



Buyers Guide



COME ON A JOURNEY WITH US...



Allow us to introduce ourselves...

We are Shanyn and Wayne Pedersen, the founders and owners of Pop Up homes.

We are a couple of normal people, with 4 children who, over the last 15 years have

been involved in various property investments, using multiple strategies.

We have seen the way the property market has changed.

It used to be that in order to get ahead, you buy a house, and the general rule was that property doubled in value over 10 years.

That is not the case anymore.

There are more people out there than most of us realise, who have lost money on property, for whatever reason, and are **finding** that they owe more than the property is worth.

Our parents are older now, and have sold the family home to downsize, but they **can't** afford to re-purchase.

They are from a generation that has no superannuation, and they have to live off the proceeds of the sale of their home AND try and repurchase.

Then there are our children. We began wondering how they would be able to afford to buy their own home.

These issues became a deep concern for us, which prompted us to **find** a solution:

TO PROVIDE AFFORDABLE, QUALITY HOMES TO

- The growing number of people that simply cannot afford to buy into the market
- Families with elderly parents who need affordable, independent living options
- People to Utilize their existing property to create and duplicate income.

And so..... Pop up homes was Born!

We are so very proud of what we have been able to help others achieve, and look forward to helping you and many more people realise their property dream, in the years to come.

DISCOVER WHY SO MANY PEOPLE ARE CHOOSING

Pop Up Homes to make their property dreams an affordable reality.....

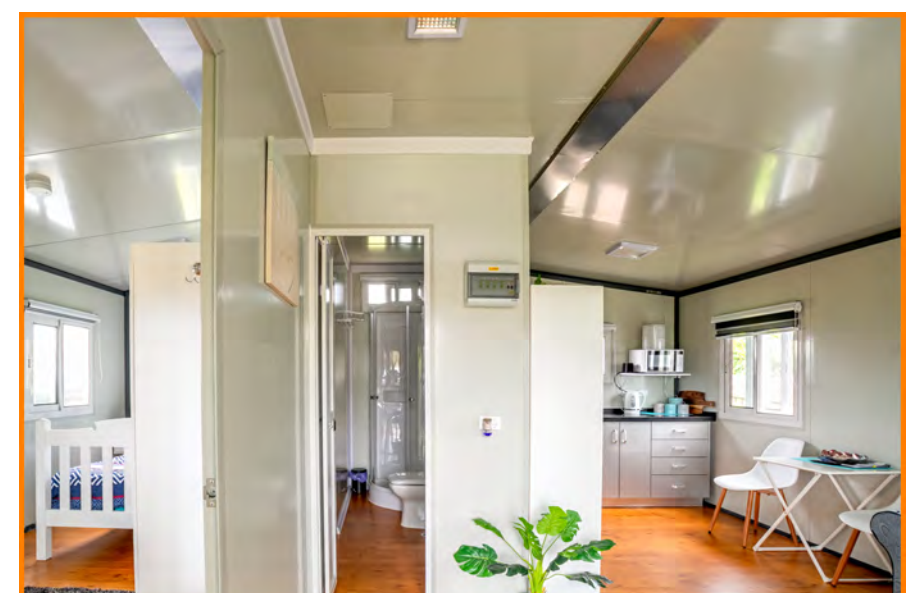
POP UP HOMES...

- Are Passionate about affordable housing solutions
- Pride ourselves on providing exceptional customer service
- Deliver your home within budget and on time
- Assist you with planning your project
- Guide you step by step through the entire process



POP UP HOMES ARE PERFECT FOR...

- Downsizing
- Additional living space
- Home based business
- Off the grid living
- Independent living for elderly parents
- Independent living for teenagers or adult children
- Improving the value of your property
- Rental accommodation
- Having a home base while travelling
- Helping to pay off your mortgage faster
- Luxury camp accommodation (Glamping)
- Bed and Breakfast venues
- Emergency/Temporary/ Disaster accommodation



YOUR POP UP HOME COMES READY TO LIVE IN.....

ALL POP UP HOMES ARE:

- Built to Australian Standards
- Fully compliant and **certified**
- Cyclone rated for Region C
- 6 star energy rated
- Ready to live in

ALL POP HOMES ARE CONSTRUCTED WITH:

- Galvanised steel framing (10 yr. structural warranty)
- 75mm EPS colour steel Sandwich panels for external walls
- 50mm EPS colour steel Sandwich panels for internal walls
- 75mm EPS colour steel Sandwich panel & 2mm Corrugated Steel panel for main roof
- 75mm EPS colour steel Sandwich panels for sideroof
- 18mm marine plywood for **floor** (waterproofed cement sheet in **the bathroom**)
- External **flashings**

ALL POP UP HOMES INCLUDE:

- Double glazed aluminium windows with **flyscreens**
- Double Glazed aluminium casement door with glass **panel**

- Quality PVC **floor** covering throughout
- Lights, power points, power board and safety switch
- Plumbing and Sanitary **fittings**
- Photoelectric hard wired smoke detectors as per **Australian Standards**

ALL POP UP HOMES KITCHENS

INCLUDE:

- Gloss cabinets and drawers
- Polished stone Benchtops
- Double stainless steel sink & **flick** mixer

ALL POP HOMES BATHROOMS

INCLUDE:

- 900 x 900 Shower cubicle
- Toilet suite
- Vanity cabinet with basin and **flick** mixer
- Mirrored shaving cabinet
- Towel rails



PRICING YOUR POP UP HOME IS AS SIMPLE AS 1, 2, 3.....

There are several factors involved in the overall cost on any home.

These costs need to be allowed for, regardless of the type of dwelling you choose, and they can be **identified** by the (*)below

1. CHOOSE YOUR PREFERRED POP UP HOME...

- The Keppel - 37 sq. mtrs.
- The Fraser - 58 sq. mtrs.



2. ADD SITE SPECIFIC (VARIABLE) COSTS...

- Delivery cost depends on where you are located
- Installation of your POP UP HOME
- Footings*
- Soil test*
- Site connections*
- **Certification***
- Council fees and charges*



3. ADD YOUR DESIRED UPGRADES

- Patio/s
- Window and Door Awnings
- Day and Night roller blinds for all doors and windows
- Tinted windows and doors
- Extended bathroom
- Two way bathroom
- Linen Cupboard/Laundry Cupboard
- Pantry
- External Power Points
- External light
- External stairs
- Hot water system
- Guttering



5 SIMPLE STEPS TO PREPARE FOR YOUR POP UP HOME.....

1. CONTACT POP UP HOMES

- Phone: 1300 121 556
- Email: office@popuphomes.com.au

2. ORGANIZE A PRE-CHECK...SO THERE'S NO NASTY SURPRISES

Before you buy any Home, it is important to know information that may alter the cost or suitability of your project.

- Pop up homes will acquire all relevant documents for a pre-check, which are then forwarded to the **certifiers**
- You will receive a copy of the report, as will Pop Up homes. At this stage, a phone call will be scheduled with you to discuss the report.

- The pre-check fee is \$370 (\$270 credited from your **certifier** invoice if you proceed.)
- A pre-check will give site **specific** information such as:

- Planning Scheme
- **Bushfire** Hazard
- Stormwater catchments
- Transport Noise Corridors
- Building Envelopes
- Termite Prone Area
- Zone
- Overland Flow Path
- Building Design Requirements
- Flood Potential
- Easements/Covenants
- Scenic Overlay Requirements
- Precinct
- Environmental areas
- Boundary Set Backs
- Sloping Land/Landslide
- Wind Rating

3. FLOORPLAN... AND RELEVANT DEVELOPMENT APPROVALS

- Once the pre-check is complete and you have ensured that a pop up home is suitable for your block, then we can proceed with your **floor** plan
- Once your **floorplan** is done you then obtain relevant development approvals (as per pre-check)

4. SOIL TEST....

- Contact a local Geotech and ask for a soil test in the location of your pop up home. (for a class 1 a Dwelling.)
- The Soil test is required for your **certification** and to enable our engineer to do a footing plan.

5. CERTIFICATION!

- For \$495, Pop up homes will gather all information required for the **certification** and development approval process. This makes the process as easy as possible for you

YOUR POP UP HOME PROCESS

Pre-Check

Assess
Suitability

Choose your
floor plan

Receive all
inclusive quote

Pay your POP
Up Home deposit

Soil test and
development approval

Receive your QBCC home
owners warranty
insurance **certificate**

Enjoy progress photos
of your POP up
home being built offsite

Plumbing and
electrical preparation

Installation of
footings

Your Pop home is
delivered and
installed onsite

Move in and enjoy
your new
Pop UP Home



THE KEPPEL 1

37 square meters -1 bedroom

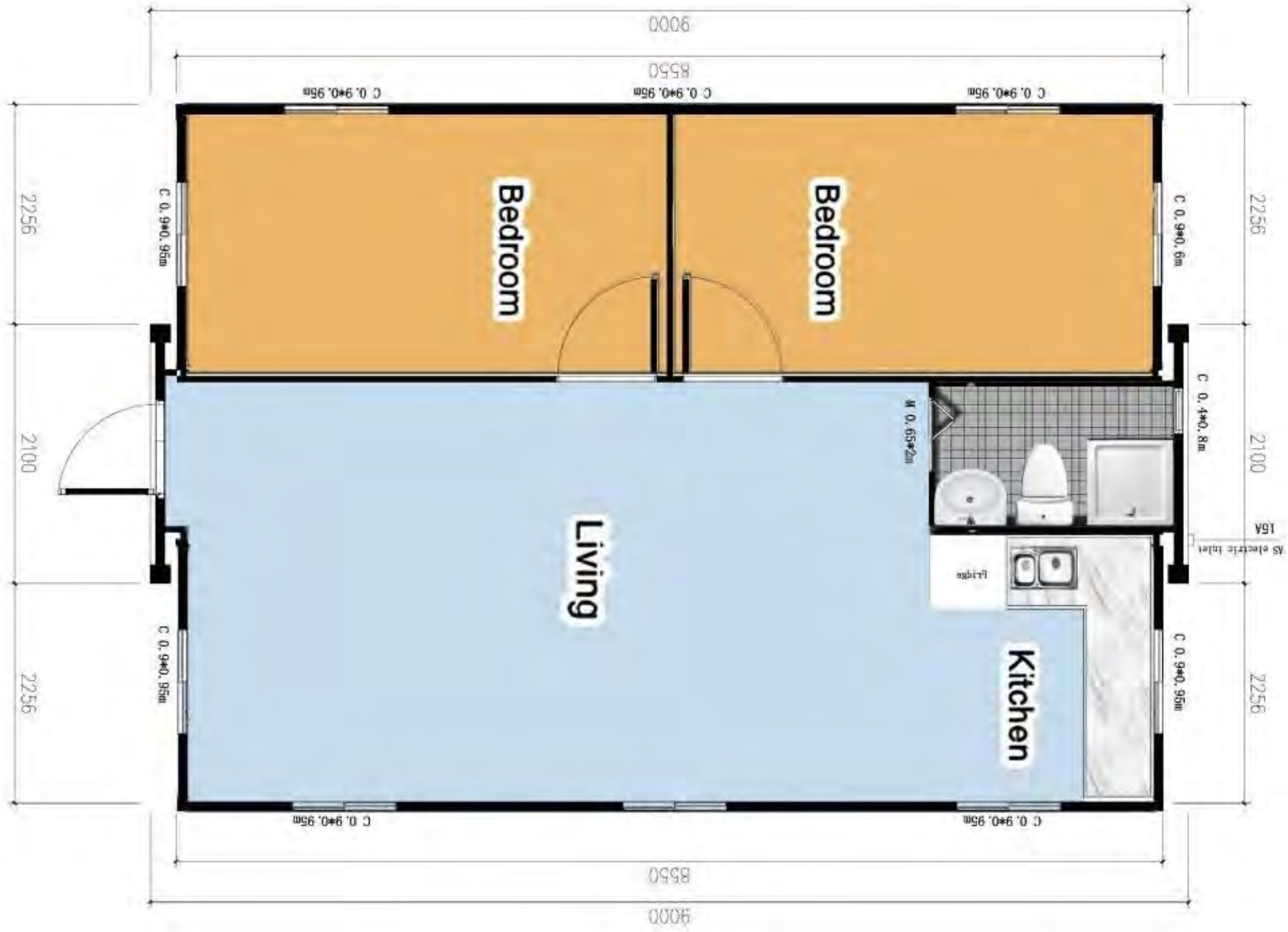
\$39,990



THE FRASER 2

58 square meters - 2 bedroom

\$49,990



THE FRASER 2.5

58 square meters - 2 bedroom plus study

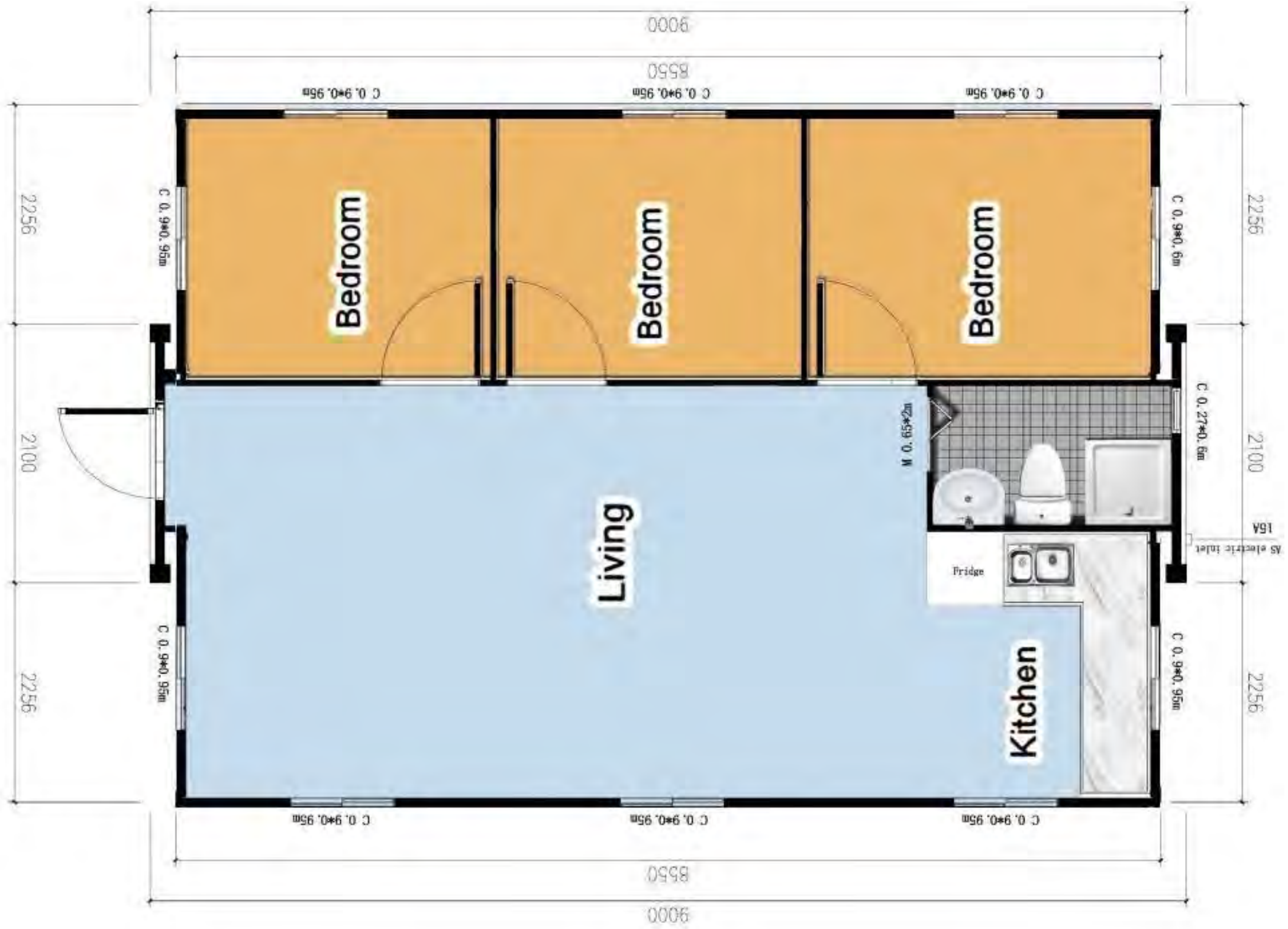
\$50,990



THE FRASER 3

58 square meters -3 bedroom

\$51,990



10 ESSENTIAL QUESTIONS YOU MUST ASK WHEN BUYING A PRE-FAB HOME

When looking for Granny **flat** or pre-fab home **it's** important to ask a few **specific** questions. PLEASE ALSO NOTE THAT there are similar homes available to pop up homes on the market they are not associated to us and are not built like ours although they may look similar, If the brand is not POP UP HOMES then **it's** not ours. We are the leading provider of POP Up Homes in Australia, do not be caught out buy cheap imitations.

Q: What is the ceiling height of the home?

A: The home must be at least 2.4m high or if it has a sloping ceiling it must be that 60% of the ceiling must be at least 2.4m high in all habitable areas.

Q: Are the smoke detectors in all rooms including every bedroom looped and hard wired?

A: Yes, they must be in every bedroom and all living areas. And they must come with a form 16 test and Installation **Certificate**

Q: Do they come with an Australian **engineer's** design **certificate** and form 15 and is this site **specific**?

A: Yes, They must be a registered Engineer in QLD, and have your site address on it and come with a form 5 design **certificate**.

Q: Have all wet areas been waterproofed? And do you have a form 16 for the installation of the **waterproofing**?

A: Yes. And you will require a site-**specific** form 15 for the water **proofing** by a licenced builder or water proofer.

Q: Do the windows come with a form 16 Installation **Certificate** and form 15 Design **Certificate** is the glass Australian **certified**?

A: Yes you will need both to be site **specific** and the glass to have as Australian **Certification** Stamp.

Q: What is the energy rating for the home?

A: It will need to be at least 6 stars for QLD.

Q: What is the wind rating on the home?

A: If you are in a cyclone region make sure they are covered for that region by an engineer.

Q: What plumbing is in the home? Are the waste pipes DWV (Drain waste and Vent) and is everything watermarked?

A: The only waste pipes allowed in QLD are DWV waste pipes, you **can't** use PVC for drainage, All tap ware, spouts and showers must be watermarked.

Q: Do you have any Form **21's** that you can show me to show that you have successfully had your homes approved by council?

A: If they do not have any site-**specific** form **21's** that they can show you then they have not had any homes passed through council, BUYER BEAWARE.

BUYING A POP UP HOME IS A SIMPLE PROCESS AND WE CAN PROVIDE YOU WITH ALL COMPLIANCE CERTIFICATES AS OUTLINED ABOVE.

Case Study's

Actual Client Case Study #1

Keppel 1 - 37 sq.mtrs

Location: Hervey Bay, Qld.

(Fraser coast Council)

Intended Purpose: Holiday rental



Keppel 1 Base Price \$39,990

Site specific costs: \$14,429

- Delivery to Hervey Bay
- Installation of POP UP HOME
- Footings*
- Soil test*
- Site connections*
- Certification*
- Council fees and charges*

Desired upgrades chosen: \$ 2,160

- Extended bathroom
- Hot water system
- Guttering
- Day and Night roller blinds for all doors and windows

Total finished price: \$56,579

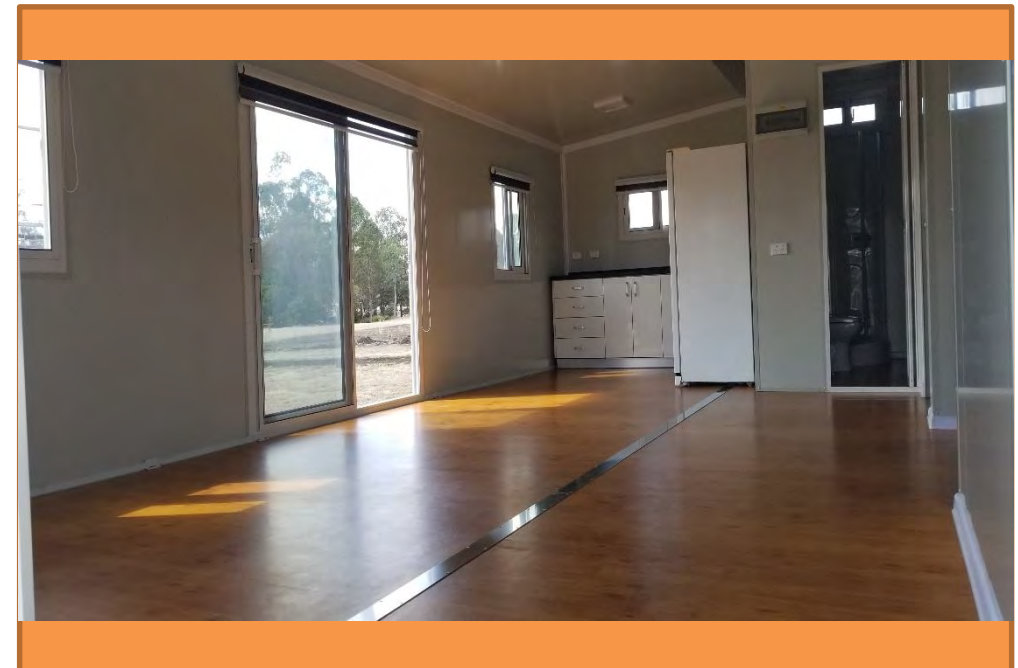
Study #2

Fraser 2 - 58 sq.mtrs

Location: Warwick, Qld.

(Southern Downs regional council)

Intended Purpose: Owner occupied
home on rural block



Fraser 2 Base Price \$49,990

Site specific costs: \$26,240

- Delivery to Warwick Qld
- Installation of POP UP HOME
- Footings*
- Soil test*
- Site connections* including septic
- Certification*
- Council fees and charges*

Desired upgrades chosen: \$ 4,025

- 2 mtr sliding door
- Extended bathroom
- External stairs
- External Power Points
- Window and Door Awnings
- Day and Night roller blinds for all doors and windows

Total finished price: \$80,165

Call us today for a free no obligation consultation to see how we can make your dreams come true.

1300 121 556