

Cabin Brochure



Hassall Free Homes Pty Ltd

P: 07 4630 4819 | F: 07 4630 4896 | 86 Carrington Road, Toowoomba QLD 4350
sales@hassallfreehomes.com.au | www.hassallfreehomes.com.au

Hassall Free Homes is an Australian owned, family operated business based in Toowoomba. Since commencement on 2007, Hassall Free Homes have successfully provided quality custom built transportable homes, dongas, offices and ablution blocks throughout Queensland and Northern New South Wales.

The Builder, Greg Hassall has spent over 35 years in the building industry. Throughout the early years, his career was spent in the house removal industry. Leaving school at 16 years, he spent 6 years with a transportable home builder, where he commenced his building apprenticeship before moving on to building homes for larger builders. This transition allowed Greg to further his skills and knowledge of the industry. Combining his experience of both industries with the wealth of skills and knowledge he has gained over the years, he can implement design and build the perfect model transportable home for your family.

Greg is a family orientated business man, with the family actively involved in the business. His daughter Nikki manages the office and liaison with Clients to ensure they receive the home they want to best fit their lifestyles and needs. While his 2 sons Jamie and Cody have completed their Carpentry Apprenticeship with the company and now work alongside their father as Qualified Carpenters.

With over 35 years of building knowledge and experience in the building industry, a Hassall Free Home is expertly crafted and designed, which is evident in the finished product. We take pride in our productions and are committed to designing more than a house - your ideal home - a home to suit your individual lifestyle needs and wants, not to mention budget. We offer flexible plans with the option of altering our plans to suit your requirements or even creating a plan from scratch.

Hassall Free Homes is a Quality Assured builder and a member of HIA and Master Builders Australia for your total peace of mind. We at Hassall Free Homes strive to live up to our name, providing you with a hassle free experience and an exceptional quality home, easy no stress preliminary planning and comprehensive after sales service.

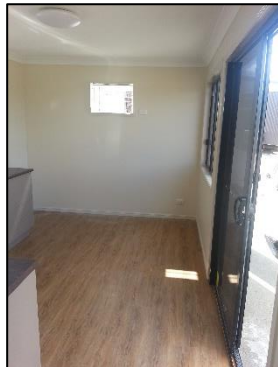
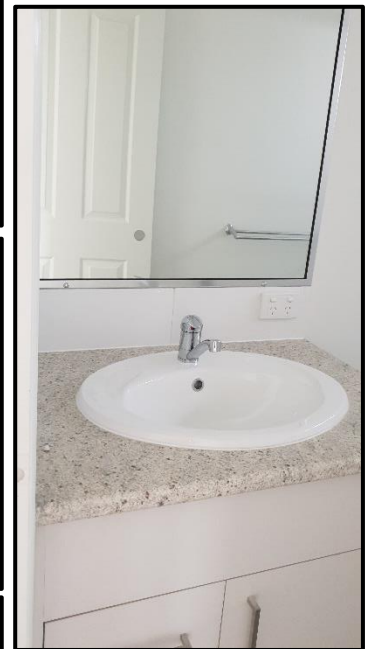
Our office and yard is situated at 86 Carrington Road, Toowoomba, Queensland, 4350. Our opening hours are Monday to Friday 09.00 – 15.00. We are more than happy to arrange an appointment outside of our office hours and on weekends to accommodate clients who are busy throughout the week.

SUPPLIERS



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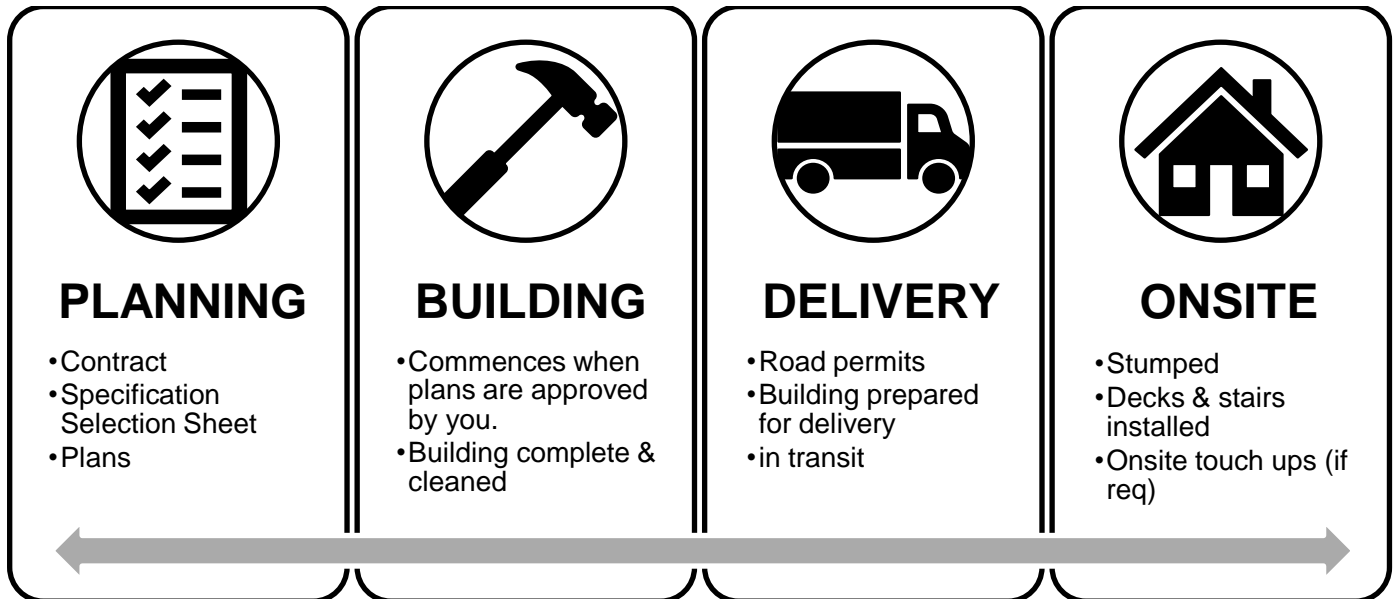
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**Q. What are the steps to purchase a building?**

A. Once you decide on a plan (either ours, yours or a newly designed one), arrange for a quote for the changes you would like. Once you are ready to proceed after the quote, contact us to inform us that you would like to proceed and what quote you would like to proceed with. We will then discuss with you the options of doing a Preliminary Agreement or a Contract. Once the Agreement or Contract is signed with a deposit received, we will commence the Planning Stage.

Q. What is the building process?

A. The process after the quote has been accepted is:



All Donga prices are ex-yard. Delivery and Onsite work would depend on the quote inclusions.

Q. What is the estimated building time?

A. 6-12 weeks depending on building size and current workload.

Q. Can we make changes to your plans or do they need to remain as they are?

A. Yes. You can make as many changes as you would like to our plans. Let the team know what changes you would like to make and they can provide you with a new quote.

Q. Can we provide our own plan?

A. Yes. We are more than happy to look over your plan and discuss if it is feasible as a transportable building and provide a quote. Size and shape restrictions do apply.

Q. What are the maximum dimensions you can build in one piece?

A. In one piece, the maximum sizes are
Length – 23 meters
Width – 8 meters
Height – 3.9 meters (from steel floor to highest point of roof)

Keeping the building size at 4m wide will reduce the expense of delivery.



**Q. What are the payment schedules and terms?**

A. All contract payment schedules are by Progress payments. Depending on the building type, the standard payment schedule:

Stage	Percentage
Deposit	5%
Base	10%
Frame	20%
Enclosed	25%
Fit out	20%
Completion Prior to Delivery	10%
Practical completion of Contract	Balance

All invoices are sent when the stage is completed and are 7 days payment terms. If for any reason, we can negotiate another payment schedule to suit your requirements or bank finance requirements.

Q. What is included in the building prices?

- A. Our building prices are ex-yard and include:
- Building built to the standard inclusions (fully finished internally inc custom made kitchens, floor covering and painted)

Q. Are your homes Insured?

A. Yes our homes are fully insured from when we start building them on our site to when they are installed onsite. We have a contract insurance to cover them while being manufactured in our yard and installed onsite. A transit Insurance for when the building is in transit (if transported by us) then QBCC insurance if we install onsite. We do advise all clients to arrange their own home insurance for as soon as the building arrives.

**Q. What is not include in the price?**

A. Landings and Stairs, Delivery, onsite installation however we can arrange a quote to included these items. We do not include the Connection of services (electrical, plumbing inc downpipes, ergon, telephone, septic tank) once the building is delivered onsite. The plumbing is terminated at the floor and the electrical wires are ran to the meter box ready for onsite connections. Council Plumbing & Building Applications, Onsite Sewerage Design (if applicable), Onsite work other than stumping of the building eg. Driveways, clotheslines, mailboxes, landscaping etc.

Q. What are the hidden costs?

A. While there are no hidden costs, there are situations that will incur an extra cost. These include but not limited to:

- Bad soil- will require the stumps to go deeper in the ground. The depth requirement will be known when the Foundation Report is received. As soon as we receive the report, we will arrange a quote so the cost is known in advance.

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COMMONLY ASKED QUESTIONS

- **Slopes on the block**- additional cost for steel, step treads, balustrade and bracing (if over 900mm above ground) will be required to accommodate the slope.
- **Energy Efficiency Requirement**- depend on block location and requirement for the region. The main aspect is window thickness (standard is 5mm) and insulation requirements (standard is R3.5 in ceiling & R1.5 in walls).
- **Other possible situations** – located at the end of the standard inclusions list.

Q. What is the cost per square meter?

A. Our prices are calculated by every item used in the building. We don't use a square meter rate as every plan is different.

Q. Does it cost more to build our own design?

A. No, our quoting systems works the same whether it is your design or our design.

Q. Can we choose our own colours, flooring and other materials?

A. Of course, we will do our best to accommodate your needs. Our prices do include the building built to an inclusions list (which does provide options for most items) however we can obtain quotes for the price difference if you would prefer a different material or brand. An example of our Specification Selection Document is included in our brochure for your perusal. Every one is customised to reflect the items discussed at the quoting stage.

Q. What areas do you service?

A. We are based in Toowoomba and deliver buildings all of Queensland and Northern NSW.

Q. Can we get a house onto the property?

A. We can send the builder out who will inspect the route and view the access onsite to determine if we can get a house onto your property. If the builder can see any complication, he will advise of alternative options. This service is free of charge.

Q. Can you put a building on a steep or unlevelled block?

A. Yes we can move a house onto a steep block. As our buildings are on Steel Adjustable stumps, we can vary the stump height to accommodate the slope of the land.

Q. Can you provide a building to lock up stage or any other stage?

A. Yes we can complete the building to any specific stage. Please let us know what you want included and what you would like to do yourself and we can arrange a quote. Please keep in mind that Insulation Installation, waterproofing, plumbing and electrical work needs to be completed by a certified tradesman.

Q. Can we inspect or get a third party to inspect the building through the Construction process?

A. Yes you (or a third party) is more than welcome to come and inspect the building at any stage through the construction process. We do ask that it is within office hours so someone is available onsite for safety reasons. We will also email through photos of each invoice stage (base, frame, enclosed, fixing, completion prior to delivery).

If you have any further questions, please do not hesitate to contact us.



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PRELIMINARIES

- Preparation of Floor Plan and Elevation Plans.
- Fully engineered structural design to suit N3 wind rating.

BASE FRAME & FOOTINGS

- Underfloor RHS 150x75 PFC steel bearers.
- RHS Duragal galvanized 100x50x2mm steel floor joists.
- Steel skids

FLOOR & FRAMING

- Termite treated 19mm Green tongue particleboard flooring, glued and fixed with twist nails.
- H2 termite resistant Laser frames with 450mm centers and trusses (25 years manufactures warranty).
- Structural plywood wall-bracing around whole building.

ROOFING

- Colorbond Corrugated sheeting (your choice of standard colour) – Choice of gable or skillion roof
- Colorbond guttering, fascia and flashings (no eaves) (NB: downpipes not included).

CLADDING

- Sisolation wrap beneath cladding.
- Choice of painted Weathertex or Colorbond Cladding (combination of both cladding options available)

INSULATION

- Earthwool R3.5 insulation batts to all ceilings.
- Earthwool R1.5 insulation batts to all external walls.

WINDOWS & DOORS

- G James 5mm thick grey tinted aluminum windows and doors
- Colour matching flyscreens to all windows and doors.
- Solid feature front and rear entry doors as per plan
- Entry door weather seals.

INTERNAL LINING & FIXOUT

- 2400mm high ceilings
- 10mm Plasterboard to ceilings and wall with 55mm cove cornice.
- Wet areas lined with Villaboard.
- Painted internal Oakfield Colonial doors throughout.
- 6 options of Quality door furniture throughout.
- 68mm Colonial finger join skirtings & 42mm architraves

PAINTING

- 3 coat paint system internally with your colour choice (multi-colour indoor paint schemes are extra).
- External painting with your colour choice

CARPET & VINYL

- Choice of quality carpet from allowance installed on gold underlay to bedrooms.
- Choice of luxury plank vinyl floor covering from allowance to kitchen, living and hallway areas.

TILING

- Choice of tiles from Beaumont Tiles silver builders range.
- Full ceramic floor tiling with skirting tile to all wet areas.
- Bathroom walls tiled to 2000mm high in shower recess with skirting tile to remainder.
- Full height splashback between vanity and mirror in bathrooms & ensuites.
- 600mm high splashback above kitchen bench.



CUSTOM MADE KITCHENETTE

- Laminated kitchen cabinets with post formed Laminated benchtop. (2-pac cupboards, Granite & timber benchtop upgrades are available). Overhead cupboards are available at an extra cost.
- Soft closers to all cupboard doors and drawers on metal rollers.
- Provision for microwave and dishwasher space (if required).
- Westinghouse Stainless steel 60cm wide electric wall oven with separate 4 burner cooktop (option of gas or electric).
- 1 bowl stainless steel sink with chrome flickmixer tap.

WET AREA FITTINGS & FEATURES

- White vanity with 900mm high mirror to bathroom.
- Pivot-door or sliding shower screen with powdercoat frame as per plan.
- 2 lamp combination heater/fan/light to bathroom.
- Quality Double Stainless Steel towel rails (one per bathroom).
- Dual-flush toilet suite with chrome toilet roll holder.
- Quality chrome-plated solid brass tapware
- Certified waterproof membrane.

ROBES & LINEN

- Hume smart robe sliding doors to all built-in-robres in all bedrooms.
- Combination of hanging space with Laminated shelf above and 1 bank of shelves.

ELECTRICAL & LIGHTING

- All electrical complete within your building ready for onsite connection
- Energy efficient LED downlights throughout home (2 per room)
- 2 double power points in each room (1 double in wet areas).
- One (1) TV (draw wires only).
- Wired in smoke detectors.
- Oven isolating switch.
- Choice of an internal circuit board or external meter box
- Front bunker lights.

PLUMBING

- Chrome tapware throughout with flickmixer taps to Kitchen.
- Bosch 17e or Rinnai 16 (depending on supply) instantaneous gas hot water unit supplied ready for onsite connection.

VERANDAHS (WHERE APPLICABLE)

- Steel Bearers
- 90mm x 19mm merbau hardwood decking.
- Merbau verandah posts and beam.
- Natural decking oil to decking boards.
- Single skin panel roofing system (insulation panels available)

QUALITY CONTROL & WARRANTIES

- Quality and statutory inspections of the frame, plumbing, waterproofing & finish during construction.
- Full internal builders clean and pre-handover quality check.
- Six (6) year structural defects warranty.
- Twelve (12) month minor defect warranty.
- All appliance/manufacture's warranties.



CLIENTS RESPONSIBILITIES

- Delivery (we can arrange at an extra cost)
- Fixing to the ground – stumping (we can arrange at an extra cost)
- Council building and plumbing applications (we can arrange at an extra cost)
- Connection of services – phone, power, water, hot water system, septic or sewerage, drainage & storm water inc downpipes)

ADDITIONAL COSTS (IF APPLICABLE TO YOUR SITUATION)

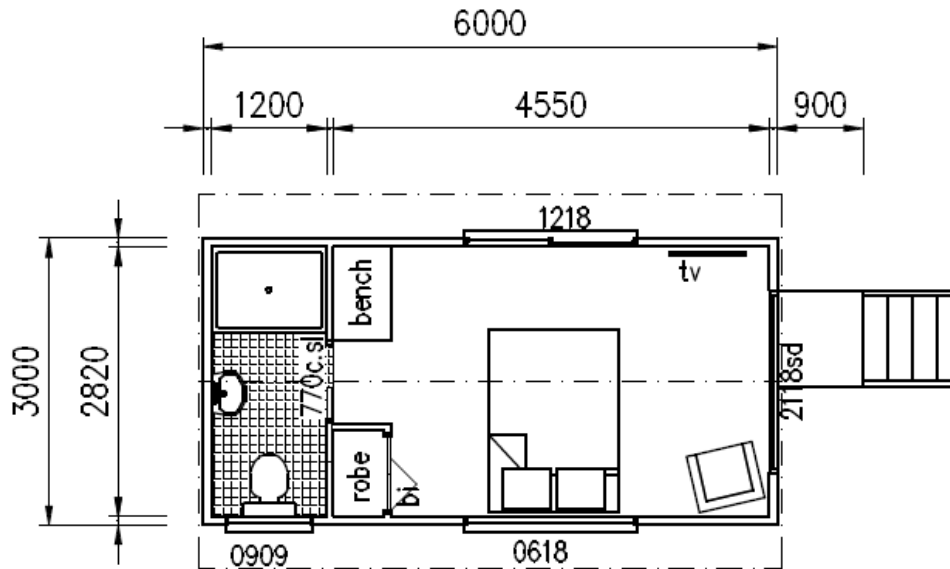
- Full set of plans and Engineer Foundation Reports (if required for Council Applications)
- Extra Energy efficiency requirements (depend on your region)
- Cyclone, Flood & Bushfire prone area requirements outside our standard inclusions (depends on your region)
- Changes to plans after the plan has been submitted to the Draftsman

All Plans from the Donga Range are ex-yard. Please ask us about any additional costs that may incur if you required Hassall Free Homes to deliver and stump the building.



STONE

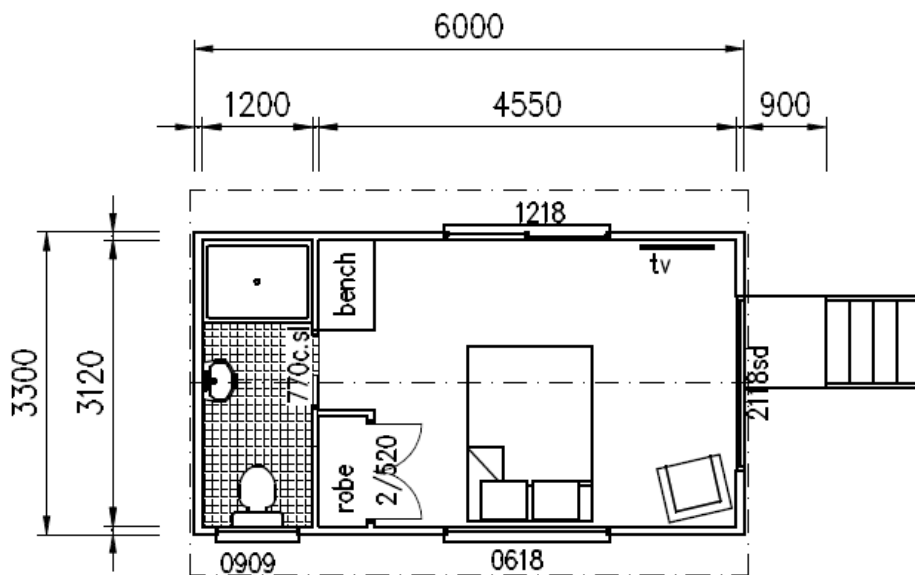
\$29,300.00 ex yard



Contact us for prices on delivery, stumping, council approvals, decks, stairs and ramps.

CLIFF

\$32,100.00 ex yard



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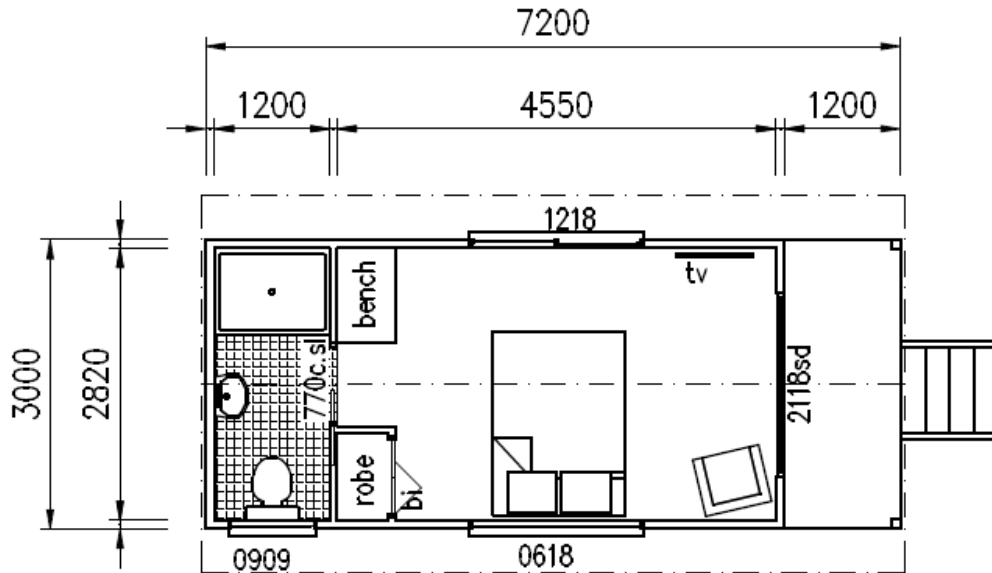


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JET

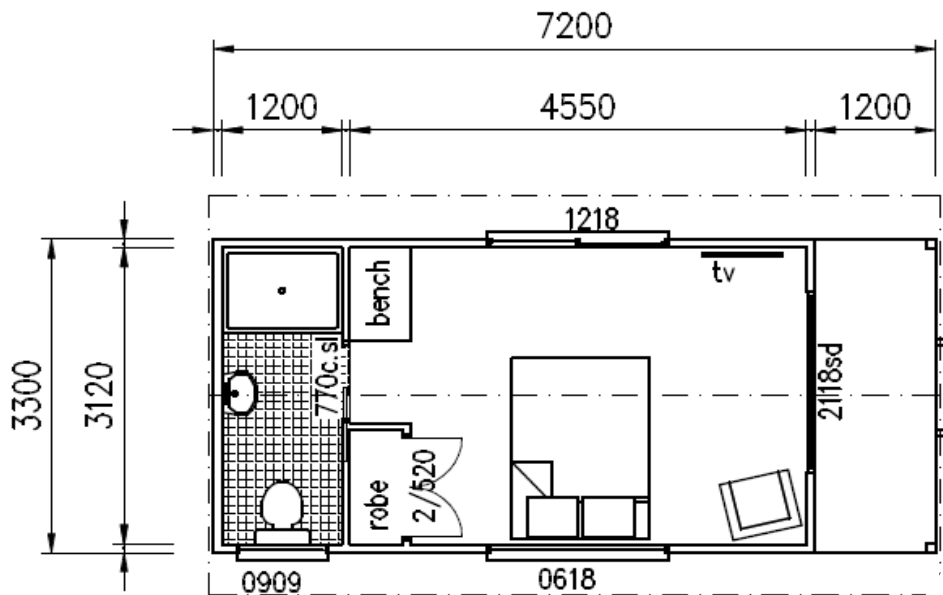
\$34,900.00 ex-yard



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MOUNTAIN

\$38,100.00 ex yard



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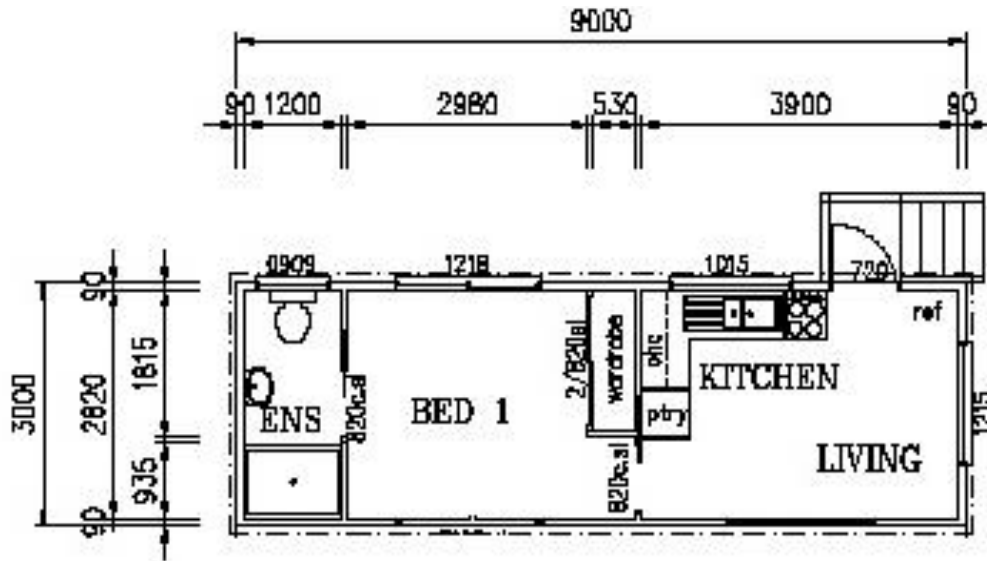


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ALFY

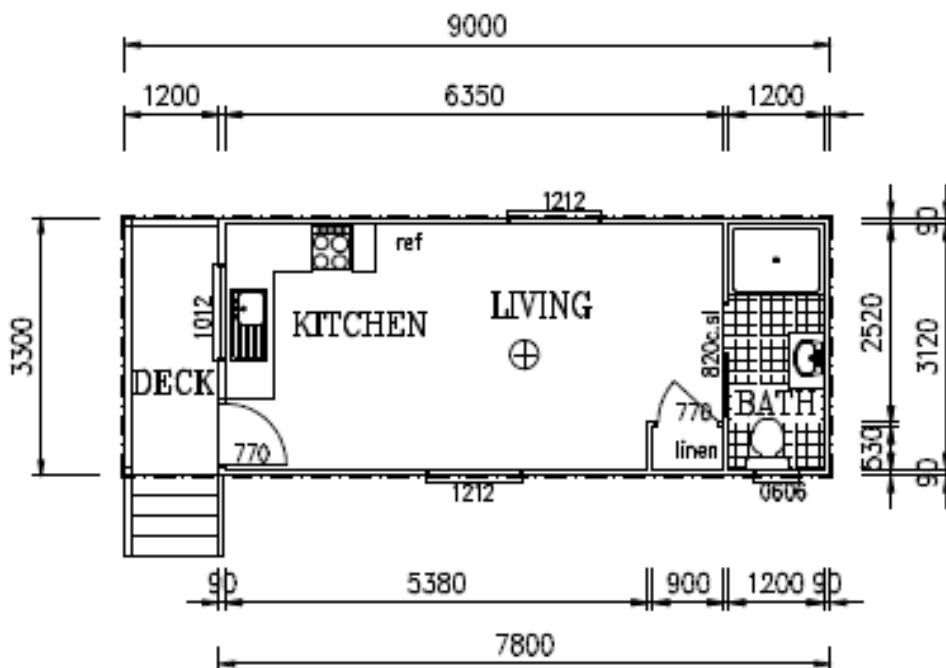
\$47,100.00 ex-yard



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OCEAN

\$49,500.00 ex-yard



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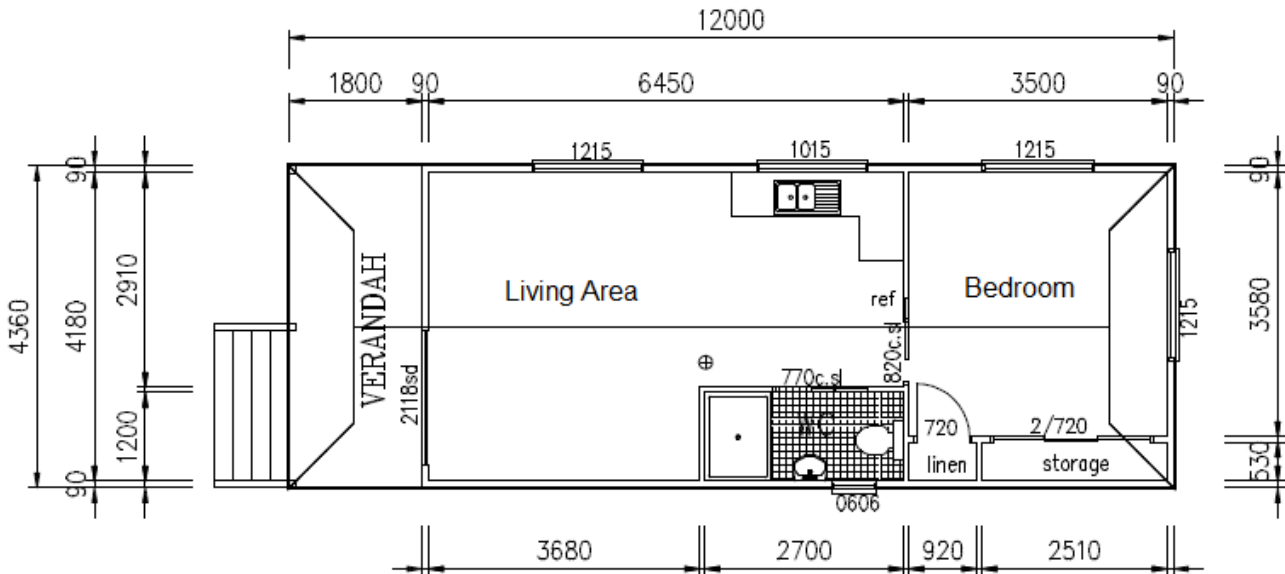


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HAVEN

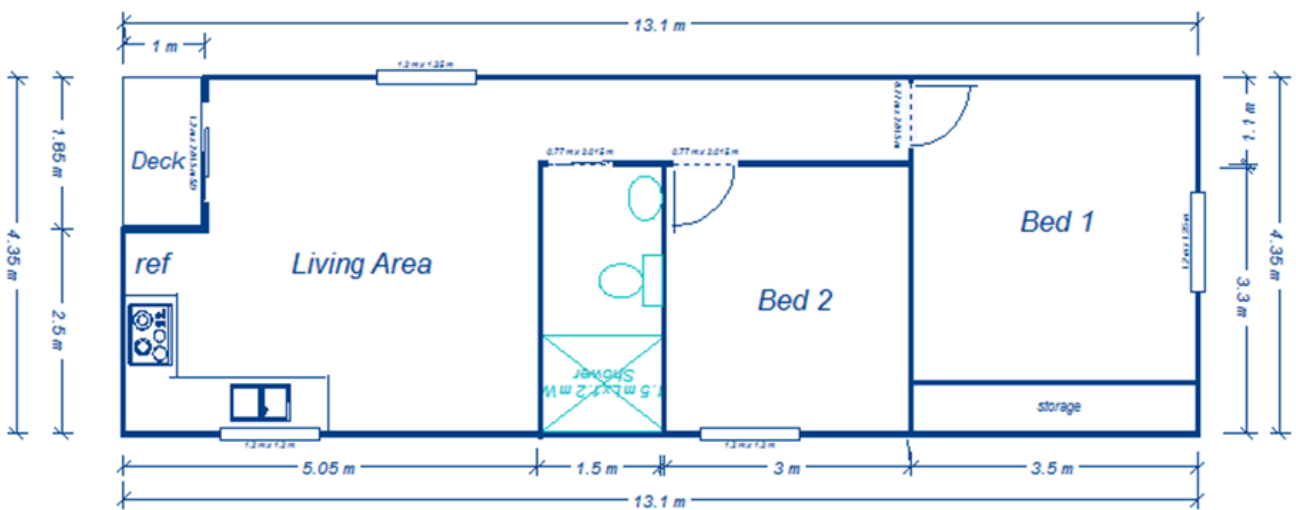
\$83,900.00 ex-yard



Contact us for prices on delivery, stumping, council approvals, decks, stairs and ramps.

EGYPT

\$92,500.00 ex-yard



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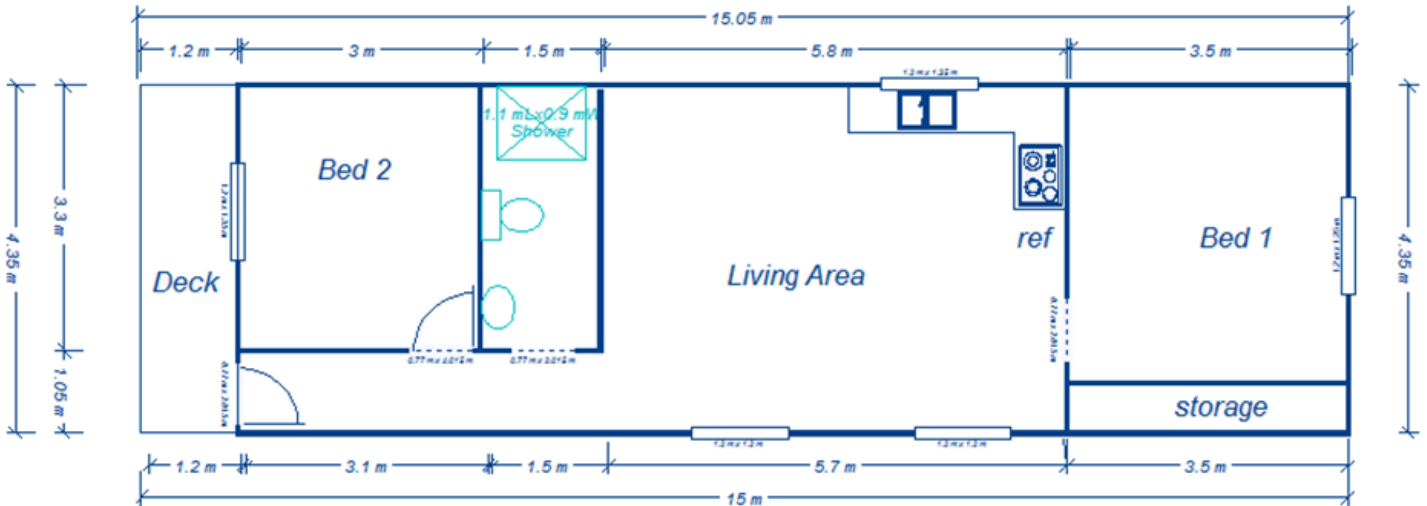


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BALI

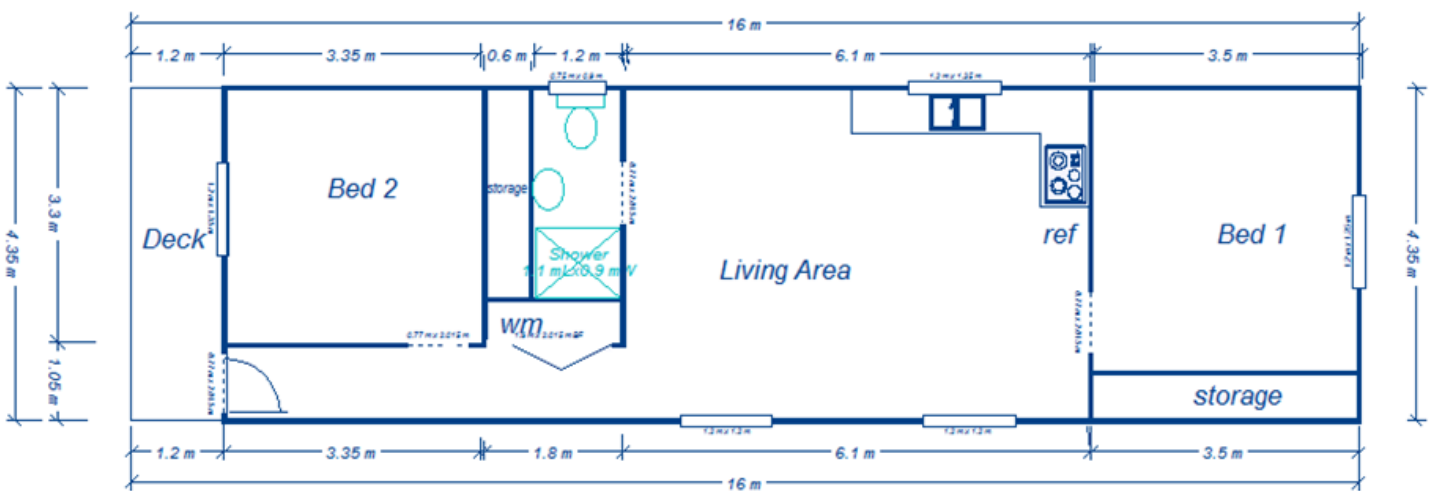
\$103,600.00 ex-yard



Contact us for prices on delivery, stumping, council approvals, decks, stairs and ramps.

ASIA

\$110,400.00 ex-yard



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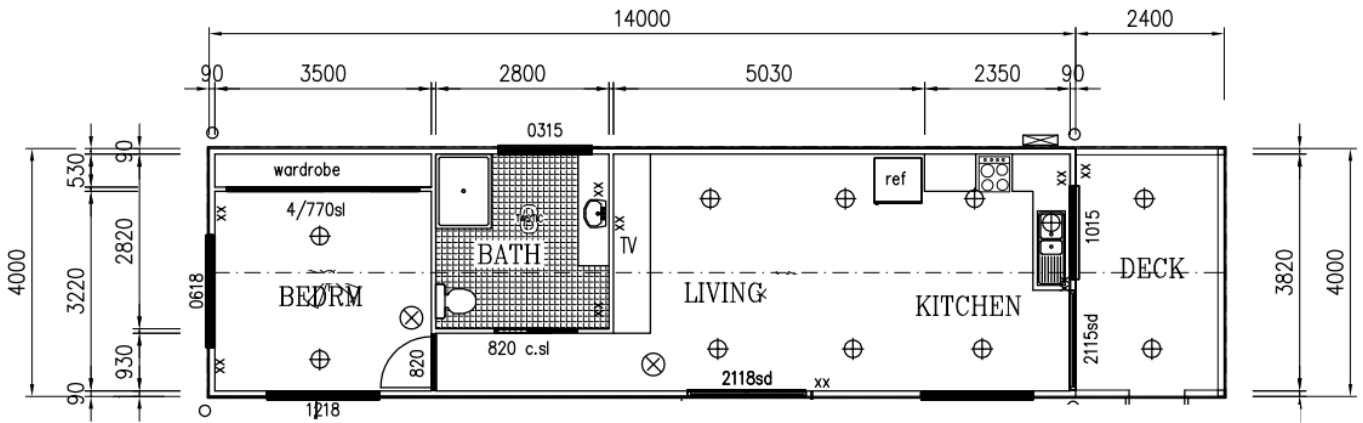


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WESTBROOK

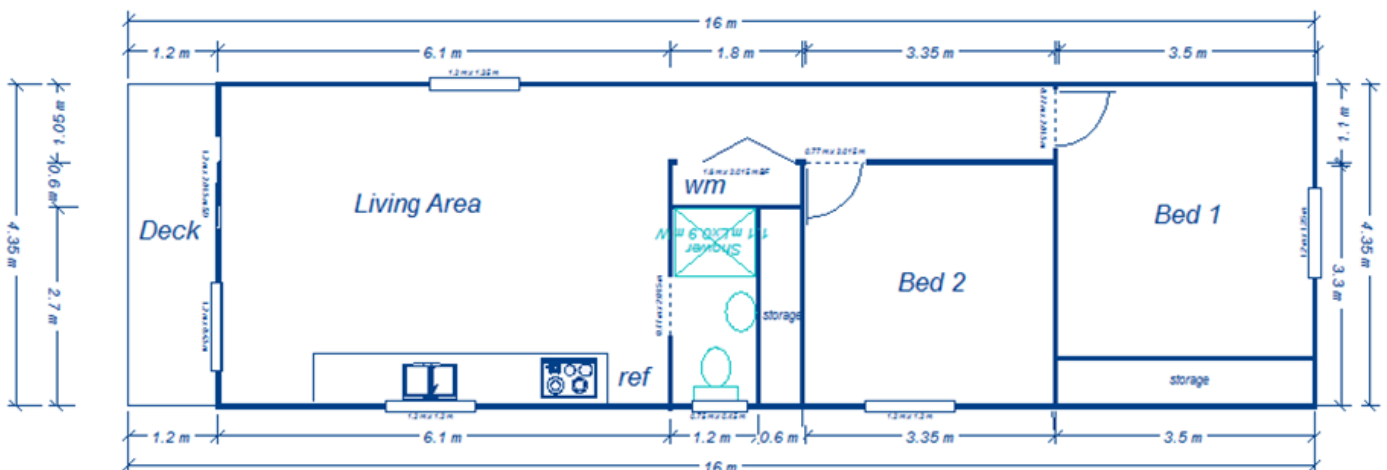
\$104,900 ex-yard



Contact us for prices on delivery, stumping, council approvals, decks, stairs and ramps.

VANUATU

\$110,500.00 ex-yard



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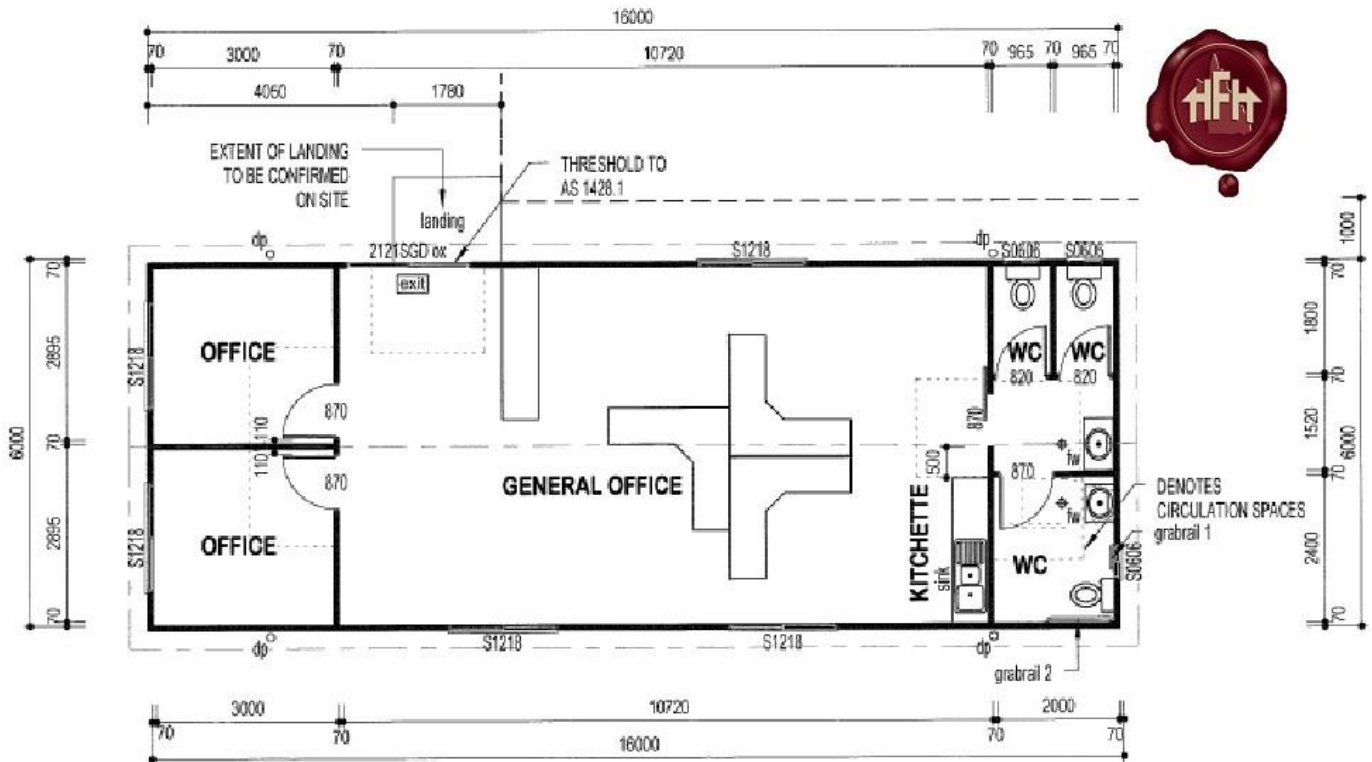


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OFFICE

\$158,800.00 ex-yard



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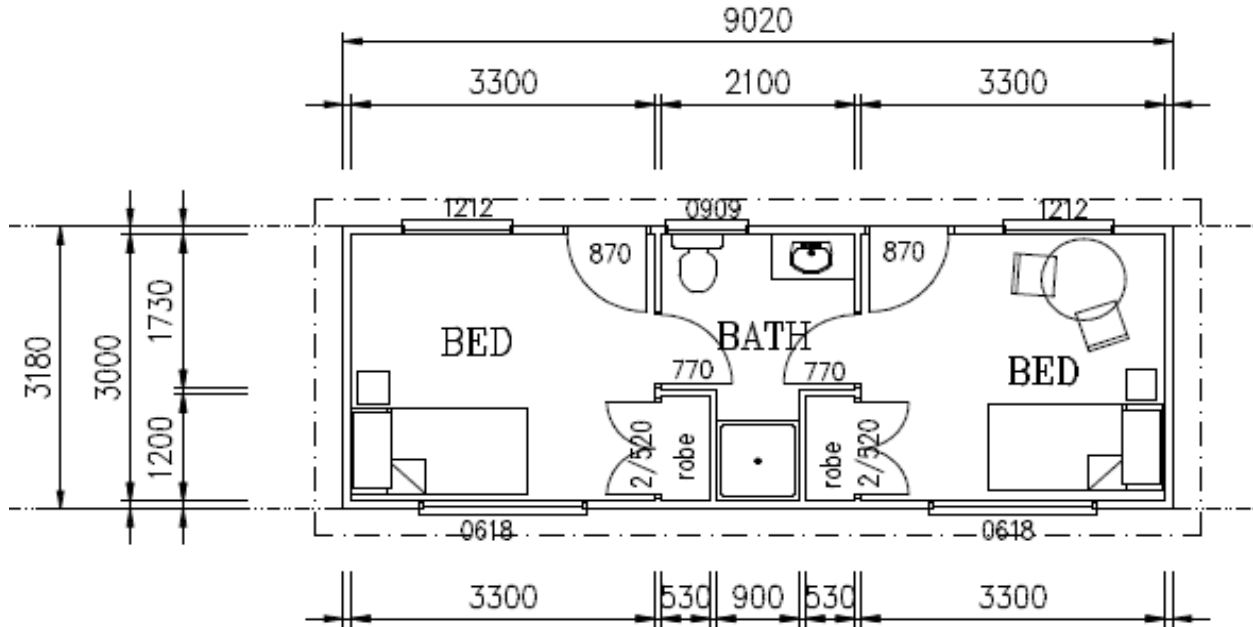


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ROME

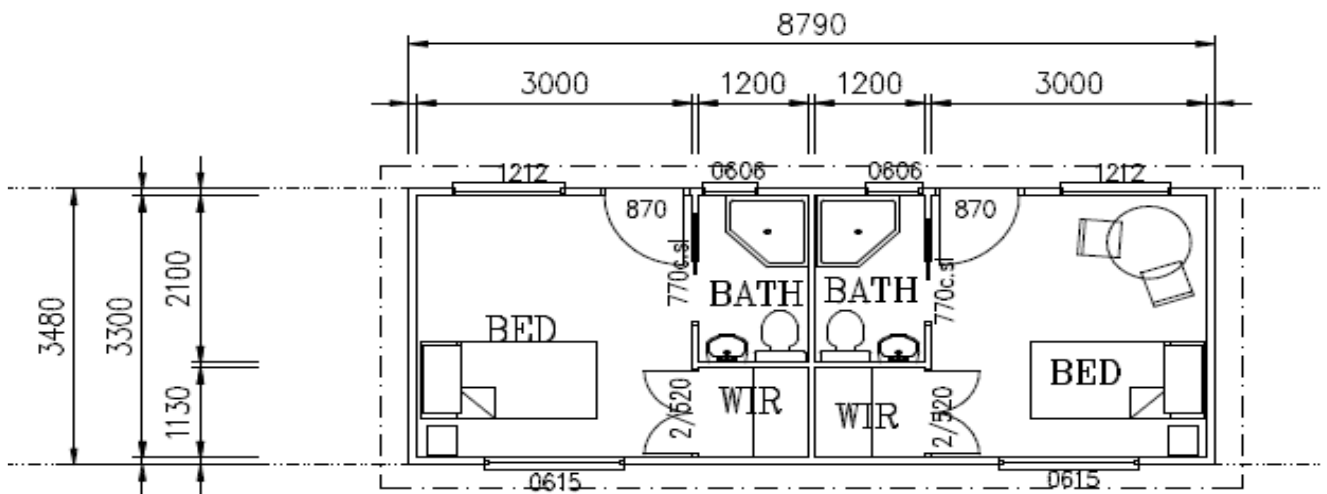
\$56,000.00 ex-yard



Contact us for prices on delivery, stumping, council approvals, decks, stairs and ramps.

ITALY

\$58,700.00 ex-yard



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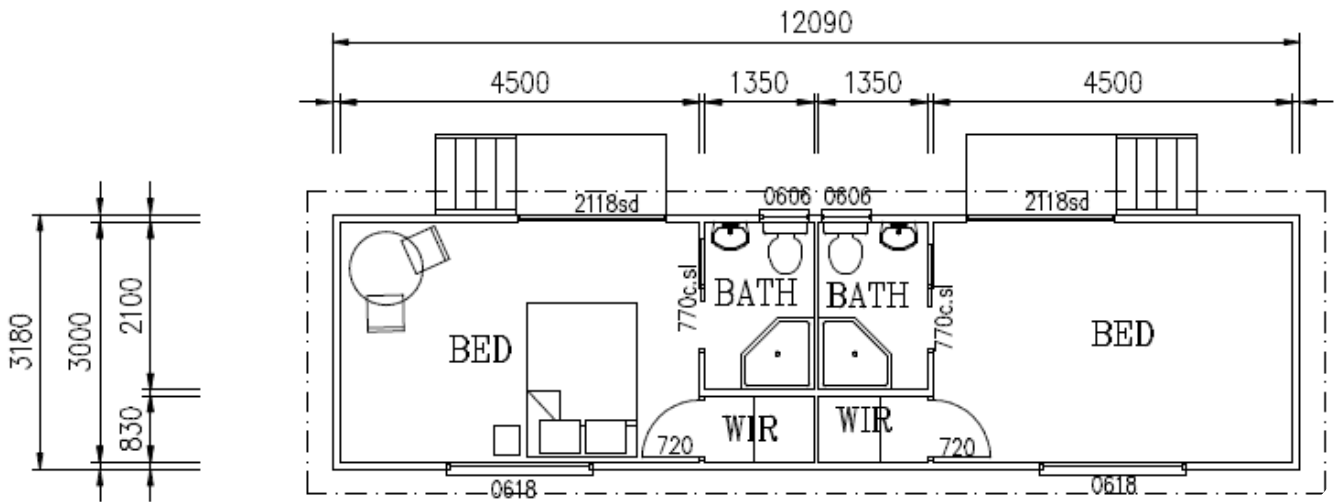


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EUROPE

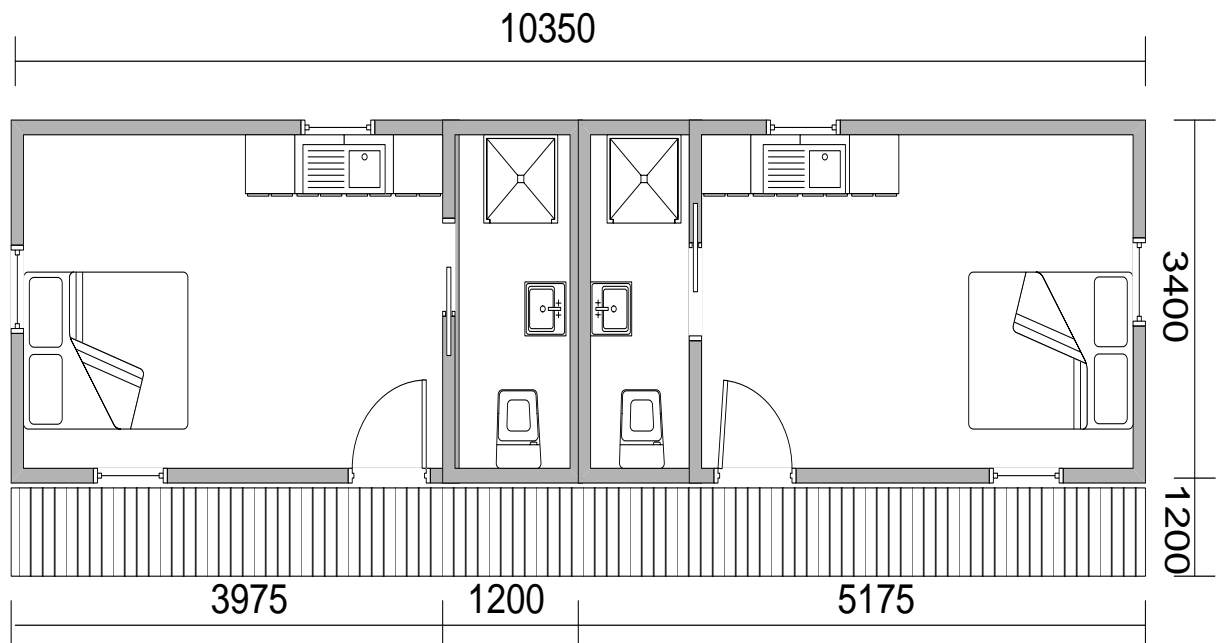
\$71,900.00 ex-yard



Contact us for prices on delivery, stumping, council approvals, decks, stairs and ramps.

RENAE

\$65,900.00 ex-yard



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