



Brochure & Price Guide



Keep Modular Spaces

15-17 William St, Alexandria NSW 2015

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HOW TO START

1	Explore options for your property	
2	Choose your model and size	
3	Customise your space	
4	\$2,000 for Keep design and feasibility assessment	2 days
4	Receive your <u>all-inclusive fixed price contract</u>	
5	\$5k deposit to secure your spot	
6	Approvals (if required)	
7	10% deposit (less \$5k holding deposit) to begin construction	4 weeks
8	Delivery and installation	< 5 days
9	Enjoy your new Keep	



INCLUSIONS

Prices include:

- Design consultation
- Site feasibility assessment
- Liaison with council (if required)
- Manufacturing in our factory
- Foundations
- Delivery and installation
- Crane (if required)
- Connection to utilities (if required)

Prices include GST and are based on a typical install within 100km of Sydney CBD.

Planning costs (DA or CDC) are not included in our prices and are approximately \$15,000. We can work with our town planner, draftsperson and certifier to arrange this for you.

Final pricing subject to consultation and site assessment.



Studio Spaces

Small detached modular spaces that often don't require any council approval to install on your property (subject to size and use).

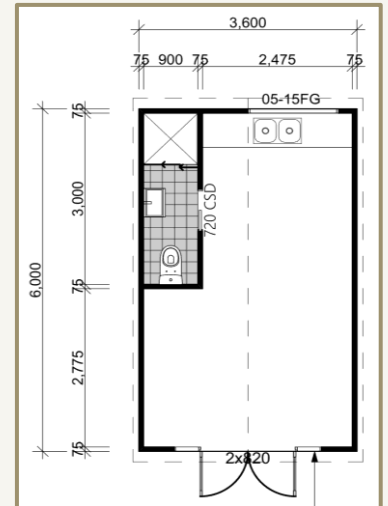
MADISON



Studio space

Typically used as a home office, granny flat or pool house

Size (m)	Area (m ²)	Kitchen	Bathroom	Standard	Premium
3.6 x 3.5	13	✗	✗	\$46,200	\$55,880
5.0 x 3.5	18	✗	✗	\$54,230	\$67,320
5.0 x 3.5	18	✓	✓	\$85,360	\$106,700
6.0 x 3.5	21	✓	✓	\$94,710	\$116,380
8.0 x 3.5	28	✓	✓	\$109,010	\$134,640



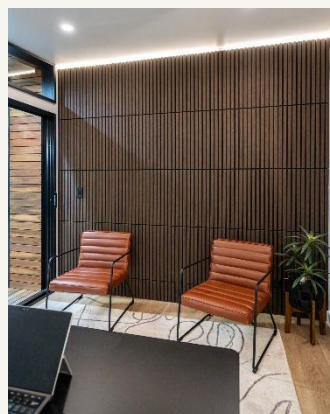
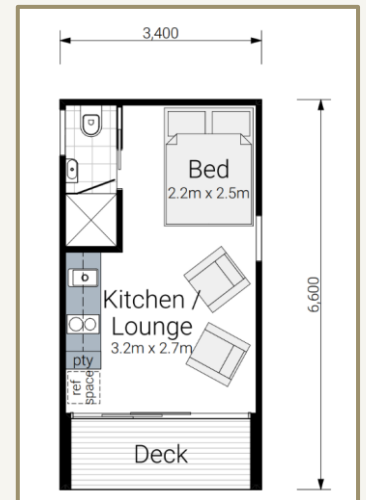
MONACO



Studio space

Typically used as a home office, granny flat or pool house

Size (m)	Area (m ²)	Kitchen	Bathroom	Standard	Premium
3.6 x 3.5	13	✗	✗	\$47,850	\$58,410
5.0 x 3.5	18	✗	✗	\$57,750	\$71,170
5.0 x 3.5	18	✓	✓	\$88,880	\$110,550
6.0 x 3.5	21	✓	✓	\$98,670	\$120,890
8.0 x 3.5	28	✓	✓	\$113,960	\$139,040



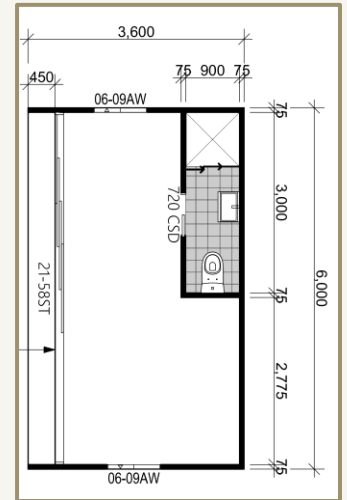
MONACO SIDE



Studio space

Typically used as a home office, granny flat or pool house

Size (m)	Area (m ²)	Kitchen	Bathroom	Standard	Premium
3.6 x 3.5	13	✗	✗	\$47,520	\$58,850
5.0 x 3.5	18	✗	✗	\$60,390	\$75,350
5.0 x 3.5	18	✓	✓	\$88,220	\$111,430
6.0 x 3.5	21	✓	✓	\$100,210	\$122,540
8.0 x 3.5	28	✓	✓	\$119,790	\$145,200



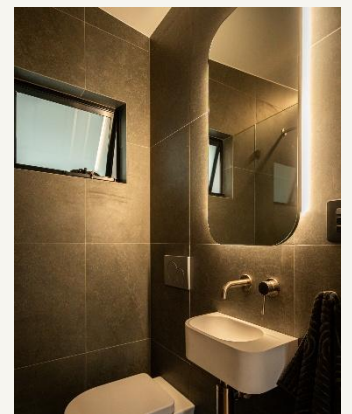
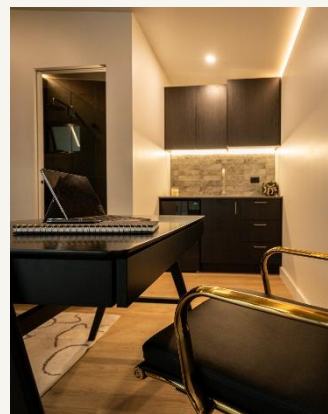
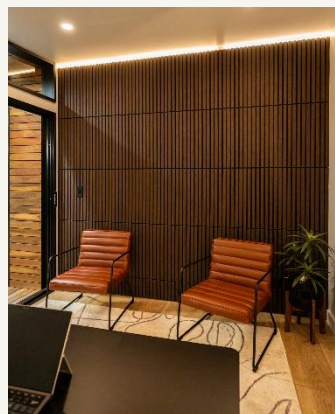
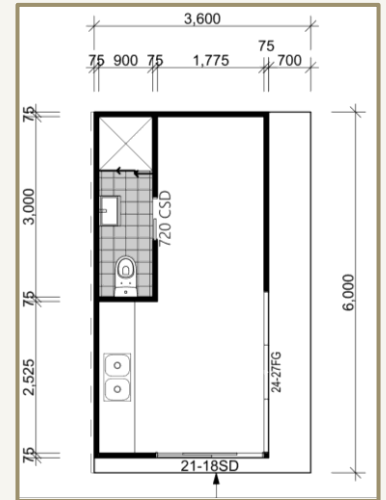
RAVEN



Studio space

Typically used as a home office, granny flat or pool house

Size (m)	Area (m ²)	Kitchen	Bathroom	Standard	Premium
3.6 x 3.5	13	✗	✗	\$57,970	\$60,830
5.0 x 3.5	18	✗	✗	\$71,500	\$74,800
5.0 x 3.5	18	✓	✓	\$102,630	\$114,180
6.0 x 3.5	21	✓	✓	\$112,970	\$126,500
8.0 x 3.5	28	✓	✓	\$130,130	\$146,410



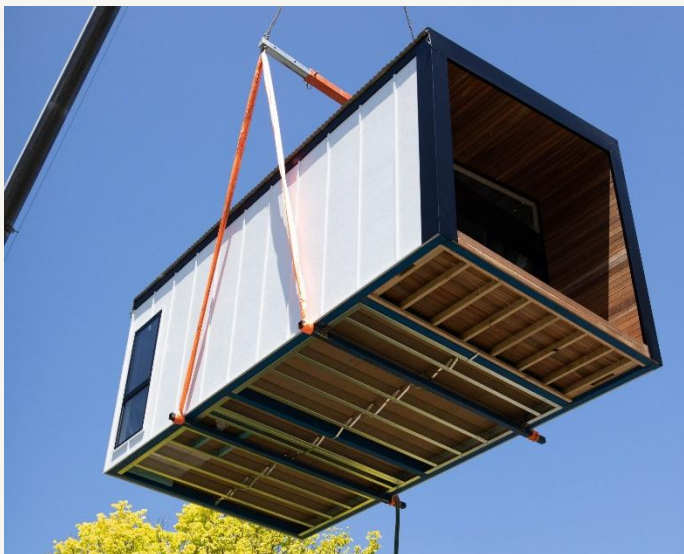
SHELL



Partially complete home finished on site

Allows you to include your design touches to make it your own unique space and is also the quickest way to build a dwelling through the CDC process.

Size (m)	Area (m ²)	Price	Includes:	Excludes:
3.6 x 3.5	13	\$41,355	<ul style="list-style-type: none">• Steel framing (external walls and internal rooms, if any)	<ul style="list-style-type: none">• Bathroom fitout
5.0 x 3.5	18	\$49,928	<ul style="list-style-type: none">• Cladding and flashings	<ul style="list-style-type: none">• Kitchen fitout
6.0 x 3.5	21	\$54,839	<ul style="list-style-type: none">• Waterproofing for wet areas	<ul style="list-style-type: none">• Plumbing
7.0 x 3.5	25	\$61,518	<ul style="list-style-type: none">• Front hardwood decking	<ul style="list-style-type: none">• Electricals
8.0 x 3.5	28	\$68,198	<ul style="list-style-type: none">• Delivery and installation	<ul style="list-style-type: none">• Gyprock
				<ul style="list-style-type: none">• Internal painting
				<ul style="list-style-type: none">• Tiling
				<ul style="list-style-type: none">• Internal floorboards



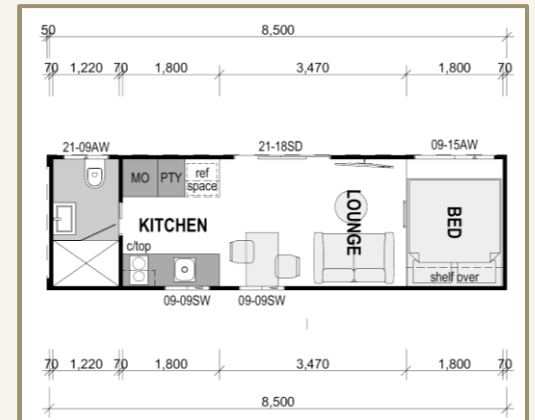
RENAE



Tiny home on wheels

Small moveable dwellings built on a registered trailer making them highly transportable. Depending on use, these often don't require council approval. Off-grid solutions possible.

Size (m)	Area (m ²)	Kitchen	Bathroom	Price
6.5 x 2.5	16	✓	✓	\$106,480
8.5 x 2.5	21	✓	✓	\$128,480



WELLNESS POD



Portable sauna

Wellness / recovery pod with sauna, ice bath and shower with option to include on trailer for ease of transport.

Size (m)	Area (m ²)	Sauna	Ice bath	Shower	Trailer	Price (incl. GST)
2.8 x 2.4	7	✓	✗	✗	✗	\$62,000
2.8 x 2.4	7	✓	✗	✓	✗	\$66,000
4.0 x 2.4	10	✓	✓	✗	✗	\$79,000
4.0 x 2.4	10	✓	✓	✓	✗	\$83,000
4.0 x 2.4	10	✓	✓	✓	✓	\$93,000





Modular Homes

Larger dwellings that are manufactured in multiple pods, delivered to your property and connected on site in less than a week.

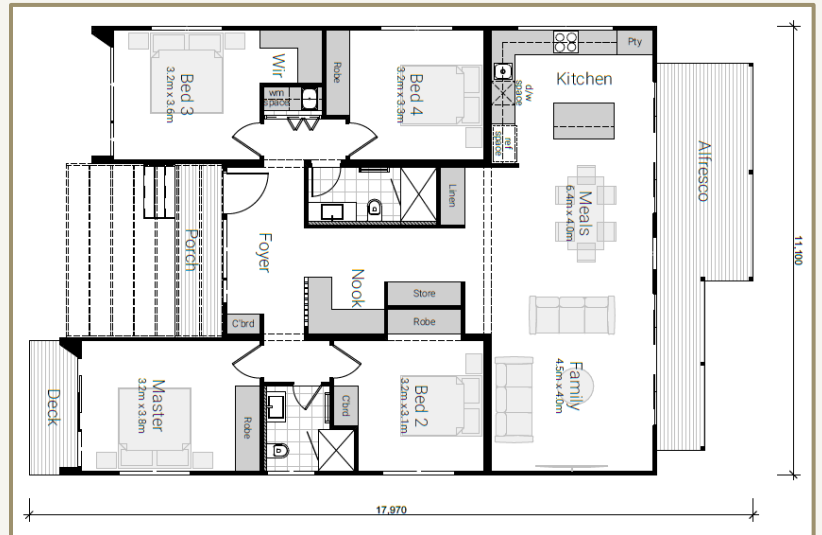
ACACIA



4-bed modular home made from 4 modules

A modern family home, ideal for owners or investors. Manufactured in our factory in approximately 8 weeks and installed on your site in 1 week.

Internal area	142m ²
External area	27m ²
Beds	4
Baths	2
Kitchen	Yes
Laundry	Yes
All-inclusive price	\$449,350



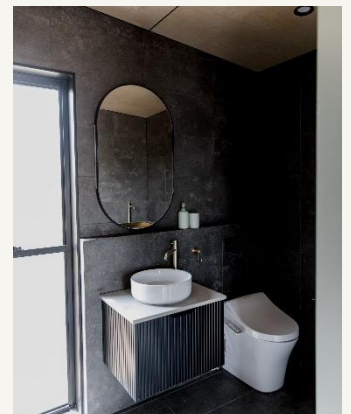
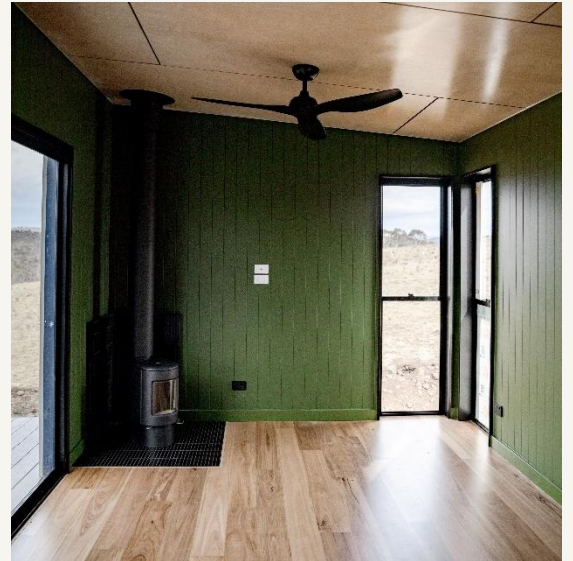
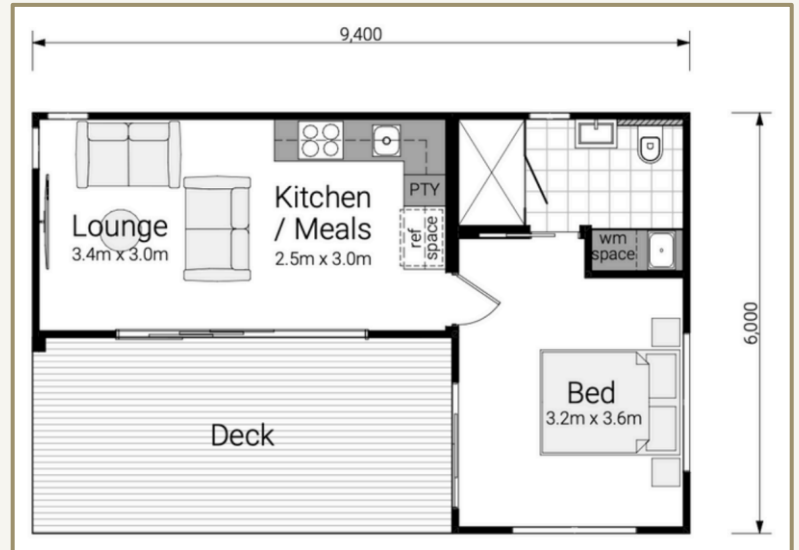
DJUA



1-bed modular home made from 2 modules

Typically used as a secondary dwelling or Airbnb

Internal area	37m ²
External area	17m ²
Beds	1
Baths	1
Kitchen	Yes
Laundry	Yes
All-inclusive price	\$182,355



RAGLAN



2-bed modular home made from 2 modules

Typically used as a house, secondary dwelling or Airbnb

Internal area	60m ²
External area	10m ²
Beds	2
Baths	1
Kitchen	Yes
Laundry	Yes
All-inclusive price	\$185,900



ARRAMONT



3-bed modular home made from 2 modules

Typically used as a house, secondary dwelling or Airbnb

Internal area	65m ²
External area	7m ²
Beds	3
Baths	1
Kitchen	Yes
Laundry	Yes
All-inclusive price	\$192,940



KARRI



2-bed modular home made from 2 modules

Typically used as a house, secondary dwelling or Airbnb

Internal area	42m ²
External area	4m ²
Beds	2
Baths	1
Kitchen	Yes
Laundry	Yes
All-inclusive price	\$172,040



YARRA HUT



1-bed modular home made from 2 modules

Typically used as a house, secondary dwelling or Airbnb

Internal area	40m ²
External area	7m ²
Beds	1
Baths	1
Kitchen	Yes
Laundry	Yes
All-inclusive price	\$167,420



MADISON 30



2-bed modular home made from 1 module

Typically used as a house, secondary dwelling or Airbnb

Internal area	27m ²
External area	4m ²
Beds	1
Baths	1
Kitchen	Yes
Laundry	Yes
All-inclusive price	\$132,660





Appendix

Standard vs premium inclusions

Technical data

STANDARD VS PREMIUM



General examples of differences between standard vs premium. Actual differences are subject to model and configuration.

External

FEATURE	STANDARD	PREMIUM
External cladding	No battening detail	Battening detail
Windows	No additional window	Additional window
Entry decking	Pine	Hardwood decking
Entry door	No highlight window over entry door	Highlight window over entry door

Internal

FEATURE	STANDARD	PREMIUM
Internal wall finish	Gyprock not incl. decorative internal lining	Gyprock incl. decorative internal lining
Flooring	Laminate floating floor	Engineered oak
Lighting	No LED strip lighting	LED strip lighting

STANDARD VS PREMIUM



General examples of differences between standard vs premium. Actual differences are subject to model and configuration.

Kitchen

FEATURE	STANDARD	PREMIUM
Benchtop	Laminate benchtop	Stone benchtop
Cupboard lighting	No under-cupboard LED strip lighting	Under-cupboard LED strip lighting
Mixer tap	Chrome mixer	Brushed brass or nickel mixer
Cabinetry finish	Standard Polytec colours only	Custom or premium Polytec colours and finishes

Bathroom

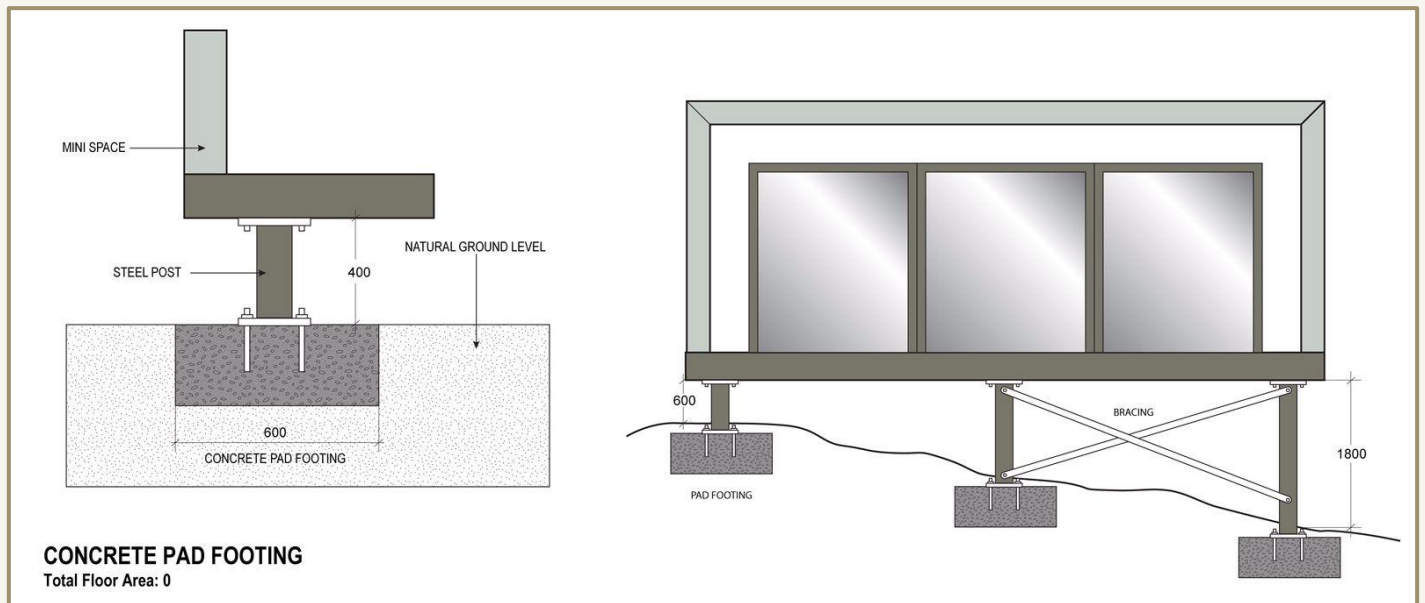
FEATURE	STANDARD	PREMIUM
Shower screen	Framed shower screen	Frameless shower screen
Soap holder	Glass wall-mounted soap holder	Tiled niche
Wall coverings	Tiles to shower only: remaining walls	Floor to ceiling tiles: full wall coverings
Mirror	Stick-on mirror	Shaving cabinet with mirror
Tapware	Chrome tapware	Brushed or premium finish tapware
Toilet	Standard back-to-wall toilet	In-wall cistern toilet
Vanity	All-in-one floor-standing vanity & basin	Wall-mounted or custom vanity
Floor waste	Standard floor waste	Tile-insert floor waste
Mirror & vanity lighting	No backlit LED strips	Backlit LED strips on mirror & vanity

TECHNICAL DATA



Footings

- 600 x 600 x 300 pad footings
- 89x 89 x 5 mm RHS steel piers fixed to footings
- No slab required



Structure

Floor structure

- Bearers – 150 x 100 x 5mm RHS Welded
- Floor joists – 150 C

Portal Frame

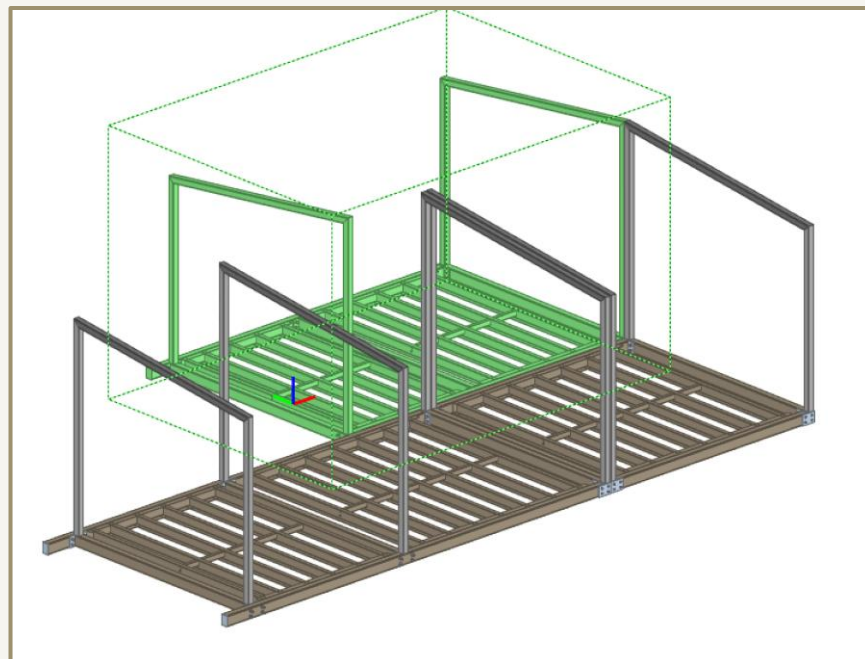
- 89 x 89 x 3.5 mm SHS

Walls

- 89 mm steel frames pre braced

Roof

- 89 mm pre framed half girder trusses
- 40 mm metal roof battens
- 89 mm pre framed ceiling panels





Insulation

Walls – R2.8

Roof – R4.0

Floor – R2.0

Windows

- Aluminium low E

Walls

- James hardy fine texture cladding, Weather tex, Mittens vinyl cladding, Colourbond end seam, colour bond trim deck

Roofing

- Colourbond metal roofing, gutters, and capping
- Internal Lining – Gyprock, MDF groove board, Birchwood plywood, James Hardy Hardigroove (bathroom), tiles (bathroom)

Floor coverings

- Engineered European oak, Laminate flooring

TECHNICAL DATA



Plumbing and Utilities

All waste plumbed to a single connection point

Water feed connected at single connection point

Provision for gas connection via LPG bottles or street connection

Weight

Ranges from 2.4 tone to 8 tonne depending on size and inclusions



Installation Process

The delivery installation process will vary depending on your site, but a typical process would be as follows:

Plumber and electrician (2-5 days prior to main installation)

Plumber

- Install necessary plumbing connections and outlets in the designated area.
- Ensure water and sewerage connections are ready for connection

Electrician

- Run electrical cable to correct location on site ready for connection on installation day

Foundation installation (2-5 days prior to main installation)

- Clear / level site including vegetation
- Install concrete pad footings at the designated location on site

Transportation from factory:

- A day before installation, the Hiab truck is scheduled to pick up the Mini Space from the factory
- Ensure the Mini Space is prepared and ready for transport, including any internal fittings and fixtures secured steel piers to be delivered with modular building

Modular space installation:

- Building is craned onto the truck at the factory and delivered to site, if the building is over 3.5 m pilot vehicles are required and delivery must be carried after 9 pm
- Crane is to meet delivery truck on site and lift building on to footings with the steel piers

 KEEP MODULAR SPACES