



FREQUENTLY ASKED QUESTIONS

Q1. Can I design my own Happy Haus?

Happy Haus now offer custom designed homes and pods using either your own architect or one from our panel.

Design and finish variations can be made to our standard homes and pods subject to approval by our architects and builders.

Q2. How long will it take to build and install my home?

From the date you pay the deposit on your home production will range between four to twelve weeks, premade ex-factory. Delivery and installation time will depend on the nature and location of your site but should take one to two weeks.

Council approval timeframes will vary from region to region.

Q3. Why are Happy Haus different to other prefabricated homes?

Unlike standard prefabricated homes Happy Haus pods are fully built and fitted out in the factory, making onsite installation a quick and efficient process. Happy Haus have partnered with award winning architects, Donovan Hill and Owen and Vokes to design high quality finished homes. With Hutchinson Builders as our exclusive production partner we ensure a quality built home. Hutchinson Builders are Queensland's largest privately owned builder with the capacity to produce large volumes of homes in their custom made factory.

Q4. How do I know if I need a planning permit and building permit?

All installations will require building approval.

Your local council will advise on the necessity of a planning and building permit. Hutchinson Builders or your nominated delivery and installation builder can project manage council approvals or you can manage this yourself.

Q5. Do I need a soil report?

All sites will require a soil test and report carried out to determine the best design for the footing system required to support and tie down the buildings.

This is site specific and can be determined as a part of the project management services of Hutchinson Builders. Alternatively you can make arrangements with your own engineer to receive advice on this matter.



Q6. How are Happy Haus installed?

Our design has a systematic installation process that allows your builders to deliver and install in a timely and efficient manner. In most situations the houses are installed using a screw pier system. We do not pour a slab to install our homes or pods. If you engage Hutchinson Builders to install and deliver your home, it will be delivered via a truck and lifted onto your prepared site via a crane.

Q7. Are all sites suitable for Happy Haus?

The versatility of our designs and flexibility of delivery and installation makes most sites suitable, including coastal, suburban, regional and remote. However each site will need to be assessed independently for suitability. The site assessment can be carried out by Hutchinson Builders through an onsite inspection or provision of site documentation, or independently.

Q8. Can I select finishes for my home?

Happy Haus like to make the process as simple as possible so we have only one finish option available other than the selection of exterior colours. If you have a specific request for material finishes we can access the viability of the product and will be open to suggestions.

Q9. Are Happy Haus pods insulated?

Happy Haus buildings are insulated to Australian building standards with specially designed awnings for weather protection. The ceiling is insulated to R2 level and walls to R1.5 using a safe and legitimate batting system. For extreme climates, air-conditioning, heating, double glazing and extra insulation can be added.

Q10. What is the energy rating of a Happy Haus?

Happy Haus rate each home after it has been installed to ensure compliance with the new 5 Star energy code. We take into account the orientation, site features and climatic zone of the house. Energy ratings can be increased with the use of double glazing and solar panels which can be organised at your request.

Q11. What building warranties are provided?

Hutchinson Builders, Happy Haus' production partners are registered with the Master Builders Home Warranty Scheme and are covered by a six year structural guarantee.

Fixtures and appliances will be covered by the manufacturer's warranty which will be provided to you upon hand over of the house or pod.

If you choose Hutchinson Builders to deliver and install you pods any damage that may be caused to the house or pod during transportation will be covered by Hutchinson Builder's insurance and rectified prior to handing the house to you.



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Q12. Do Happy Haus offer furniture packages?

Australian furniture company, Small Australian Projects have designed furniture packages to suit the range of Happy Haus designs. Brochures are available online at www.happyhaus.com.au/accessories

Q13. How do I arrange for services to be connected in my home?

If you use Hutchinson Builders to deliver and install your home the services including power and water will be physically connected. However, you will need to call your service providers to have the service activated and an account set up.

Q14. What about Solar?

Solar Hot Water can be installed and built into specific specification requirements developed for each Happy Haus. The cost of solar will vary according to the site and requested level of power.

Q15. Can you have gas and electric cook tops?

Yes we can provide a gas cook top as well as electrical appliances.

Q16. Are rain water tanks available?

It is obligatory under the Australian Building Code to install a 5000L water tank with any new home. Hutchinson Builders or your nominated installation contractor will supply and install the tank as part of their quote for connection to washing machine and toilet. The Happy Haus buildings come pre-plumbed for easy connection to rainwater tanks.

Q16. Are Happy Haus suitable for remote or regional locations?

Happy Haus has conducted extensive research into sustainable housing in bushfire prone and wet remote locations. Specifications can easily be made to upgrade materials for extreme climatic conditions. However, because our homes are premade roads need to be accessible and suitable for delivery vehicles. Our houses can also be structurally reinforced to suit cyclone ratings as specified by the client.

Q17. What cyclone ratings do the standard pods comply with?

Currently the standard price covers to a wind category of N3 for exposed areas, however we can build to C2 which is cyclonic and covers most areas, C3 and C4.

Q18. Are Happy Haus transportable and relocatable?

Absolutely! We have designed our homes so they can be easily transported and relocated by attaching to axles installed at the base of the home.



Q19. Can I add modules of Happy Haus to my existing home?

Definitely! Happy Haus has a range of designs including sleeping pods, family rooms and carports so you can add to your existing home without the huge cost, time and disruption of building onsite.

Q19. What are the steps involved in buying a Happy Haus?

1. Register your interest on the contact page of the website to make an appointment.
2. Select your floorplan and finishes from the customised package we will send to you.
3. Send your site details to us and receive a preliminary delivery and installation quote. Site details and information we require include:
 - The pods you like including any customisations to internal/external layouts.
 - Specifics needed for your geographic setting (e.g, Bushfire & cyclone rating upgrades, septic, solar etc).
 - A copy of your site plan with a rough sketch of where you want the modules situated and oriented on your block.
 - Any soil tests, engineering reports or other plans for your site (only if you have them).

Some photos of access to your block (anything showing overhead powerlines/trees & photos of access from left and right of the street)

4. Pay a \$1500 design fee payable to the selected architect from our panel and a package of plans, cross sections and information specific to your site will be produced.
5. Pay a \$2000 holding deposit and we will commit resources to look into the specifics of delivery and installing on your site and give you a precise production cost based on the design package provided by the architect. The holding deposit amount is subtracted from the total contract price.
6. The design package can be lodged to council by yourself or the delivery and installation builder, this may be Hutchinson Builders or your nominated builder.
7. Once you are satisfied with the design package and quotation provided you sign a contract with Happy Haus and pay a 20% deposit so we can start production.
8. When your home is complete in the factory, pay the remaining 80% balance within seven days and your Happy Haus will be ready for delivery to your site.
9. Your site is prepared for installation with footings by Hutchinson Builders or your nominated builder.
10. Your pods are delivered to site by truck and craned onto site, water and electrical services are connected and your house is installed ready for you to move in