

The step by step process to arrange your modular home

This is how a typical case would unfold, from investigating the possibilities to deciding what suits your needs, through to the manufacturing process, delivery to your site and moving in.

Research

Look through our website. Remember, any of our design options can be easily modified to suit your requirements.

Work out your finances, and how much you could save in time, by buying and installing a module home quickly saving rent, interest payments or overheads.

Purchasing Your Land

If you have not already acquired land, then now is the time to start looking. Consider the location of power and water in relation to the positioning of your home. A good choice will connect to your home and not only save you time and money but make a great investment.

Talk to the local Council in regards to sewage requirements, culverts, driveways, rates, etc. They may have a plan of the block, an information pack or other advice that may be useful.

Milestone 1: After purchasing a block you may need to get a site survey with contours, services and a soil test, or site classification done.

Review what style and personality suits your way of living and visualise yourself within that space. Are you an outdoors person who wants to be able to open your home to the environment.

Milestone 2: Fill in our Expression of Interest online. Our products will be released on an interest volume basis.

If local visit our single bedroom Eco-Hut in Darwin

Milestone 3: Call to make an appointment with one of our friendly consultants to discuss your best module options. Bring photos and a contour map of your land to this meeting if possible.

Your retail distributor will provide you with an obligation-free detailed quote and purchasing package including your financial requirements / cash-flow.

Milestone 4: Confirm your finances and budgets with your bank manager

After acceptance of our quote comes the time to get your dream under way.

Site Orientation, Contours & Aspect

With a SWALE module in mind, the site location and orientation is crucial to maximising our modules original design intent.

The following considerations need to be taken into account:

Review site location to access and services and building envelope orientation with regard to sun and views.

Milestone 5: A site survey should be completed with all object locations, services and contours. Our modules have excellent engineering strength and foundation systems for even the most challenging conditions.

With the contours and site location set, height piles can be easily set in place to ensure your module is nicely placed to your setting and can be easily grounded / connected to the environment.

Finishes & Furniture Options

SWALE provide a full furniture package right down to the cutlery in the draws for remote location ease. Confirmation of all options can be found in the relevant module Specification / Scope of Works and Furniture package.

Milestone 6: To order your new modular home complete the purchase order subject to planning, and make an appointment with your retail supplier to start scheduling your order.

Certification and Council Town Planning.

SWALE recommends working with our engineer and building certifying consultant. All our modules come with certification which complies to energy star ratings as per the Building code of Australia.

Our recommended consultant will provide town planning if required and arrange the site engineering of your new home.

Deposit & Agreements

Milestone 7: Agreements signed and payment of a deposit as per our payment plan secures your order for manufacture and freezes the design for consultants and approvals.

Manufacture

Milestone 8: This process starts in our factory in Hai Doung in Vietnam. It takes only a matter of months depending on your design selection and quantity. You may request photographs or make arrangements to visit us during this time to see your building taking shape.

If you are not an owner-builder, and if you are looking for professional help to have your home completed on-site, SWALE Developments is able to assist. We have qualified and experienced builders on staff. We can provide you with a quote to do all on-site work.

Now is the time to have your house site prepared. We will provide a plan for the footings. We will recommend our preferred Surefoot foundation contractor and other contractors for services.

When your home is ready for shipping, you will need to pay the next stage of your payment plan prior to shipping.

Delivery & Installation

Milestone 9: Your home will be shipped to your nearest International port under our shipping forwarder who undertakes all processes and procedures. Shipping takes between 2 & 3 weeks with customs and quarantine cleared usually within a week.

Your home is then ready to be picked up by your, or our preferred truck driver, to be delivered to your building site. There it is craned off the truck and set on your prepared footings.

Milestone 10: In the case of fully-furnished homes, it usually takes a couple of days to install and hook up services and you are ready to move in.