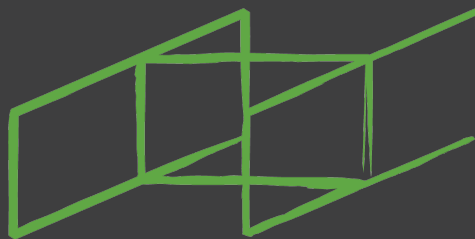




"Sierra 134"

Standard Inclusions - Transportable

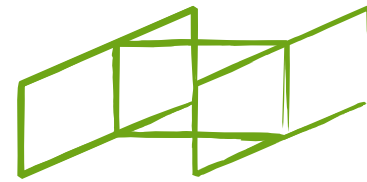
**HOEK
MODULAR
HOMES**



Proud Member



6 Leanne Crescent, Lawnton, Qld 4501 | P: 07 3889 7385
www.hoekmodularhomes.com | sales@hoekmodularhomes.com
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 have maintained the highest levels 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
- ✓ Residential buildings are covered by the Queensland Building & Construction Commission (QBCC)
- ✓ Good old fashioned customer service
- ✓ Customise our designs to suit your needs
- ✓ Servicing regional areas in Queensland & New South Wales where traditional builders won't go.
- ✓ Reduced time on site - homes are installed within weeks so you won't have trades/construction at your property all day everyday.
- ✓ Fully completed home - Our homes are fully fitted out, Class 1 A approved and installed on site, ready to connect to services
- ✓ Highly engineered quality, durable homes

"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 - Transportable

GENERAL

- Transport including delivery and installation on your site
- 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
- Energy efficiency report (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)
- Livable Housing allowances to comply with NCC Effective 01/10/23

EXTERIOR

- Insulation R2.0 HP batts to external walls, R2.5 batts to all ceilings and anticon blanket under roofing iron achieving R1.4 (Insulation requirements may change depending on climate zone, aspect, colours chosen, materials used)
- Glazing - grey glass, obscure to Bathrooms and WC
- Colorbond Custom Orb Roofing with eaves (as per design elevations)
- Colorbond quad gutter & fascia
- Vertical woodgrain texture wall cladding
- Termite protected structural blue timber framing
- Structurally engineered steel subframe
- Galvanised joist on structural i-beams painted with rust inhibited paint
- Powder coated aluminium windows and sliding glass doors
- Diamond Mesh security door screens to entry door
- Feature painted hinged entry door with weather seal (as per plan) with stainless steel door lock
- Treated pine decking screw fixed with water based natural stain and slip 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
- Raked ceilings to Kitchen, Living & Dining areas. Flat ceilings 2400mm to all other areas (as per plan)
- 4 blade ceiling fans to each bedroom and one to living room
- Carpet to bedrooms (builders range)
- Builders Range loose layed vinyl flooring to kitchen, living and dining areas
- 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

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.

"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 - Transportable

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 under bench electric fan forced oven
- Builders range 4 burner ceramic electric cooktop
- Builders range stainless steel slide out electric range hood
- 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 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 accessibility 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 20lpm LPG Hot Water system

ELECTRICAL & LIGHTING

- 2 double power points in Living, Kitchen & Bedrooms.
- 1 double power point to Dining, Vanities and Laundry
- White trim LED Downlights to living, bedrooms, dining room, bathroom, Laundry, WC, (as per plan)
- Oyster LED ceiling light to Kitchen
- Modern city external wall light to entry points
- 4 blade 1200 ceiling fans to each bedroom and one to living room
- 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 - Transportable

EXCLUSIONS (not included in our base pricing)

- Q Leave
- QBCC Home Warranty Insurance (this is added to your quote after the total quote amount has been established)
- Plumbing, electricity, gas & telecommunications connections (must be organised and managed by client after handover)
- 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
- 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

** Please note some upgrades may not be available for transportable homes*

- Roof - gable, dutch gable, split pitch/ sawtooth, skillion
- Colorbond ultra roof - required for proximity to ocean
- Feature Cladding – Colorbond, Horizontal
- Gutter guard
- Baseboards (enclosure to base of home)
- Carports
- Decking – merbau or composite
- Digital power & water meter (For secondary dwellings to measure usage when connected to a main residence)
- Window hoods - colonial / contemporary
- Home sewerage treatment plants
- External fan / external power points
- Security screens to all windows/ diamond mesh or marine grade
- Electric hot water
- Solar power systems

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 brands
- 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**