

INFORMATION BOOK

WHAT ARE MODULAR HOMES?

Your guide to the easiest way of building!

What is a modular home? This question is one that is frequently asked and more frequently misunderstood! This booklet is designed to assist prospective homebuyers in understanding what modular building is, give an overview of the process, and get an idea of when it does and doesn't work! So, let's dig in and try to understand the basic concept of modular building and where it fits in the market.

 **WESTBUILT**
HOMES



“Did you know there are many buildings in Australia, like the Corio Villa in Geelong, which were fabricated in Europe, transported by ship to Australia and constructed onsite – the first prefabricated homes!”

FROM COLONIAL KITS TO MODERN MODULES!

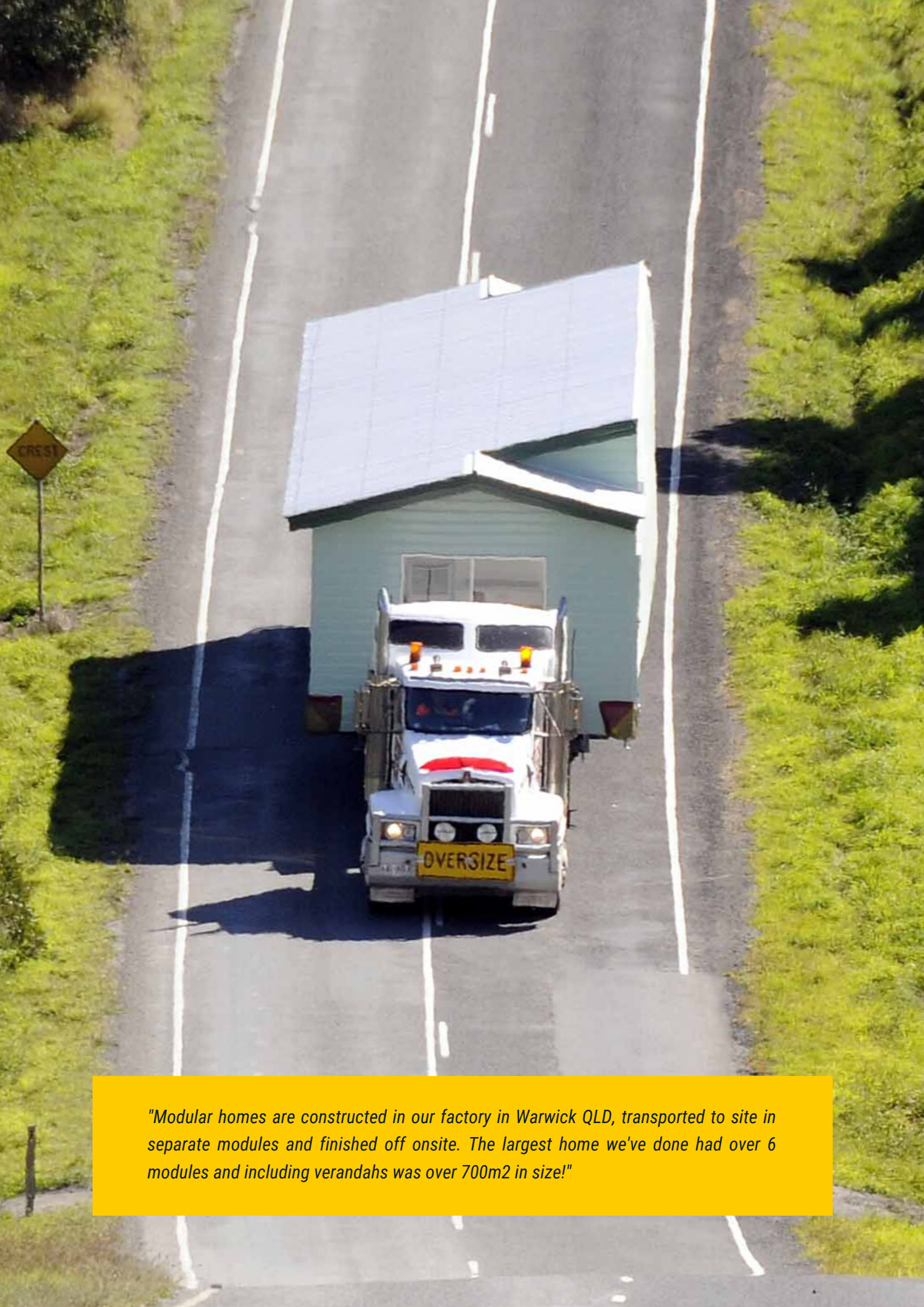
A Brief History of Modular Construction

First, a little bit of history! Modular, relocatable or mobile homes have been around since the '20s and '30s in the USA. The onset of World War Two accelerated the growth of the concept with the US government needing to set up huge camps and villages quickly and secretly – the most famous being the Manhattan Project from 1942. Kit style homes have been around even longer!



After the war, modular construction quickly spread to the domestic arena and boom time ensued. Eventually, the concept crept to Australian shores, and the first relocatable home parks started up. More recently, modular housing has moved past its cheap and cheerful roots to become a premium quality and reliable alternative to traditional building methods!

 **WESTBUILT**
HOMES



"Modular homes are constructed in our factory in Warwick QLD, transported to site in separate modules and finished off onsite. The largest home we've done had over 6 modules and including verandahs was over 700m2 in size!"

WHAT ARE MODULAR HOMES?

Modular homes come in many forms, construction methods and styles. In Australia, modular construction is a method of building a home in a factory-style environment. This factory is where the majority of the production of the home takes place in easily transportable modules or sections.

The principle behind modular.

We believe that the fundamental principle behind the modular building method is the belief that building in the factory or offsite is superior to building the same product onsite. Staying true to this principle will ensure that your modular home building project is successful.

80/20 Rule

Here at Westbuilt, we believe in the Pareto Principle or 80/20 rule! We believe we must achieve at least 80% or more of the construction work in the factory. We've proved time and time that if we go below that level – trouble in the form of lengthy delays, dissatisfied clients and frustrated tradies are sure to follow!

ONSITE

- *20% of the work & effort.*
- *Maximum disruption to the site and your life!*

FACTORY

- *80% of the work & effort.*
- *Minimal disruption to your site and your life!*



DOWRIE
CRANES
714-822-5691

The Westbuilt factory can construct over 8 full size modular homes at once. We've built over 500 modular homes since 1993!

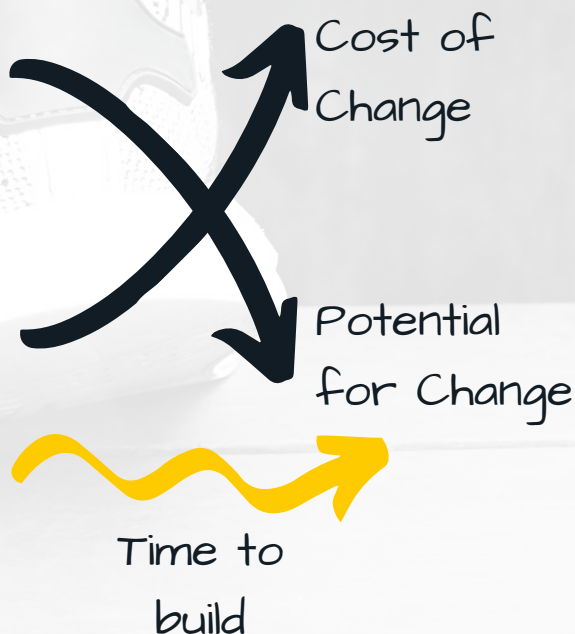
THE STEP BY STEP PROCESS TO SATISFACTION!

Like traditional forms of construction, the key to a successful modular building is extensive planning. Unlike onsite builds, we cannot allow changes during production as it delays the building process and slows the factory down.

Because of this, a huge amount of emphasis is placed on planning in the earlier stages of the build as possible. We will discuss your plans, colour, site orientation and energy efficiency to make sure we get your home close to perfect before we start construction.

The Potential for Change Equation

In building and architecture generally, there is an equation known as the cost of change vs the potential for change. So, to clarify, the earlier we make changes, the lower the cost. Conversely, the same change made late in the planning stage or even during the build will be harder to make and cost you a lot more!



WESTBUILT HOMES

THE SEVEN STEPS TO A SUCCESSFUL MODULAR BUILD.



Planning. The critical first step.

This stage usually starts with a small payment from yourself and allows us to start working on the plans, specifications, site analysis and engineering. We'll be having meetings with you to ensure the design of your home is perfect, and the specs are all down pat!



Contract. Putting it all down on paper.

Once we're both satisfied that your plans, specs and price are right on the money, we move to sign a formal contract agreement together. All our contracts are a completely fixed price. Again, another benefit of modular building is due to the early planning – we're able to offer clients fixed prices! We do not believe in variations.



Council. Getting the big green tick.

The next stage is to get a development or building approval from your local council. This process, while a little tedious, is critical to the smooth running of your new modular build. Our team will liaise with the local council, town planners and any other consultants to ensure your home is approved promptly.



Pre Planning. Doing the final checks.

Now we have the final approval plus the completed set of plans, specifications and engineering details we can get cracking with building your home. But first, we need to formally hand you over from our Pre-Construction team to your Project Manager. The project manager will sit down with you to ensure you understand the process and double-check he understands your requirements.

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Factory Construction. Getting underway!

Now the rubber hits the road! We're flat stick into building your home from welding the base, standing frames, cladding, sheeting, kitchens, tiles and floorcoverings – it's all action! Of course, we understand that being kept in the loop is critical, and your project manager will be in touch with photos and updates during construction. You're also more than welcome to organise a factory tour of your home!

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Delivery & Onsite Construction

Now you are really starting to see things happen! Your foundations will go in, the home turns up, is installed and "snap" you've got a brand new house. The complexing team will now complete things like stairs, landings, ramps, verandahs, baseboards, and your power and water are connected. The team will also be organising the final council inspections and paperwork as well.

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The final touches. Then the keys!

Now we've finally reached the end of your home construction. At this point, we go through your home with a fine-tooth comb to make sure it's ready for handover. You'll get the opportunity to do a formal inspection with the project manager to make sure everything's as ordered! Once we've sorted this and received the council occupancy certificate and the final payment, your home is now complete! Keys and all the documentation are handed over, and you can finally move in!







WHEN DO MODULAR HOMES WORK?

Ok – so now we've had a look at the history of modular, the principles of modular and the process we follow. From this, hopefully we've given you a pretty clear idea of what a modular home is and whether it works for you. But, we get it, we're not all things to all people, and there are scenarios where a modular home isn't the best option.

So, with that in mind, we've put together a list of the situations of when modular homes work best and when they don't!

When modular isn't the best solution.

-  *You require a "slab-on-the-ground" home with a brick and tile façade.*
-  *You're in a new housing estate in town.*
-  *You want the lowest price at all costs.*
-  *You want to owner build.*

When modular is the best solution.



You want an alternative way of building and would like an option to a local builder.



Your site is sloping or in a flood-prone area.



You don't want to wait 12 months, or even more, for a builder.



You don't want builders disturbing your peace for months on end.



You are looking for certainty around price and timeframe.



You're in a remote area, or your site is in an awkward location.



You don't want a project home.



You're looking for a second dwelling.



You want modern Scandinavian styling or a traditional Queenslander style.



You want a custom design.





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