



HUNTER VALLEY
MODULAR
HOMES



HUNTER VALLEY MODULAR HOMES IN
COLLABORATION WITH KEVIN SNELL TO CREATE

STUDIO SNELL PREMIUM DESIGNS

THE PINE

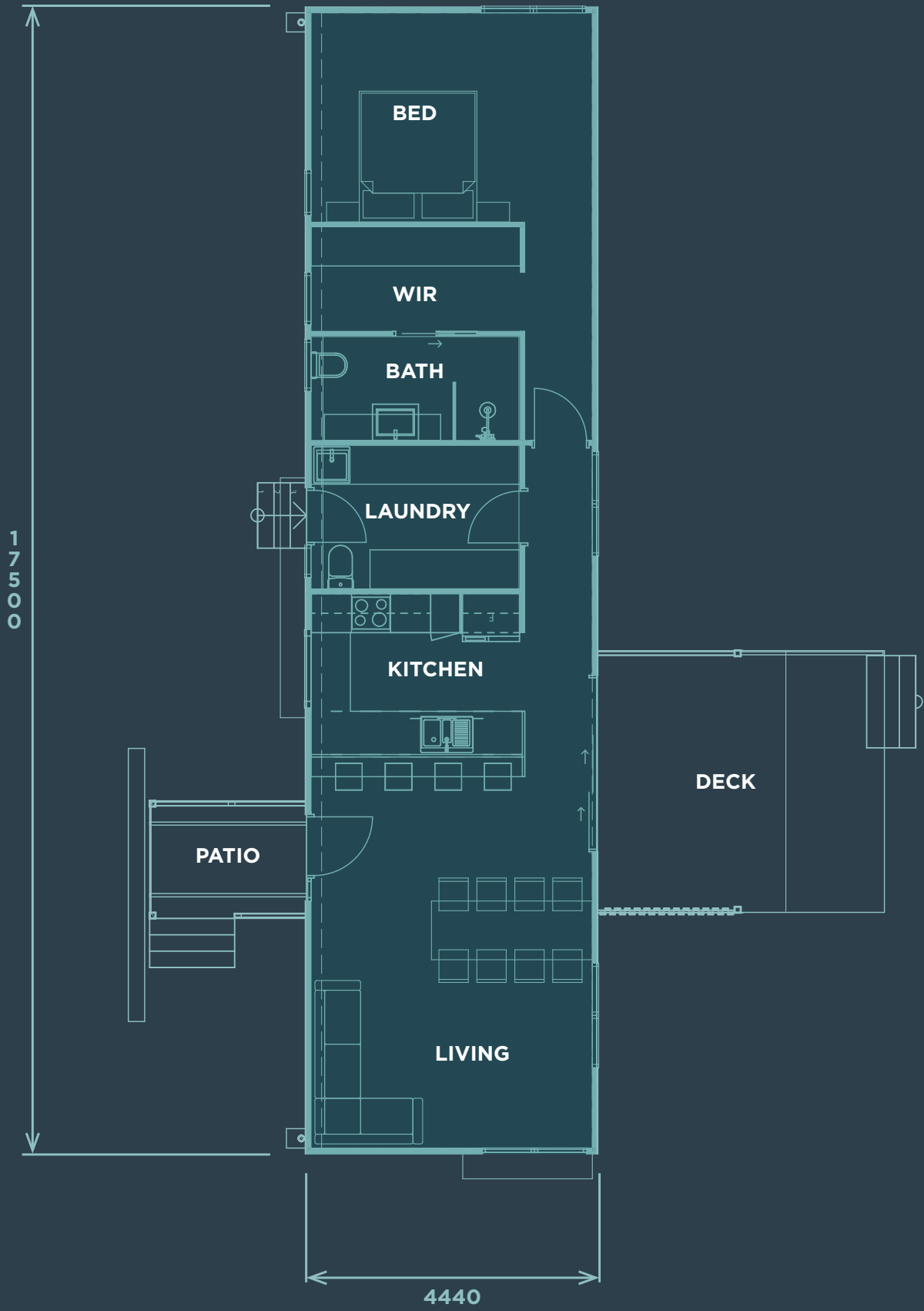


1



1.5





1 2 5

INTERIOR

78m²



THE IRONBARK

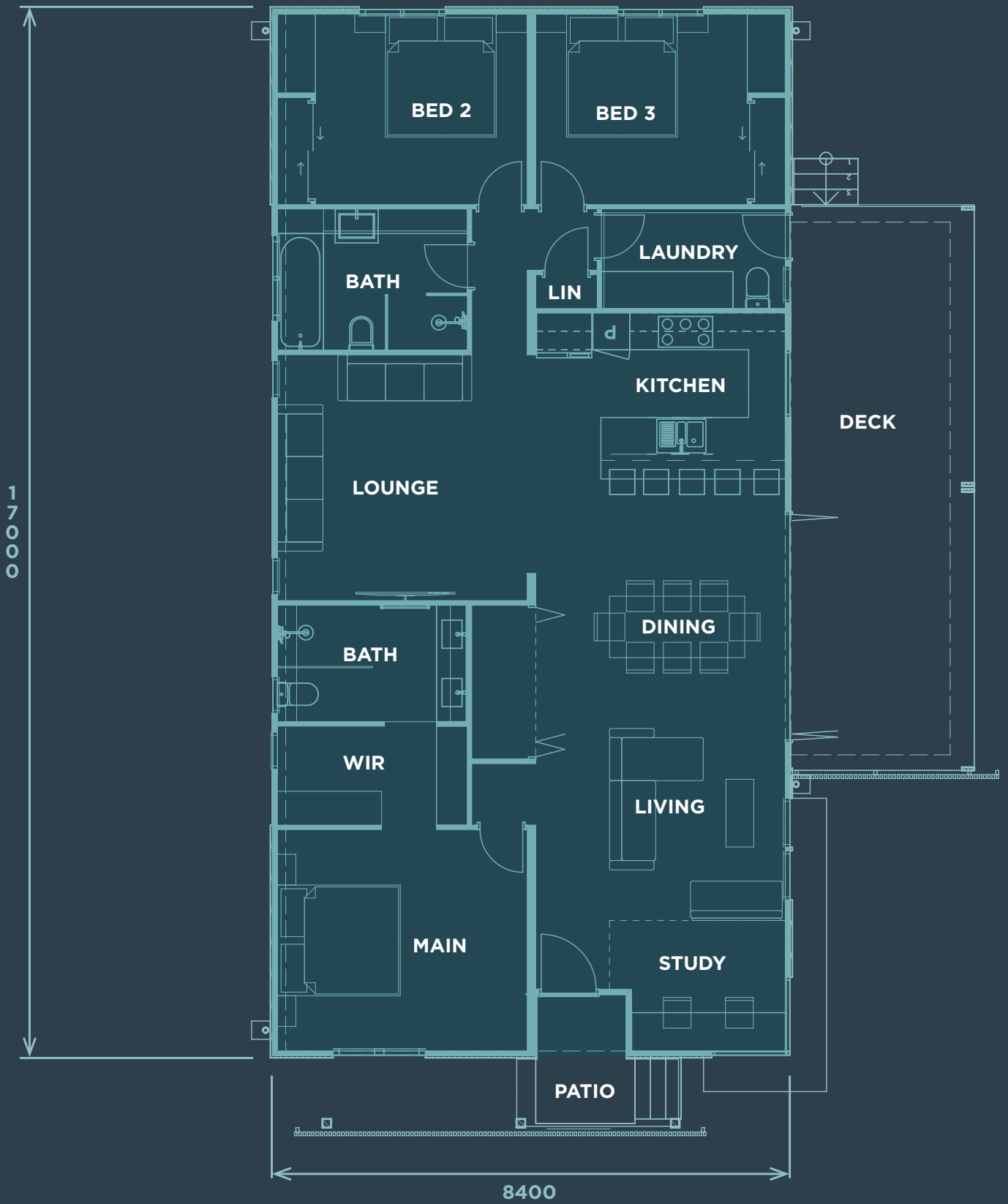


3



2.5





1 2 5

INTERIOR

141m²

THE MAPLE



4



2.5





1 2 5

INTERIOR

179m²

THE JARRAH



5



3.5



3





1 2 5

INTERIOR

272m²

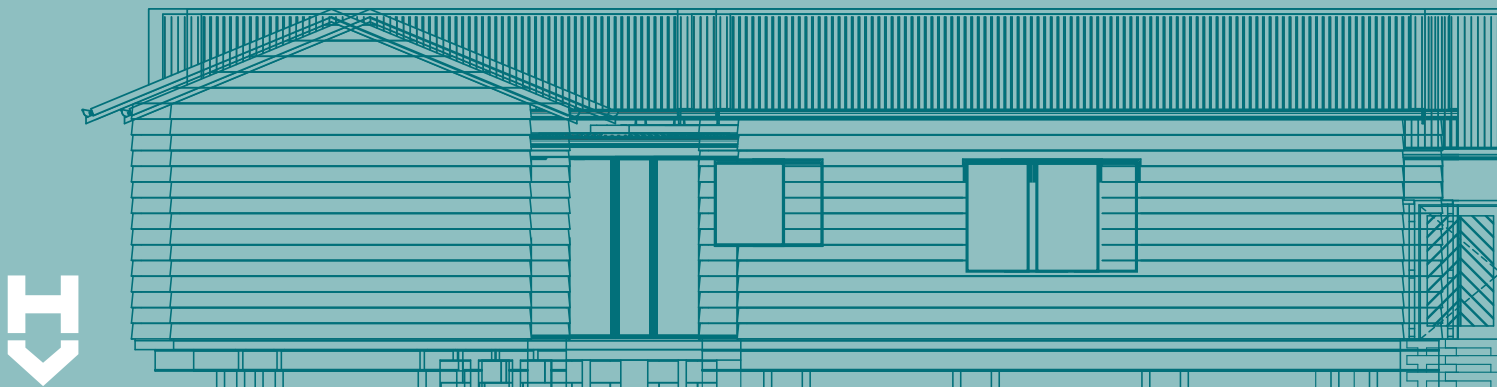
WHY MODULAR?

We build aeroplanes, boats, motor vehicles and caravans in factories. Quality controlled production lines, able to work twenty four hours a day, in all weather conditions. Sustainable materials and finishes are on hand. Modular buildings are factory built and site delivered.

Hunter Valley Modular Homes allow great flexibility for individual design. Client meetings establish site constraints and opportunities. The Client's brief is moulded into an individual bespoke building. Modular buildings are easily adapted to staged development as needs change.

Construction timetables are able to be managed and achieved, ensuring completion dates are met. Design flexibility, construction quality, time saving all result in cost saving and excellent value for money.

The current Studio Snell Premium Designs represent 25 years of experience and innovation, positioning Hunter Valley Modular Homes as industry leaders.



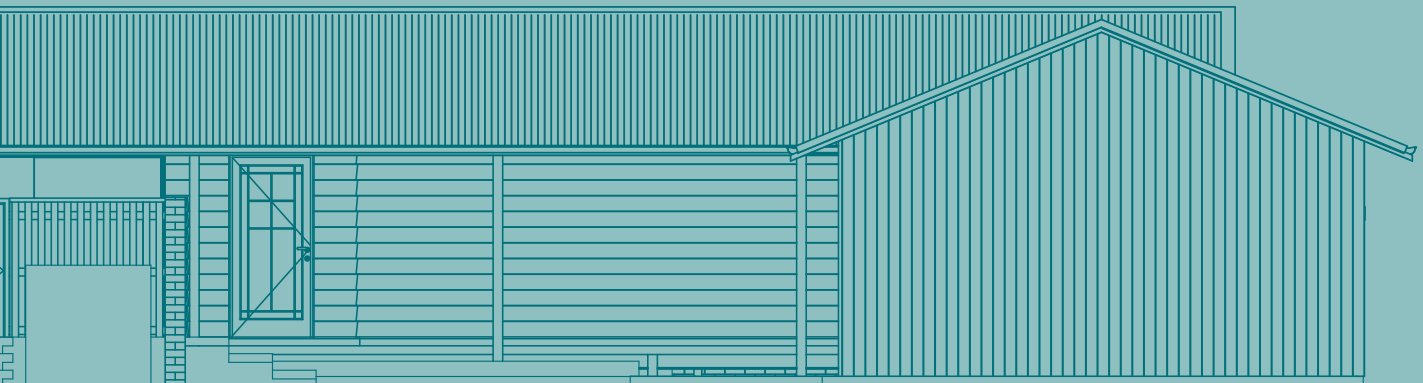


KEVIN SNELL ARCHITECT

Kevin Snell established Snell Architects in 1978. Kevin Snell is a Fellow of the Australian Institute of Architects.

In that time Snell Architects have become a multi-award winning agency and have been the primary design Architects for over 3000 projects in the Hunter Valley, Newcastle, Sydney and Coastal NSW.

Hunter Valley Modular Homes is shaped by people who are passionate about the delivery of transportable modular homes, building design, and innovation. We have been building quality modular homes throughout New South Wales for over 25 years.



STANDARD INCLUSIONS FOR STUDIO SNELL PREMIUM DESIGN SERIES BUILDS

ARCHITECTURAL SERVICES - SNELL ARCHITECTS

Review of floor plans and suggestion for planning options
Preparation of plans, elevations and indicative materials
One hour meeting with client, to discuss final design and siting

EXTERNAL

Insulated James Hardie Stria cladding over full braced-board (R1.5 rating)
W41 Cyclonic wind classification and certified by a Structural Engineer
Complies with the building code of Australia

Insurance under home building compensation fund for standard home cost

Standard concrete piers and footings to 700mm from natural ground
Gable roofline with 22.5° pitch
R1.2 building blanket insulation to roof, R3.0 ceiling and R1.5 wall
Insulated batts Fibre cement sheet painted eave linings
Flooring 22mm Termi Floor for termite protection
Treated pine frames and trusses
Feature door to front entry with weather strip and flyscreen door
Fibreglass flyscreens installed to all windows and glass sliding doors with locks

INTERNAL

Carpet to bedrooms, hybrid flooring to kitchen, living, dining and hallways

Built in wardrobes to bedrooms with 1 shelf, hanging rail underneath, and 1 bank of shelves.

Linen and broom cupboard as per plan
Gyprock interior lining with architraves and skirting board splay finish
Taubmans paint to interior and exterior
2.7m high ceilings throughout

ELECTRICAL

Exterior light to external doors
TV point supplied and installed to living areas and bedrooms
Meterbox or circuit breaker board
LED downlights throughout
Single and double powerpoints throughout (1 Per Room, 2 For Kitchen)
Hard wired smoke detectors, as per plan
250LT electric hot water service supplied only
IXL tastic heat/ light/ fan to bathroom and ensuites





GENERAL

Contour and pegout surveys with associated documentation

Design and drafting fees during the process including concept and council submission plans

Management of council submission application and consultants

Temporary toilet hire

Erosion and sediment control to council's specifications

Structural engineers report

KITCHEN

1 ¾ bowl single drain sink with flick mixer tap

Ceramic tiled splashback to the bottom of kitchen over-head cupboards

Matching kickboards to cupboards

Caesarstone bench tops and thermolaminated Polytec cabinets and doors

Undermount Schweigen 600mm stainless steel rangehood with fan and light

Electric Bosch electric black and stainless steel 600mm under-bench oven

Electric Bosch electric black ceramic 600mm cooktop

BATHROOM

Floor and skirting tiles to bathrooms, laundry and toilets. 1800h tiles to showers

Frameless panel shower screens and frameless mirrors to bathrooms

Chrome towel rail to bathrooms, toilet roll holder and soap dish to shower

1200mm wide vanities (where size allows) and toilet suite

Stainless steel laundry tub with hot and cold plumbing for washing machine

Waterproofing and bedding to all wet areas

PRICES DO NOT INCLUDE

Exterior decking and landscaping, swimming pools, fencing and masonry walls, connections to gas, sewer, water, storm water or electrical, phone or tv antenna, window coverings, council fees, BASIX requirements (if applicable), rock excavation, bushfire, mine-subsidence, in-fill surround boards acoustic or flood requirements, downpipes, water tanks, excavation, NBN provision, concrete driveways, septic systems, crane hire, contribution payments, separate metering, private power poles if required and additional engineering costs due to site conditions and design constraints, scaffold hire and removal, BASIX certificates, garages and carports.



NOTE: Waste points are dropped under chassis, plumbing under modules is not included to each point. Floor plans are the copyright and property of Hunter Valley Modular Homes and must not be copied wholly or in part.





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HOMES**

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