

IESHAHOMES

INTRODUCTION	1
<i>ABOUT THE IESHAHOMES TEAM AND OUR RANGE OF HOUSE DESIGNS AND LIFESTYLE VILLAGES</i>	
DELIVERY OPTIONS	7
FLOOR PLANS	8
MATERIALS & MANUFACTURING	11
<i>LIST OF THE MATERIALS USED AND HOW OUR HOMES ARE BUILT</i>	
ORDER & DELIVERY PROCESS	14
INCLUSIONS & SPECIFICS	15
<i>WHAT YOU GET IN AN IESHAHOMES HOUSE</i>	
PRICING	16
<i>GENERAL PRICE LIST AND DELIVERY FEES</i>	
GET STARTED	17

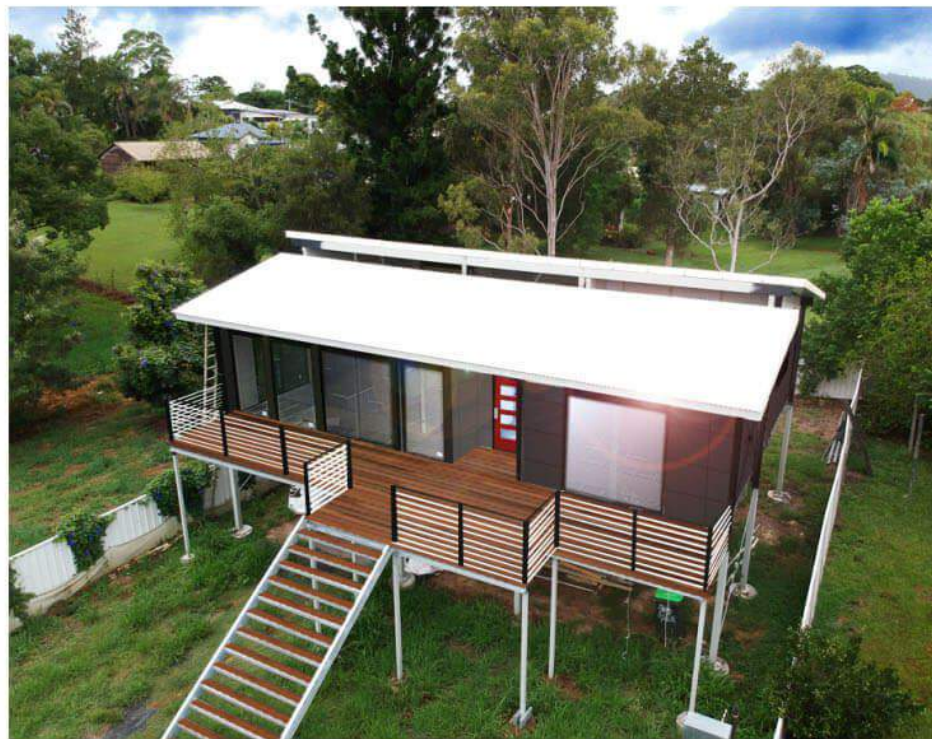
INTRODUCTION

Ieshahomes is a small family based modular home company that has been working with clients across Australia and New Zealand since mid-2013. Beginning in Bellingen NSW, Ieshahomes has worked with LJ Hooker and other local businesses to promote the idea of affordable housing and 50 day build times.



“GREAT DESIGN DOESN'T NEED TO BE EXPENSIVE”

This mantra, centered around affordability, is the core focus of Ieshahomes. We strive to incorporate smart technology and modern materials into our house designs in order to create affordable living for people across New Zealand and Australia. When you use each material to its highest potential, and implement space-saving techniques, affordability becomes the strengthening factor that makes your home more valuable.



AFFORDABLE & ARCHITECTURAL



SMART HOMES

Ilesha homes look simple from the outside, with minimal, contrasting colours and materials, but once you step inside you'll find a space which is intelligently designed and pleasing to the eye. The exterior blends seamlessly into any environment, making use of natural materials, like steel and wood, to emphasise the relationship our homes have with nature. **Natural light** encompasses the interior of our homes, creating a bright and welcoming space filled with **calm energy**.

MODULAR

Our homes are fully modular and capable of being attached to one another, creating a myriad of unique designs and endless possibilities. Due to the flexibility of our design, PODS can be used as residential homes or business. Clients can not only customise the configuration of their POD, but also the decking and optional carport/s to create a floor plan that suits their needs.

TRANSPORTABLE

Made out of transportable sections, your Ilesha homes house can retain this portability by having it installed on temporary fixed footings. This allows for your home to be moved in the future, an element which is particularly handy for remodelling and home extension.

5 STAR PERFORMANCE

With low to no maintenance modern materials, hurricane tough glazed glass, and tall windows and louvres for natural light- it's easy to see that Ilesha homes are designed with 5 star performance in mind.

- ★ 5+ CLIMATE CONTROL
- ★ 5+ THERMAL PERFORMANCE
- ★ 5+ SOUND PROOFING
- ★ 3+ CYCLONE RATING
- ★ 5+ FIRE RATING & BAL COMPLIANT



LIFESTYLE VILLAGES

FEATURING OUR PODS, IESHAHOMES' LIFESTYLE VILLAGES BOAST GREAT AMENITIES AND SECURE LIVING AT AN AFFORDABLE PRICE. LIFESTYLE VILLAGES ARE A GREAT OPPORTUNITY FOR HOME-BUYERS, INVESTORS, AND LAND OWNERS ALIKE.

COMMUNITY

Our Affordable Lifestyle Villages promote environmentally friendly, secure and easy going village-style living for ages 25 and over. Because of this, we offer optional ramp access as well as provide a secure gated entrance for all residents. You can purchase your POD from \$107k for single and from \$256k for dual, and rent the land for an affordable monthly fee.



LOCATIONS

Ieshahomes has village locations across Australia and New Zealand. These range from smaller villages with 20 lots, to larger ones with up to 40 lots. Lots are divided into our two floor plan options so you can choose to live in either a single (32m2) or dual (72m2) occupancy POD.



AMENITIES

Villages sit on 10-20 acres of land and are close to schools and shops. As well as this, they feature cycle paths, nature areas, entertainment areas, pools (conditions apply) and public restrooms. All village maintenance, including lawns, is done by contractors.

AUSTRALIA

BELLINGEN, NAMBUCCA, COFFS HARBOUR, GRAFTON, BALLINA, INVERELL, GOLD COAST, BRISBANE, AND SUNSHINE COAST.

NEW ZEALAND

CHRISTCHURCH, NELSON, TAURANGA, AND WHANGAREI.

BENEFITS

- No entry or exit fees
- No stamp duty
- You keep 100% of capital gains
- Rent assistance (if eligible)
- Solar powered
- Gas water heater
- 2000L water tank
- Includes all necessary appliances (kitchenette, fold-down bed, etc.)
- Optional ramp access
- Optional built in storage

ARE YOU INTERESTED?

We are currently accepting **Expressions of Interest** from homebuyers, land owners, developers, and partners/investors.

AU | <https://ieshahomes.com.au/lifestyle-villages>
NZ | <https://ieshahomes.co.nz/lifestyle-villages>



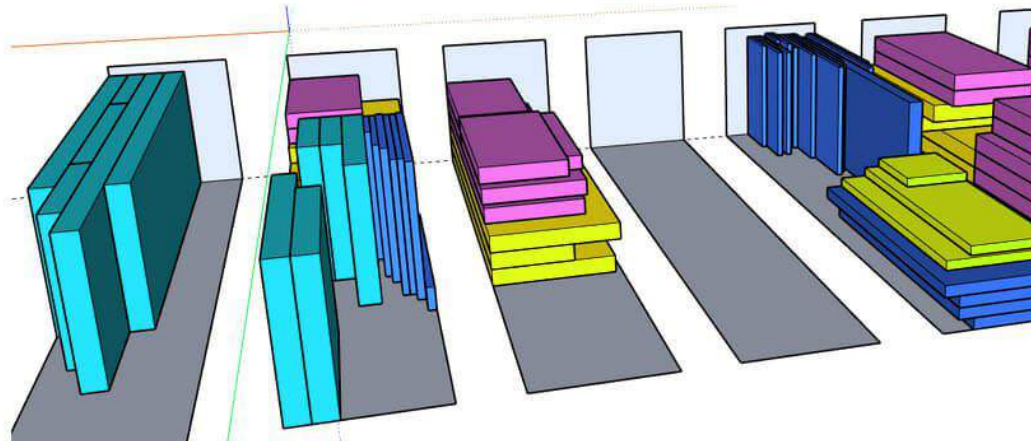
DELIVERY OPTIONS

PRE-FABRICATED

- No building required
- Turnaround time of 4-6 weeks from order to delivery
- Delivered as units in shipping container to be attached on site by our team
- Fixed on temporary footings and steel poles at your desired height (0.5m-4m)
- Town service connection ready (we only provide the connections, you will need to hire electrical/plumbing assistance to connect)

FLAT-PACKED

- Building required
- Turnaround time of 3-4 weeks from order to delivery
- Delivered as pre-cut materials that are ready for construction, all fixtures and fittings are delivered from local suppliers
- Ieshahomes offers build assist to support your construction team for an additional cost per hour
- Final inspection by an Ieshahomes representative to insure quality construction by your team



RESIDENTIAL PODS

STUDIO FLAT, GUEST HOUSE, HOLIDAY HOME, TEENAGE HOUSE, GRANNY FLAT, HOME OFFICE, GARDEN RETREAT, ETC.

PODS FOR BUSINESS

B&B, BACKPACKERS, HOSTEL, STUDENT ACCOMMODATION, MEETING ROOM, GALLERY, SHOWROOM, POP-UP EVENTS, ETC.

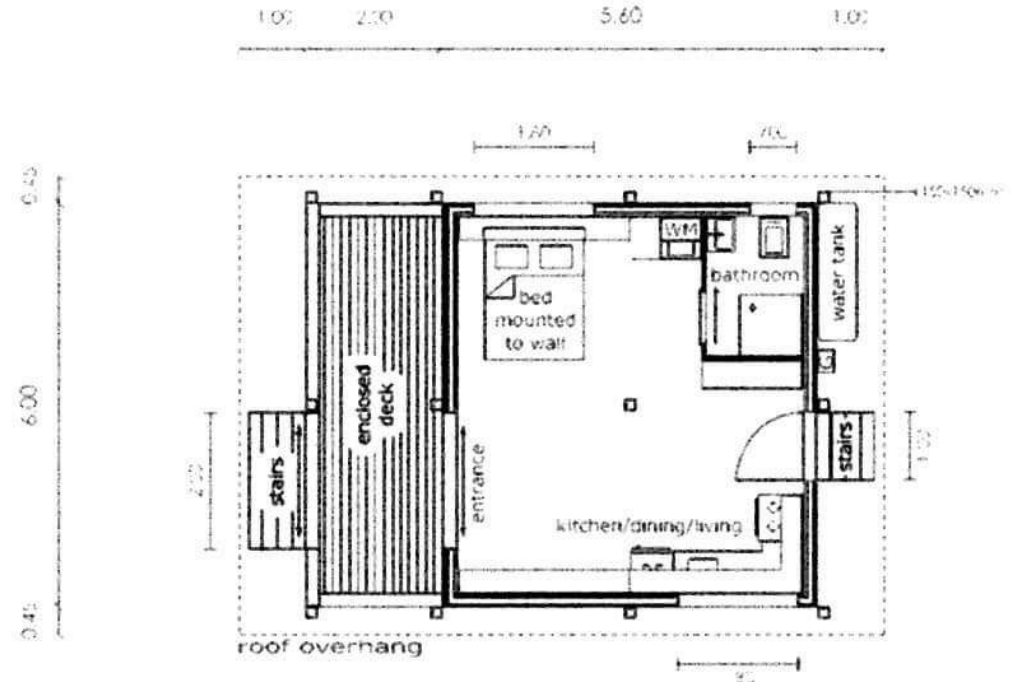
FLOOR PLANS

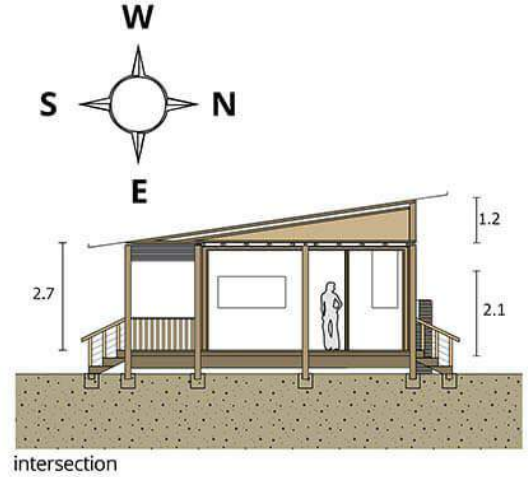
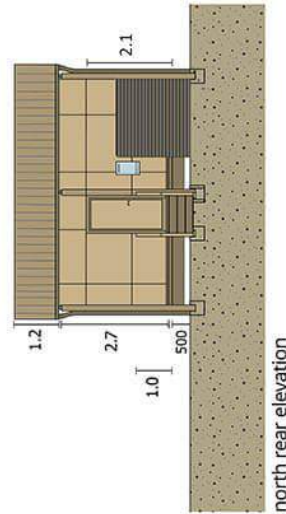
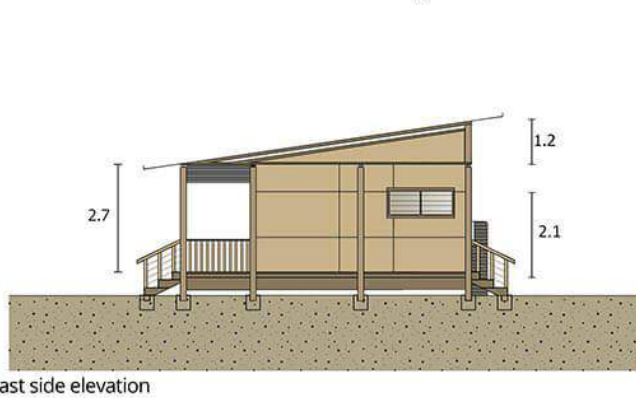
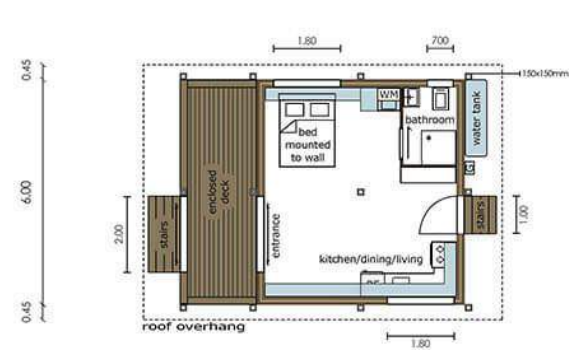
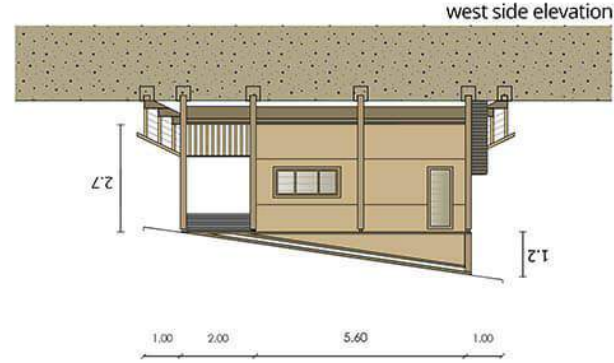
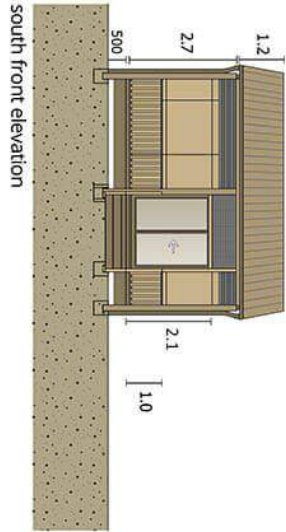
POD 1000

The POD 1000 is a modular, open concept floor plan with 33.6 sq m of living space (5.6m x 6m). Customise with a half or full deck and pole height of 0.5m-2.4m.

You can easily expand and add onto your POD 1000 with our POD 700 floor plan, or another POD 1000. Transform this floor plan into a space that is unique and suitable for your exact needs.

1 KITCHEN | 1 BATH | 33.6 SQ M





Window Schedule		
ELEVATION	SIZE (METERS)	POSITION
FRONT	600 h - 2000 w	LIVING
E.SIDE	800 h - 1800 w	KITCHEN
W.SIDE	1600 h - 700 w	BATHROOM
W.SIDE	800 h - 1800 w	BEDROOM

Door Schedule		
ELEVATION	SIZE (METERS)	POSITION
FRONT	2100 h - 2000 w	LIVING
REAR	2100 h - 900 w	KITCHEN

FLOOR PLANS

POD 1000

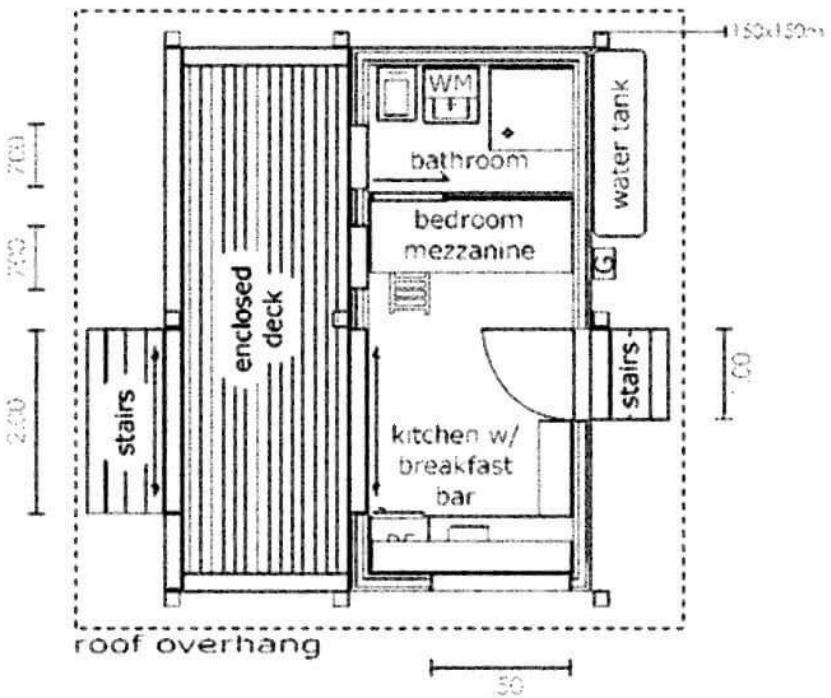
FLOOR PLANS

POD 700

The POD 700 is a modular, compact floor plan with 16.2 sq m of living space (2.7m x 6m). Customise with a half or full deck and pole height of 0.5m-2.4m.

You can easily expand and add onto your POD 700 with our POD 1000 floor plan, or another POD 700. Transform this floor plan into a space that is unique and suitable for your exact needs.

1 KITCHENETTE | 1 BATH | 16.2 SQ M

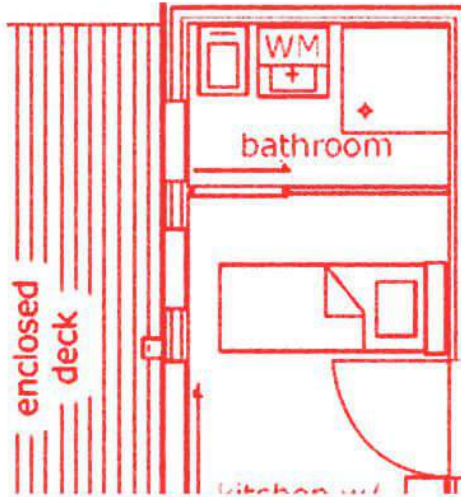


FLOOR PLANS

POD 700*

This is an accessible version of the POD 700, which doesn't include a mezzanine style bedroom. Instead, the POD 700* features a pull-down bed and optional ramp access.

1 KITCHENETTE | 1 BATH | 16.2 SQ M



MATERIALS & MANUFACTURING

Materialisation of our homes begin at our manufacturing facility in Woolgoolga, NSW. For pre-fabricated homes, PODS are built to completion, with fixtures and fittings installed. For flat-packed homes, materials are cut to size and all components are bundled together for delivery. Exports to New Zealand are transported to Brisbane as flat-packed or pre-fabricated homes without fixtures and fittings. Fixtures and fittings are then supplied locally after export, from suppliers at our main ports in Auckland, Tauranga, and Nelson.

STRUCTURAL FRAME & SUB-FLOOR



Steel poles are impenetrable to termites and other pests, and are also low maintenance. By building your home on poles, you eliminate the need for extensive foundation work. Poles allow you to build on uneven ground and make for a well ventilated home with low risk of flooding. Steel never loses quality and remains strong over time.

WALLS & ROOFING



Ieshahomes uses SIPs for both walls and roofing, attaching to the structural steel frame of your home. SIPs are a great alternative to traditional materials and provide improved structural performance to the entire home. SIPs are comprised of two steel sheets with an insulating foam core in the middle.

You can choose between **DELTA PANELS**, **DELTAORB** or **DELTA-TRIM** series for your roof, both available in 14 colour variants.

DELTACOOOL by **DELTA PANELS** are an all-in-one wall panels available in a myriad of colours. They do not require additional external cladding.



EXTERNAL WALLS

If you're looking for something more contemporary for the exterior of your home, go for our **BONDOR** wall panels with **MATRIX** cladding by **JAMES HARDIE**, available in six different patterns.

FLOORS & DECKING

The flooring of your Ieshahomes house is customisable to your tastes. Ieshahomes provides two flooring options for the inside of your home. Choose between a polished concrete, or **JAMES HARDIE** floor panels for the entire house, available in a wide variety of finishes. For your exterior floors, including decking and stairs, **INEX** by **UBIQ** delivers a remarkable timber decking appearance. Hard wood timber decking can also be applied as an optional extra.





READY IN 4-6 WEEKS

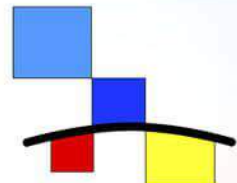
Our choice of materials and modular designs make for a quick turnaround from order to delivery. **This time does not include council approval processing.**

For pre-fabricated homes, you can expect to move in 4-6 weeks from ordering. For flat-packed homes, Ieshahomes guarantees delivery 3-4 weeks after ordering. We also provide support/guidance to your building team to insure a quick and correct construction.

BUILT OFF SITE AND DELIVERED DIRECT TO YOUR PROPERTY, IESHAHOMES HAS A 1 DAY INSTALLATION FOR PRE-FAB HOMES*, AND OFFERS BUILD ASSIST FOR FLAT-PACKED HOMES.**

*Pre-fabricated homes come town service ready, however Ieshahomes does not connect these services for you.

**Build Assist is offered as support/guidance to your construction team and can not be used in place of a construction team.



iesha homes

ORDER & DELIVERY PROCESS

CONTACT US

CUSTOMISE

REVIEW
&
SIGN

10%
DEPOSIT

MANUFACTURING
&
DELIVERY

FINAL PAYMENT

With proven durability and strength,
IESHAHOMES ARE THE TOUGHEST HOMES ON THE MARKET.



INCLUSIONS & SPECIFICS

INCLUSIONS GALLERY

To view a full list of our homes' **Inclusions & Exclusions**, visit the links below for a free brochure:
www.ieshahomes.com.au/download-brochure | www.ieshahomes.co.nz/download-brochure



QUICK SPECS

- Each new home uses quality standard materials in association with newer materials and more modern building methods.
- Structural steel makes a complete skeleton to which all other components are supported and attached to.
- All components are certified for Australia and New Zealand. We pass on all guarantees by suppliers of components.
- Ieshahomes are the toughest and best insulated homes available in the market at a cost-effective price.
- Each steel frame is specific to the area we or you are building a new home. Our services and fixed pricing are all included in our service to our clients.
- We can help with house and land packages, build on your land and Flat pack plus provide builders support

PRICING*

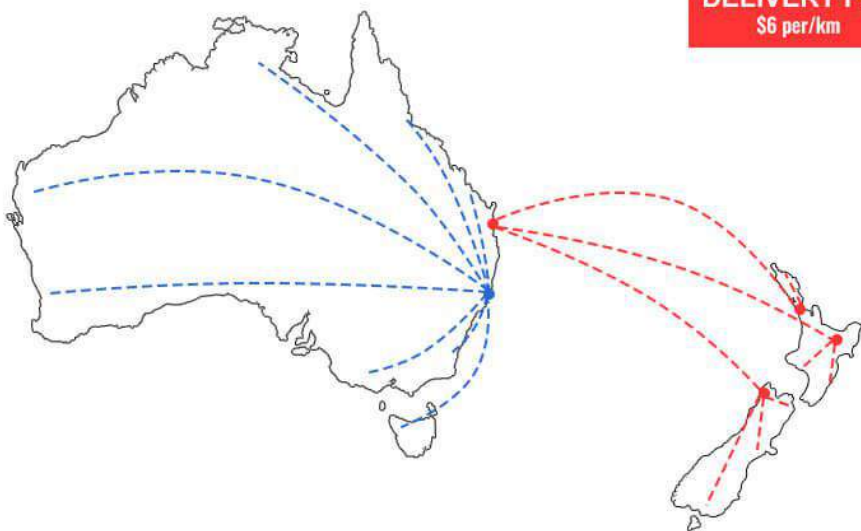
*For reference only, prices shown below are in AUD, add \$10K for NZD.

	NO DECK	HALF DECK	FULL DECK
POD 700 <i>PRE-FABRICATED</i>	\$65K	\$81.4K	\$87.5K
POD 700 <i>FLAT-PACKED</i>	\$55K	\$71.4K	\$77.5K
POD 1000 <i>PRE-FABRICATED</i>	\$109K	\$125.4K	\$131.5K
POD 1000 <i>FLAT-PACKED</i>	\$99K	\$115.4K	\$121.5K

DELIVERY FEE

Ieshahomes delivers across **Australia** from our manufacturing facility in **Woolgoolga, NSW**. Ieshahomes also exports from **Brisbane**, delivering across **New Zealand** from our main ports in **Auckland, Tauranga, and Nelson**.

DELIVERY FEE
\$6 per/km



GET STARTED

Ready to get started with an order? we'd love to schedule a meeting to discuss your project in full detail.

If you need help with a project or have any questions, talk to our team! You can contact us online, or directly by email or phone.

AUSTRALIAN HEAD OFFICE

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