



OUR BUILD PROCESS

Step 1.

Review Catalogue Pricing and Floor Plan Ideas

Step 2.

Confirm Your Budget and/or Request a Formal Quote, Custom Designs are Welcome.

Step 3.

Review Site Installation Location With Our Team and Any Council Requirements or Build Questions.

Step 4.

Approve Quote. Start Finance Application if Applicable

Step 5.

Confirm Colours and Design Ideas.

Step 6.

Pay Deposit / Provide Finance Approval Letter.

Step 7.

Create and Sign off on Building Design Plans.

Step 8.

The Building is Completed In the Factory and the Balance of Invoices Are Due.

Step 9.

Building Delivery and Installation are Scheduled and Completed.

FREQUENTLY ASKED QUESTIONS

General Questions

- Q** **Where are you located?**
A We are situated in Ipswich, Queensland. Our factory, located just 9 minutes outside of Rosewood, offers appointment-only private tours for individuals interested in our building services.
- Q** **How do I get a Quote?**
A The optimal method to obtain a quote is by completing the contact form on our website. Alternatively, you can request a no-obligation phone consultation to discuss your project details and receive a personalised quote.
- Q** **Do you have buildings in stock?**
A At times, yes. We maintain a stock of second-hand buildings, and we can also construct standard-sized buildings (6 x 3m, 9 x 3m, or 12 x 3m) within 2-3 weeks.
- Q** **How far can you deliver?**
A We offer nationwide delivery services, with a majority of our clientele located in Queensland and New South Wales.
- Q** **Lead time?**
A Granny flat projects typically follow a turnkey approach, managing the entire process from inception to completion between 12 - 16 week build time. Commercial projects range from 4 weeks for simpler builds to 12 weeks for more intricate constructions.
- Q** **Do you lease or hire the buildings?**
A No, we do not offer leasing or hiring services for our buildings. However, we provide flexible finance options and rent-to-own partnerships.
- Q** **Do you sell second-hand buildings?**
A No. We only sell new ones.
- Q** **Do you have any buildings on display or a showroom to view?**
A Occasionally. Please contact us for current availability.
- Q** **Do you have any buildings on display or a showroom to view?**
A While we do not have a dedicated showroom, we offer appointment-only private factory tours for clients to observe our building processes firsthand.
- Q** **Do you build 2 - 3 bedroom modular homes?**
A Yes, we specialize in constructing modular homes of varying sizes. To receive pricing for 2, 3, or 4 bedroom modular buildings, please schedule a phone consultation with us.
- Q** **What size buildings do you sell?**
A Our standard sizes include 6x3m, 9x3m, 12x3m, and 15x3m buildings. Additionally, we offer customized sizes tailored to meet our clients' specific requirements, including the option to combine multiple buildings for larger complexes.
- Q** **How wide can you transport a building?**
A We can transport buildings up to 3.5m without requiring a pilot, and up to 4.5m with a pilot but without a police escort.
- Q** **Do you Build Custom Ideas?**
A Yes, If you have a custom modular idea for a commercial or residential building project reach out to us today. We design, construct and install. We also have partners in Town planning and Private certification.

Building Construction Questions

- Q** **Are the buildings insulated?**
A Yes, our buildings feature insulated panel construction for both walls and roofs.
- Q** **Are the buildings able to be bushfire-rated?**
A Absolutely. We can achieve BAL 26 or BAL 40 bushfire certification for our buildings.
- Q** **Are the buildings class 1a built to code?**
A Yes, we have a relationship with a broker that can assist you with finance for the purchase of a building.
- Q** **What is the frame-base/chassis made of?**
A Our buildings are equipped with engineered galvanized steel frames, accompanied by Galvanized RHS Skids or I beam Skids for structures exceeding 9m.
- Q** **What does the building sit on?**
A Most commonly, our buildings are installed on galvanized steel posts for permanent installations, or concrete blocks and rod tie-downs for temporary setups.
- Q** **Can a crane lift your buildings safely?**
A Approximately 95% of our buildings are equipped with crane lifting points, facilitating safe and efficient installation without risk of damage.
- Q** **Can your buildings be transported with a tilt truck or super tilt?**
A Yes, all our buildings are modular and transportable, suitable for transportation via tilt trucks or super tilts.

Payment Terms Questions

- Q** **What Payment methods do you accept?**
A We exclusively accept bank transfers and bank cheques.
- Q** **What payment terms do you offer?**
A Our standard payment terms consist of a 50% deposit, a 25% progress payment as stipulated in the contract, and the remaining 25% balance due upon completion at the factory.
- Q** **Do you provide finance?**
A Yes, we collaborate with a trusted broker to assist clients in securing financing options for building purchases.

Transport and Delivery Questions

- Q** **How do you transport the building?**
A Buildings under 9m in length are typically delivered via tilt tray trucks, while those exceeding 9m are transported using flatbed or super tilt trucks.
- Q** **Do you organize delivery?**
A Yes, we handle all aspects of transportation, including installation, council approval, foundation preparation, and any other necessary requirements for the project.

FREQUENTLY ASKED QUESTIONS

● Building Installation Questions

- Q A Do you build on-site?**
Generally, we manufacture all components in our workspace and deliver and install them on-site. However, special circumstances may warrant on-site construction, which we can consider upon request.
- Q A Can you provide an installation quote?**
Yes, we offer installation quotes tailored to each project's specific requirements.
- Q A Does the catalogue include plumbing and electrical connection in the price?**
Our granny flat installations include plumbing and electrical connections as part of the installed price. For other projects, we provide customised quotes based on individual project needs.
- Q A What clearance do the skids provide for service connections?**
The clearance between the bottom of the skid rail and the underside of the top frame ranges from 150mm to 180mm.
- Q A How high on the ground can these buildings be installed?**
Our buildings can be installed as both high-set and low-set structures on various terrains. During the quoting process, we assess the site requirements and provide suitable foundation solutions accordingly.
- Q A Do you come to the site to inspect where the building is going?**
Yes, upon providing the initial quote and upon the client's approval, we schedule a site visit to finalize site requirements.
- Q A What does the building sit on?**
Our installations typically utilize galvanized steel posts for permanent residential or commercial setups. Alternatively, for temporary installations, concrete blocks and rod tie-downs are viable options.
- Q A What if I don't have great access down the side of my property to install the building?**
During the quoting process, we assess property access and provide crane solutions if access limitations are identified.
- Q A What happens if the council doesn't approve our project?**
To date, we have not encountered project denials through council approval processes. However, in such an event, we collaborate closely with clients to address any concerns and seek alternative solutions.
- Q A What are the considerations for granny flat maintenance and upkeep?**
Regular maintenance is crucial for ensuring the longevity of a granny flat. Key considerations include monthly roof cleaning, tree trimming to prevent overhangs, plumbing maintenance, and managing landscaping around the building. We provide guidance on maintenance practices to preserve the quality and functionality of your granny flat.

● Queensland Regulations Around Granny Flats

- Q A What are the regulations for building a granny flat in Queensland?**
Building regulations in Queensland can vary, encompassing guidelines on size, design, and approval from local councils. We work closely with town planners and private certifiers to ensure compliance with these regulations and can guide you through the process.
- Q A Do I need council approval for a granny flat in Queensland?**
Yes, council approval is typically necessary for constructing a granny flat in Queensland. Any building structure exceeding 10 sqm requires approval in QLD.
- Q A What size and design restrictions apply to granny flats in Queensland?**
Size and design restrictions are subject to local council regulations, which may vary. Our team can provide insights into these requirements and ensure compliance with applicable standards.
- Q A Are there any specific requirements for utilities and services in granny flats?**
Granny flats typically require separate utility connections and adherence to building and plumbing codes. We manage these aspects to streamline the process for you.
- Q A Can I use a granny flat as a rental property in Queensland?**
Yes, in many cases, granny flats can serve as rental properties. We can provide guidance on the legalities and processes involved. Schedule a consultation for further details.
- Q A What are the potential costs associated with building a granny flat in Queensland?**
Costs vary based on factors like size, design, materials, and labor. Generally, a 1-bedroom granny flat can cost around \$55,000 to install, while a 2-bedroom unit with additional features like a deck and patio may range from \$90,000 to \$145,000. Our installed and approved granny flats typically fall within the \$85,000 to \$120,000 range.
- Q A Are there any financial incentives or grants available for constructing a granny flat?**
First home buyer grants or incentives may be available. We recommend consulting with local government authorities or conveyancer solicitors for information on potential grants.
- Q A How does zoning affect the construction of granny flats in different areas of Queensland?**
Zoning regulations significantly impact granny flat construction across various regions in Queensland. Most granny flats fall under code-accessible categories, necessitating building approval. Additional costs for full approval and paperwork, including private certifier fees and council charges, typically range from \$7,000 to \$9,000. Our pricing incorporates these expenses for transparency and convenience.

● Council and Local Government Questions

- Q A Can your buildings be council-approved?**
All our buildings are designed to meet council approval requirements, whether for Class 1a livable dwellings or Class 5 commercial use. We offer comprehensive assistance with council approval processes and compliance paperwork as part of our turnkey solutions..