



modular FACTS

Why Modular?

Shorter Construction Time – Move into your home sooner; you could be moving in within 8 to 10 weeks which is significantly less time than with a traditional on-site build.

Flexibility – While we have our standard modular ranges our design team will work with you to customise any plan allowing total flexibility.

Quality – Built from the base up in our Brisbane factory in a controlled environment using materials from renowned Australian brands.

Safety – Because we manufacture and construct your entire home (including windows) on site, we can maintain a quality controlled environment with safety checks in place at every stage. This will also eliminate any issues or hazards normally associated with a traditional on-site build.

Strong & Durable – An engineer designed structure coupled with quality materials means your modular home will stand the test of time. They can also be built to meet the harshest cyclone and bushfire standards.

Sustainable – Less waste and pollution with most of the construction completed before your modular home leaves our factory.

Relocatable – Not prepared to commit to one location long term? You can take your modular home with you if you decide to move to a new area.

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Our aim is to provide you with a hassle free process that will allow you to enjoy your new home in a timeframe you never thought possible. To help you achieve this we have a few simple steps to follow.

Enquiry - Once initial contact is made, our team will work with you to identify your needs and desires for your ideal modular home. This will also involve establishing whether a modular build is achievable on your land and within your budget, then prepare a scope of works with you that includes the size, design, layout and level of finishes.

Pre-Construction – Prior to proceeding with final costs and contractual obligations, we will engage a town planner to prepare a planning report. This enables us to identify if there are any unforeseen site restrictions such as flood, bushfire or planning issues. This will assist with the site preparation and requires a small initial deposit of \$1000. For all on-site work, including council and regulatory approval you will have to either engage a licensed builder or obtain your owner builders permit. If you would like, we can assist you with finding a licensed builder or help you through all of the steps if you decide to go ahead with being an owner builder.

Designs and Drawings - An architect will be engaged to complete detailed designs and drawings of your home specific to the location and the site. Once we have the final design approved, we will present you with the complete price for supply and installation of your modular home. At this stage we will involve the licensed builder or yourself, and complete a QBCC contract for works. This stage will attract a fee of \$2000. If major design changes are required due to your modifications or specific site requirements we will provide a quote for this stage.

Approvals – Once all contractual obligations are fulfilled; any approvals or permits required for your new modular home will be completed by the licensed builder, or yourself, in conjunction with Bretts Modular. During this approval process, we will arrange a colours and specifications meeting with our colour consultant.

Construction – Once the building approval has been issued by your local council, we will begin the construction in our factory as well as preparing your site for installation of your new home. This phase normally takes 8 weeks. During this time you are kept up to date on progress weekly, and an open invitation to visit our factory at weekly site meetings is issued.

Delivery – Upon arrival on site, installation and connection to all services will be done in collaboration with the licensed builder or yourself. Any other optional extras that are part of your contact with us will be completed. Then a final inspection will be conducted to ensure everything is to your satisfaction.

Your new modular home is now ready to move into and enjoy!