



# Low-cost alternative housing for your site

**A** Queensland company has developed a low-cost, high-quality, speedy and efficient process in making architect-designed homes that are ready-made on a purpose-built, off-site production line.

Fully completed off-site in two to six weeks, the home will then be ready for installation on-site within days.

Happy Haus says its innovative designs are fast, affordable and smart.

Based on design principles of open-plan living and connectivity, every Happy Haus is transportable, modular and extendable.

People can begin with a starter pod and expand with new modules adding extra bedrooms, storage, decking or space for vehicles. Any additional modules simply connect to the initial base pod.

Happy Haus says its designs have a small footprint.

"The waste and pollutants generated on a conventional building site are eliminated, making Happy Haus great for Australia's full range of urban, coastal, rural and remote settings," general manager Clarissa Wright said.

"We have two ranges both designed by great Queensland architects, Donovan Hill and

Owen and Vokes.

"Inquiry has been insane after launching in May this year with over 500 people on our database from all over Australia and some as far as Dubai."

Creating environmentally friendly, 21st century housing requires more than just expert engineering.

Chief Happy Haus design team, the award-winning architectural firm Donovan Hill, adds to the mix with a range of distinct, sustainable and unique launch series designs.

Each Happy Haus is created in a custom-made factory in South East Queensland.

*continued page 14*

## FREQUENTLY ASKED QUESTIONS

**Q: Can I design my own Happy Haus.**

**A:** Our designs are versatile and have been developed with a number of geographic settings and end users in mind. Although the broad selection of designs are not subject to variation, our modular style allows you to expand your home at any time with extra family rooms, carports, decks and sleeping pods.

**Q: How long will it take to build and install my home?**

**A:** From the date you pay the deposit on your home, production will range between two to six weeks, pre-made ex-factory. Delivery and installation time will depend on the nature and location of your site and time taken to receive necessary council approvals.

**Q: Why are Happy Haus different to prefabricated homes?**

**A:** Unlike standard pre-fabricated homes Happy Haus pods are fully built and fitted out in the factory, making on-site 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.

**Q: How do I know if I need a planning permit and building permit?**

**A:** All installations will require building approval. Your local council will advise on the necessity of a planning and building permit. You are responsible for obtaining all necessary approvals. We can help you to obtain a quote on this service including delivery and installation of your home. Or alternative arrangements can be made through your own private building certifier. Hutchinson Builders offer a project management service including obtaining permits, development approval and building related management.

**Q: Do I need a soil report?**

**A:** 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.

**Q: How are Happy Haus installed?**

**A:** Our design has a systematic installation process that allows your builders to deliver and install in a timely and efficient manner. If you engage Hutchinson Builders to install and deliver your home, it will be delivered by a truck and lifted onto your prepared site via a crane unless site sensitivities exist, whereby alternate installation may be sought.



BUYING

# Do your homework to find real estate bargains

Everybody likes a bargain. Whether it is everyday goods, such as food and clothing, or more expensive items, such as cars and real estate, there are bargains to be had.

It is relatively simple to spot a bargain when shopping for food, clothing or even cars because all you need to do is compare prices and brands. It is not so easy when looking at real estate, but the rewards when you do find a good deal can be tremendous.

There are five tips to consider when looking for real estate bargains:

- ▶ Keep your eye on properties for sale;
- ▶ Search the public trustee,

deceased estate and mortgagee sale websites;

- ▶ Recognise any renovation potential;
- ▶ Understand the development potential;
- ▶ Ask the right questions; and,
- ▶ Keep an eye on the properties for sale in your area.

You need to keep an eye on the properties for sale in your area and, in particular, the time they spend on the market. The longer a property has been for sale, the more chance you have of picking up a bargain.

However, this is not always the case. A property that has been on the market for a long time but whose asking price has not

changed is unlikely to be a bargain. This indicates that the vendor is not willing to budge on their price. On the other hand, if you see that the asking price has continually dropped over a period of time, your eyes should start to light up as this is a sign that the vendor is flexible and could be willing to negotiate as they have to sell.

Search the public trustee, deceased estate and mortgagee sale websites.

When people are forced to sell, because of a death or mortgagee sale, the property can often sell for less than it would under normal circumstances.

A deceased estate can be off-

putting to many potential buyers.

The property is often not presented in its best state because it may have been vacant for a period of time and the house has a musty smell, the garden is overgrown and the faults of the house are evident. In the end, the sale price will be determined by how quickly the beneficiaries are keen to receive their money.

In a mortgagee sale, the bank has a duty to try to achieve the best price it can. This is so that it can recoup its money and then the vendor can keep any funds that are left after all debts have been paid. However, in a buyer's market, which is what we are currently experiencing, it is the buyer

who will determine the final sale price, not the seller.

As mentioned, forced sales will often result in properties selling at lower than expected prices. However, low prices don't always mean that it is a good buy. For example, buying bruised fruit at half the normal cost doesn't represent a bargain. Nor does buying imitation top brand names at a fraction of the real cost. Buying something cheaply doesn't always represent good value.

Recognise any renovation potential.

Bargains are often bought because other people don't see the potential of the property.

Source: domain.com

BUILDING

# Second range released after 'overwhelming response'

from page 19

It's operated by Hutchinson Builders, Queensland's largest privately owned and most-trusted builder.

"As our exclusive contractor, Hutchinson Builders can be engaged to deliver full service through the delivery and installation process," Ms Wright said.

"They can project manage permits and approvals on your behalf, as well as handling transportation and final installation. The entire experience is simple and easy from start to finish. That's why we're called Happy Haus."

Happy Haus has just launched its second range called the White Series.

Happy Haus founder Toby Lewis was inspired by the belief that innovative and architectural home design can be accessible, affordable, stress-free and convenient, all of which have proven to be key attractions for potential home buyers.

"Interest in Happy Haus so far has been overwhelming," Mr Lewis said.



"People are responding to our product because the concept works. The short time frame is also an appealing factor – in just six weeks you can have a

new home. These homebuyers are seeking design excellence and choice and Happy Haus is proud to be able to offer the Owen and Vokes range from this

month. The White Series is an elegant, cleverly functional and flexible housing option for any Australian setting."

Mr Lewis said the increasing

popularity of pre-made homes has been prevalent throughout Europe and the concept was receiving a positive response from Australian home buyers, looking for a holiday house option, rural retreat or extension to an existing dwelling.

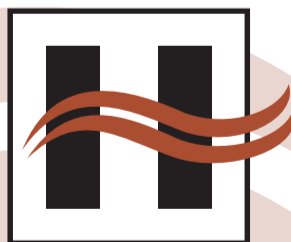
"Owen and Vokes was an obvious choice for Happy Haus' next range of houses," Mr Lewis said.

"Their designs embody practical values with sophisticated and versatile planning arrangements, and beautiful interiors.

"Their distinct style and mixture of modern and traditional architecture make their designs suitable for all Australian settings."

"Their homes include signature features such as open and functional spaces, and connection with the surrounding environment and a specific relationship with each site.

"Their designs are exciting yet practical, sensitive to scale and responsive to the Australian climate, which is important when designing and constructing a liveable and loveable home."



**HILLS SOLICITORS**

ESTABLISHED IN 1894

**Practical,  
Professional,  
Reliable.**

BUSINESS CONVEYANCING AND PROPERTY SERVICES.  
GET THE RIGHT ADVICE BEFORE YOU BUY OR SELL.

CONVENIENTLY LOCATED AT MAITLAND - 16 Elgin Street  
P 4933 5111 F 4934 1602 E admin@hillsol.com.au



PARTNERS -  
David Allen (PICTURED)  
Warwick Hill

CONSULTANT -  
Ralph Ward

NEW HOMES

## Boost in new home construction

The NSW Government is taking the credit for boosting home construction in NSW, with figures showing more than \$70 million in sales in July as buyers take advantage of stamp duty cuts.

Announcing the increase, NSW Premier Nathan Rees pinned the boost squarely on his government's housing construction acceleration plan, which halves stamp

duty on newly built properties worth up to \$600,000.

"We have seen 167 home buyers take advantage of the 50 per cent stamp duty cut to buy newly constructed homes, which are worth a combined \$70.7 million," Mr Rees said.

"That's a major boost for the state's home construction sector in less than six weeks, since the plan came into effect on July 1."

**LOOKING TO BUY? DON'T MISS DOMAIN EVERY FRIDAY IN THE MERCURY**