

CAN YOU AFFORD TO BUILD WITH TIMBER?

GET THE FACTS

When compared to timber, Supaloc® has the potential to save you up to \$10,000 per annum*

NATURAL TIMBER DAMAGE

- Timber can warp shrink & expand which can result in plasterboard & cornice damage³
- Potentially up to \$1,600 a year for maintenance

Unlike timber, Supaloc® steel frames are backed by a 50 Year Warranty* & do not warp, twist or shrink, providing a solid & true frame for plasterboard.

TERMITE INFESTATION

- 1 in 5 South Australian Homes are at risk
- Face possible repair costs of up to \$40,000¹
- Treatment costs of up to \$850 per year²

A Supaloc® steel frame is 100% impermeable to termite damage. Why trust anything else?



Supaloc®
Steel Building Systems

When compared to timber, Supaloc® has the potential to save you up to \$10,000 per Annum*

- **In termite treatment, inspection & infestation costs**
- **In home maintenance, due to cracking, peaking and warping**

*Houses framed in timber are susceptible to termite infestation and internal surface stress fractures, the costs of which can be substantial. Can you afford not to build with steel?

1 in 5 South Australian homes will suffer termite infestation within a five year period; repair costs commonly in excess of \$40,000¹. To treat against and inspect termite activity costs an additional \$830 a year² – with no guarantee of preventing a termite attack. A Supaloc® steel frame is 100% impermeable to termite damage. Why trust anything else?

Timber frames are butt jointed and fixed with nails. Atmospheric conditions can cause timber to warp, resulting in unsightly nail popping and a potentially unsafe frame and roof structure. Supaloc® frames and trusses, on the other hand, are strong, safe and silent, and are riveted and bolted into place, ensuring virtually no movement for the lifetime of the house.

Timber, being a water based cellulose product, shrinks and expands according to environmental conditions at a rate that conflicts with plasterboard, causing lining surface to crack, peaking of ceiling joints and cracked cornices³. Can you cover the cost to rectify ceiling cracks, repaint walls and patch cornices in your new home, potentially up to \$1,600 a year? Unlike timber, Supaloc® steel frames are backed by a 50 Year Warranty* and do not warp, twist or shrink, providing a solid and true frame for plasterboard, thereby eliminating the surface splitting and cracked cornice problems associated with frame movement.

The potential \$10,000 saving per annum is therefore calculated thus:

Potential Problem	Cost over a 5 year period	Annual cost
Serious termite infestation rectification	In excess of \$40,000	\$8,000
Termite treatment and inspection	Average \$4,150	\$830
Cracking & peeling - patching / redecorate	Up to \$8,000	\$1,600
	Potential cost over 10 years	\$10,430

¹ CSIRO *Call for the immediate declaration of all municipalities (metropolitan Melbourne & regional Victoria) as regions where homes, buildings and structures are subject to termite infestation* 13 January 2005

² Figures based on research into the South Australian termite treatment and inspection industry; costs based on retail averages and correct at time of print, 27 March 2009

³ Coefficient of Thermal Lineal Expansion, Shortley and Williams, 1965

* BlueScope Steel Warranty - BlueScope Steel offers a warranty of 50 years on house framing manufactured from TRUECORE® steel. This warranty applies only to the steel roof structure and wall framing components which are enclosed within the building envelope for domestic dwellings. For further information visit the BlueScope website: www.bluescopesteel.com.au