



Modular Build? or On-Site Construction?

The benefits of Modular Homes, Cabins and Villas.





Modular Solutions for you

When our customers are considering a new building there is the decision about traditional building or a modular pre-built solution. There are many reasons why a modular build is a great decision and also reasons why a traditional approach may be preferred. In this booklet we hope to cover those topics to help you make an informed decision.

In many cases, a modular build is an affordable, stylish and fast-to-finish alternative to an on-site build. Of course, modular construction isn't going to be practical or cost-effective in every situation. If you're unsure if a modular build is right for you and your project requirements, the expert team at Asset Cabins and Homes can help.

Browse through the [Asset range](#), and then [contact us to discuss your requirements today](#).

All the best,



Ben Woodford
Managing Director



What exactly is a modular home?

A modular home, cabin or villa is a building which is built off-site in a factory. This type of construction should not be confused with removable homes, shipping container homes or “kit” homes.

Modular construction has been increasing in popularity over recent years, but there is some confusion as to what a modular home actually is and how they are made.

A modular building is constructed on a chassis as opposed to a concrete slab, in separate “modules” in a factory. Construction generally includes the complete fit out, not just to lock up. i.e. they include kitchens, bathrooms, painting and floor coverings etc.

**Modular. Transportable. Relocatable.
Demountable. Prefabricated. Manufactured.**

Whatever you like to call them...off-site constructed homes, cabins and villas can be an affordable and stylish alternative to conventional on-site constructed buildings.

Modular construction is perfectly suited to holiday or tourist park cabins, and is also ideal for residential homes and granny cabins. Sophisticated modular homes can even be built in over-50s “lifestyle villages” or as a convenient and stylish solution to go on a block of coastal land for a family to use as a weekend getaway.





The modules are then transported by specialized transport equipment with adjustable air suspension to the intended destination site. Once there, the modules are installed using a crane on a prepared steel stumps system that has been put in place prior to module arrival.

Once installation has been completed, the water and power are connected. The final step is to furnish the home, cabin or villa. This is generally completed by the property owner. However, the manufacturer can handle this part of the project if required. In some cases, modular cabins and villas for tourist parks can be supplied with all necessary furniture, ready for guests to use.

Modular buildings can range significantly in size, from a 1 bed, 1 bath 20sqm cabin up to a 6 bed, 3 bath 300sqm home with a lockable garage.

The modular home industry has evolved in recent years to incorporate premium quality materials, modern design features and greater levels of comfort. In fact, you may not even be able to recognise a modular home, cabin or villa compared to one that has been built on-site.

The Benefits of Asset's Modular Construction

1 Speedy Construction

The project timeline for building and installing a modular dwelling is significantly shorter compared to on-site construction.

This is mainly because the factory has all of the necessary building elements, such as the timber and cladding, stored and ready to enter production. The process for constructing each module is highly streamlined.

The potential for lengthy weather delays is also virtually eliminated because the construction phase can continue to progress in the factory even while it's raining outside.

Any preparations needed for the "connection day" can be made beforehand, making for quick and easy installation of the building. In most cases, power and plumbing can all be connected all in one day.

2 Cost Efficiency

Modular construction, in most cases, is a more affordable alternative to on-site construction.

For remote locations especially, the risk of delivery costs blowouts is drastically reduced. There only needs to be one major delivery made consisting of the pre-made modules.

Another significant saving is the elimination of the high cost of remote labour as well as lengthy accommodation costs for tradespeople. Modular homes are also perfect for sloping sites as there is no need for earthmoving.

The cost of replacing building materials due to rain, damage or theft is also mitigated. All of the materials used in a modular build are kept safe and secure in the factory.

When it comes to residential builds, the owner can make additional savings by paying less in associated holding costs, such as rent and storage, compared to an on-site build due to the shorter time frame.



3 Quality Control

A higher level of quality control can be achieved with a modular build.

While a reputable builder will have a reliable construction manager, this person won't be on-site for the entirety of the build as they will have other sites to attend to.

A modular construction company will have a dedicated supervisor who will be present in the factory throughout each stage of construction. This high level of supervision will also be extended to the installation phase.

In addition to this, the owner of the modular building will be allowed to visit the factory to check in on the production process for peace of mind. Most traditional build sites will not allow the owner to visit the active build site.





4 Redevelopment

Modular homes, cabins and villas can easily be relocated to another site or sold, if there is potential for redevelopment in the future.

Modular homes, cabins and villas can easily be relocated to another site or sold, if there is potential for redevelopment in the future.

This is a significant advantage not only for commercial sites such as tourist parks and lifestyle villages, but also for residential blocks. For example, the owner of a tourist park on a high value waterfront site can maximise their

investment by electing to use modular cabins and villas. If the site is sold to another developer in the future, the modular buildings can be sold or even relocated to another site rather than being demolished and written off.

As for granny cabins, they can often be re-sold at the original price (or even higher) when no longer required.





5 Sustainability

As modular homes are built in a factory setting, waste materials are minimised, making them a highly sustainable choice.

In the case of well-designed modular buildings, insulation would usually be standard to lower energy costs.

Additional eco-friendly features can be easily incorporated, such as solar panels and low energy lighting.

A modular building can also be strategically placed in a way that maximises air flow and shading in order to further minimise energy consumption.

6 Structurally Sound

Despite what some people may think, modular buildings are constructed to the same relevant building codes as on-site builds.

Modular homes, cabins and villas can be built with termite-treated timber or steel frames. High quality modular builds will also carry a W50 C2 cyclone rating.

Many modular builds actually have added structural integrity features to ensure hassle free transportation.

7 Flexible Designs

Choosing a modular home, cabin or villa doesn't mean you are limited to a selection of pre-made designs.

Choosing a modular home, cabin or villa doesn't mean you are limited to a selection of pre-made designs.

At Asset Cabins and Homes we offer a high level of flexibility with our designs. You can pick and choose features and request certain additions such as bi-fold doors, timber floors or feature cladding.

You may even be able to get a new custom design made for minimal or even no extra cost.

While this is also true for traditional on-site builders who construct custom homes, some "high volume" builders offer only fixed designs that allow for limited customisation or will charge significant fees for alterations.



Challenges for modular construction

Installation Difficulties

A modular build may not always be feasible or cost-effective in certain locations.

If a build site is surrounded by power lines in a city location, natural obstacles or there are other access issues, it can be difficult for the crane to lower the modules down on to the site.

Generally speaking however, there aren't too many obstacles that can't be dealt with. At Assset Cabins & Homes we have a very 'can do' approach in solving access problems.

Install obstacles still should be borne in mind as a consideration. The more difficult the install, the more practical it may be to consider an on-site build. If there is doubt about land that is being purchased, it is a good idea to talk to us before going to contract.

Limited Size

A modular build is a cost-effective solution due to the economies of scale achieved by the manufacturing process.

If you're interested in a very large home, it can be more cost-effective to go with an on-site build, however we have created a special range of large acreage homes that meet this need that are ideal and more cost effective for remote locations.

There are maximum width, length and height dimensions to consider for individual modules.

Limits on designs

While you do have flexible design options with a modular build, there are some limitations.

Highly unique design elements, such as extra high ceilings or complex roof designs, are often best achieved with an on-site build due to the nature of factory based production.

Covenant Restrictions

Some modern developments prohibit modular homes or stipulate that only brick homes can be built.

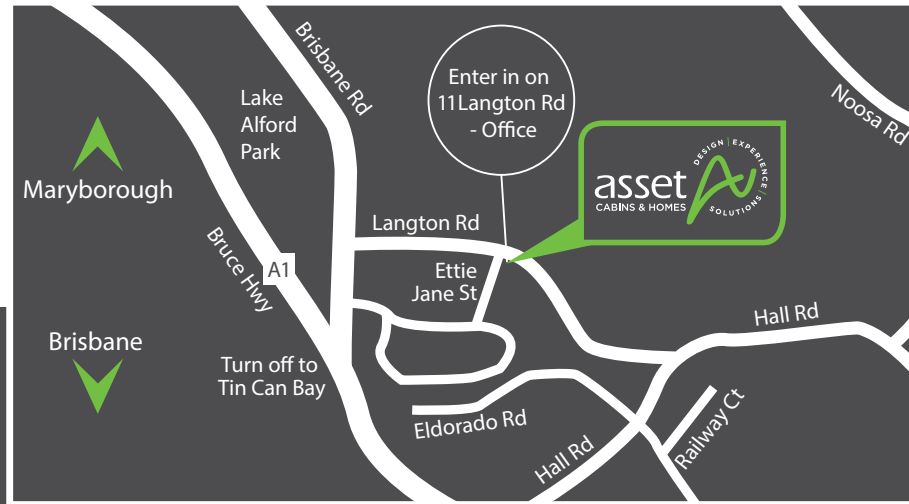
A modular home can be built with a brick façade, but the extra expense in doing so is often considerable, making a traditionally built home a better alternative in such a situation.

Securing Finance

Not all banks have a standardised process when it comes to financing modular builds.

There can sometimes be reluctance from banks to fund a mortgage during the construction of a modular build. There may be a perceived risk of not being able to "seize" the home during the factory construction phase if the mortgagee suddenly defaults on a loan.

However, this risk is often mitigated by modular construction companies having processes in place to help customers finance the initial construction process prior to installation.



Talk to Asset Cabins and Homes about:

- ✓ *The support of a Company that is more than just a manufacturer, and the confidence that your project is helped from approvals through to project completion with a qualified builder.*
- ✓ *The difference that 30 years of experience and manufacturing truly makes to the quality of the products you buy.*
- ✓ *The flexibility of our customisable home designs to meet your specific needs.*
- ✓ *The benefits that our professional solutions make to your building project.*



Freecall 1800 225 224
www.ach.net.au

T: 07 5483 7144 | E: sales@ach.net.au
 11 Langton Road Gympie Qld 4570

QBCC License No. 1199395



Disclaimer

Due to our policy of continual product development, Asset Cabins and Homes reserves the right to alter specifications without notice and without incurring any obligation.