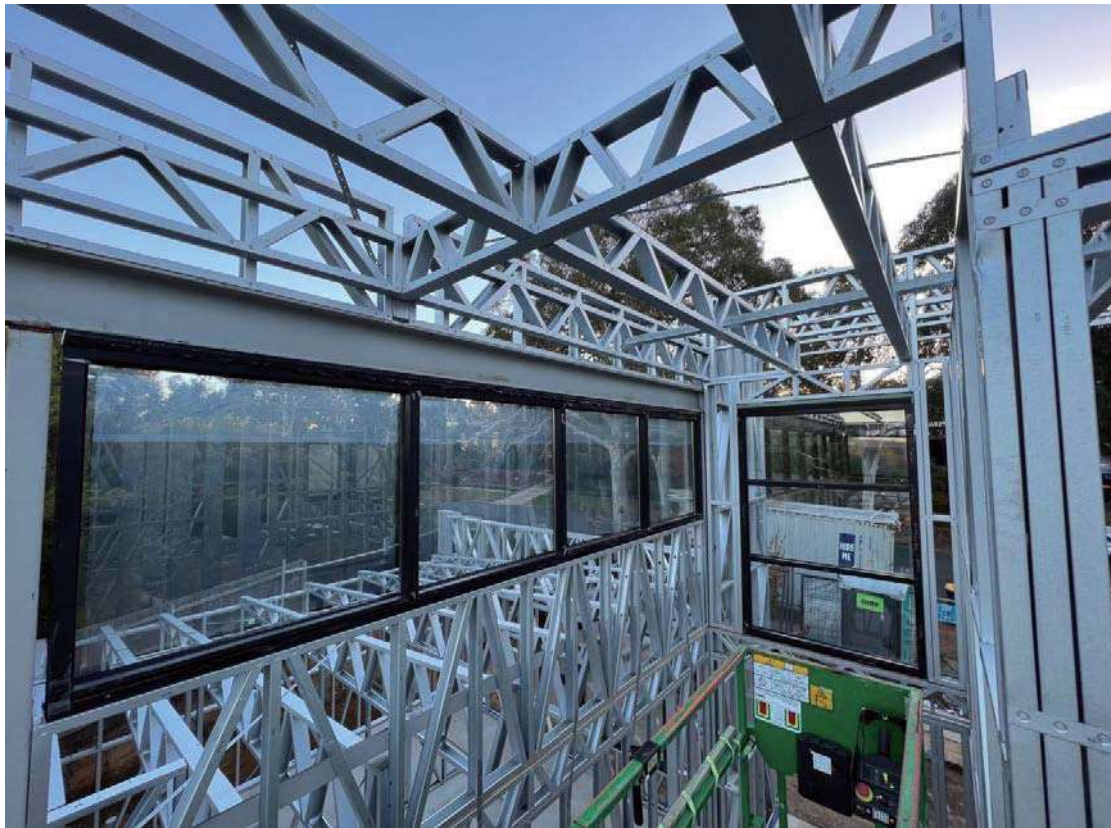
Don't worry, we are always in here for help, builders can simply send us an email with their questions or provide a video or a picture to us.

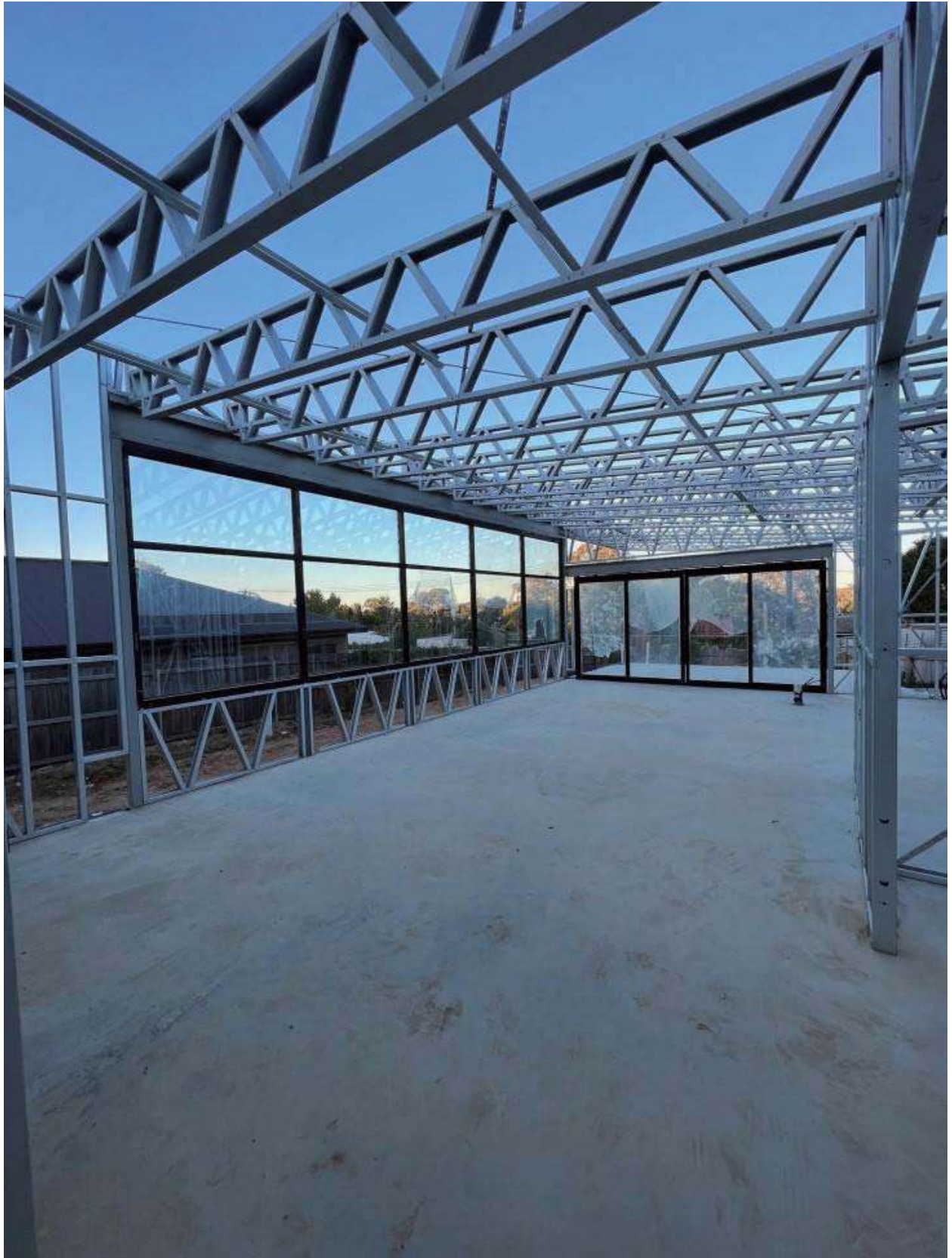
Then we will provide a fast response with the video explanation and related instructions for their questions, then these questions can be solved quickly.

---

Windows installed successfully on Louie's Canberra site:









---

We prepared the Joinery by following Louie's construction schedule after these Aluminum windows are installed on-site.

The lead time for the Joinery is 3 months from the confirmed production date. But plus accurate quoting & shop drawing confirmation, preparing 4 - 5 months in advance is ideal.

Firstly, we provided the shop drawings & quotation for Louie's reference based on his project drawing requirements and Joinery finishes.

And then deepen the joinery shop drawing together with Louie. Below is the partially confirmed joinery shop drawing and stone benchtop cut-out plan.

# Partial Joinery Shop Drawing

**PLAN VIEW**

**ELEVATION B**

**COLOR SCHEDULE**

- Joinery colour: 2 pack, Lacquer = Match F2482-A (Match Paltee Melamine Oyster Grey Matt)
- Open shelves colour: Melamine F2482-A
- Stone benchtop & Splashback: Calcutta Classic Quartz

**confirmed 2 pack profile: 15mm edge profile (Option 2)**

**General Notes:**  
 All Joinery handles will be supply & install by customers.  
 All internal backplane & side panel of joinery will be use F2482- A as internal finish as default, unless otherwise indicated.

2 quotations for the back panel have provided on quotation details for referencodoption 1: 2 Pack (It will need separate as 2 panels for 2 pack finish )  
 Option 2: Calcutta Classic Quartz

**ELEVATION A**

**ELEVATION C**

**Key Point:**

- "▷", "◁", "△", "▽" L, R, top & bottom Visible side to be finished as the door
- "↑" vertical grain, "→" horizontal grain standard is vertical one.
- Pay attention to the handle position & style, especially the recessed ones
- PLS provide the details of appliance ASAP, such as oven, microwave oven, hood, fridge

**Revisions:**

NO.	DATE	REVISED
09	2023.09.18	2023.10.10
08	2023.06.14	2023.11.01
07	2023.06.13	
06	2023.04.11	
05	2023.03.18	
04	2023.03.09	
03	2022.08.25	
02	2022.07.04	
01	2022.06.07	

DOOR	SERIES:	
	COLOR:	
	SHAPE:	
COUNTER-TOP	SERIES:	
	SHAPE:	
CARCASE		
HANDLES		
HINGE		
DRAWERS		
KICKER		
HARDWARE & ACCESSORIES		
Sink		

CLIENT: Macquire st

DESIGNER: EVA

PROJECT: Macquire st

CHECKED:

DRAWING TITLE: KITCHEN

DRAWING NO.:

HX Builder Import

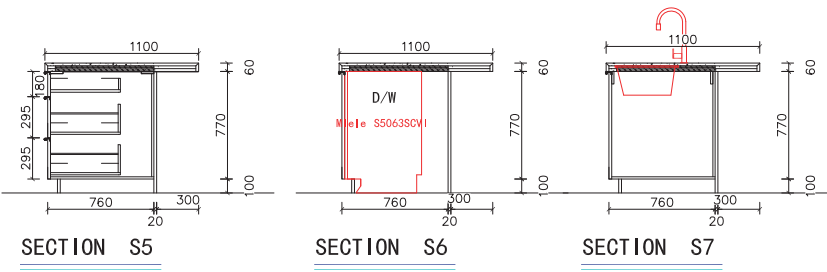
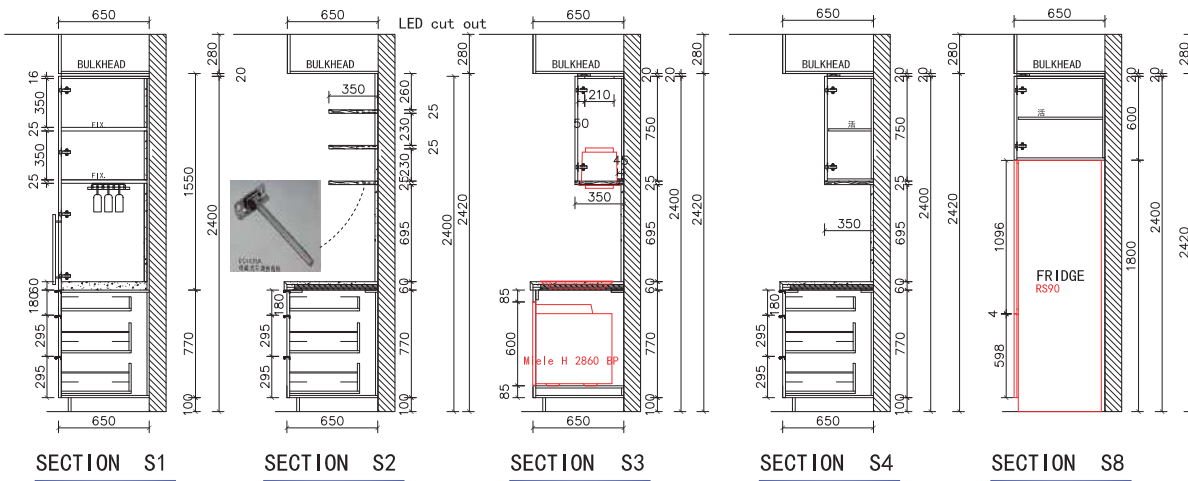
Key Point:

- 1, "▷", "◁", "△", "▽" L, R, top & bottom Visible side to be finished as the door
- 2, "↑" vertical grain, "→" horizontal grain standard is vertical one.
- 3, Pay attention to the handle position & style, especially the recessed ones
- 4, PLS provide the details of appliance ASAP, such as oven, microwave oven, hood, fridge

Revisions:

NO.	DATE	REVISED
09	2023.09.18	2023.10.10
08	2023.06.14	2023.11.01
07	2023.06.13	
06	2023.04.11	
05	2023.03.18	
04	2023.03.09	
03	2022.08.25	
02	2022.07.04	
01	2022.06.07	

DOOR	SERIES:	
	COLOR:	
	SHAPE:	
COUNTER-TOP	SERIES:	
	SHAPE:	
CARCASE		
HANDLES		
HINGE		
DRAWERS		
KICKER		
HARDWARE & ACCESSORIES		
	Sink	



CLIENT		PROJECT	Macquire st	DRAWING TITLE	KITCHEN SECTION
DESIGNER	EVA	CHECKED		DRAWING NO.	

## Kitchen joinery specifications

Joinery colour: 2 pack, Lacquer - Match F4253-A  
(Match Paltee Melamine Oyster Grey Matt)



Open shelves colour:  
Melamine F2482-A



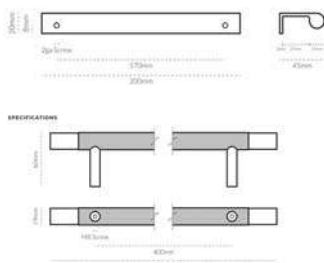
2 pack joinery Profile:  
Option 2: 15mm profile



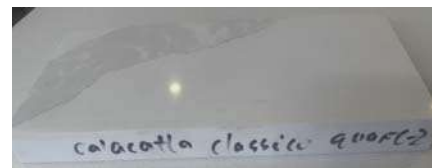
Handles  
Lincoln Pull Brass

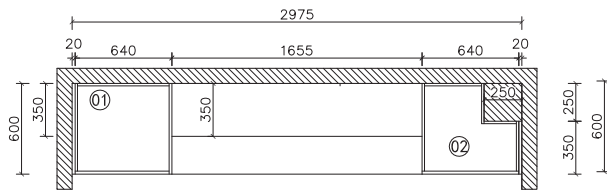
Kintore Appliance  
Pull

Pre drill



Stone benchtop & Splashback  
Calcatta Classico Quartz





PLAN VIEW

APPROVED

COLOR SCHEDULE

	Joinery colour: 2 pack. Lacquer - Match F4253-A (Match Paltee Melamine Oyster Grey Matt)
	Shelf colour: Melamine F2482-A

General Notes:  
 " - - - " All Joinery handles will be supply & install by customers.  
 All internal backplane & side panel of joinery will be use F2482- A as internal finish as default, unless otherwise indicated.

confirmed 2 pack profile:  
 15mm edge profile (Option 2)

HX Builder Import

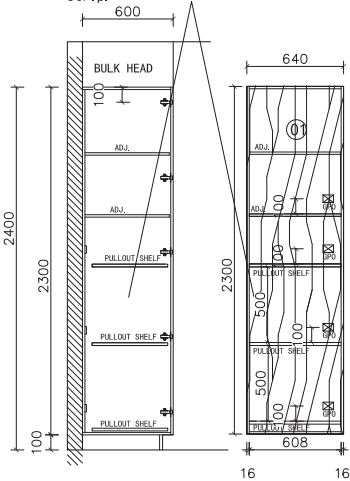
Key Point:

- "▷", "◁", "△", "▽" L, R, top & bottom Visible side to be finished as the door
- "↑" vertical grain, "→" horizontal grain standard is vertical one.
- Pay attention to the handle position & style, especially the recessed ones
- PLS provide the details of appliance ASAP, such as oven, microwave oven, hood, fridge

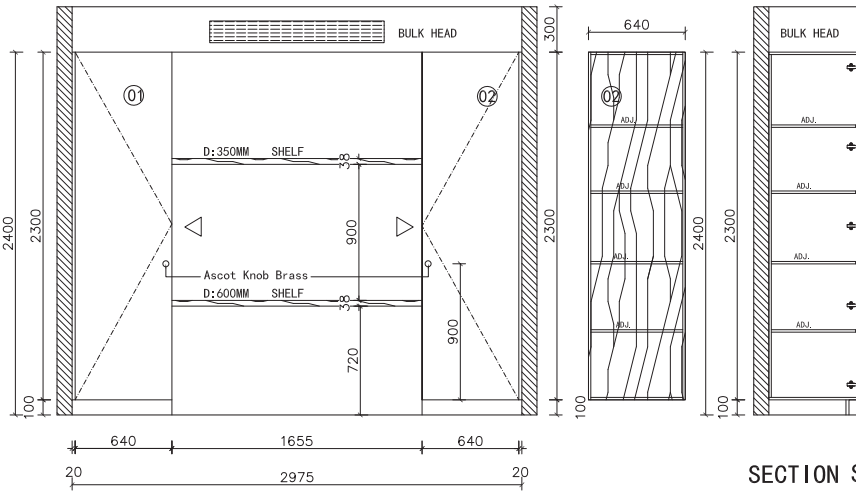
Revisions:

NO.	DATE	REVISED
09	2023.09.18	2023.10.10
08	2023.06.14	2023.11.01
07	2023.06.13	
06	2023.04.11	
05	2023.03.18	
04	2023.03.09	
03	2022.08.25	
02	2022.07.04	
01	2022.06.07	

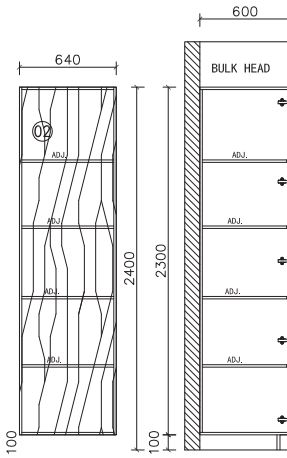
Specification is carcass melamine bottom board and melamine front strip with slider. size is width 580\* depth 500mm \*Height 70mm strip.



SECTION S1



ELEVATION



SECTION S2

DOOR	SERIES:	
	COLOR:	
	SHAPE:	
COUNTER-TOP	SERIES:	
	SHAPE:	
CARCASS		
HANDLES		
HINGE		
DRAWERS		
KICKER		
HARDWARE & ACCESSORIES		
	Sink	

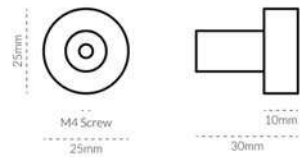
CLIENT		PROJECT	Macquire st	DRAWING TITLE	STUDY
DESIGNER	EVA	CHECKED		DRAWING NO.	

## Study specifications

Joinery colour: 2 pack,  
Lacquer - Match F4253-A  
(Match Paltee Melamine Oyster  
Grey Matt)



Handles:  
Ascott small  
pre-drill



2 pack joinery Profile:  
Option 2: 15mm profile



Shelf colour:  
Melamine  
F2482-A



Printer Drawer specifications for 'pullout shelves':

Reference picture

Fixings/drawer rollers

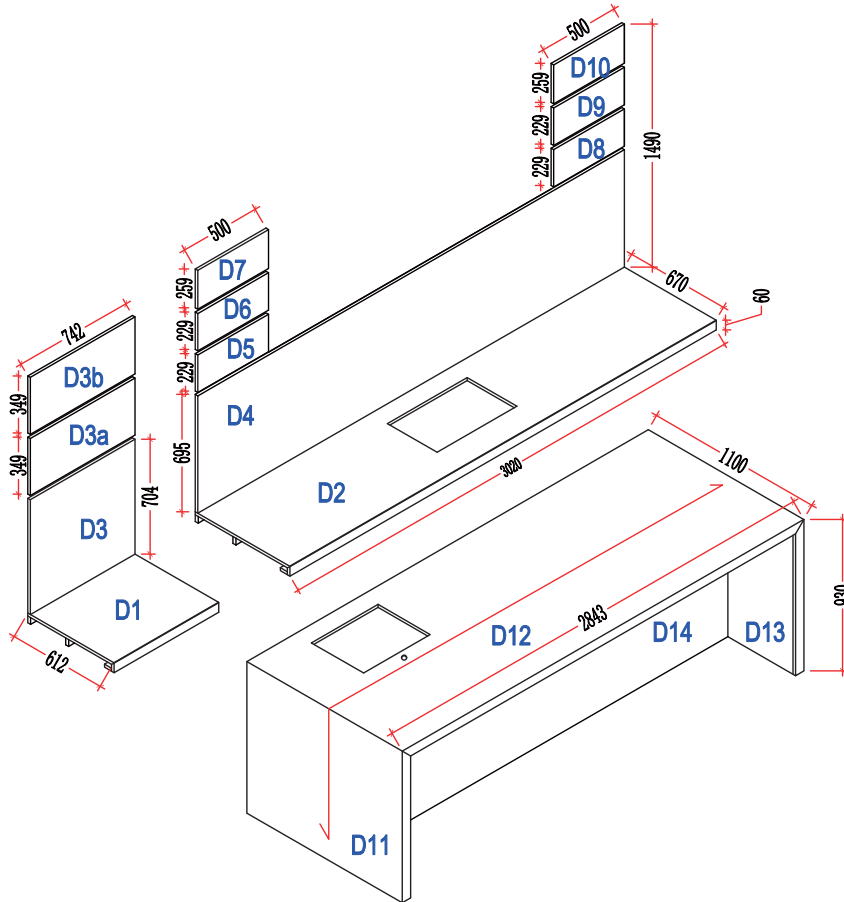
Height to be 500mm

Sliding drawer

drawer width to be  
made 600mm



## Partial Stone Countertop Cut Out Plan

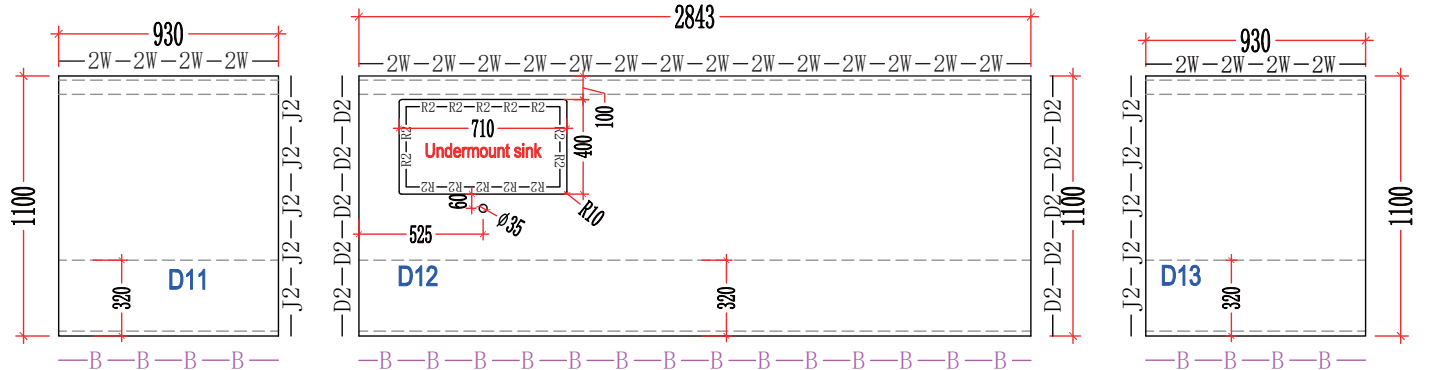
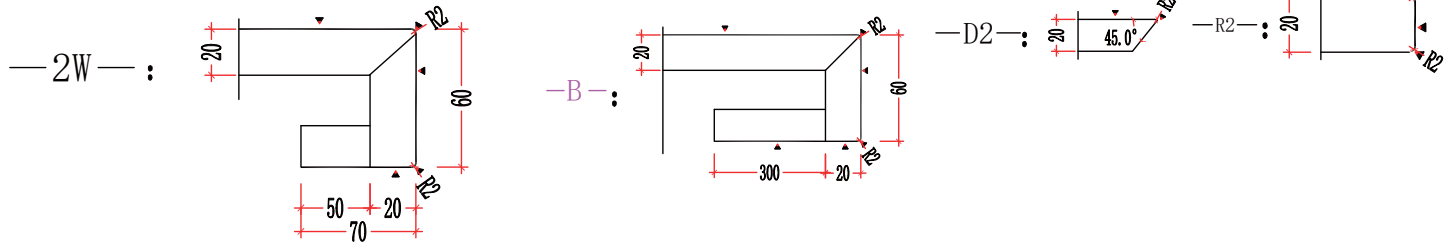


**HX Builder Import**

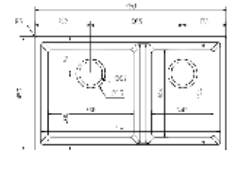
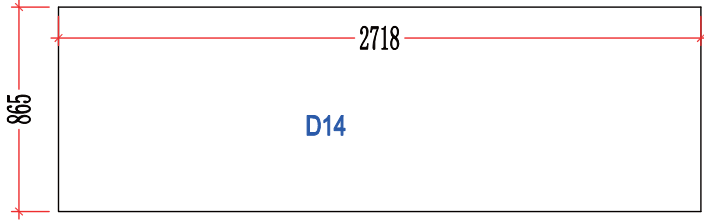
Order No:	Materials:	Quantity: <b>1unit</b>	Drawing No: <b>4/12</b>	Designed: Alice
Project Title: <b>KITCHEN</b>	Surface Treatment: <b>Polished</b>	Thickness: <b>20mm</b>	Date: 2023.11.15 2023.11.26 2023.12.08	2023.12.07 2023.12.14 2023.12.25 Approved:



▼ =Polished



D11/D12/D13 Similar to picture



<b>HX Builder Import</b>	Order No:	Materials:	Quantity: <b>1unit</b>	Drawing No: <b>6/12</b>	Designed: Alice
	Project Title: <b>KITCHEN</b>	Surface Treatment: <b>Polished</b>	Thickness: <b>20mm</b>	Date: 2023.11.15 2023.11.28 2023.12.05 2023.12.14	Approved:

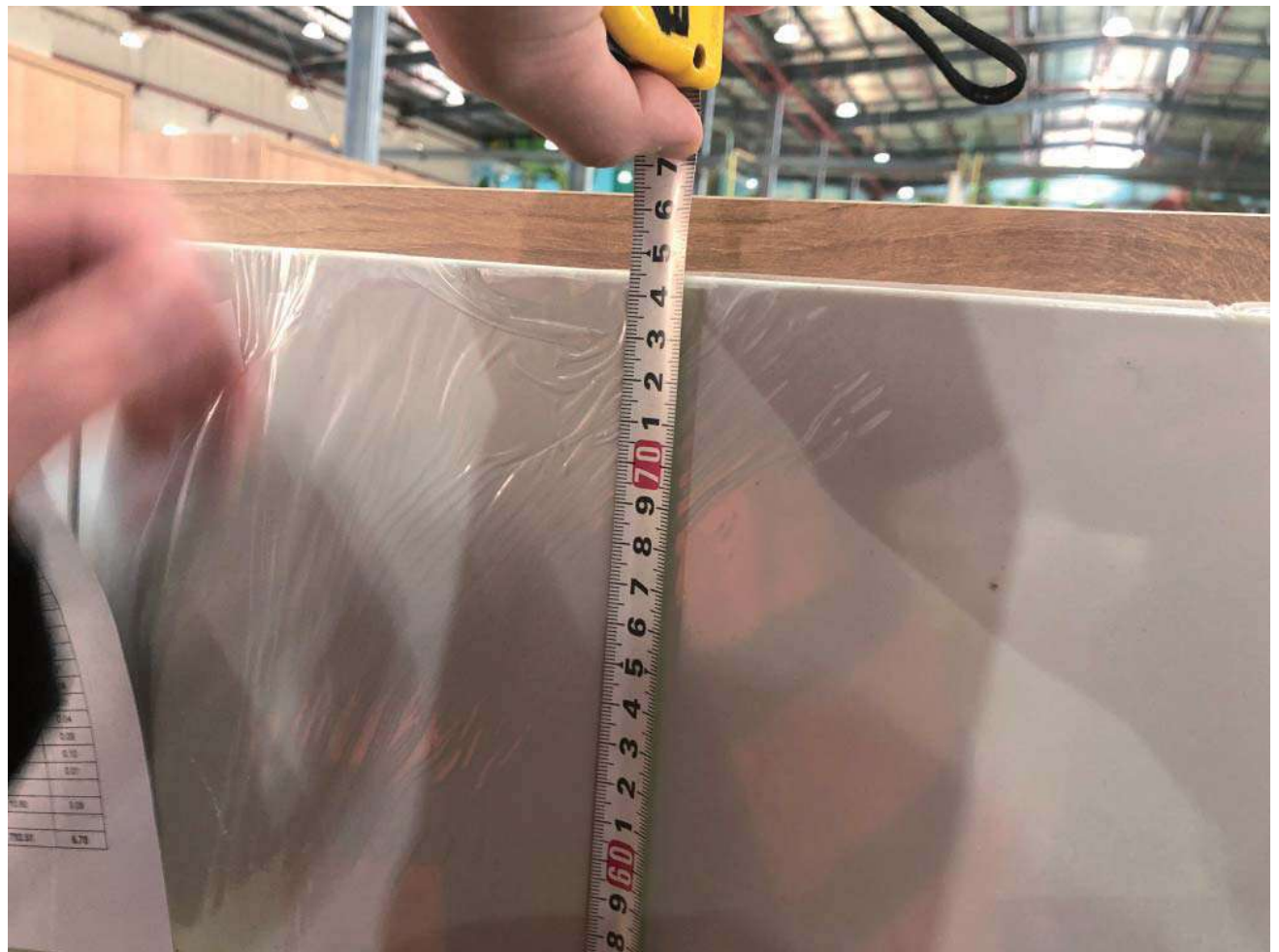
---

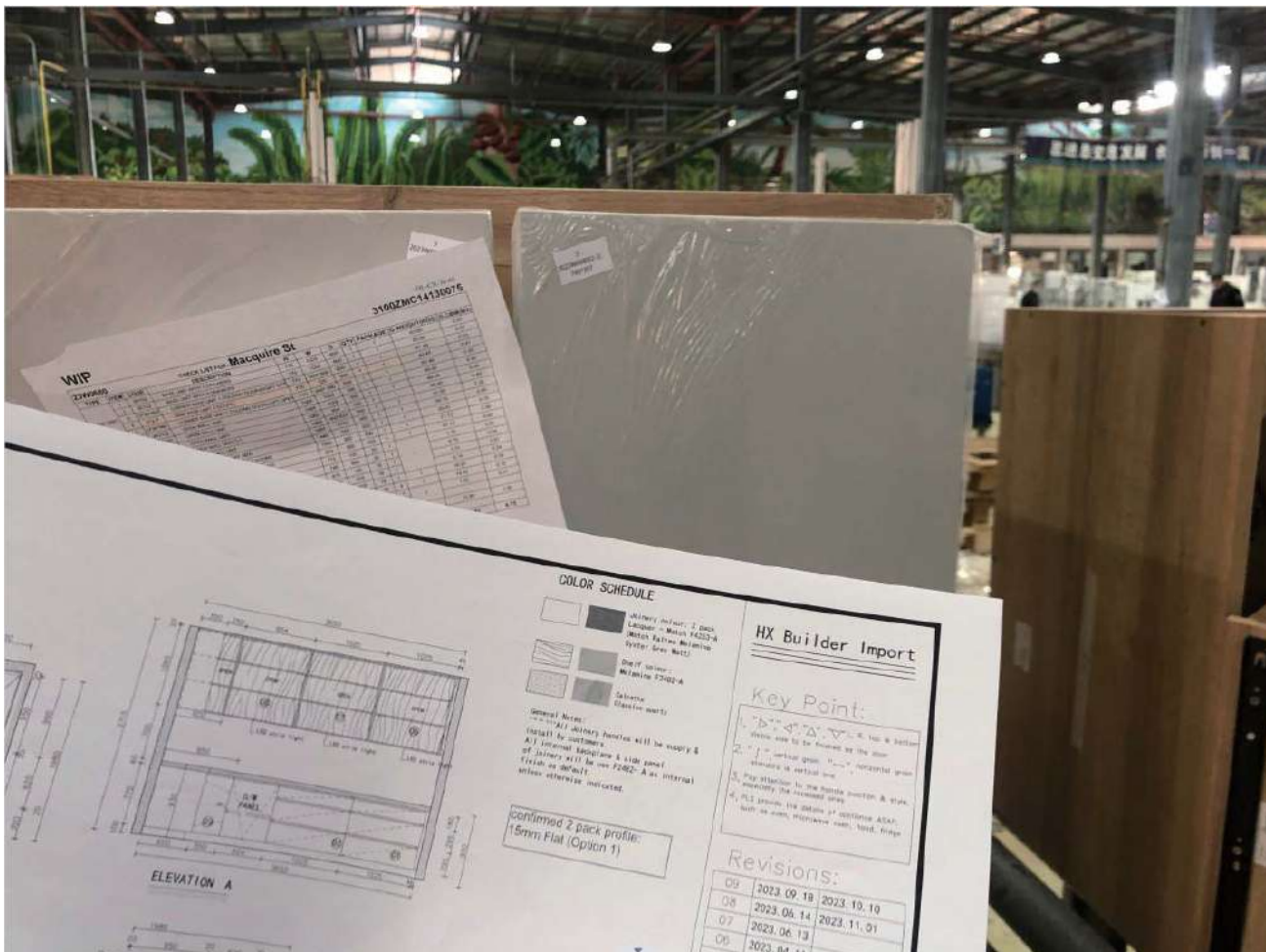
Secondly, we will proceed to the production stage after confirm the final shop drawings & quotation with Louie.

Our overseas Chinese local team members will work closely with the Joinery production department.

And always double check during different production stage, also provide these clear pictures & videos for Louie's reference when the production complete.



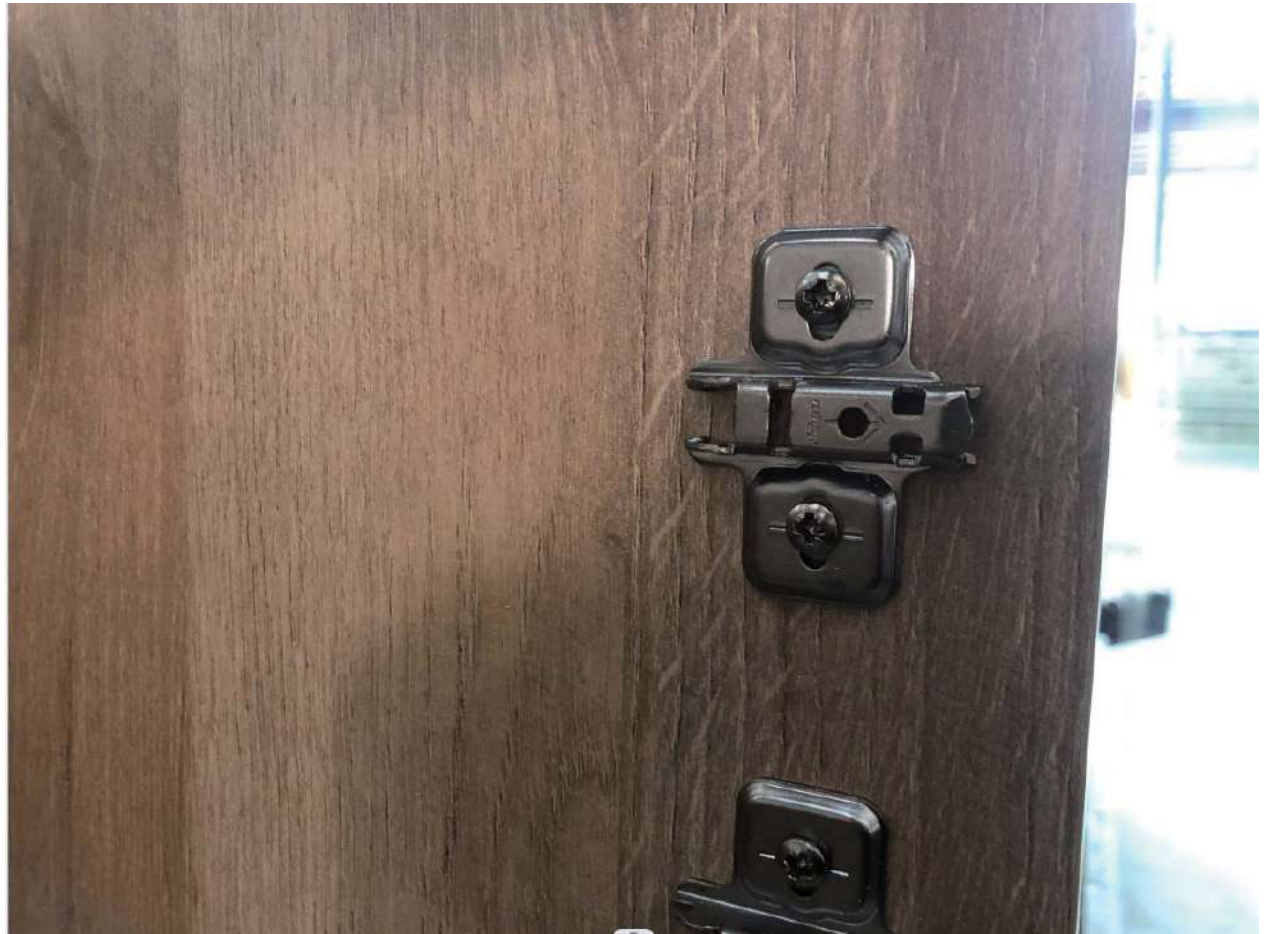














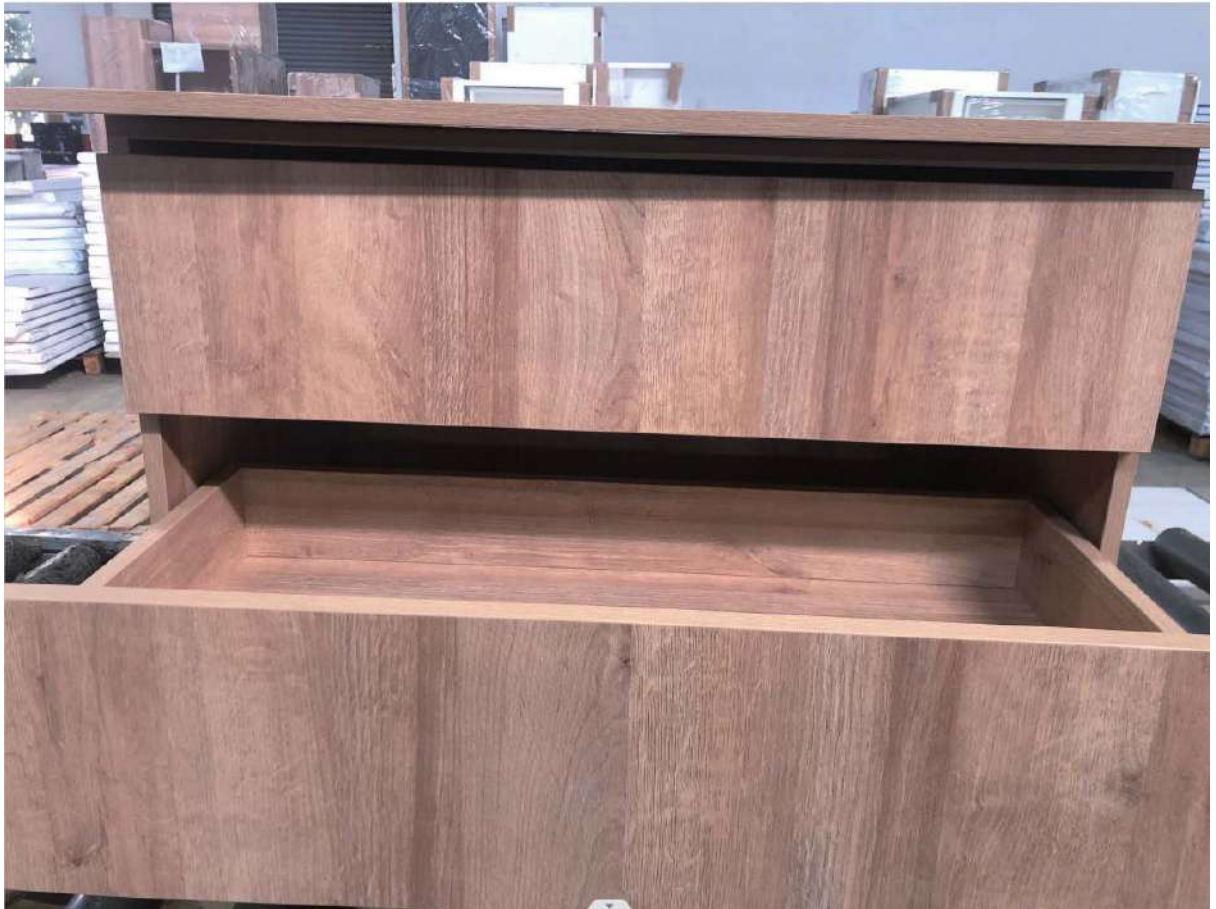




















---

We will arrange the container loading after Louie happy with the overall results, and organize the shipping from China to Louie's Canberra site.

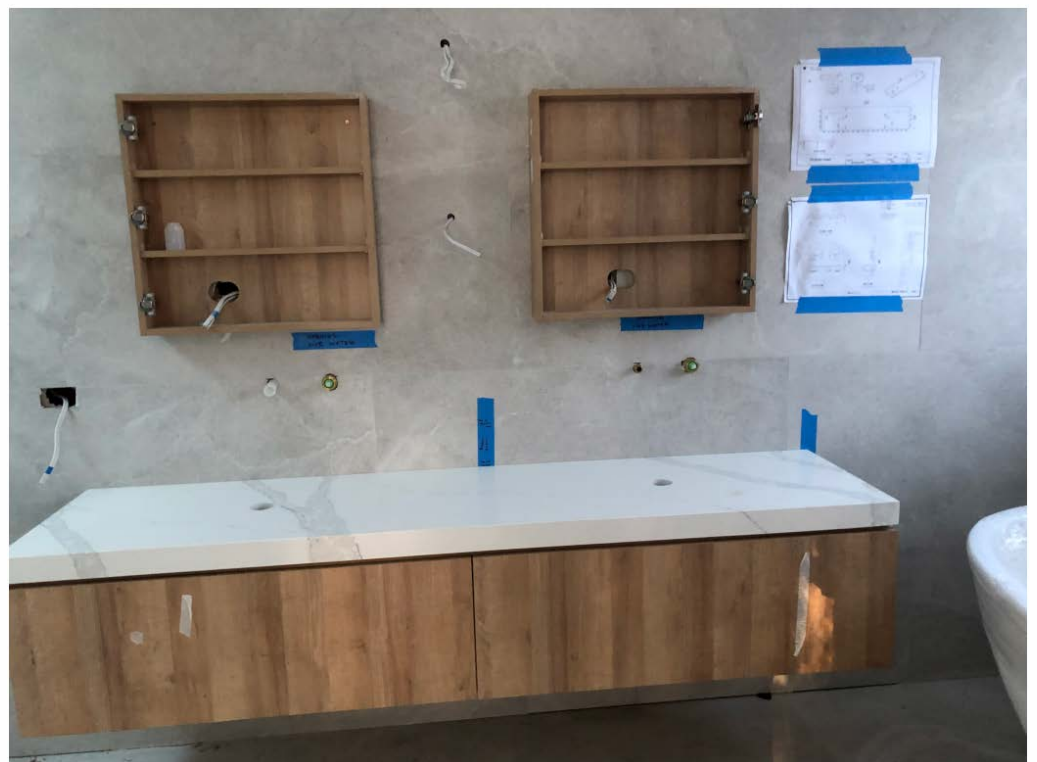




We will handle all the import process, such as international sea freight, customs clearance, import tax calculation, port charges, local transportation from the Sydney port to the site.

And keeping Louie updated during the whole import process until he receives the container on his site.

The Joinery container arrive in Louie's site in Canberra after 25 days as arranged, and Louie organized the container unpacking on site, and then these joinery being installed successfully ! The whole project is getting finished at this stage.





---

#### **4. What problems need to be aware of when thinking about the quality guarantee of the import building materials?**

Some builders may worry about the quality guarantee problem when using imported building materials from China.

Indeed..

Because China has so many different manufactures, and qualities are vary.

If the imported building materials have a quality problem, then the importer will need to take the product responsibility and liability under the Australian consumer law.

And because the overseas manufactures are not restricted by Australian consumer law, the importer must ake all the responsibility in Australia.

#### **How can HX Builder Import be solved with these problems ?**

HX Builder Import as a legal company in Australia, we are very confident about all building materials that we bring into Australia.

HX Builder import will be the importer and take the quality responsibility and liability for all the building materials that we provided for our builder clinets.

So builders can get the biggest price advantages from overseas manufactures without taking any risk by themself, and getting the protection under the Australia consumer law by working with HX Builder Import.



---

Finally, we have been working with building industry clients in many different roles across Australia.

We deeply understand how vital building budget control is, and the struggle when facing increasing building material costs but can't find the way out, particularly for builders, and the challenges & risks builders need to face when they try to import building materials from overseas Chinese manufacturers by themselves.

We hope this eBook can help builders have a clear understanding of what problems they need to be aware of during the building materials importing and how we HX Builder Import, can help them smoothly overcome these challenges by using our import solutions

And help them to increase their profit margin 36% - 50% massively with confident in our proven import solutions without taking any risk or common frustration by themselves.

Best,

Yipei - HX Builder Import