



QBCC 1147795

COMPANY BACKGROUND

Established in 2007, Hassall Free Homes is a small family business who have been providing high quality custom built transportable homes throughout Queensland and Northern New South Wales.

The Builder, Greg Hassall has spent over 30 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 is able to implement design and build the perfect model transportable home for your family.

Greg is a family orientated business man, with his family actively involved in the business. Married with four children, three of his children work alongside him. His two sons have followed in their father's footsteps, with Jamie now a Qualified Carpenter and Cody currently completing his apprenticeship. His eldest daughter Nikki manages the office.

With over 30 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 design more than a house – your ideal home – a home to suit your individual lifestyle needs. We work closely with clients and relevant parties to accommodate any requirements necessities including disabilities, delivery, size restrictions and budget. Committed to providing our clients with their ideal home, we offer flexible plans with the option of altering our designs; designing a new plan from scratch or building a design supplied by you.

While Hassall Free Homes specializes in transportable homes, we can accommodate and deliver on a wide range of other services. The company manufactures other buildings including dongas, ablution blocks and office buildings both large and small. With the knowledge gained from specializing in transportable buildings, we also offer the service to stump and relevel both new and old buildings.

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



Hassall Free Homes Pty Ltd

07 4630 4819 | 86 Carrington Road, Toowoomba QLD 4350

sales@hassallfreehomes.com.au | www.hassallfreehomes.com.au



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INCLUSIONS



Footings
Steel Adjustable Stumps
(standard 600mm above ground, 900mm below ground)



Base Frame
Steel Joist & Bearers



Frames & Trusses
H2 Termite Resistant
Laser Timber



Roofing, Gutters & Fascia
Colorbond Corrugated Iron



Cladding
Painted Weathertex or Colorbond



Windows/ Doors
5mm Thick Grey Tint
Aluminium (Barrier Screens on Doors & Flyscreens on Windows)



Insulation:
Sisolation wrap
R3.5 in Ceiling
R1.5 in External Walls



Internal Lining
Plastered gyprock walls and ceiling (Villaboard walls in wet areas)



Flooring
Carpet in Bedrooms & Lounge
Tiles to wet areas with 1/2 tile skirting
Luxury Plank Vinyl elsewhere



Custom Made Kitchens
Laminex Tops and fronts
Westinghouse Appliances
Soft close doors & drawers
1 & 1/4 bowl sink



Bathrooms/ Ensuite
Shower (tiled or shower tray)
Built-in bath with headrest
Custom made vanity



Paint
Dulux Wash & Wear-
3 coat system



Tiling
Large Range- Beaumont Tiles
900mm high above bath
1800mm high in showers
Splashback- vanity, kitchen & laundry



Electrical
LED Downlights
Itastic in bathrooms
Double powerpoints



Internal Doors
Oakfield Colonial
Robes
1 Bank of Shelves (2 in main bedroom) & hanging bar



Verandas
Patio Roofing System
Merbau Decking
10 rows of stainless steel wire balustrade



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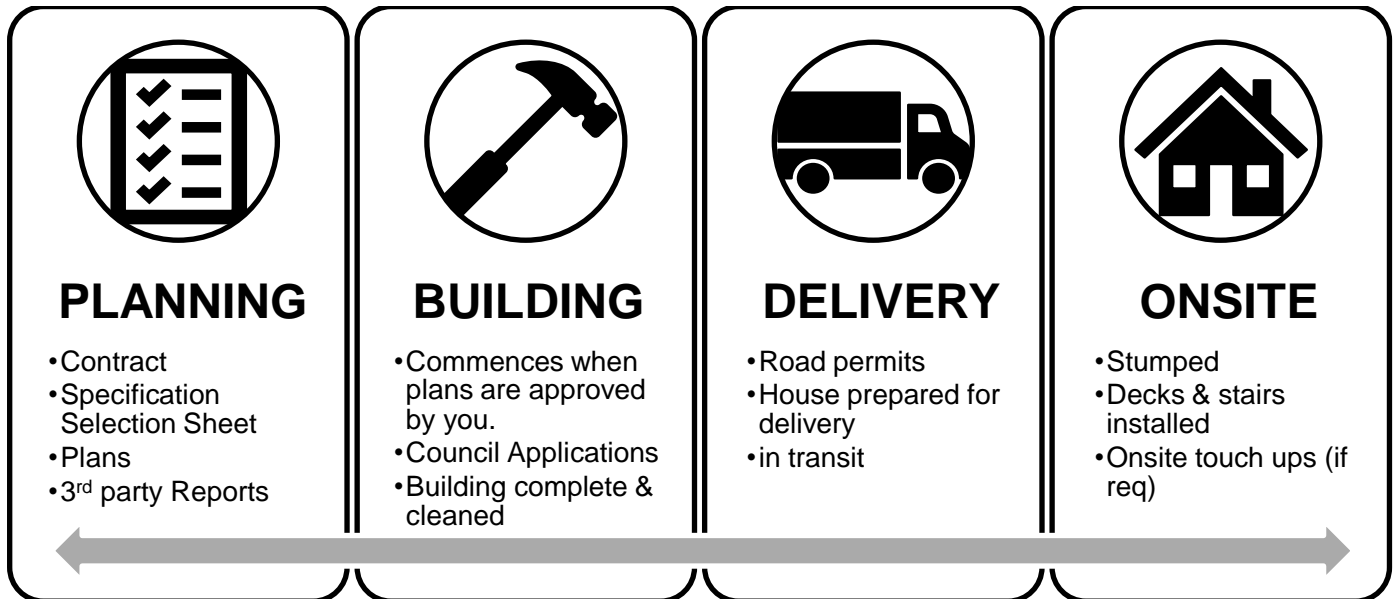
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**Q. What are the steps to purchase a home?**

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:

**Q. What is the estimated building time?**

A. 6-12 weeks

We start the building while we are waiting for the Council Approvals after checking with the Private Certifier to see if there would be any problems.

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)

Q. What if I wish to build something wider or longer than the maximum sizes?

A. We can deliver in two pieces if the design can do so down a wall. This option will incur extra fees for splitting and re-joining and for transport.



**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
Preliminary Agreement	\$3,300.00
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 your house prices?

A. Our house prices include:

- Building built to the standard inclusions (fully finished internally inc custom made kitchens, floor covering and painted)
- Delivered to your site
- Stumping on steel adjustable stumps at the standard 600mm above ground, 900mm below ground (options available to go higher if desired).
- Council Building Applications to the value of \$1,500.

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 then QBCC insurance. We do advise all clients to arrange their own home insurance for as soon as the building arrives.

**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.
- 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.





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COMMONLY ASKED QUESTIONS

Q. What is not include in the price?

A. 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 Applications, Onsite Sewerage Design (if applicable), Onsite work other than stumping of the building eg. Driveways, clotheslines, mailboxes, landscaping etc.

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 weather 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 reflex 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. We can however arrange to deliver a building anywhere outside of these area if required.

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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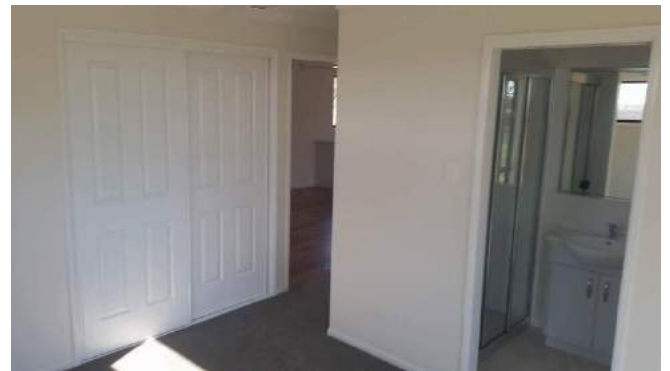
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GALLERY



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COUNCIL & PRELIMINARIES

- Full set of plans (minimum six star energy rating).
- Fully engineered structural and footing design to suit N3 wind rating.
- Preparation and lodgment of building applications to the value of \$1,500.00.
- Home Warranty Insurance for onsite work.
- Soil Test to the value of \$550

BASE FRAME & FOOTINGS

- 900mm deep concrete footing with reinforcing bar (concrete to the value of \$250 p/cubic meter).
- Galvanised 75x75x3mm Steel Adjustable stumps affixed to underfloor steel chassis at 600mm above ground. (Specified in excess of N3 wind rating).
- Underfloor RHS 150x75 PFC steel chassis.
- RHS Duragal galvanised 100x50x2mm steel floor joists.

FLOOR & FRAMING

- Termite treated 22mm 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 home.

ROOFING

- Colorbond Corrugated sheeting (your choice of standard colour): 12° roof pitch
- Colorbond guttering, fascia and flashings (NB: downpipes not included).
- 350mm wide eaves with hardiflex.

CLADDING

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

INSULATION

- Earthwool R3.5 insulation batts to all ceilings.
- Earthwool R2.5 insulation batts to all external walls.

WINDOWS & DOORS

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

INTERNAL LINING & FIXOUT

- 2400mm high ceilings (option of 2700mm high, raked ceilings & bulkheads are available)
- 10mm Plasterboard to ceilings and wall with 90mm cove cornice.
- Wet areas lined with Villaboard.
- Painted internal Oakfield Colonial doors throughout.
- 4 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 and lounge.
- Choice of luxury plank vinyl floor covering from Karndean Flooring allowance to kitchen, living, dining and hallway areas. (Laminated, Timber and Tile flooring upgrades are available)



TILING

- Choice of tiles from Beaumont Tiles silver builders range.
- Full ceramic floor tiling with skirting tile to all bathrooms, ensuites, WC and laundry.
- Bathroom/ensuite walls tiled to 900mm high over bathtub, shower recess to 1800mm high with skirting tile to remainder.
- Full height splashback between vanity and mirror in bathrooms & ensuites.
- Full height splashback between kitchen bench and overhead cupboards.
- 1 tile high splashback over laundry benchtop

CUSTOM MADE KITCHEN

- Full-size Laminated kitchen cabinets with post formed Laminated benchtop. (2-pac cupboards, Granite & timber benchtop upgrades are available).
- Soft closers to all cupboard doors and drawers on metal rollers.
- Overhead wall cabinets as specified on plan
- Provision for microwave and dishwasher.
- Westinghouse Stainless steel 60cm wide electric wall oven with separate 4 burner cooktop (option of gas or electric).
- Westinghouse Stainless steel retractable rangehood over cooktop.
- Westinghouse Stainless steel dishwasher.
- 1&1/4 bowl stainless steel sink with chrome flickmixer tap.

WET AREA FITTINGS & FEATURES

- Custom made vanity with 900mm high mirror to bathroom & ensuite.
- Pivot-door shower screen with powdercoat frame as per plan.
- Built-in bath with headrest where shown.
- 4 lamp combination heater/fan/light to bathroom and 2 lamp combination to ensuite.
- Quality Double Stainless Steel towel rails (one per bathroom).
- Dual-flush toilet suite with chrome toilet roll holder.
- Quality chrome-plated solid brass tapware, including washing machine taps.
- Custom made Laminated bench cupboard (where shown on plan) with 45 litre stainless steel tub insert to laundry. (Freestanding tub in homes under 100sqm).

ROBES & LINEN

- Hume smart robe Oakfield Colonial sliding doors to all built-in-robos.
- Built-in-robos to all bedrooms with combination of hanging space with shelf above and 1 bank of shelves.
- Two banks of shelves to each walk-in-robe.
- Laminated shelving to all robes and linen cupboards.

ELECTRICAL & LIGHTING

- All electrical complete within your home ready for onsite connection
- Energy efficient LED downlights throughout home (2 per room)
- 2 double power points in each room throughout (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
- 2 external power points.
- 1 downlight in soffit over entry doors.

PLUMBING

- Quality chrome tapware throughout home with flickmixer taps to Kitchen and Laundry.
- All plumbing work tested in factory.
- Rinnai 26 high flow instantaneous gas hot water unit supplied ready for onsite connection (Rinnai 20 for all homes under 150sqm)

VERANDAHS (WHERE APPLICABLE)

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- Constructed on steel adjustable stumps with steel bearers and joists (same as house)
- 90mm x 19mm merbau hardwood decking.
- Merbau verandah posts and beam
- 9 rows of Stainless Steel Wire balustrade (other balustrade options are available.)
- Natural decking oil to decking boards.

STAIRS & LANDINGS

- One (1) 1.0m x 1.0m merbau hardwood landing and stairs with 1.0m wide oiled hardwood stairs and single handrail to each external door (allowance of 3 treads per set of stairs)

DELIVERY

- Traffic Management Report
- Required Permits & Fees- Main Road, Queensland Rail, Telstra, Regional Council, Ergon
- 2 Police Escorts & 2 wide load Pilots
- Delivery in one (1) piece unless plan specifies otherwise

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

- Council Plumbing Applications
- Onsite Sewerage Design (if applicable)
- Connection of services – phone, power, water, hot water system, septic or sewerage, drainage & storm water inc downpipes)
- Onsite Earthworks inc Site preparation and site stabilization (removal of trees & fences, clearing & levelling,)

ADDITIONAL COSTS (IF APPLICABLE TO YOUR SITUATION)

- Extra Energy efficiency requirements (depend on your region)
- Cyclone, Flood & Bushfire prone area requirements outside our standard inclusions (depends on your region)
- Extra relating to stump depth (900mm) / height (600mm) depending on soil test & slope in land etc
- Extra stair treads and balustrade for height over 600mm
- Cross Bracing including bracing report if home is 900mm above ground
- Veranda & landing balustrade if home is over 900mm above ground
- Changes to plans after the plan has been submitted to the Draftsman
- Council development planning and application requirements
- Crane Hire
- Council requirements other than those included in our standard inclusions (eg. water tanks, site setup surveying, skirting's under the house etc)
- All earthworks inc Rock Excavation
- Tow truck if required due to bogging
- Heat pumps (if required)
- Ferries or Barges (if required)



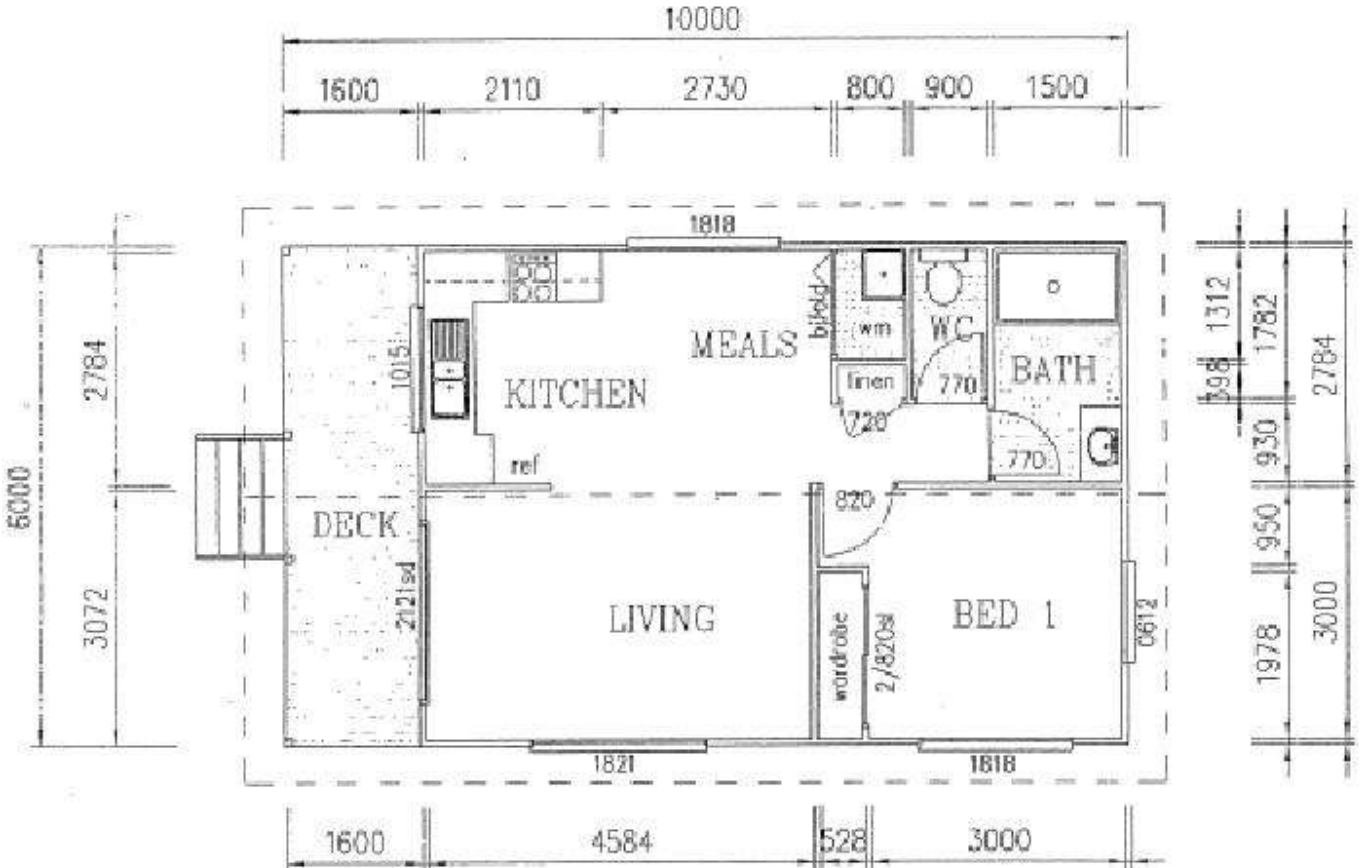


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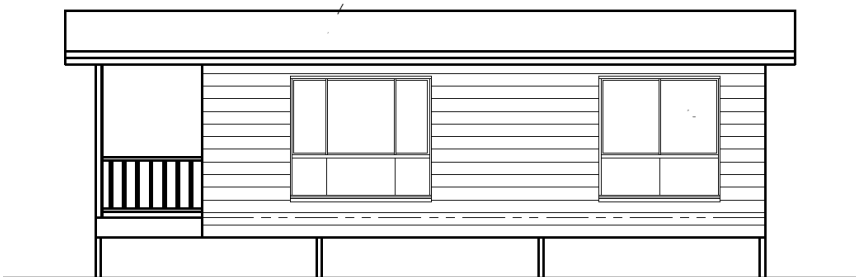
ONE BEDROOM

SURRY 1

| 50.4 | 9.6 | 60 | 1 |



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| 1 | 0 | 1 |

- Steel sub-floor
- Termite Resistant Timber Frames
- Colourbond Gable Roof
- Energy Efficient
- Custom made kitchen
- Merbau decking
- deck under roofline
- Quality workmanship
- Fully insured
- 7 years structural warranty



Illustrations are for guidance only.



All designs can be modified to suit your needs.



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ONE BEDROOM

BURNLEY

| 56.4 | 4.8 | 61.2 | 1 |



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| 1 | 1 | 1 |

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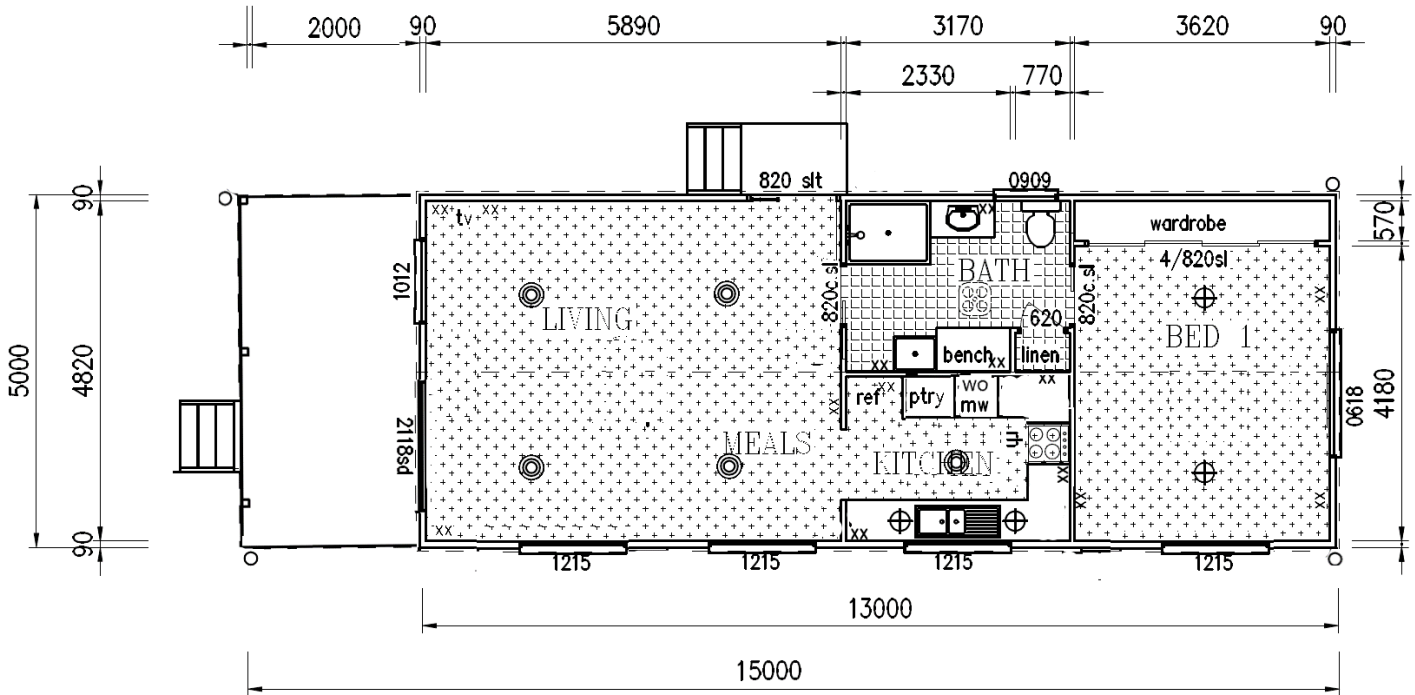


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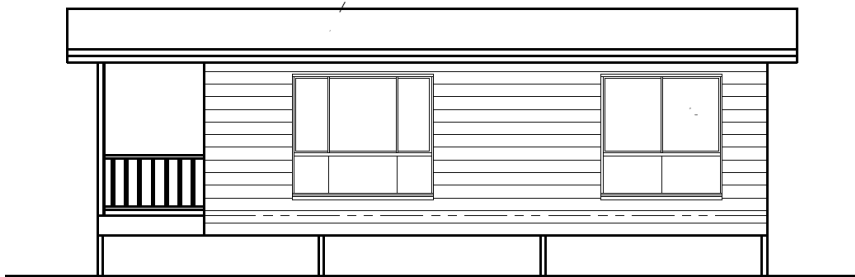
ONE BEDROOM

DONNY

| 65 | 10 | 75 | 1 |



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| 1 | 0 | 1 |

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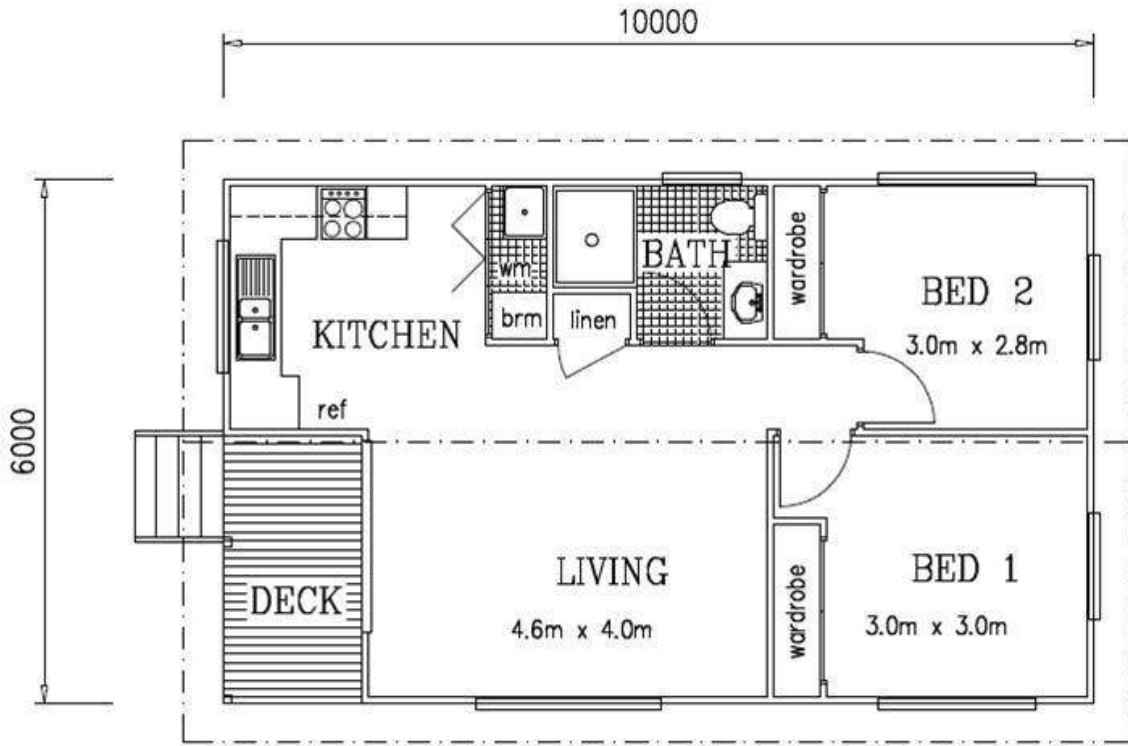


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TWO BEDROOM

SURRY

| 54.6 | 5.4 | 60 | 1 |



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| 2 | 0 | 1 |

- Steel sub-floor
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- Colourbond Gable Roof
- Energy Efficient
- Custom made kitchen
- Merbau decking
- deck under roofline
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- Fully insured
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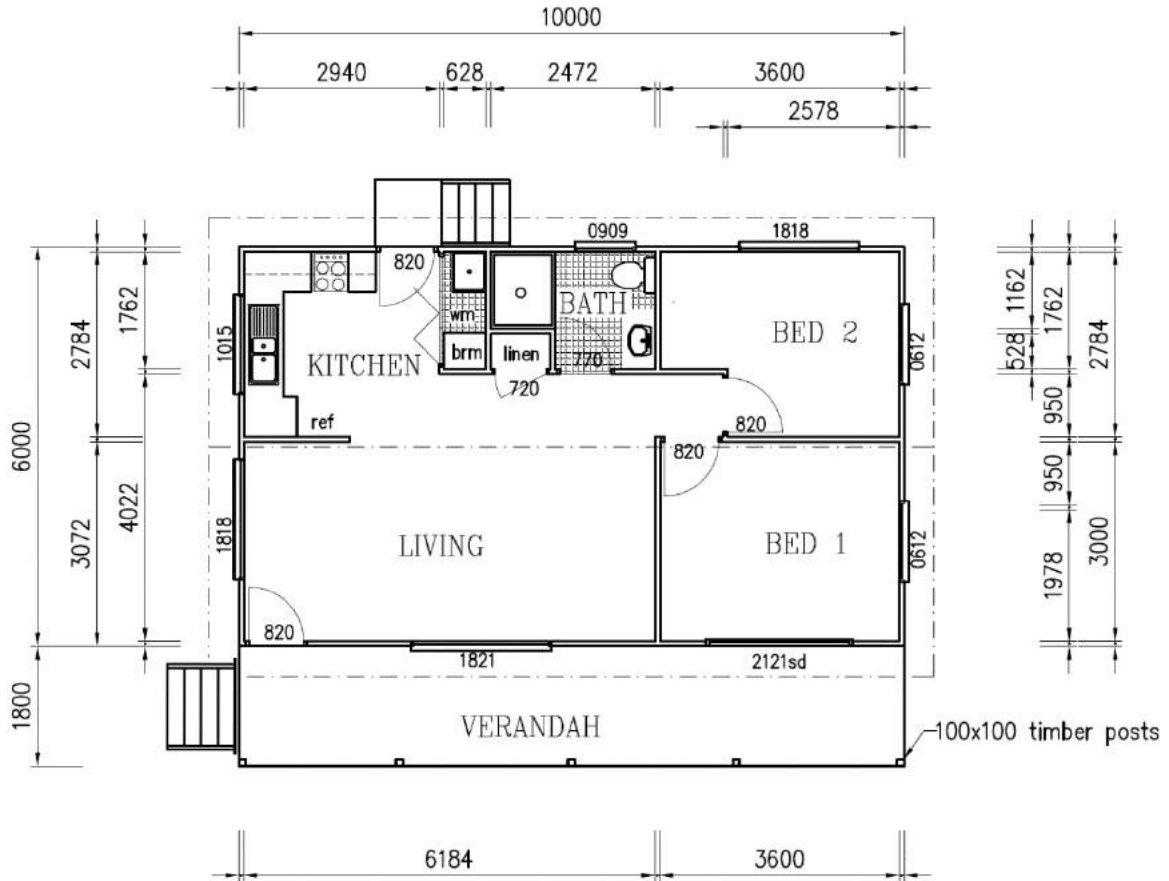


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TWO BEDROOM

SURRY 2

| 60 | 18 | 78 | 1 |



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| 2 | 0 | 1 |

- Steel sub-floor
- Termite Resistant Timber Frames
- Colourbond Gable Roof
- Energy Efficient
- Custom made kitchen
- Merbau decking
- deck with V-line patio roofing system
- Quality workmanship
- Fully insured
- 7 years structural warranty



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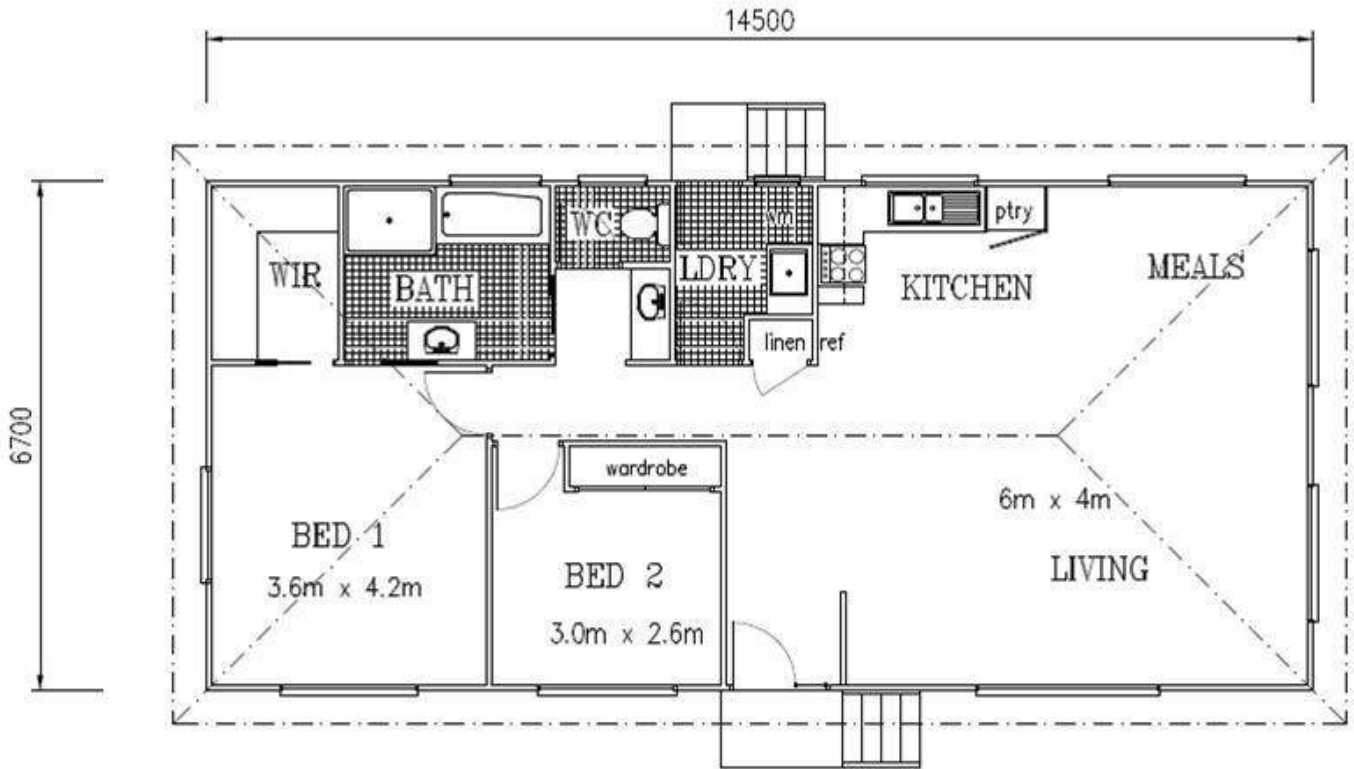


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TWO BEDROOM

KENT

| 97.15 | 0 | 97.15 | 1 |



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| 2 | 0 | 1 |



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- Steel sub-floor
- Termite Resistant Timber Frames
- Colourbond Skillion Roof
- Energy Efficient
- Custom made kitchen
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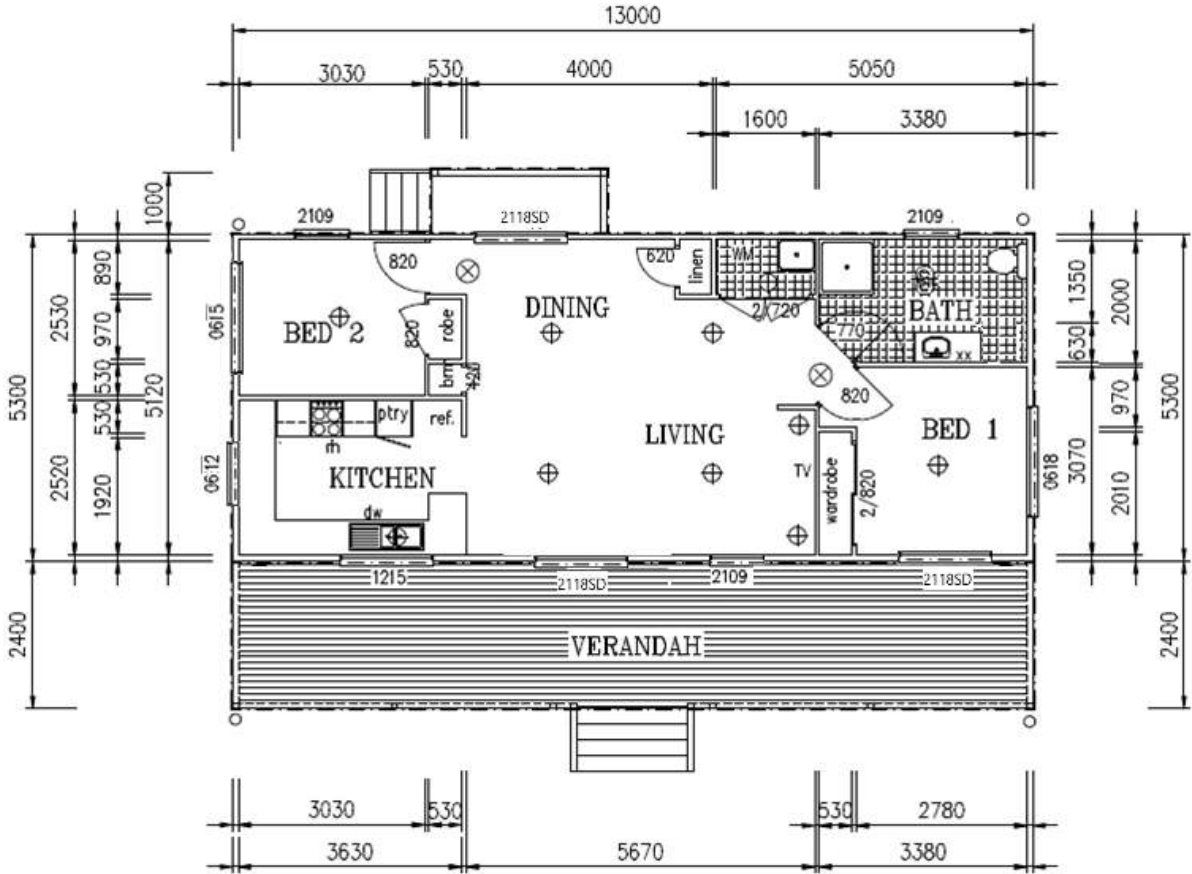


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TWO BEDROOM

ATLANTA

| 68.9 | 31.2 | 100.1 | 1 |



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| 2 | 0 | 1 |



- Steel sub-floor
- Termite Resistant Timber Frames
- Colourbond Skillion Roof
- Energy Efficient
- Custom made kitchen
- Merbau decking
- Veranda roof under roofline
- Quality workmanship
- Fully insured
- 7 years structural warranty



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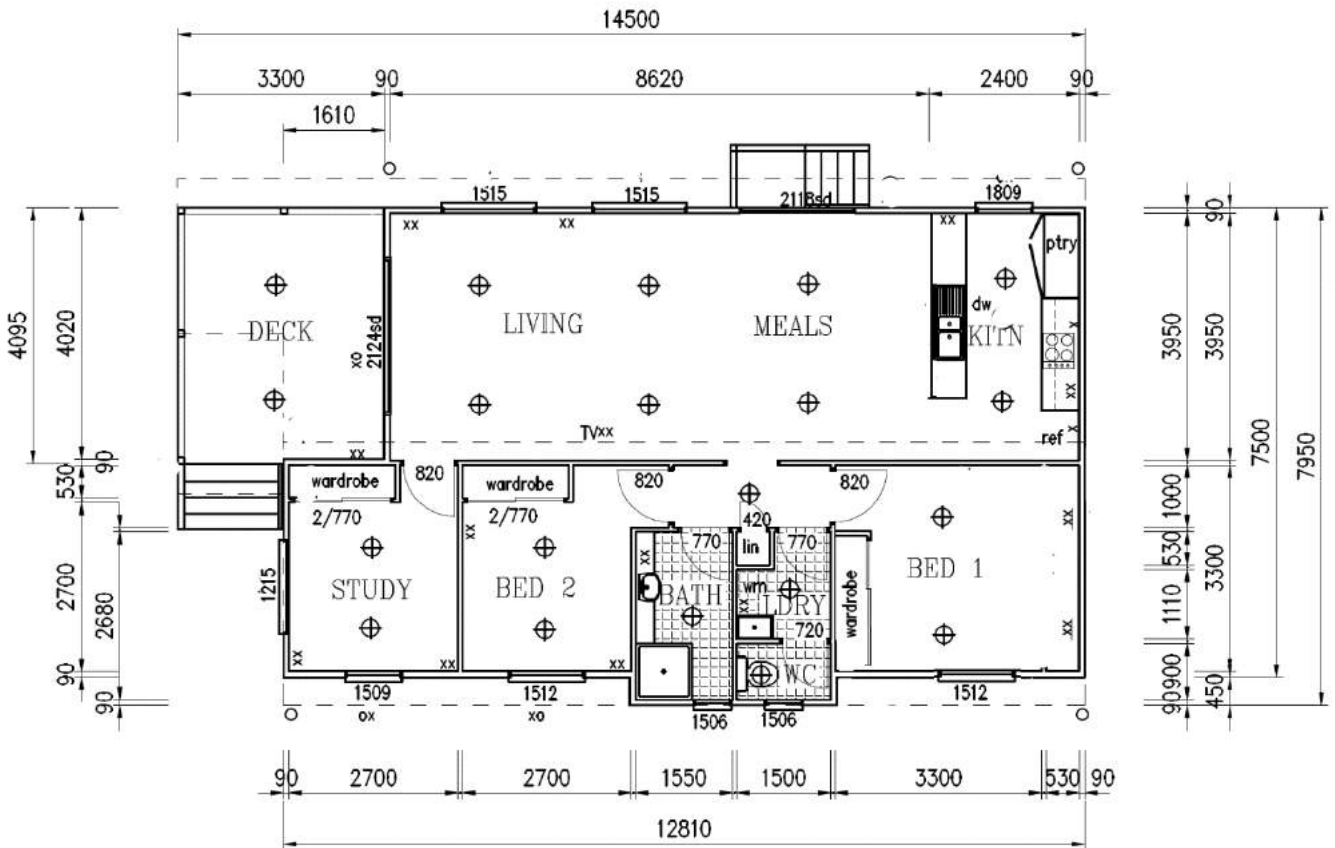


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TWO BEDROOM

SLEAFORD

| 91 | 13.4 | 104.4 | 1 |



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| 2 | 1 | 1 |



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- Steel sub-floor
- Termite Resistant Timber Frames
- Colourbond Gable Roof
- Energy Efficient
- Custom made kitchen
- Deck under Roofline
- Merbau decking
- Quality workmanship
- Fully insured
- 7 years structural warranty



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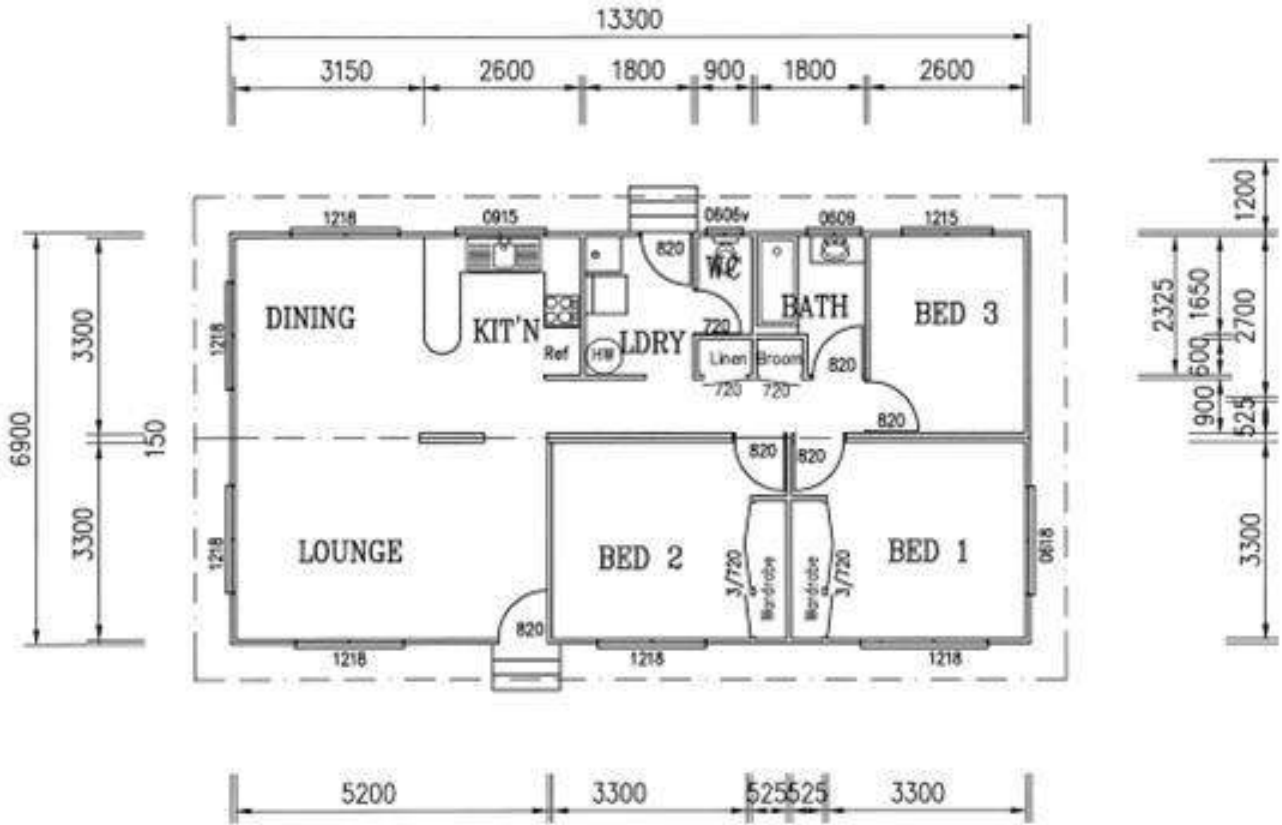


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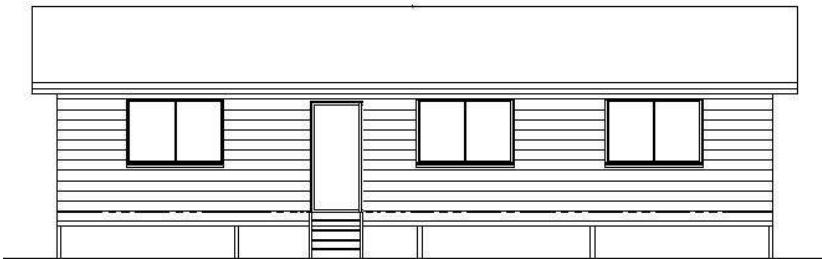
THREE BEDROOM

ALCESTER

| 91.77 | 0 | 91.77 | 1 |



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Illustrations are for guidance only.

| 3 | 0 | 1 |

- Steel sub-floor
- Termite Resistant Timber Frames
- Colourbond Gable Roof
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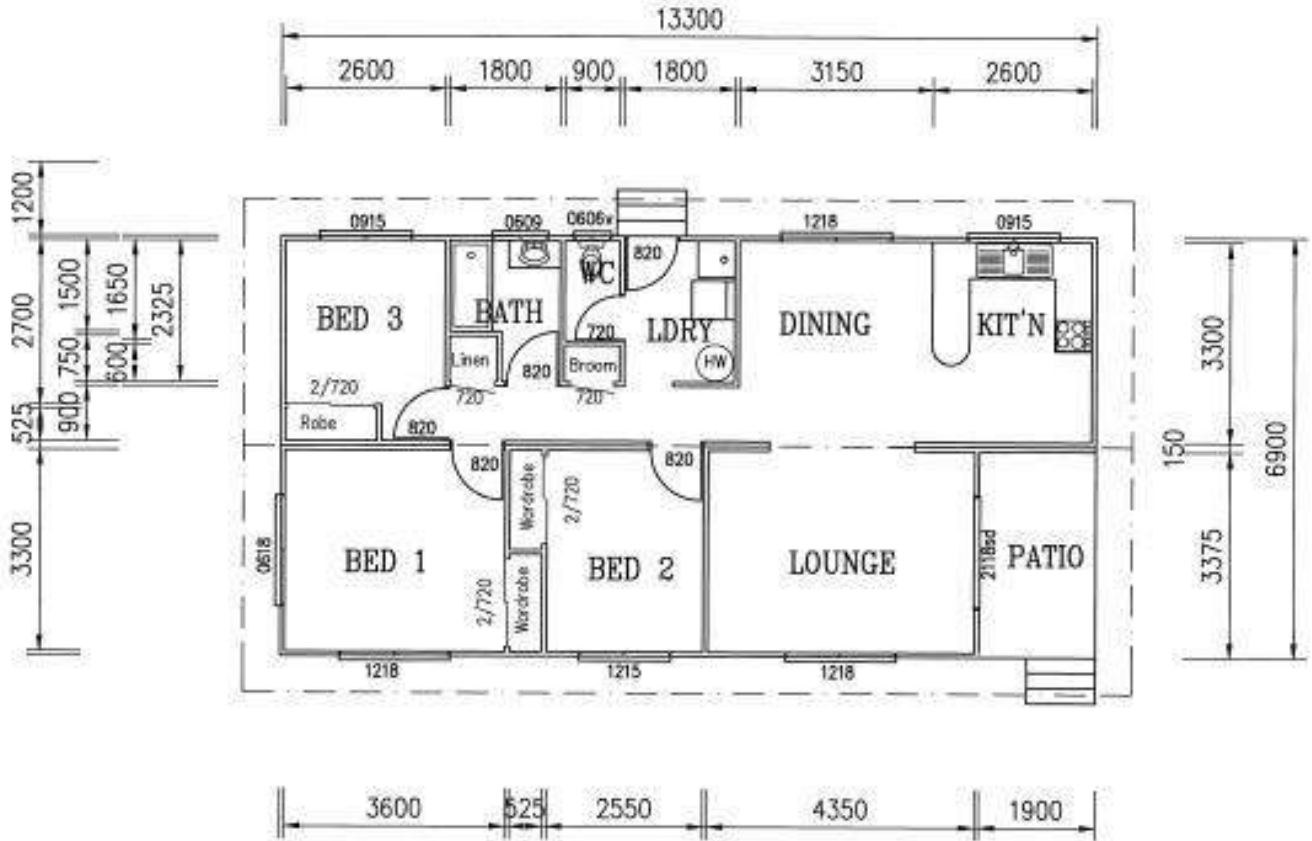


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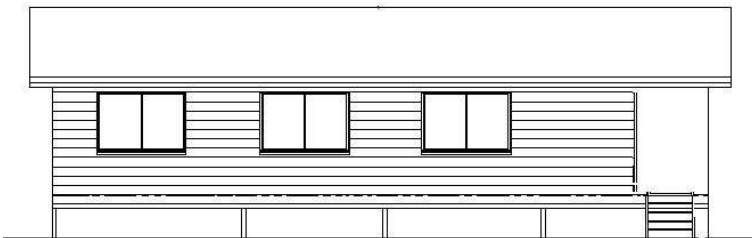
THREE BEDROOM

CORNWALL

| 91.77 | 0 | 91.77 | 1 |



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Illustrations are for guidance only.

| 3 | 0 | 1 |

- Steel sub-floor
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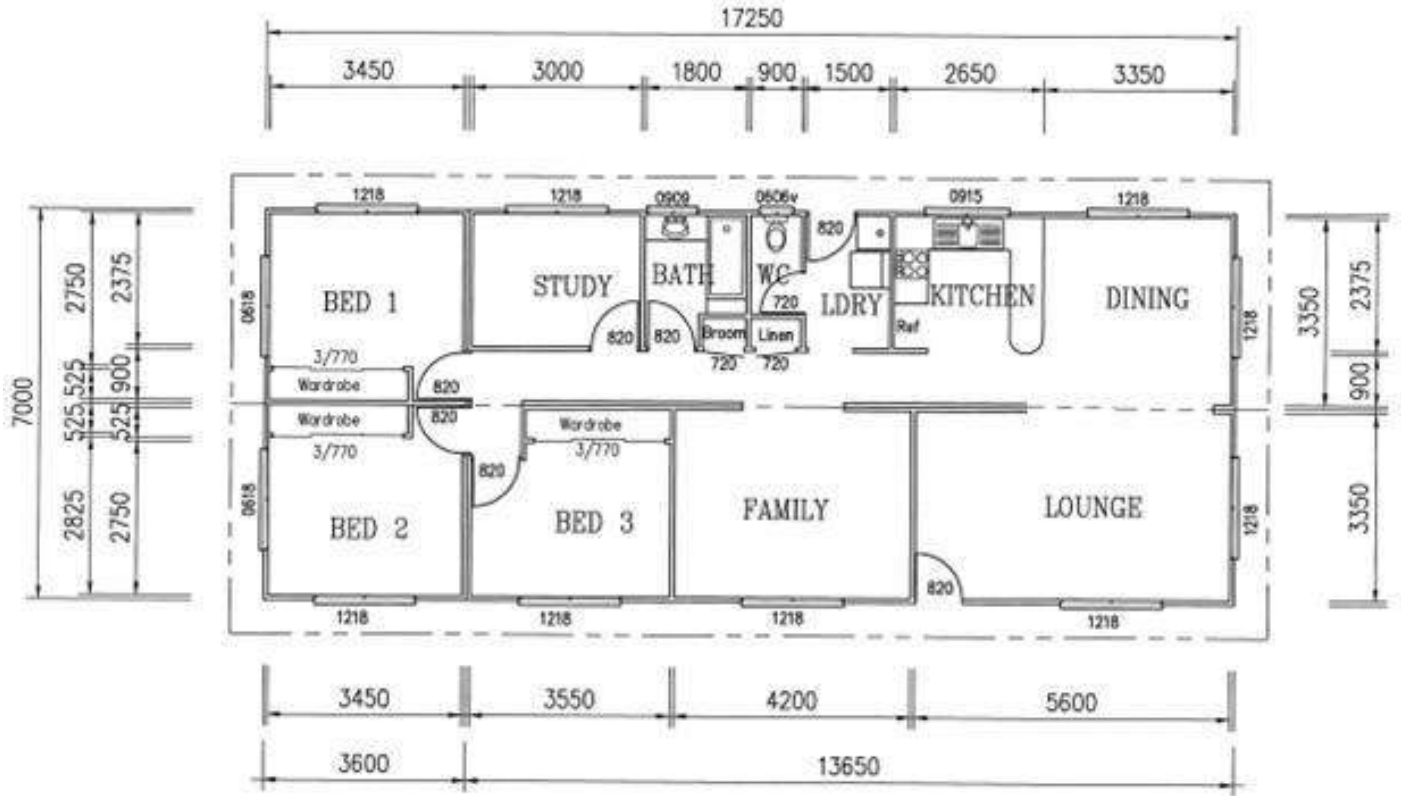


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THREE BEDROOM

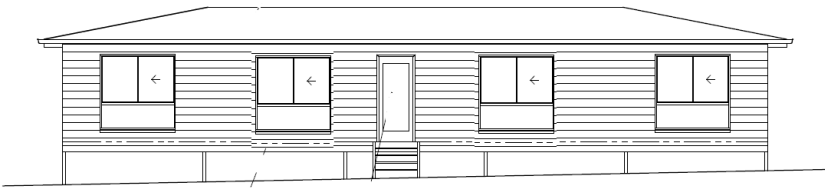
BIRCHWOOD

| 120.75 | 0 | 120.75 | 1 |



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| 3 | 1 | 1 |



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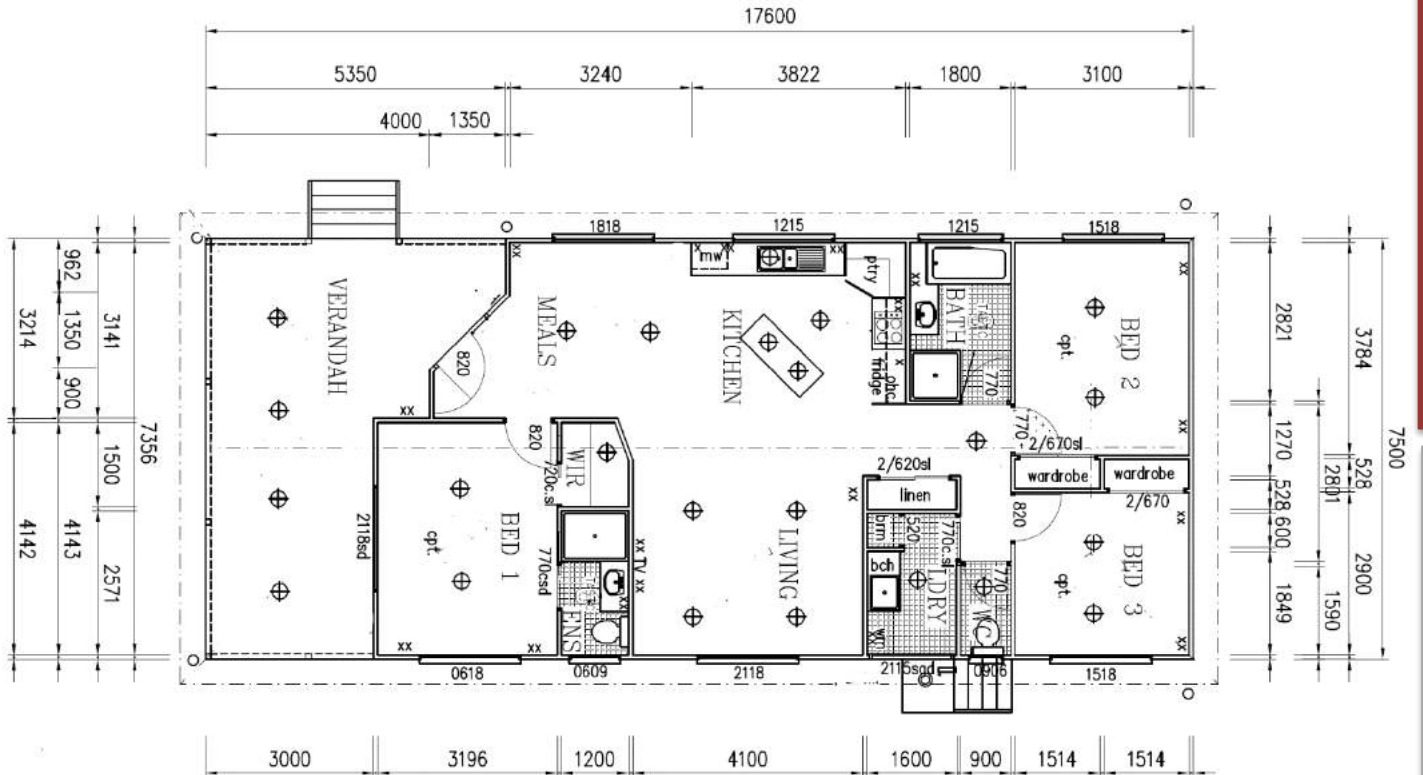


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THREE BEDROOM

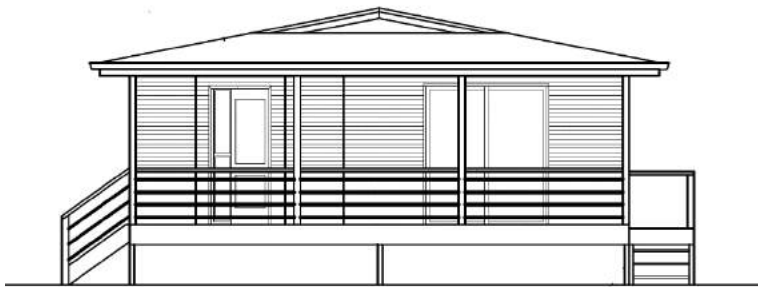
BEDFORD

104 m² | 28 | 132 m² | 1



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3 | 0 | 2



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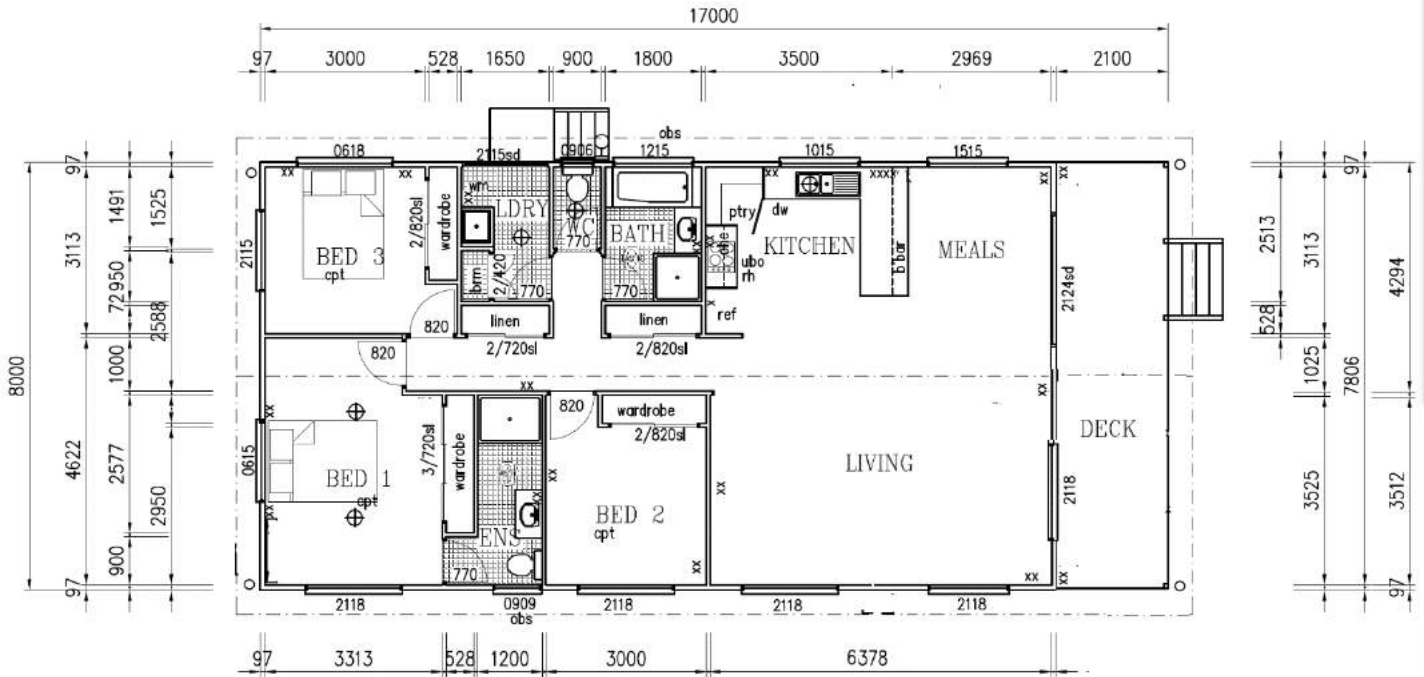


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THREE BEDROOM

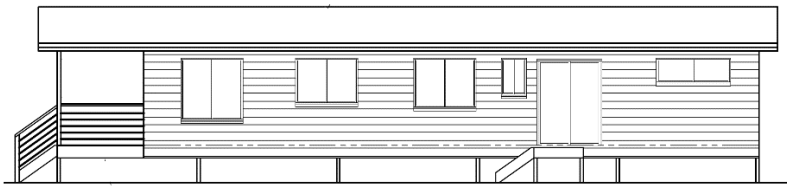
KEMPSEY

119.2 m² | 16.8 | 136 | 1



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3 | 0 | 2



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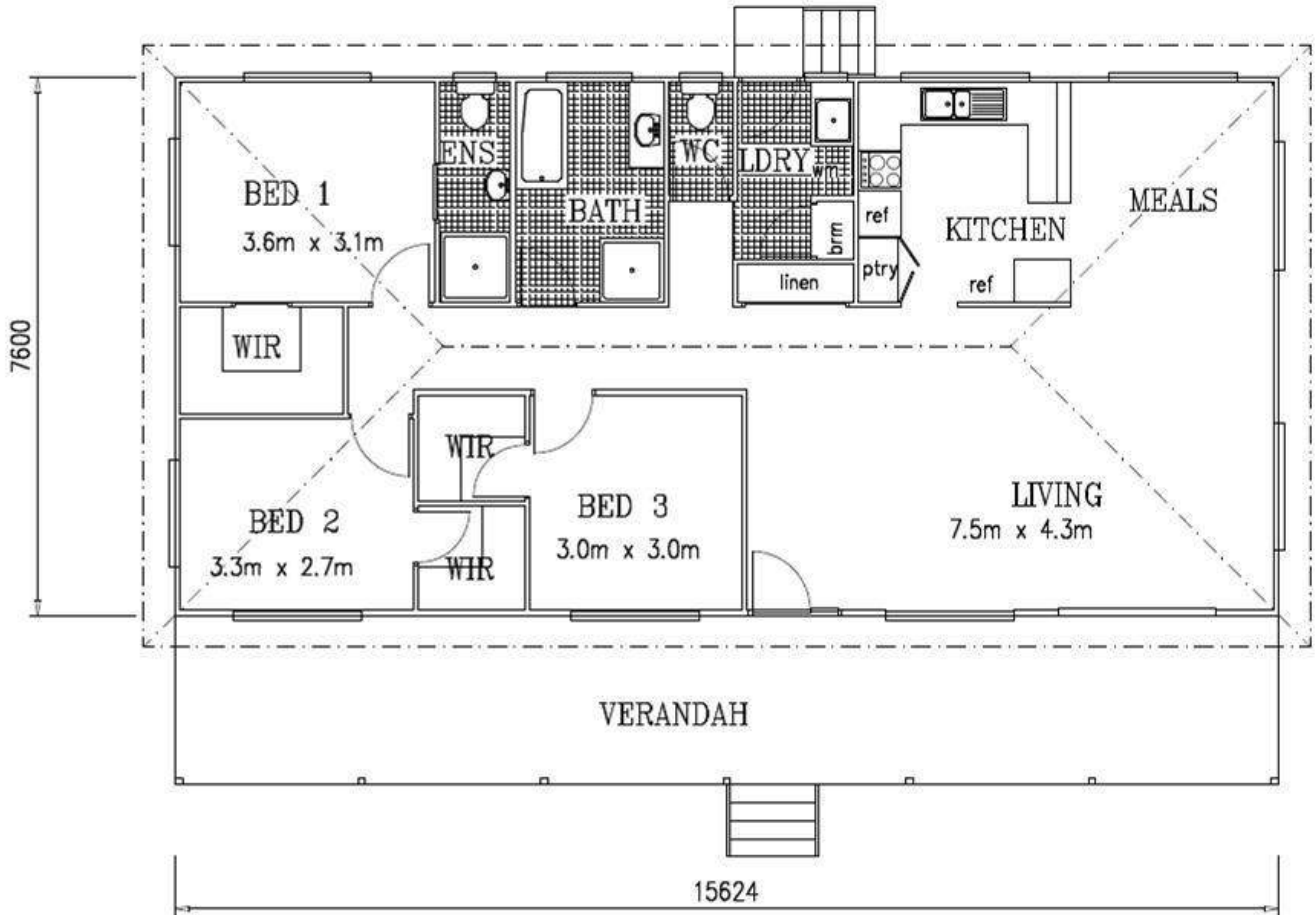


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THREE BEDROOM

DORSET

| m² 118.7 | 28.12 | m² 146.82 | 1 |



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| 3 | 0 | 2 |

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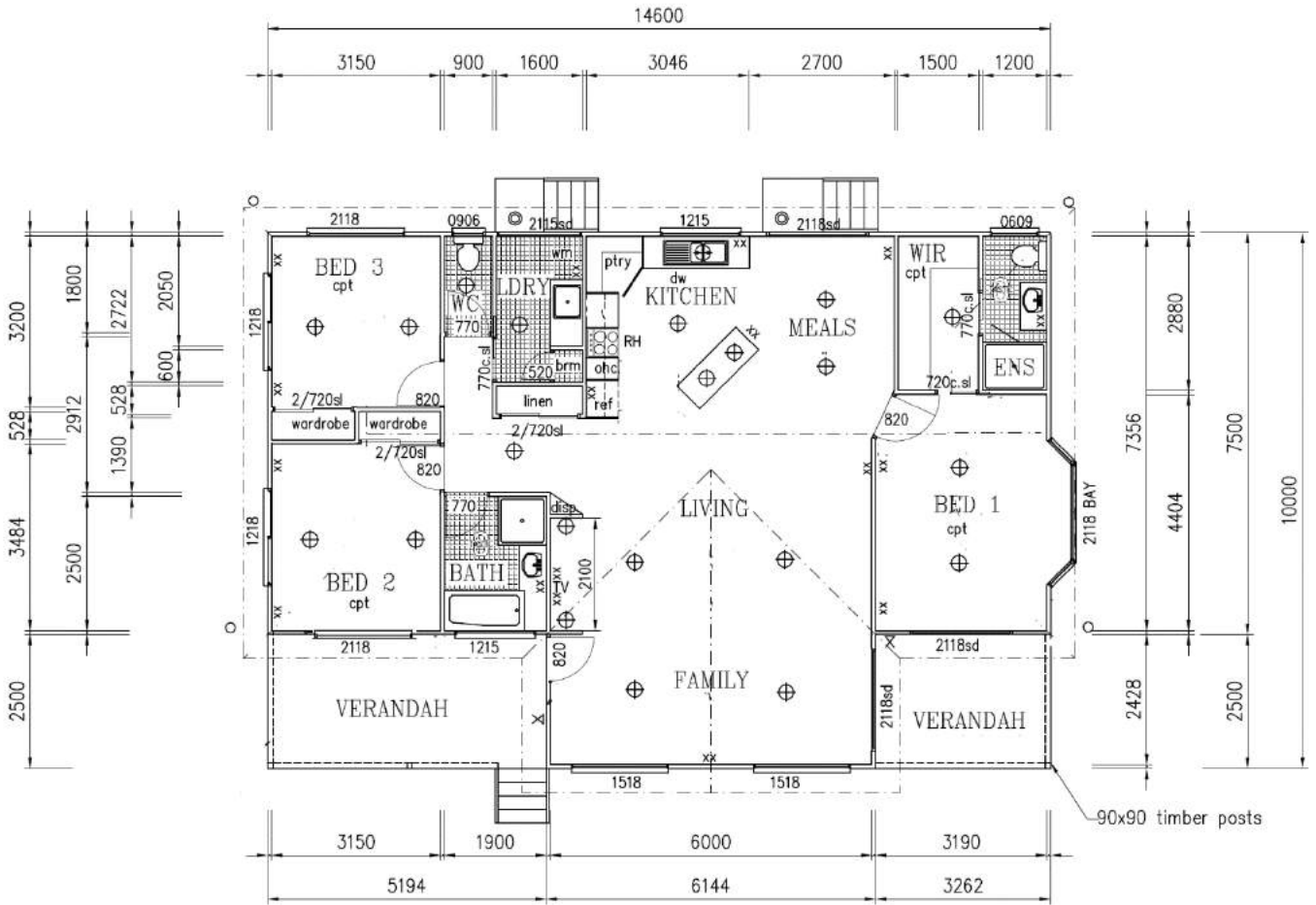


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THREE BEDROOM

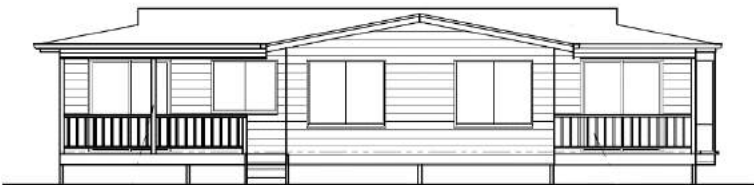
NEWPORT

125.8 m² | 21.14 | 146.9 m² | 2



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3 | 0 | 2



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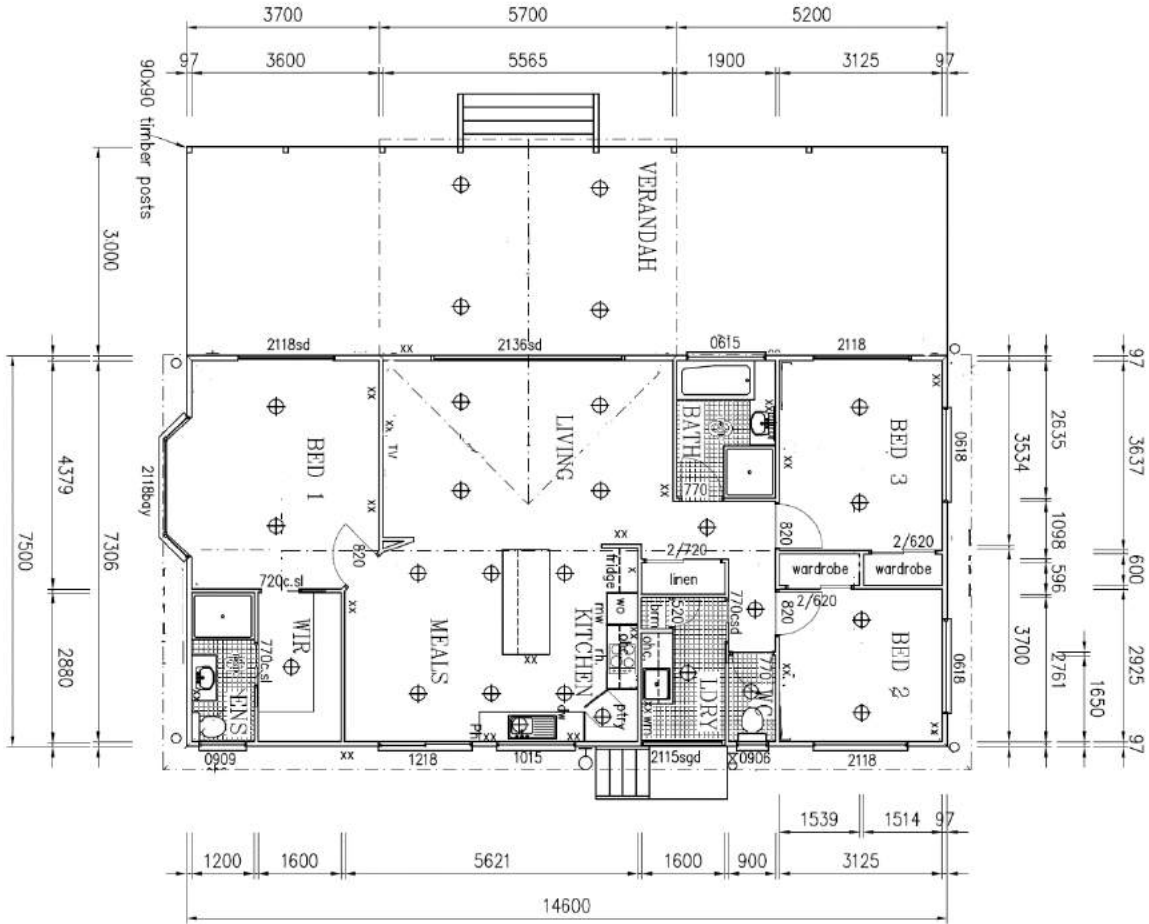


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THREE BEDROOM

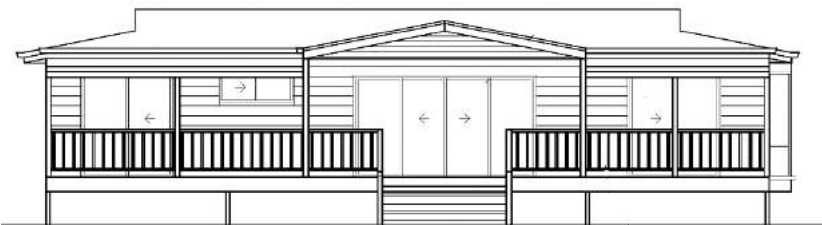
ECKINGTON

110.6 m² | 43.8 | 154.4 m² | 2



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3 | 0 | 2



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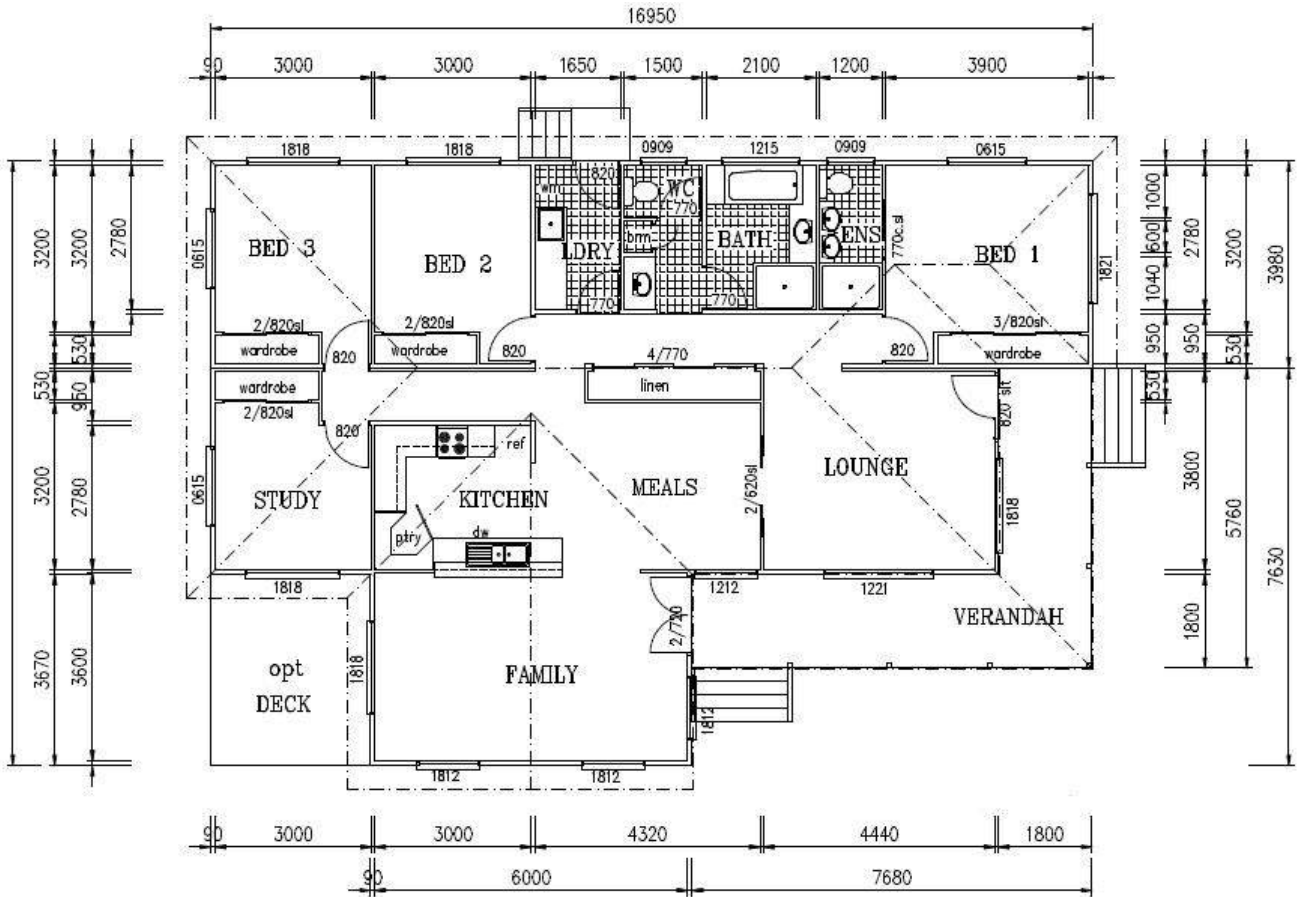


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THREE BEDROOM

CLEVELAND

| m^2 147.05 | m^2 20.65 | m^2 167.72 | car 2 |



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| 3 bed | 1 bath | 2 car |



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- Decking under V-line Patio Roofing System
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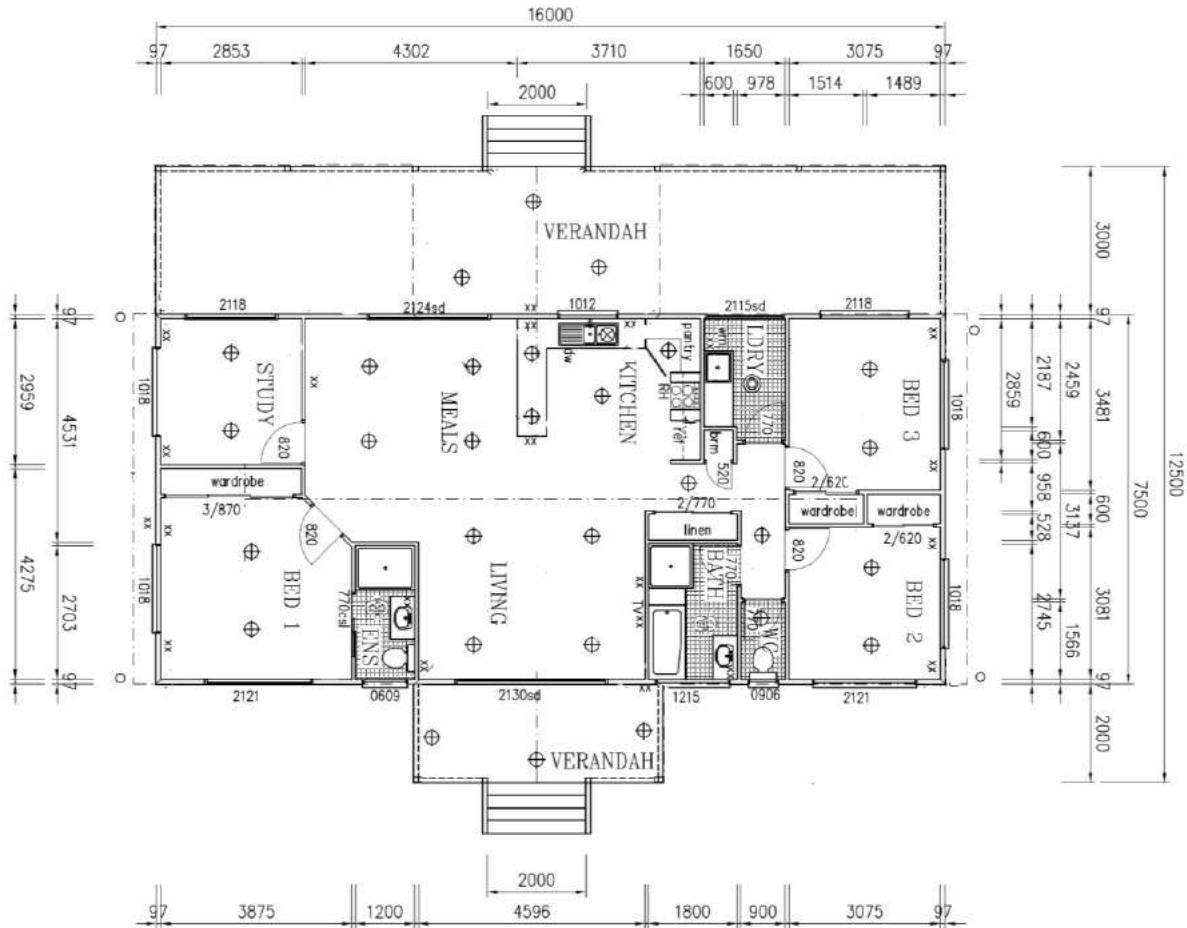


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THREE BEDROOM

LOXLEY

| m^2 120 | m^2 57.19 | m^2 177.19 | m^2 2 |



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| 3 | 1 | 2 |

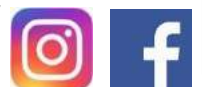


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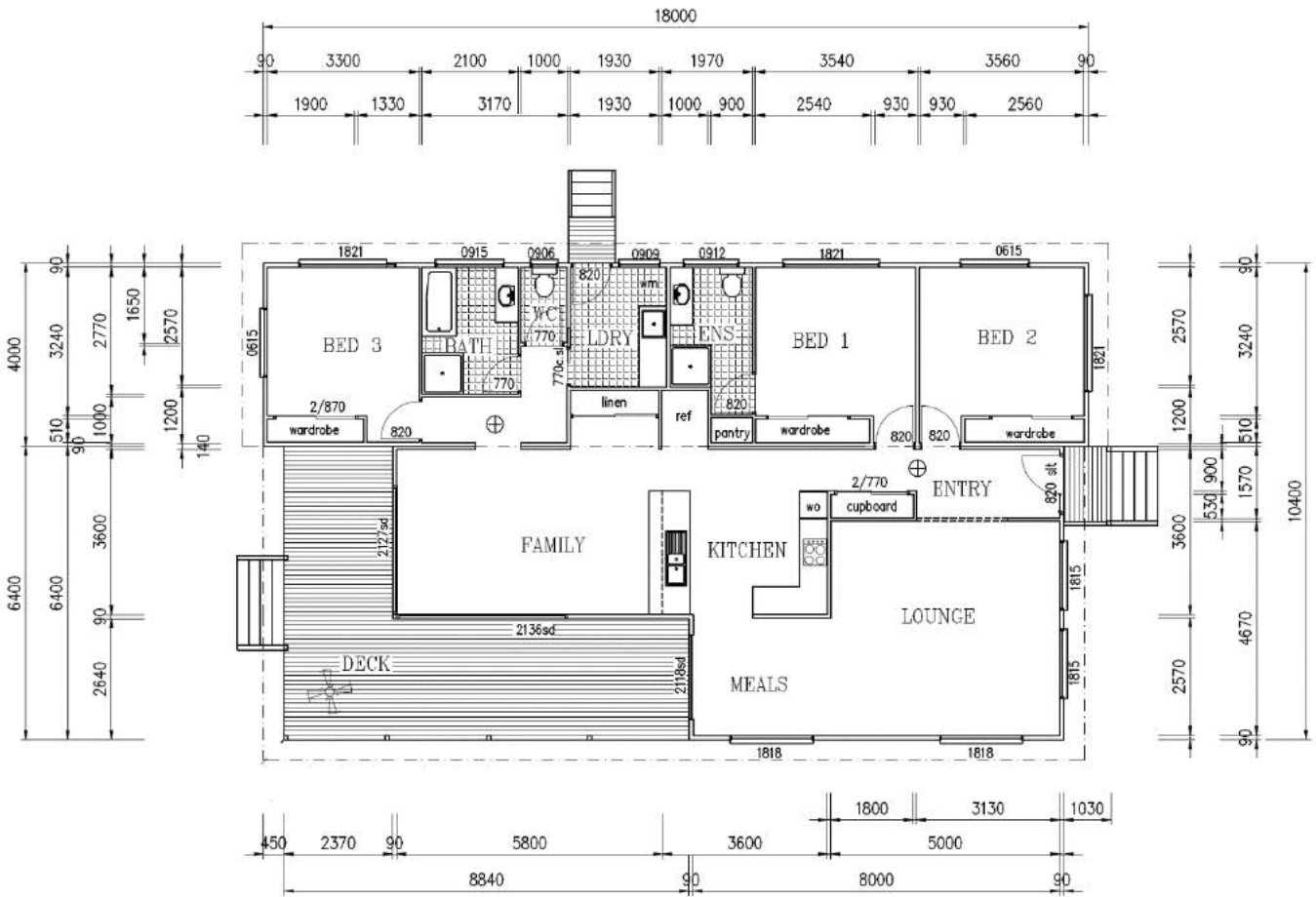


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THREE BEDROOM

PORTLAND

148.7 m² |
 32.3 |
 181 m² |
 2



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3 |
 0 |
 2



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- Decking under roofline
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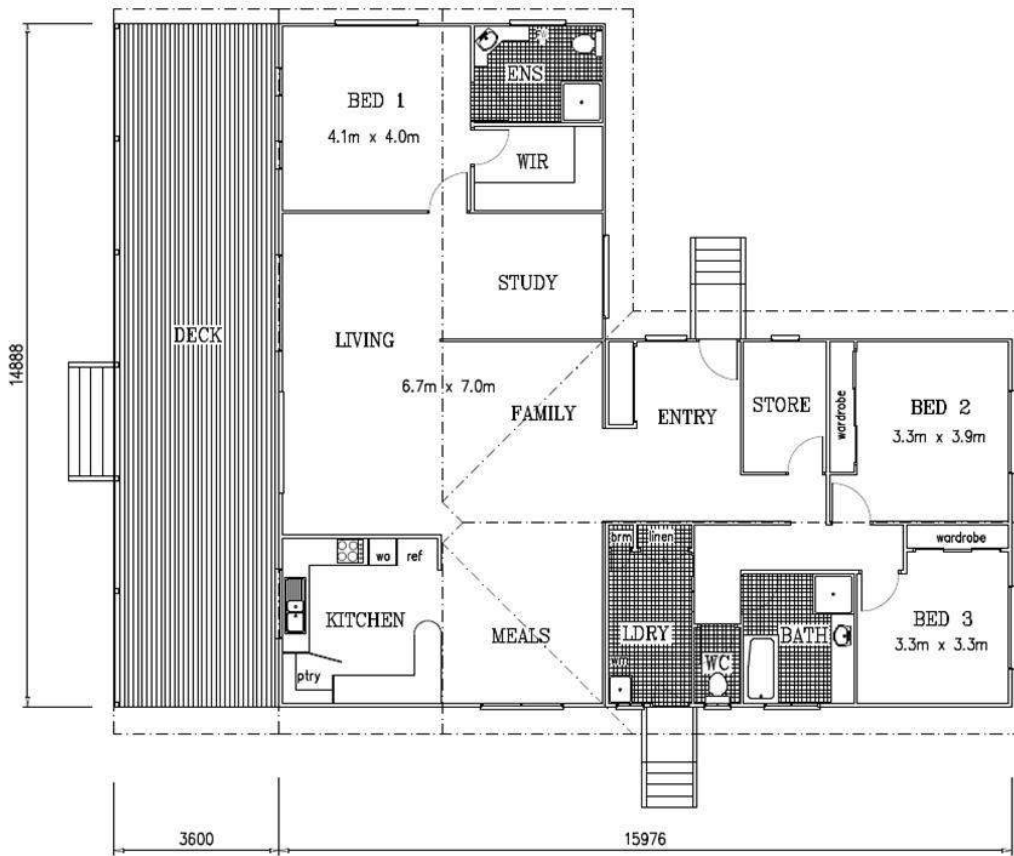


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THREE BEDROOM

MAYFAIR

| m² 171.08 | 53.6 | m² 224.68 | 2 |



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| 3 | 1 | 2 |



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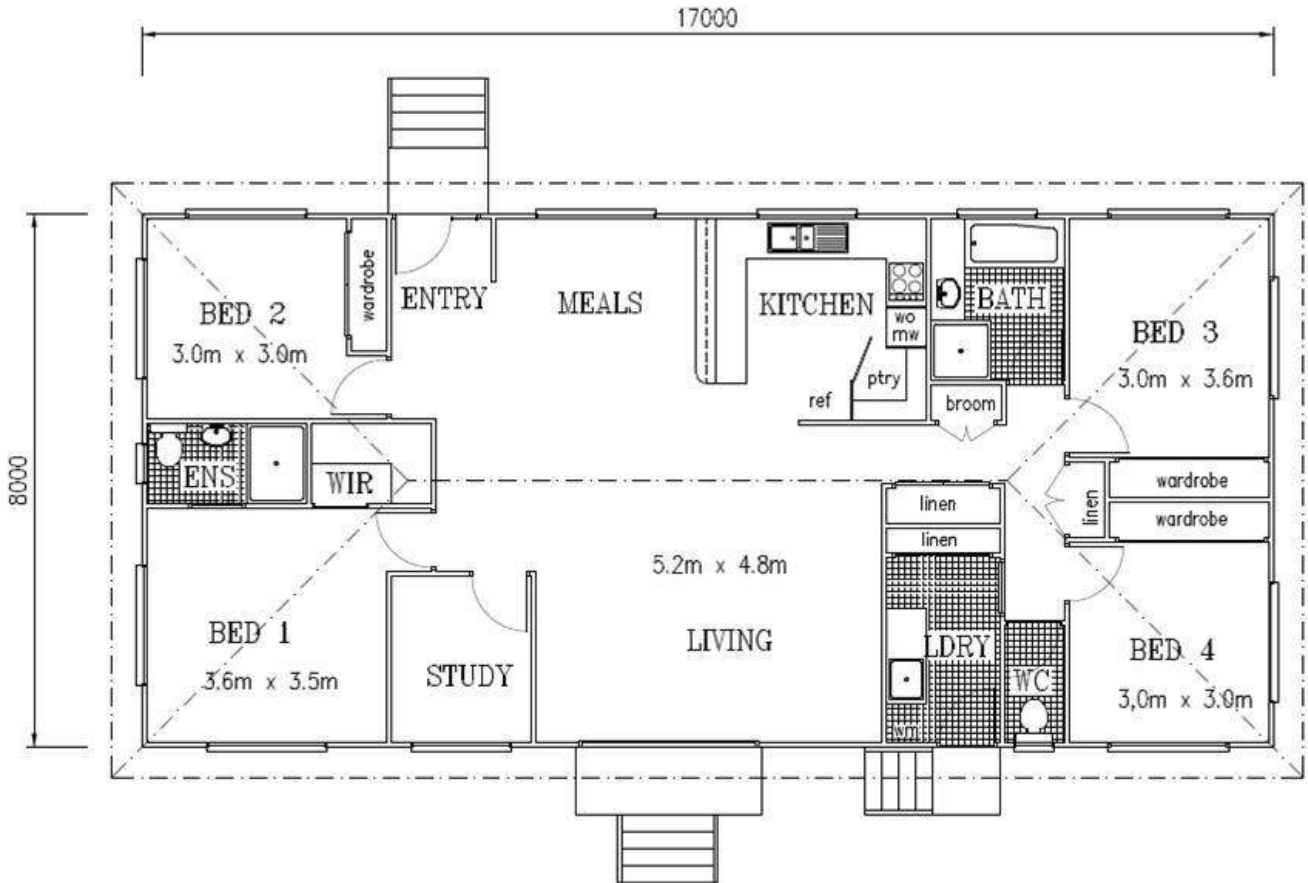


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FOUR BEDROOM

WEATHERBY

136 m² | 0 | 136 m² | 1



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Illustrations are for guidance only.

4 | 1 | 2

- Steel sub-floor
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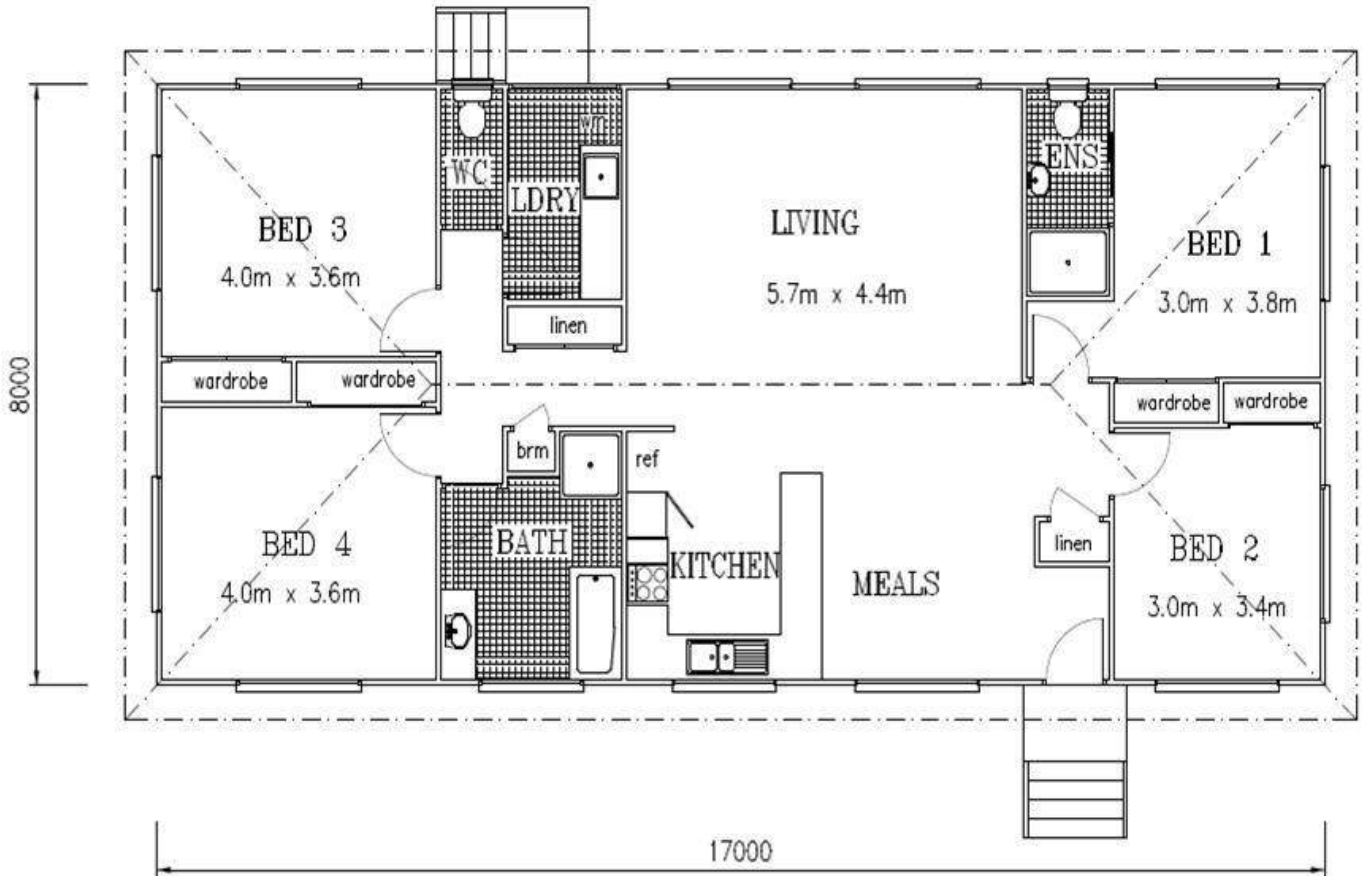


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FOUR BEDROOM

YORKSHIRE

136 m² | 0 | 136 m² | 1



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Illustrations are for guidance only.

4 | 0 | 2

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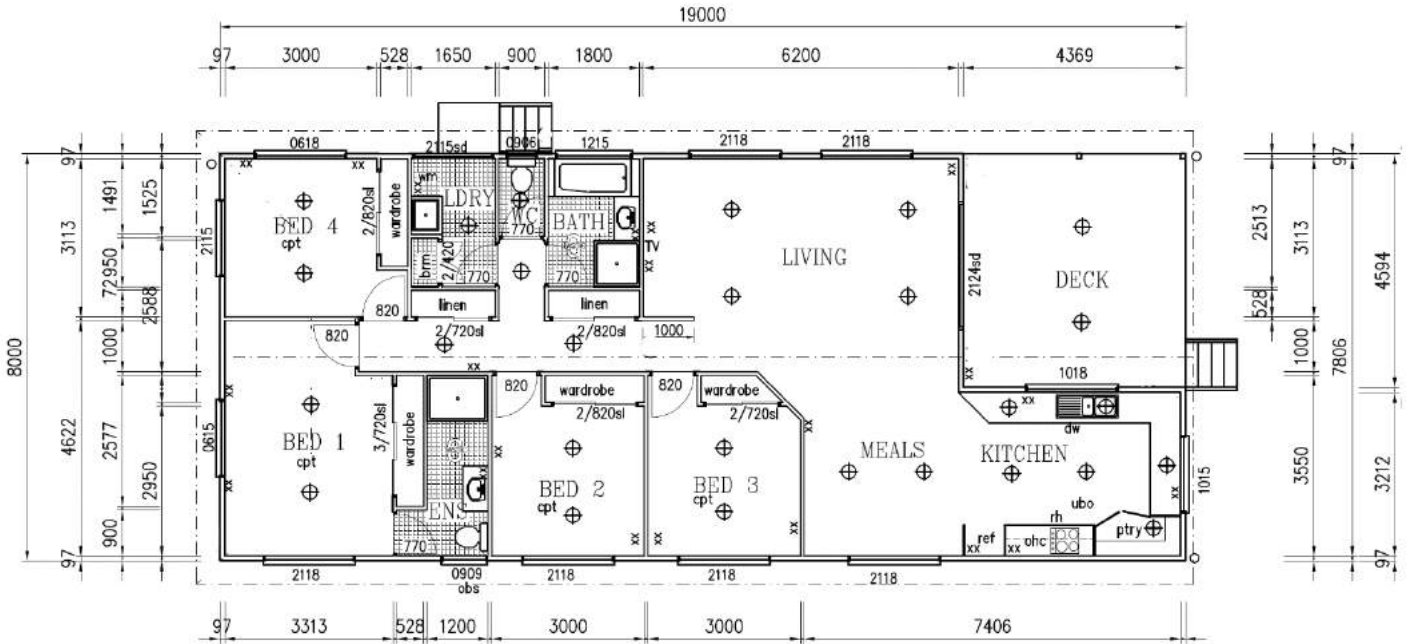


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FOUR BEDROOM

WORCESTER

131.93 m² | 20.07 | 152 | 1



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4 | 0 | 2



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- Custom made kitchen
- Merbau Decking
- Deck under Roofline
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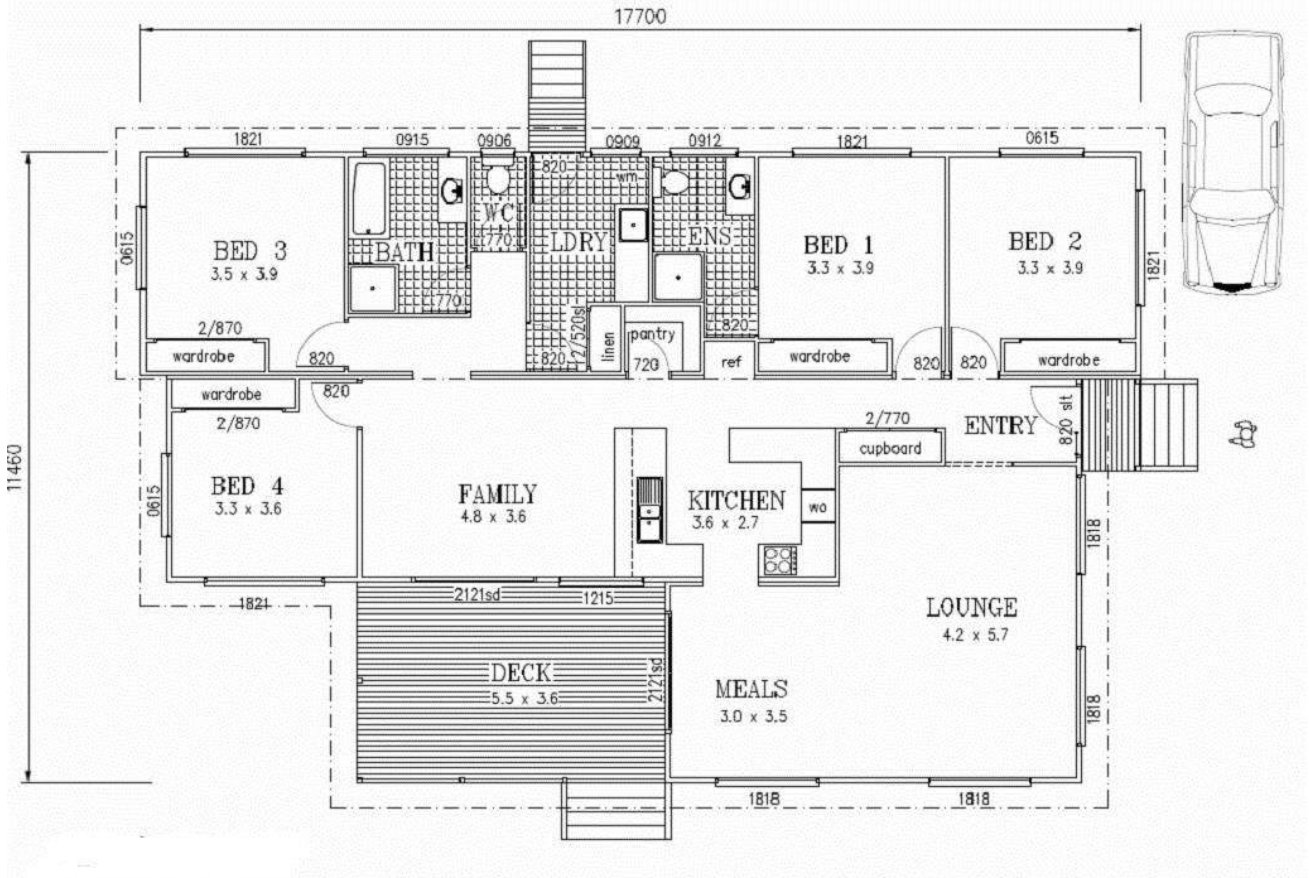


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FOUR BEDROOM

CASHMERE

| 159.42 | 19.8 | 179.22 | 2 |



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| 4 | 0 | 2 |

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- Energy Efficient
- Custom made kitchen
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- Decking under Roofline
- Quality workmanship
- Fully insured
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FOUR BEDROOM

ALEXANDRA

| m² 170.5 | 13.5 | m² 184 | 1 |



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| 4 | 1 | 2 |



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- Colourbond Gable Roof
- Energy Efficient
- Custom made kitchen
- Merbau Decking
- Decking under Roofline
- Study can be 5th bedroom
- Quality workmanship
- Fully insured
- 7 years structural warranty



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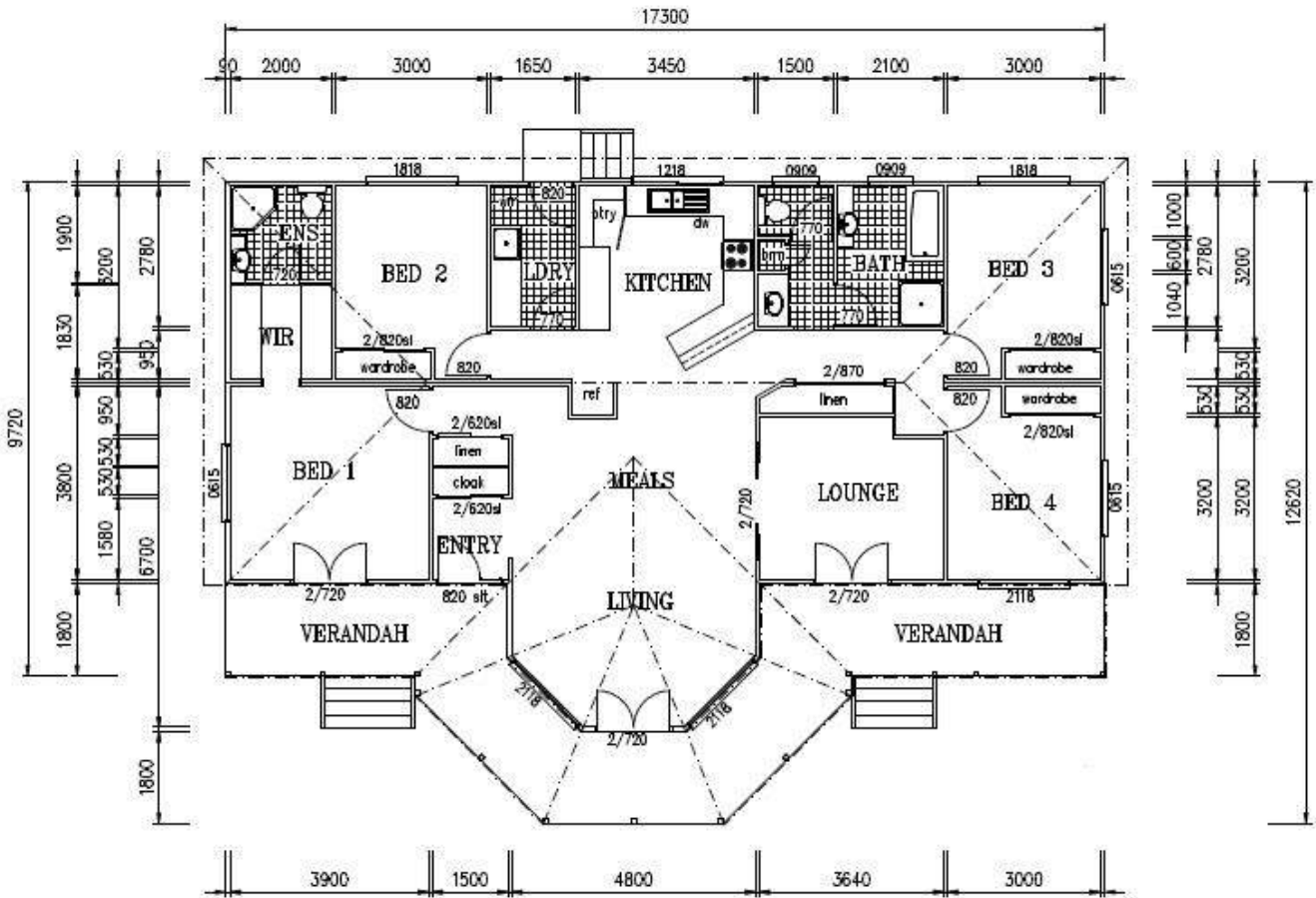


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FOUR BEDROOM

MEMPHIS

| 150.94 | 37.4 | 188.34 | 2 |



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| 4 | 0 | 2 |



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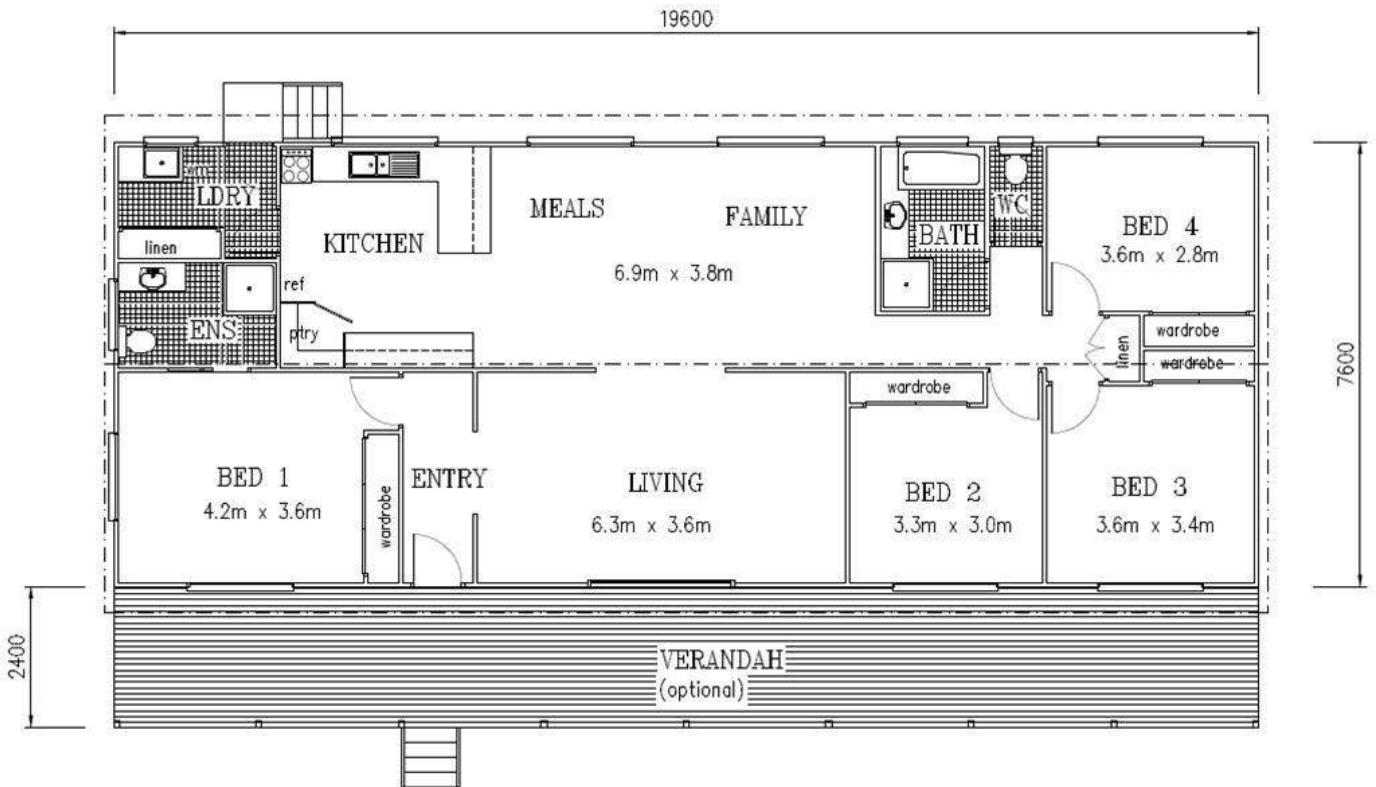


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FOUR BEDROOM

LINTON

| 148.96 | 47.04 | 196 | 1 |



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| 4 | 0 | 2 |



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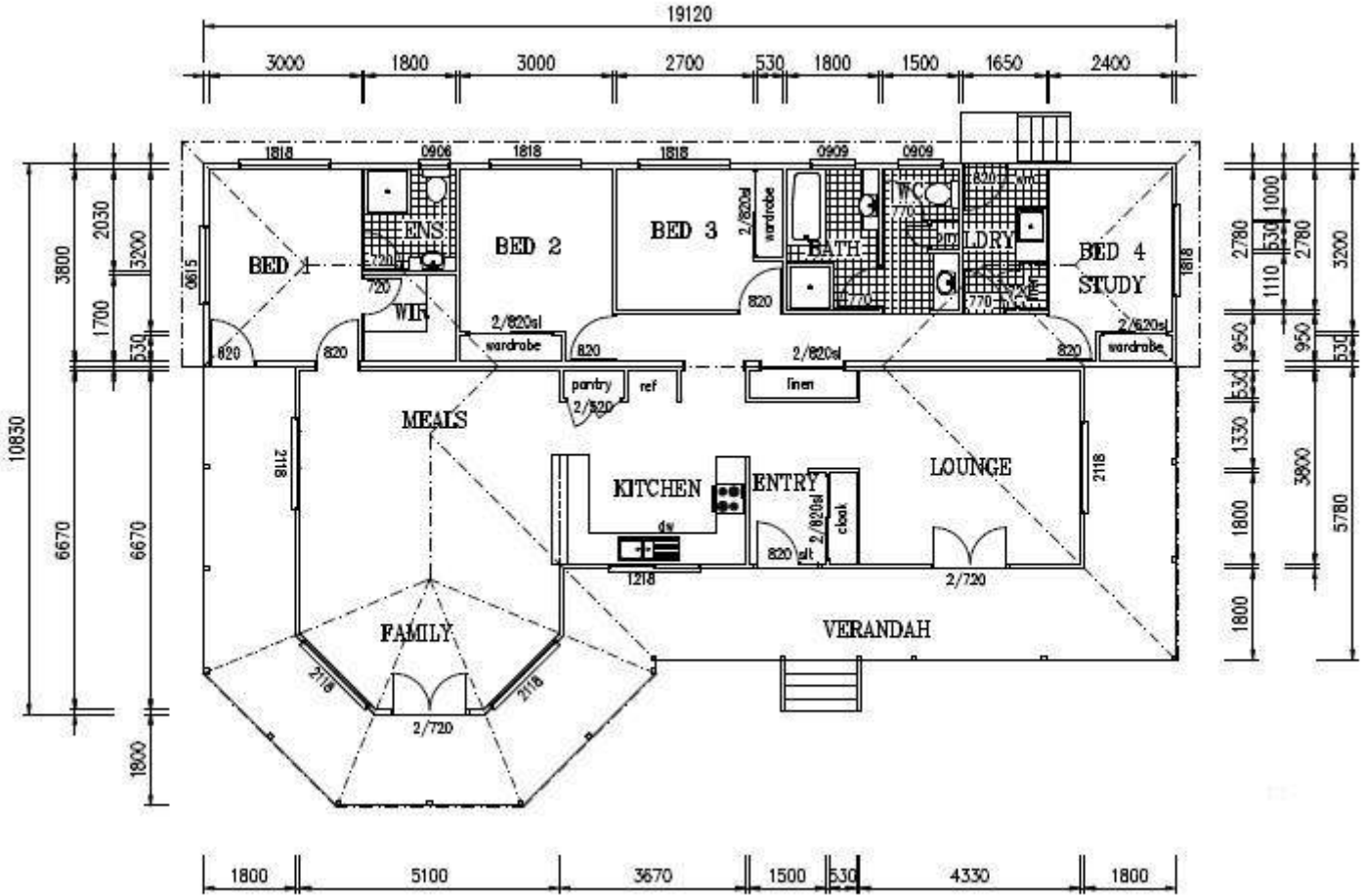


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FOUR BEDROOM

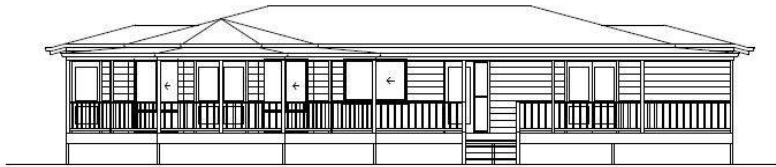
COLUMBUS

146.27 | 54.7 | 200.97 | 2



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4 | 0 | 2



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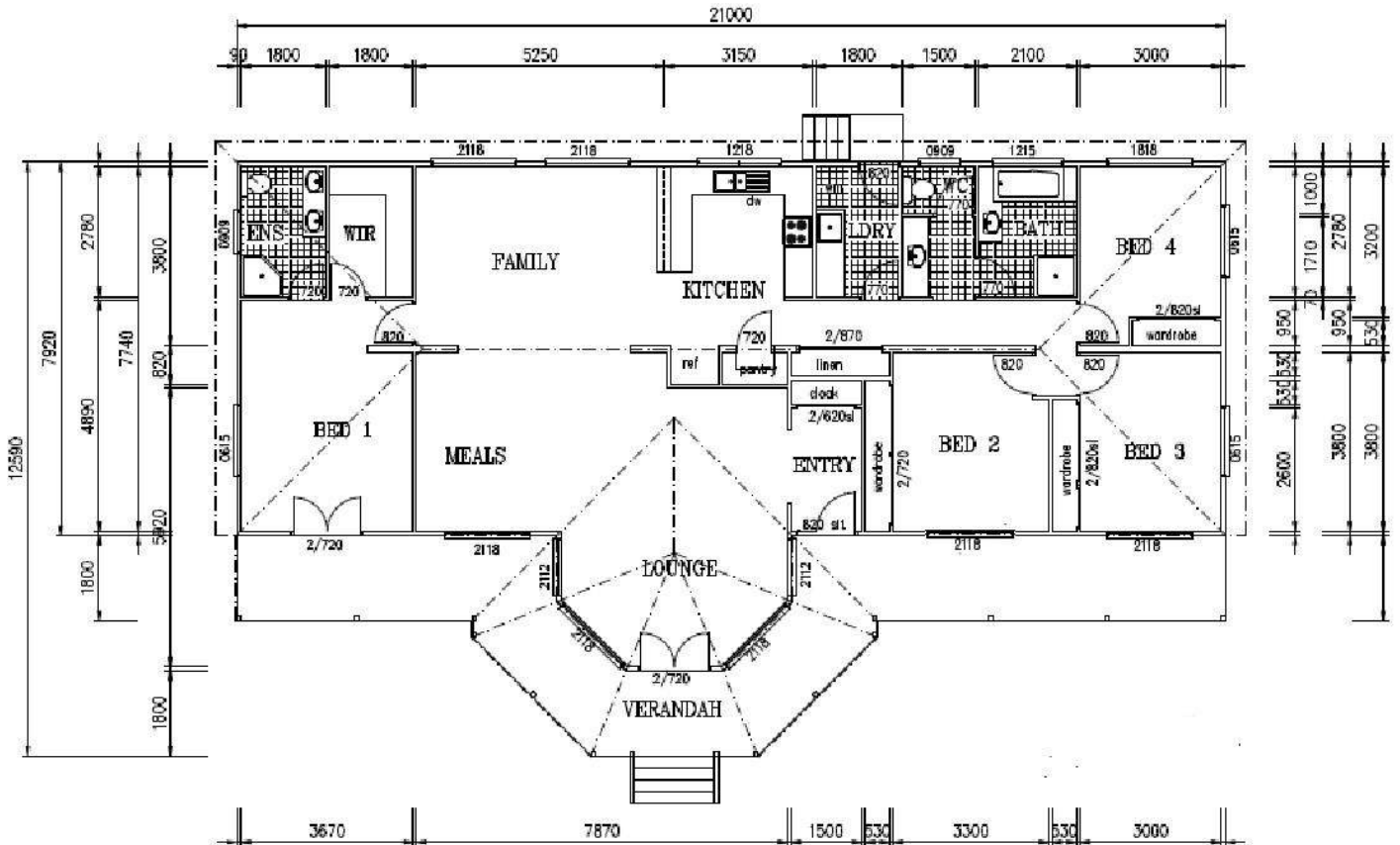


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FOUR BEDROOM

CHARLOTTE

| 181.39 | 43.9 | 225.29 | 2 |



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| 4 | 1 | 2 |



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