

## IMPORTANT INFORMATION ABOUT OUR HOMES

### **Statutory Approvals**

Town planning requirements will vary between local government areas. If you plan to buy one of our Granny Flats or Modular Homes you can make your own enquiries with your relevant local authorities. We will supply detailed plans and all the necessary certifications to help you obtain local authority approval for your new home. Alternatively, we can take care of all that for you using one of our building certifiers.

### **Timeframe**

Including shipping and delivery, your brand new modular home can be delivered within just 12-14 weeks from the date you place your order depending on the location of your property and our production schedule at the time. We will use this period to obtain the necessary statutory approvals and prepare your site by laying foundations and connecting services, so that your home can be installed quickly and without hassle. With good planning you could be moving into your beautiful new home just days after delivery.

### **Compliance**

All our homes are fully compliant with Australian standards and the Building Code of Australia. In fact the frame, windows and doors exceed minimum requirements under these standards. The frames for our modular homes are built with a C4 cyclone rating and the windows and glass doors currently have a wind rating of N3. The company is now working with the manufacturers to produce C2 glass windows and doors for our homes. Our homes can then be installed with confidence and without further reinforcement or strengthening virtually anywhere in Australia, provided the foundations and tie-downs are engineer designed to suit site conditions.

### **Financing**

If you have sufficient equity in your property or a deposit, your financier may advance funds to cover the cost of the home purchase as a personal loan. When the home is installed, the loan would be converted to a normal home loan.

### **Warranties**

A 10 year structural guarantee applies to the frame while internal fixtures have a 12 months warranty. Your new home or Granny Flat is also covered by our Home Indemnity Insurance.

### **Innovation**

Our manufacturer is an 'essential participant' in the University of New South Wales' Cooperative Research Centre for Low Carbon Living. A current research project (Sustainable and affordable living through modular, net zero energy, transportable, and self-reliant homes and communities) is aimed at developing sustainable, affordable and transportable housing units or pods. Our ultimate goal is to produce an affordable, completely sustainable home, with no utility services required such as power, water and sewerage.

### **Site Preparation**

One of the many benefits of our prefab modular homes is that they require very little site preparation. There is no need to level the site for the house as your modular home can sit comfortably on steel post footings saving you the considerable costs of earthworks and retaining walls on sloping blocks. Obviously, your foundations do have to be engineer-designed and certified based on the soil type at your site.

The extent of preparations we will have to make will depend upon the individual conditions at your site, and we will need an engineering design for your specific property. It is also important that there is suitable access for a truck and crane.

## **Installation**

Installation of your new modular home can either be handled by us or by a competent local builder in your area, who can project-manage the complete process from building approval through to installation, as well as any associated construction works. To reduce your costs you could arrange for part of these works to be carried out by a competent tradesperson, as long as you ensure they comply fully with the Australian Building Code and relevant standards.

If the home is to be installed in South West Australia, the home can be installed by us, under a standard Prefabricated Homes Contract. Both supply and installation of the modular home would be covered in the contract, including statutory approvals and site preparation. In this way home finance is more easily arranged through the normal channels. Please contact us for more information in this regard.

## **Installation Costs**

Before ordering our homes, purchasers should be aware of their relevant responsibilities and the additional costs that may be incurred before and after delivery of the home.

### **A summary is as follows:**

- Local authority approvals for building and plumbing
- A site survey and soil compaction test
- Engineering design for foundations to suit site specific soil classification
- Installation of the house foundations, including inspections by local authority or building certifier
- Craning of home onto pre-prepared foundations
- Supply and installation of hot water system, kitchen appliances (i.e. oven and cooktop) and air conditioning if required. These items are best sourced locally for support and warranty reasons
- All external electrical and plumbing connections by licensed electrician/plumber including supply and installation of external meter box
- Provision of water tank, pump, etc. if required to comply with statutory requirements; storm-water drainage works
- External lighting
- Any decking, separate roof covering or external steps that may be required

Please note that the cost of installation of your modular home will vary depending on where you live but we would estimate that installation of our dwellings would range from \$15,000 to \$25,000 depending on which model of home you choose and where your site is located.

Please note that this is an indication only and to be used as a guide and does not include additional construction works such as a separate roof, decking, steps, etc. These prices are based on installation in the Perth/Peel metro area and may be higher or lower depending on your location, the complexity of your site, and the siting of your new home. Fees, material and labour costs can vary considerably throughout West Australia, but you can have complete confidence that your stylish, comfortable modular home will be considerably more affordable than a traditional new-built house.

### **Included in these indicative costs are allowances for:**

#### **Statutory Approval**

- Site Survey
- Energy efficiency report
- Engineering fees for soil test and foundation design
- Local authority application fees for building and plumbing approval

#### **Site Preparation**

- Surveyor's set-out
- Steel Post manufacturing costs

Note: No allowance has been made for site clearance or earthworks for your building platform area, since this will depend on individual site conditions. With steel posts minimal or no earthworks may be necessary.

## **Installation**

- Installation of steel posts
- Craning of your pod or pods onto the prepared foundations
- Connection of your pods to the post foundations
- Underslung plumbing works
- Connection to services (water, power and sewerage) based on 6m front setback and standard sized allotment
- Minor paint/plaster touch-ups
- Supply and installation of the electricity meter box including underground power connection

## **Specifications**

All our modular homes are finished to a high standard and are fully fitted out internally, with quality fixtures and fittings throughout. Each design comes in two levels of finish: Standard and Deluxe.

### **All homes have the following inclusions:**

- High 2.54m ceilings throughout
- Frameless shower screens
- Quality LED lights
- Stone tops & 2-pac finish to kitchen
- Floor to ceiling rectified porcelain tiles to shower
- Double glazed windows & sliding doors, 5mm toughened glass
- R3.5 insulation to ceilings and R3.5 to the external walls
- Designer tap ware
- Deluxe toilet

To ensure continual improvement and leading edge products, any technological developments in housing sustainability that flows from our suppliers' collaboration with the University of New South Wales, will be added as enhancements to our products as and when the developments occur. If required, solar panels will need to be installed by the purchaser after delivery and installation of the home. Long term, however, we aim to have this technology built into the homes.

For a full list of our standard inclusions, please view the PDF.

### **FOR MORE INFORMATION, PLEASE CONTACT US ON:**

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