



## 2 Bed Granny Flat

Container Build Group have now released the new 2 bed granny flat.

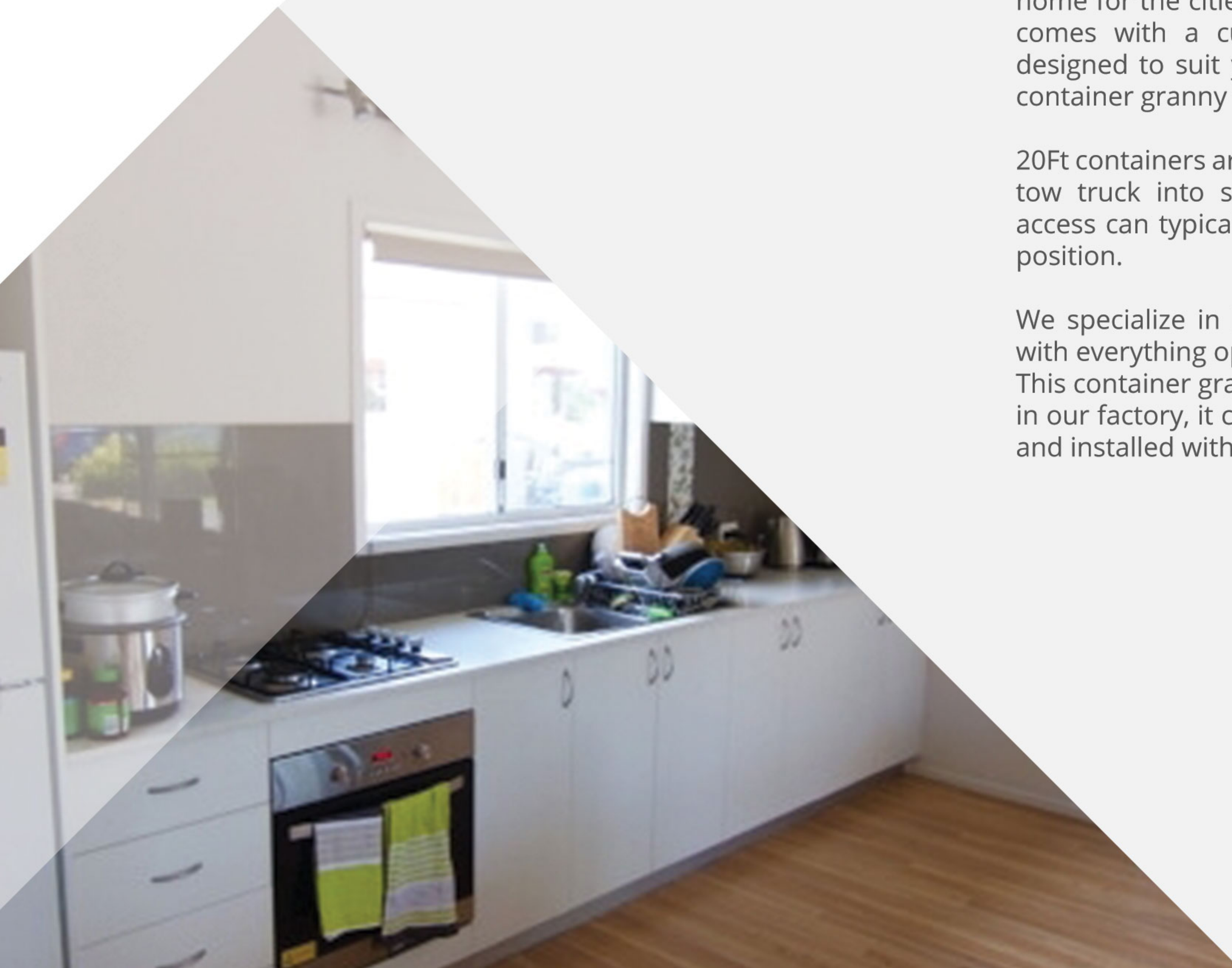
This unit is based on two 20FT containers with our custom conventional built in section to create a large open plan living with 4m high raked ceilings.

Extremely cost effective and quick to build, this modular home is ideal for the backyard granny flat or home for the cities around Australia. Our granny flat comes with a custom made kitchen that can be designed to suit your requirements and use in your container granny flat.

20Ft containers are compact and easy to deliver with a tow truck into small driveways, sites with difficult access can typically use a crane to put the units into position.

We specialize in building your dream custom home with everything open to customization.

This container granny flat takes 8 to 10 weeks to build in our factory, it can be off grid or connect to services and installed within 10 days after arrival.





# Specifications

2 Bed Granny Flat 9m x 10.8m 97.2 SQM

## Container spec:

x2 20FT high cube 20FT shipping containers.  
reinforced 100mm x 50mmx2mm  
window and door cutouts.

## Insulation:

50mm EPS internal wall and ceiling insulation.

## Floor:

Vinyl plank. Install on site by builder.

## Internals:

Colorbond window and door internal trim.

## Electrical components:

Smoke alarm.  
Electrical fit out as per plans, custom options available.  
Internal sub board.  
external junction box.

## Kitchen: Assembled modular kitchen pack.

Laminate benchtop.  
Cabinetry.  
Stainless steel kick.  
Double sink.  
Swivel tap mixer.

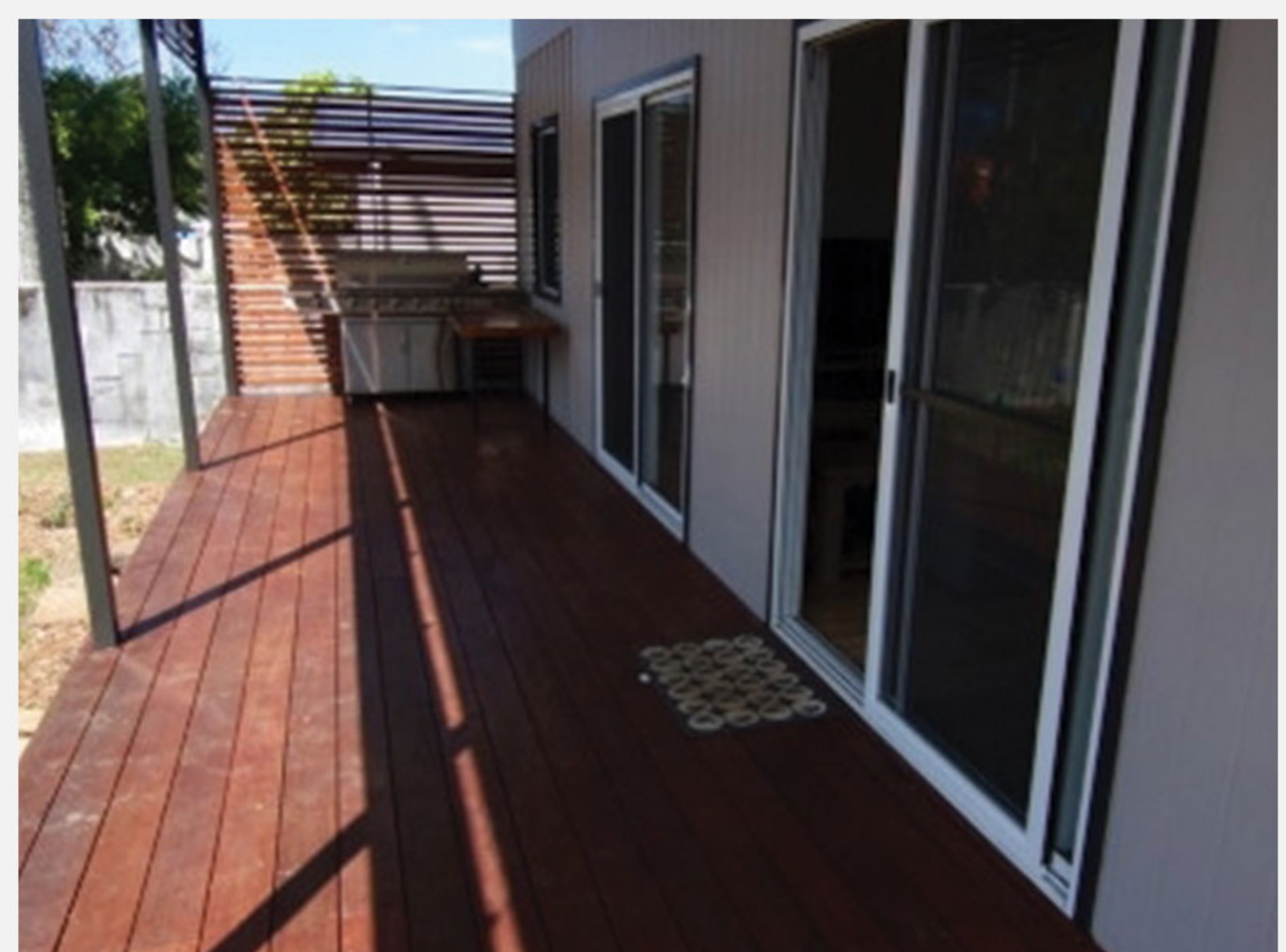
## Windows/Doors:

Bed 1 - 1200mmx1500mm sliding window.  
Bed 2 - 1200mm x 1500mm sliding window.  
Living-2100mmx2700mm sliding door.  
Bathroom-900mmx600mm obscure glass sliding window.

## Bathroom:

Tiled floor with tile band and shower recess.  
Dual flush toilet.  
Shower base.  
shower head.  
Built in middle section by owner onsite.

*We custom build our cabins and many additional options and finishes are available.*





# Gallery



## Shipping

Shipping containers are the most cost effective building to transport. We supply nationwide and have transport depots across the country.

We also hold a rail license which enable us to transport to your closest rail depot, to save huge amounts in transport costs.

*For example: We can transport a 20FT cabin from Brisbane to Sydney for \$256.00 and from Brisbane to Melbourne for \$560.00 normally to transport these distances the price would exceed \$9,000.*

Our company has spent two years redeveloping our building systems to ensure the rail approval and to give the client the most competitive price Australia wide.

All other portable buildings companies can only shift their units on road, which is extremely expensive.

**Please call us now to receive a free quote for transport to your door  
1300 965 359.**



# Building Process

## STEP 1

### Building Approval

You will need to ensure you have a building entitlement and ensure access to the site, please ensure you can get the containers onto the site. A local crane company will generally give a free quote to check accessibility. You will also need to have a rough idea of the home that you are after, either one of our standard designs or a custom plan.

## STEP 2

### Site Survey

In order to complete an accurate set of building plans you will need to organise a site survey and contour plan to be mapped in .dwg format or similar. If you are unable to find a surveyor yourself, we can help you organise it.

## STEP 3

### Drafting Process

An initial drafting fee is required to start the drafting process. For our standard homes or single story up to 200 sq.m the price is \$7,700 including GST. For 2 story homes up to 300/sq.m the fee is \$9,900 including GST. The drafting fee will cover drafting of plans and Basix or energy assessment. It now also covers soil test (up to \$800) and and engineering allowance to fit your new home to your block. It does not cover council fees or other reports if required such as a site survey, fire or flood reports.

## STEP 4

### Find a Builder

CBG will offer our builders if they are available, if not, you will need to contact and pick a builder that you are happy with to install your new home, we will liaise with your builder once drafting and engineering is done. Our drafting team will contact and liaise with you to work out all the internal and external features of your new home. We will also organise the soil test to be done for your house site.

## STEP 5

### Final Design

Once the final design has been confirmed, we then proceed to run the energy rating/BASIX certificate on the building. The engineers will receive a copy of the soil test and plans to design and engineer the footings or supports for your new home.

## STEP 6

### Final Price

Container Build Group will supply a fixed price contract on the final design and spec to build the containers and will liaise with the builder to get you a price for the install of your new home.

## STEP 7

### Lodge to Council

We will supply you with the agreed documents and reports, you can combine these with other required documents for council submission.

Most councils will require you to discuss your requirements with a local building certifier, they will also be able to connect you with other services if required. *Refer to drafting form.*

## STEP 8

### Fabrication

Once the initial 50% of the contract is paid we fabricate the building according to plans and specifications and get your approval either with an on site visit or emailed photos.

## STEP 9

### Transport

Once approved and the other 50% of CBG's contract is paid, the containers will be ready to leave via your approved transport company.

## STEP 10

### Installation

Your builder installs the building at your agreed price.

## STEP 11

### Move In

You move into your brand new container home.

