

THE CLAIMS DEFINING THE INVENTION ARE AS FOLLOWS:

1. A modular perimeter frame system for forming a perimeter frame used in the construction of floors, walls and roofs of buildings, comprising:
 - (a) a first modular sub-frame having a blunt end portion, and
 - (b) a second modular sub-frame having an overhang end portion,wherein the blunt and overhang end portions are so dimensioned and shaped as to facilitate a continuous abutting engagement between at least two surfaces which meet at a corner of the blunt end portion and at least two surfaces which meet at a corner of the overhang end portion.
2. A modular perimeter frame system for forming a perimeter frame used in the construction of floors, walls and roofs of buildings, comprising:
 - (a) a ladder sub-frame having a pair of parallel, spaced apart, ladder beam members interconnected by one or more ladder cross-beam members, the ladder beam members being symmetrically opposite each other, thereby forming a blunt end portion at each opposite end of the ladder sub-frame, a first of the ladder beam members being adapted to be located along an external perimeter of the perimeter frame and a second of the ladder beam members being adapted to be located along an internal perimeter of the perimeter frame,
 - (b) a top hat sub-frame having a pair of parallel, spaced apart, top hat beam members interconnected by one or more top hat cross-beam members, the top hat beam members being of a different length to each other and being symmetrically opposite each other, such that a first of the top hat beam members extends further in its length by a predetermined distance at each of its opposite ends than the length of a second of the top hat beam members, thereby forming an overhang end portion at each opposite end of the top hat sub-frame, the first of the top hat beam members being adapted to be located along an external perimeter of the perimeter frame and the second of the top hat beam members being adapted to be located along an internal perimeter of the perimeter frame, wherein the predetermined distance is substantially equal to a distance separating the first and second of the ladder beam members,wherein the perimeter frame is formed by locating two of the ladder sub-frames symmetrically opposite each other across a first axis, with the first of the ladder beam members of each ladder sub-frame being outermost, and by locating two

of the top hat sub-frames symmetrically opposite each other across a second axis perpendicular to the first axis, with the first of the top hat beam members of each top hat sub-frame being outermost, and then by perpendicularly interconnecting the ladder and top hat sub-frames at their respective end portions.

3. The modular perimeter frame system of claim 2 wherein the second of the ladder beam members is an internal ladder beam member of the ladder sub-frame and has opposite ends which are separated by a length which is shorter than the length separating opposite ends of the first of the ladder beam members which is an external ladder beam member of the ladder sub-frame, the shorter length being substantially equal to the width of the overhang end portion of the top hat sub-frame.

4. The modular perimeter frame system of claim 3 wherein the external ladder beam member includes a corner socket at each of its opposite ends for receiving therethrough a corner post for supporting a wall.

5. A modular perimeter frame system for forming an enlarged perimeter frame used in the construction of floors, walls and roofs of buildings, comprising:

- (a) a ladder sub-frame in accordance with claim 2,
- (b) a top hat sub-frame in accordance with claim 2,
- (c) a ladder link sub-frame, and
- (d) a top hat link sub-frame,

wherein the enlarged perimeter frame is formed by perpendicularly interconnecting the ladder sub-frame and the top hat sub-frame at their respective end portions to define a corner of the enlarged perimeter frame, and by longitudinally connecting the ladder link sub-frame between respective blunt end portions of a pair of the ladder sub-frames, and by longitudinally connecting the top hat link sub-frame between respective overhang end portions of a pair of the top hat sub-frames.

6. The modular perimeter frame system of claim 5 wherein the ladder link sub-frame has a peg end portion at each opposite end thereof, and the top hat link sub-frame has an offset end portion at each opposite end thereof, and wherein

each peg end portion is securably engageable within an adjacent blunt end portion of a ladder sub-frame and each offset end portion is securably engageable alongside an adjacent overhang end portion of a top hat sub-frame.