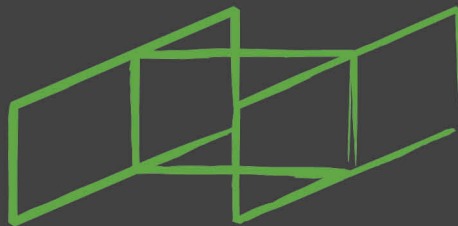




Standard Inclusions - Site Builds

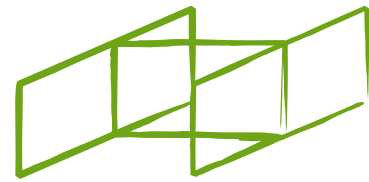
**HOEK
MODULAR
HOMES**



Proud Member



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QBCC Licence no. 1169135



**HOEK
MODULAR
HOMES**

Introduction ...



Hoek Modular Homes is a third-generation family business, celebrating 50 years of service. During this time we have built a reputation of delivering consistent quality and the highest levels maintained of customer service.

With a focus on listening to you and your needs our company's aim is to bring back good old fashion service to you, the customer.

I invite you to come and inspect our sample home as well as our houses under construction as I know you will see the workmanship that we pride ourselves on.

We look forward to meeting with you and customising a plan into your dream home.

Dean Hoek
Chief Executive Officer

Our Process

- ✓ Design consultation
- ✓ Preliminary property checks
- ✓ Preliminary estimate
- ✓ Site inspection
- ✓ Formal quote and design provided
- ✓ Preliminary Agreement Payment
- ✓ Full Working Drawings
- ✓ Contract
- ✓ Council, Building & Plumbing Approvals
- ✓ Colour & Interiors Selection
- ✓ Commencement of construction & payment schedule commence
- ✓ Delivery & Installation (if transportable)
- ✓ Certification Approval & Handover
- ✓ Move in and enjoy your new home

Why build with us?

- ✓ Proud member of Qld Master Builders Association
- ✓ Third generation family business since 1967
- ✓ Family owned and operated
- ✓ Residential buildings are covered by the Queensland Building & Construction Commission (QBCC)
- ✓ Good old fashioned customer service
- ✓ We work within your budget, to minimise variations
- ✓ On site build within 50km of our Lawnton factory
- ✓ On slab build option for selected sites within 50km of our Lanwton office. *conditions apply
- ✓ Sloping and difficult sites are our specialty
- ✓ Customise our designs to suit your needs and budget
- ✓ Wide range of optional extras to add to your home

"We wish to thank you so much for building our beautiful home for us. We cannot express enough how thrilled and pleased we are with everything. It has been so wonderful meeting such dedicated, helpful, conscientious people who have worked so diligently, from the office staff to all the staff on site."

Jean & Ron - Pimpama

Standard Inclusions - Site Builds

GENERAL

- Installed on galvanised 75x75 RHS posts to a maximum height of 800mm finished floor level set in concrete
- Piered concrete footing 900mm deep x 450mm or surefoot design
- Foundation design and soil test
- Certification and plumbing approval (excludes DA planning fees and lodgement)
- Engineer certified and designed
- Wind rating N3
- Full energy efficiency assessment (To comply with Qld development code MP4.1 (sustainable buildings))
- Government backed 6 Year & 6 months structural warranty
- 6 -12 months maintenance period (conditions apply)
- Slab construction may be available for selected sites (Subject to site inspection and engineering)
- Livable Housing allowances to comply with NCC Effective 01/10/23

EXTERIOR

- 90mm external wall frame
- Termite protected structural blue timber framing
- Structurally engineered steel and/or timber sub frames
- R1.2 Underfloor insulation
- R2.5 External insulation
- R3 Ceiling insulation
(Insulation requirements may change depending on climate zone, aspect, colours chosen, materials used)
- Low E windows to Living areas (windows subject to energy report)
- Obscure to Bathrooms and WC
- Colorbond custom orb roofing with eaves (as per design elevations)
- Colorbond quad gutter & fascia
- James Hardie 133 axon grained cladding
- James Hardie fine texture feature cladding in feature colour (as per plan)
- Powder coated aluminium windows and sliding glass doors
- Diamond Grill screen door to Entry
- Flyscreens (Fibre Glass Mesh) to all external remaining openable windows and doors
- Feature painted hinged entry door with weather seal (as per plan) with stainless steel door lock
- Various length merbau decking with nautslip resistant additive to non under roof areas
- Powder coated balustrading and handrails to verandah's and decks (as per plan)
- Hardwood step treads with anti-slip painting and handrail to stairs (3 tread allowance)

INTERNAL LIVING & BEDROOMS

- Recessed Entry Doors
- Flat ceilings 2400mm
- Carpet to bedrooms (builders range)
- Loose layed vinyl flooring to kitchen, living and dining areas (builders range)
- Splayed skirting and architraves with gloss paint finish
- Premium Australian made paint with 3 coat internal paint system giving superior coverage and durability
- Flush panel doors throughout finished with gloss acrylic enamel paint and lever door furniture
- Built-in robes with sliding vinyl doors a melamine top shelf with clothes rail under plus 1 bank of 3 x adjustable melamine shelves.
- Linen Cupboard with melamine shelves (as per plan)
- DS2 nylon door stops to internal doors, DS1 nylon clips to swings doors to cupboards

"Dean, what an amazing team. From the beginning when we came together, starting with yourself, spending time with us to find out what we wanted in a building of a granny flat for my parents. To Every One of Hoek's Tradesmen. All very caring, friendly & pride in their workmanship at their trade".

Esme, Terry, Lyn & Bruce - Caboolture

Standard Inclusions - Site Builds

KITCHEN FEATURES

- Builders range flush melamine cupboards with soft close doors
- 33mm thick post formed laminated bench tops
- Builders range flush melamine overhead cupboards with soft close doors
- Builders range handles, vertical to cupboards and horizontal to drawers
- 4 drawer unit with cutlery insert
- Builders range built-in stainless steel electric fan forced oven
- Builders range 4 burner ceramic electric cooktop
- Builders range stainless steel slide out electric range hood
- Plaster bulkhead for rangehood ducting (as required, as per plan)
- 1 ¾ bowl stainless steel sink with chrome Gooseneck sink mixer
- Ceramic tile splash-back

BATHROOM AND WC

- Waterproof membrane to bathroom with wet seal guarantee
- Pivot shower door with powder coated frame
- Builders range wall hung white gloss vanity with vitreous china top and single lever chrome mixer tap
- Builders range full width mirror above vanity aluminium framed
- Builders range white ceramic wall faced toilet suite with soft close lid
- Builders range chrome shower rail with handheld shower head and soap holder
- Builders range chrome shower mixer
- Builders range white 3 in one heater, exhaust fan and light in bathroom (separate switches)
- Builders Range chrome double towel rail
- Builders range chrome toilet roll holder
- Recessed tiles shower base – (provides eaccessibility to shower)
- Privacy locks to bath and WC doors
- Builders range floor tiles, wall tiles to 2100, skirting tiles (as per plan)
- Cushion door stops to wet areas

LAUNDRY

- Waterproof membrane to laundry with wet seal guarantee
- Floor tiles, skirting tiles and splashback to tub
- White metal cabinet with stainless steel tub with single lever mixer tap
- Builders range electric hot water system (size dtermined by number of bedrooms)
- Internal switchboard with earth leakage safety cut-out for 1-2 bedroom homes.

ELECTRICAL & LIGHTING

- Single and double power points included (quantity is design dependent)
- 1 USB power point to bedroom 1
- White trim LED Downlights included (quantity is design dependent)
- Modern city external wall light to entry points
- 1400 diameter ceiling fans - 1 to each bedroom, 1 to living, 1 to deck
- TV point to living area
- Draw plate to living area
- Smoke detectors hardwired with battery backup and interconnected to Australian standards

"Thank you for your exceptional service where nothing has been too much trouble. You delivered what you promised and have assisted with any enquiry both pre, during and post construction of our modular home".

Luke and Bec - Whiteside

Standard Inclusions - Site Builds

EXCLUSIONS (not included in our base pricing)

- Q-Leave
- QBCC Home Warranty Insurance (this is added to your tender after the total amount has been established)
- Plumbing, electricity, gas & telecommunications connections (added to your tender)
- Works to provide access to your site
- Prices are based on good vehicle access on site location
- DA planning fees, survey, hydraulic, bushfire, flooding and any other property reports required due to property overlays
- Scaffold
- Earthworks, retaining walls
- Landscaping, fencing, paving etc. unless quoted for
- Out of area charges for locations over 50km of our Lawnton office
- Items not mentioned in building contract
- Upgrades (see below)

Design as per floor plan. Whilst all care is taken Hoek Modular Homes reserves the right to alter designs, change specifications and pricing without notice.



"Hoek have been very easy to deal with. The couple of changes we made during the build were readily accommodated and it has been very reassuring to see a whole team very focused on executing quality workmanship".

Tracy & Don - Ransome

Upgrades

EXTERNAL

- Roof - gable, dutch gable, split pitch/ sawtooth, skillion
- Colorbond ultra roof - maybe required for coastal proximity
- Feature cladding – Colorbond, horizontal, render look
- Gutter guard
- Baseboards (enclosure to base of home)
- Carports
- Decking – full length merbau or composite
- Digital power & water meter (For secondary dwellings to measure usage when connected to a main residence)
- Window hoods - colonial / contemporary
- Rainwater tanks and pumps
- Home sewerage treatment plants
- External power points
- Security screens to all windows/ diamond mesh or marine grade
- TV antenna
- Gas hot water
- Solar power systems
- Landscaping - retaining walls

INTERNAL

- Air conditioning
- Gas cooktop & oven
- Floor coverings - vinyl planking/ hybrid / tiles
- Kitchen /Laundry upgrade – 2 pak / stone benchtop / profile doors / bulkheads
- Bathroom - walk in shower / floor to ceiling tiles / niche / mirrored shaving cabinet / vanity upgrade
- Black tapware
- Oven, cooktop and rangehood
- Dishwasher & provision
- Oven tower
- Foxtel point
- Mirror doors to sliding robes
- Grab rails
- Roller blinds
- Skylights

OTHER

Other upgrades are available at your Colour Selection meeting



Upgrades may not be available to all homes. Whilst all care is taken Hoek Modular Homes reserves the right to alter upgrades and pricing without notice.

"I will most certainly be using Hoek Modular Homes in the future for any other projects that I have and have no hesitation referring them to anyone, I myself am a tradesperson and know how important it is for customers to be kept informed, being on time and being honest to the client and Hoek Modular Homes have checked all these boxes and gone above and beyond". **Magnus - Kippa Ring**