

JTB

MODULAR BUILDINGS

THE

COMPLETE

PACKAGE

WHAT WE'RE ALL ABOUT



The team at JMB Modular Buildings are inspired to create innovative and luxurious modular buildings.

Having operated in construction for over a decade, we were tired of building the same cookie cutter conventional homes. Upon discovery of modular living we fully embraced this innovative solution which is now rapidly becoming the future of construction around the world.

JMB Modular Buildings were honoured to be recognised at the 2019 Australian Construction Awards, shortlisted for 'Architectural Design' and runner up for 'Offsite Construction of the year'.



More recently we showcased our 'tiny home' display at the Melbourne Home Show, where thousands of people streamed through over the busy weekend. With so many positive comments the display won the award for 'Best Exhibit 37sqm-59sqm'.



JMB Modular Buildings have a number of unique house plans to choose from or you can utilise our expert building design services to bring your dream project to life.

We would love to hear from you and discuss your future project needs.



WE MAKE YOUR BUILD EASY

Building can be a daunting undertaking. A lot of people make the mistake of spending a significant amount of money, working with multiple professionals, only to find they are not working cohesively or considering their requirements or budget.

JMB Modular Buildings are involved in your project from the beginning, and can manage and collaborate all aspects of your build. The only requirement we ask is that you have purchased your block of land. Once this is complete we can guide you through the rest.

SERVICES WE OFFER...

- ✓ Building Consulting Services
- ✓ Building Design Services
- ✓ Interior Design Services
- ✓ Construction Management Services







BUILDING CONSULTING

HELPING YOUR PROJECT GET OFF THE GROUND

James has been in the building game for over 15 years. From running large commercial projects to building and designing homes, he has seen it all. He is known for his vast building knowledge and innovative ideas, and is there to help you get your ideas and dreams off the ground.

James can help you by...

- ✓ Offering ideas that will add value
- ✓ Identifying potential problems
- ✓ Completing site inspections
- ✓ Consulting with council
- ✓ Consulting with engineers
- ✓ Consulting with architects
- ✓ Obtaining project reports (surveys, soil reports, BAL reports, energy ratings etc)
- ✓ Coordinating services (electricity, septic, gas, water etc)
- ✓ Managing other trades



These services start from \$5,000 per project.

Additional services over and above that which are agreed upon will be charged at \$130p/hr.



BUILDING DESIGN

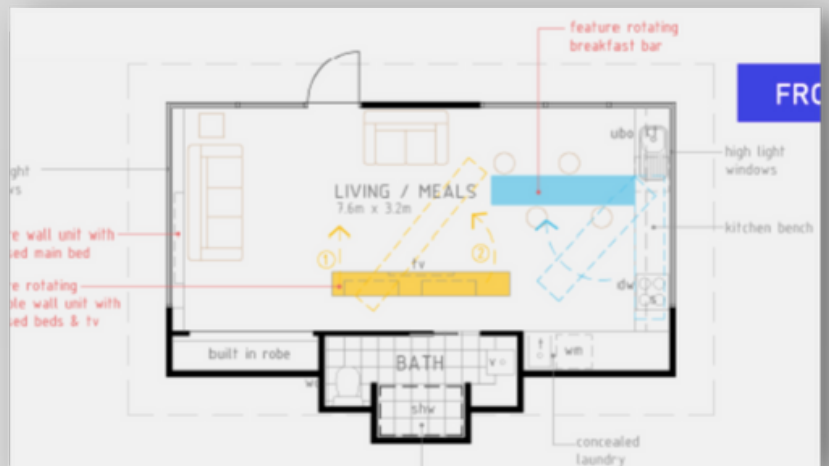
TURNING YOUR IDEAS INTO REALITY

Our building design team will sit down with you to understand your concept and work in collaboration with you to ensure that the design is to your brief and budget.

We can offer creative and innovative ideas and help you to refine your plans until you are satisfied that all your needs are met.

Our team can prepare...

- ✓ Concept plans
- ✓ Schematics
- ✓ Elevations
- ✓ Sections
- ✓ Floorplans
- ✓ Structural drawings
- ✓ Construction/working drawings required for permits



The benefit of having us involved in the building design phase is that we don't just understand design, we also know the process of how that design will be built. That means we are upfront about all the costs involved ensuring you don't get blindsided.

As your design is developed and refined we share this building expertise with you to ensure the final product is not only amazing but practical, functional and most importantly within your budget.

These services start from \$8,000 per project.

Additional services over and above that which are agreed upon will be charged at \$130p/hr.



INTERIOR DESIGN

DEFINING THE VISION OF YOUR HOME

Interior design is what turns a good house into something great. Our interior designer can guide you through a hassle free process of selecting fittings, fixtures and finishes that meet your individual style. We help to remove the stress that often comes with making these important decisions.

Jacqui can help you with...

- ✓ Defining your personal style, vision and budget
- ✓ Mood/vision board presentation to guide you in creating a cohesive interior plan
- ✓ Lighting and electrical plans
- ✓ Advice on kitchen, laundry and wardrobe cabinetry design
- ✓ Advice on finishes (including benchtops, bathroom finishes, kitchen finishes, flooring, tiles and paint colours)
- ✓ Summary report and virtual walkthrough of chosen finishes
- ✓ Styling and furniture layout advice
- ✓ Suggestions of furniture/homeware stores based on your budget and style.

These services start from \$3,000 per project.

Additional services over and above that which are agreed upon will be charged at \$90p/hr.



CONSTRUCTION MANAGEMENT

WHERE THE MAGIC HAPPENS

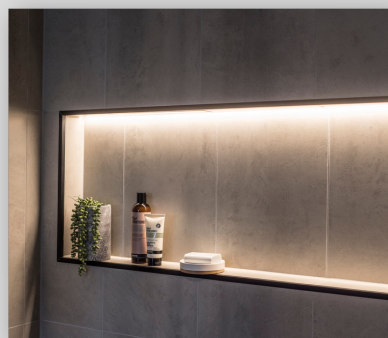
With decades of construction experience under our belt, we are a fully licensed and registered building practitioner for domestic and commercial projects.

We will ensure your build process runs smoothly with a dedicated project manager. They will manage and oversee all trades required to complete your project as per specifications and to the highest quality finish.

Our project manager will...

- ✓ Arrange and manage all tradesman on site
- ✓ Be in touch with you each week with a progress report
- ✓ Provide regular photo updates to put your mind at ease
- ✓ Conduct regular quality assurance inspections
- ✓ Ensure your project is on track to finish on time and on budget

These services will be charged at \$130p/hr if a contract or fixed fee is not in place



WHAT TO EXPECT

Our sales team will run a few questions past you first to assess how we can best help you with your project and set up a time to meet with you.

INITIAL MEETING

Meet with James and our team to discuss your expectations regarding timelines, budget, floor plan, facade, level of finishes, and site conditions for your project. With everything out on the table we can determine if we are a good fit for your project and discuss whether you want to engage us for the following services.

BUILDING CONSULTING SERVICE

We will conduct a site visit and begin to obtain site specific documentation such as a site survey, soil report, BAL rating etc

BUILDING DESIGN SERVICES

We will begin to draft concept plans based on the ideas raised at the meeting. Once you are happy with the design we will prepare working drawings, engage the structural engineer, obtain energy rating and other documentation required for council permits.

INTERIOR DESIGN SERVICES

When your design is finalised our interior designer will help you lock in your colours and finishes.

CONTRACT

We are now ready to present you with a fixed price for your build, a build contract to sign and submit your permit application.

Now the building can begin...



PROGRESS PAYMENT CLAIMS

Once the build contract has been signed, and throughout the construction period, the project will be paid for in progress claims.

- ✓ Deposit 10%
- ✓ Steel portal frame 10%
- ✓ Frame 15%
- ✓ External cladding and roofs 20%
- ✓ Internal linings and fit off 15%
- ✓ On delivery of modules to site 20%
- ✓ Completion 10%

* Job Specific



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