

KiaDom

H O M E S

#1 ON THE GOLD COAST

Specialising in Custom
Designed Small Homes,
Second Dwellings and
Granny Flats

From School Holidays to HIA Awards



Greg Kite

Managing Director |
30+ Years in the
Trade

It started in Canberra in the early 90s, jumping onto job sites with his father during school holidays — building pergolas, decks, and a deep respect for doing things right. That foundation shaped everything Greg Kite would go on to build.

Today, KiaDom Homes is the result of over three decades of refinement.

Backed by an Advanced Diploma in Building & Construction Management, QBCC and NSW licenses, and **HIA Trades Workmanship and Renovation Awards**, Greg leads a team that doesn't just build houses — they build the backdrop for your family's memories.

From high-rise carpentry fit-outs on the Gold Coast — including landmark projects like the **Versace Hotel** and **Pacific Private Clinic** — to a deliberate, expert focus on second dwellings, Greg's career has been defined by one principle: **the parts you can't see should be built just as right as the parts you can.**

When he's not on site, you'll find Greg playing OzTag, mountain biking, paddling a surf ski, or cheering on his son's rugby league team. A local dad, a dog owner, and a builder who genuinely understands what home means.



 THE TEAM

Meet the KiaDom Team

When you build with KiaDom Homes, you get more than a builder — you get a dedicated team of specialists who manage every complexity from the first council check to the final coat of paint.



Greg Kite

Managing Director

30+ years in trade. Oversees strategy, quality control, and ensures every home meets "Dad's Standard" before the keys leave his hands.



Bec Bow

Administration Manager

The engine room of KiaDom. Your primary contact during intake and preliminary phases — making complex paperwork feel seamless.



Kai Cordwell

Construction Manager

Bridges the plans and the physical build — coordinating crews so timelines are met without ever compromising structural integrity or finish.

Design Team

Transforms your vision into a compliant, buildable design — navigating planning regulations so your second dwelling flows perfectly for your family.

Leading Hands & Trades

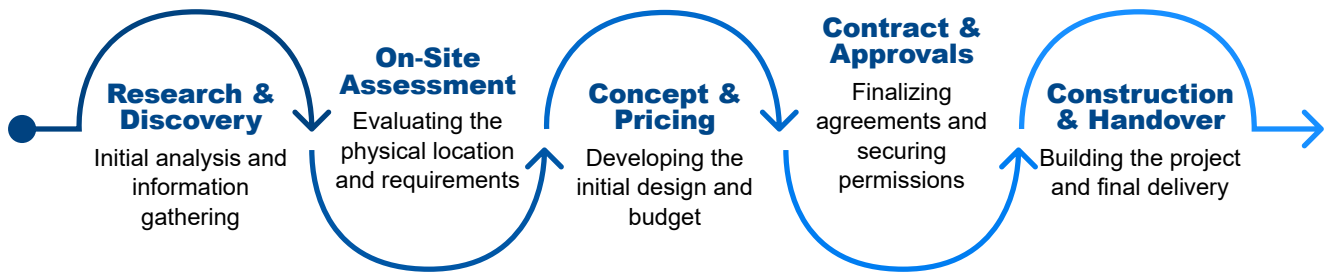
Hired for both skill and character. On-site experts who treat your property with the respect it deserves and share KiaDom's commitment to quality.

Trusted Partners

Handpicked suppliers like Colorbond, Bradnam's, and Truecore Steel — partners who prioritize a positive client experience, not just the cheapest quote.

Our 5-Phase Process

Every KiaDom build follows a structured, proven methodology — because a great result is never an accident. Here's exactly how we work with you, from the first search online to the day we hand you the keys.



Our phased approach eliminates surprises and puts you in control at every decision point — before money is ever committed to the next stage.

PHASE 2 DEEP DIVE

The Project Assessment Meeting

Before a single drawing is produced, we meet you on-site. This physical walkthrough is where we verify the technical details that other builders routinely miss — and where we save our clients from costly surprises down the track.

Compliance Check

We verify there is adequate room for the compulsory third car park required for secondary dwellings — a detail that can stop an entire project if missed.

Access Verification

We confirm at least 1 meter of clearance for machinery access. Without this, construction costs escalate — or worse, the build becomes unviable.

Services Location

We locate your power, water, and sewer connections on-site — eliminating the "hidden cost" surprises that appear at excavation stage for unprepared builders.

Rock-Solid Promises. In Writing.

In an industry where "hidden costs" and fine print are the norm, KiaDom Homes operates differently. Every guarantee below is documented, contractual, and backed by our name.



No Surprises Fixed-Price

Your signed contract price is final. No hidden extras. No unforeseen increases. What we quote is what you pay.



Guaranteed Handover Date

We guarantee your move-in date as agreed. If we run over, we pay YOU for every day beyond the agreed handover period.



Structural Warranty

12-month non-structural guarantee plus a 6-year, 6-month structural guarantee on your new home. Truecore Steel components carry a 50-year Bluescope warranty.



Defects-Free Handover

Because we limit our project intake, your home gets the full attention it deserves. We guarantee a defect-free finish from day one of occupancy.



Satisfaction & Flexibility

This is your home. We guarantee you the flexibility to change fixtures or selections throughout the process so you end up with a home you truly love.

 All guarantees are documented in your Fixed-Price Construction Contract, governed under QBCC licensing standards and Australian consumer law.



☆ CORE VALUES

Our Moral Compass

At KiaDom Homes, we don't just build to code — we build to a moral compass. These five values are the non-negotiables that guide every decision we make, on-site and in the office.

1

We treat your money like our own

This project is one of the largest financial decisions of your life. We don't believe in waste, and we don't believe in guessing with your budget.

2

We are only as good as the processes we follow

A successful build isn't an accident. From initial site research to final handover, our proven methodologies keep every project on track.

3

Our word is our commitment

If we say 7:00 AM, we're there. If we guarantee a handover date, we meet it — or we pay you for the delay. We say what we do and do what we say.

4

Constant improvement is mandatory

As The Professional Builder members, we stay connected to the latest education and building standards — always bringing the best solutions to your project.

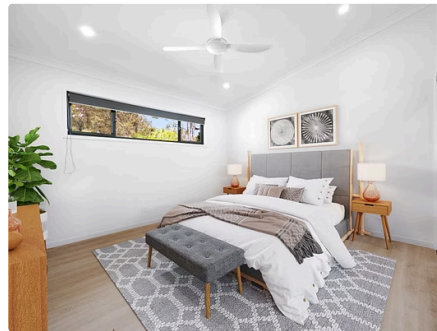
5

We create the best experiences

Building a new home shouldn't be a source of stress. Our mission is to deliver an experience brimming with excitement — not uncertainty.

Our Work Speaks for Itself

Every project in our gallery represents the same commitment: premium materials, precision workmanship, and a finish that stands up to scrutiny — both inside and out. These are homes built to the standard that earned us our HIA awards.



Projects completed across the Gold Coast and Tweed Coast regions. All photography shows KiaDom Homes completed and current projects.

What Our Clients Say

The best measure of a builder isn't the awards on the wall — it's the words of the people who live in the homes we build.

"Wow what a crew of workman... just an awesome experience building our Granny Flat with Greg and the boys. So professional and punctual. Everything that Greg said happened, happened—except he said an 8-week build and we were done and dusted in 7."

— Karen & Geoff,
Pottsville NSW

"We sat down with Greg and really appreciated his genuine consideration of our vision and our budget. Four years and two extensions later, Greg's integrity, flexibility, communication, and workmanship has not wavered."

— Kate, Reedy Creek QLD

"As first-time builders we did not know what to expect but you have exceeded our expectations—and **on time**. Nothing was any trouble; your guys were punctual, friendly, and reliable."

— The Ball Clan,
Helensvale QLD

"Greg spent time finding out what we wanted to achieve, discussing our options, offering suggestions, and worked within our budget. The finished deck is **amazing!**"

— Karen, Palm Beach QLD

"Greg & his team were extremely professional, reliable, and produce **high-quality work**. If you are needing a builder for a job small or big, I highly recommend Greg."

— Martin, Currumbin QLD

30+

Years Experience

Decades of trade expertise led by Greg Kite

50yr

Steel Warranty

Truecore Steel components backed by Bluescope

READY TO BEGIN?

Let's Build Something That Lasts

Your next step is simple and completely obligation-free. Book a **Value-First Discovery Call** with the KiaDom team and we'll start with a technical deep dive into your property — before we ever ask you to commit to anything.

What Happens Next

- We research your property using Council Mapping Hubs
- We identify any sewer, stormwater, or zoning constraints
- We align your goals with what's genuinely possible on your block
- You decide if you'd like to proceed — no pressure, no obligation

Contact KiaDom Homes

Greg Kite — Managing Director

Book a Discovery Call today

Phone: 07 56 328 663

Email: admin@kiadomhomes.com

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