

Build your little bit of fabulous

A dreamy new lifestyle.

A stunning space.

A simple process.

And a beautiful lifetime investment.

Prefabulous



Why Prefabulous? ⁰¹

Designs to make you drool ⁰²

Pre-designed: Style made easy ⁰³

Custom designed: Style made to order ⁰⁴

Commercial designs: Style to share ⁰⁵

Interiors: Styled to perfection ⁰⁶

How to build it like a boss ⁰⁷

Meet the team ⁰⁸

Curious to know more... Your questions answered ⁰⁹

Let's do this - Get in touch! ¹⁰

Our love affair with prefab building runs deep. It's all we do, and we do it fabulously.

The concept of prefabricated homes has a rich tradition and is more relevant now than ever. Prefabricated homes are built at our secure factory, delivered in modules and then installed on site – Kitchen, bathrooms, floor coverings, plumbing and electrical all included. This method allows greater control over the building process and efficiency in terms of materials, time and money. Through considered design, it encourages smarter living and a smaller footprint on the planet.

Prefabulous evolved from experiences, ideas and trends in contemporary architecture, flashes of inspiration from mid-century classics and a splash of our very own design flair. We love clever design, thoughtful finishes and stunning spaces. And we believe having a space you love shouldn't cost the earth.

Prefabulous is a prefabricated modular building company. We build studio, 1, 2 and 3-4 bedroom architecturally designed modular houses for style conscious people who are also looking for an affordable and sustainable way to build their insta-worthy space.

Proof that style and affordability can coexist.

We put the fab in prefab



Gavin King, founder

We offer a full design, construct, deliver and install service from our base in Wagga Wagga, and deliver right across the state – from rural red dirt to coastal breezes.

Architect designed

First and foremost, we build highly desirable and beautiful spaces for sustainable living. Our spaces are architecturally designed to look fabulous and function well – for you and your environment.

We're rural-friendly

Prefabulous is based in regional Australia and designed for rural conditions. Our builds are strong and robust with a warm aesthetic. Our signature designs are enduring shapes you see in the Australian landscape – the woolshed, the homestead or the hayshed. So, whether you're looking to renew, replace or regenerate the family farmhouse, add a studio or workers' quarters, or you're hoping to ride the agritourism wave, Prefabulous is ready to make it happen with you.

Controlled construction

Because construction takes place in a controlled environment, there is a level of certainty with prefab building that on-site builds just can't match. Health and Safety is easier to manage. The quality of construction and finishes is higher. There is greater control over the flow of the job. Wastage is reduced. Costs are fixed. And you're assured an all-round Prefabulous outcome.

Experienced expertise

We have years of experience in the housing and construction industry. From fancy new-builds to budget renos, communal places to personal spaces, we've honed our skills, mastered our processes, and listened to what people want, how they live and what makes a space truly special. All this knowledge and confidence is reflected in our designs and your Prefabulous space.

A sustainable choice

Contrary to dated stereotypes, choosing the prefabricated path is not a compromise, nor a throw-away alternative. With modern products and new approaches to design and construction, a prefabricated build is not only an economical and sustainable choice but also a highly desirable one. Yes, our spaces are designed to look fabulous but they also function well – for people and the planet.

A friendly price tag

Prefabulous spaces are proof that living in style doesn't have to cost the earth. Thanks to our clever design, controlled construction, efficient use of resources and streamlined processes, we deliver architectural designs and high-quality finishes without the price tag.

Fast and fuss free

Nothing kills a dream faster than decision fatigue. At Prefabulous, we are your designer and your builder in one, and our eezy-breezy seven step now to WOW process means we sweat the small stuff for you and have your back all the way through. **You choose and customise your plan with our design team, we coordinate your DA approval with Council, we build your home in our yard in Wagga Wagga**, and before you know it, we deliver it to your site and install in a matter of days. The whole process is fast and fuss free. Who said building isn't fun?

Why Prefabulous?

01

**Strikingly architectural, devastatingly good-looking,
thoroughly finished, sustainably considered, value for money,
and ready before you know it.**



Every Prefabulous home has been architecturally designed, with a focus on clever space-maximising solutions, use of energy efficient materials and high-quality finishes.

All of our designs are thoughtfully appointed, spacious, free-flowing and open plan with an emphasis on connection to the environment and outdoor living. High ceilings, flexible layouts to suit your solar orientation and prevailing winds and, finishes that will have your guests gushing are all just part of the deal.

We know that creating a space that makes you feel like you're truly inspired, where you love the tones and textures surrounding your life, takes a special touch. That's why we help you curate your own interior. Show us your Pinterest board, bring your list of must-have items and cannot-live-without features. We guarantee to inspire you with our style range lovingly selected by our team of style gurus.



**Stop drooling over
beautiful spaces on Insta!
Let's build your very
own real-life bit of
Prefabulous.**

Designs to make you drool

02





We'll help you choose the design best suited to your site, orientation, natural surrounds and lifestyle needs. Then we'll work with our architect to flip, mirror reverse and tweak our plans, and add or subtract features to ensure the design is exactly right for you.

Options and flexibility

While we know our Prefabulous plans are cleverly conceived, we understand you might want to make adjustments. So, we keep things flexible. Want to make the second living area a home office? Fancy turning a breezeway into an entry or connecting to a parents' retreat? We offer a one-on-one consult with our architect for one round of changes free of charge so you can add, remove or replace modules as you want.

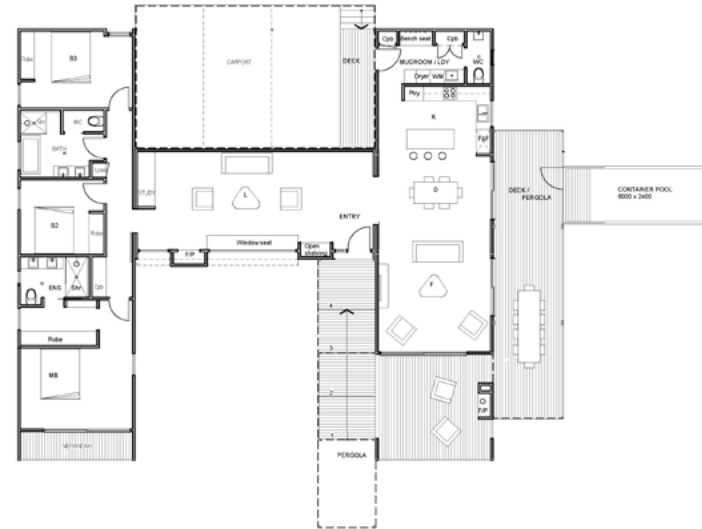
We can also work in additional modules for landings, entryways, outdoor entertaining area with fireplace or extra decking to create your own unique bit of fabulous.



Pre-designed: Style made easy 03

Rural Designs

Designed as a lifestyle residence for rural or coastal settings.



Boss Lady

Modern Designs

Our Contemporary house designs are prefabrication at its best. Smart, intuitive design creating effortless and liveable spaces.



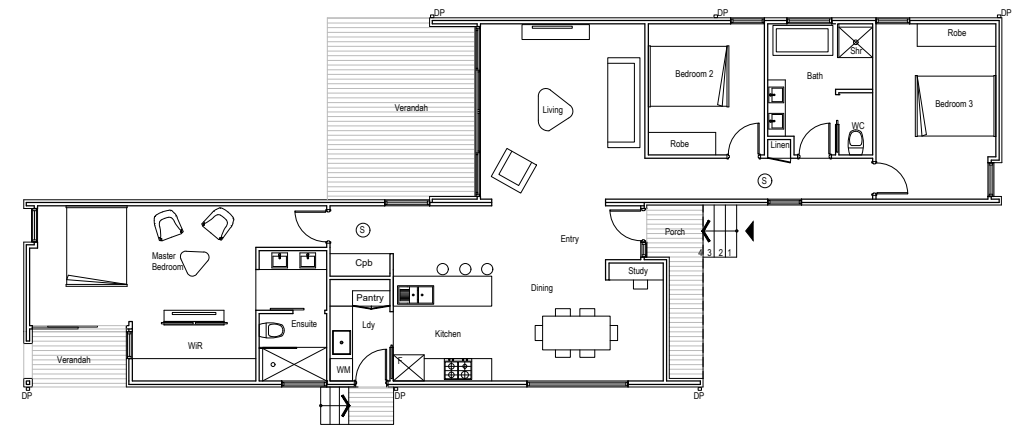
Modern 1



Alternative Kitchen Plan
Scale 1:100



Modern 2



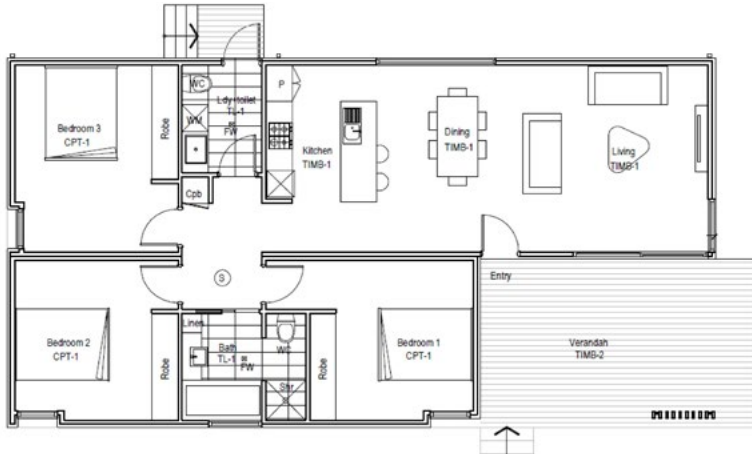
3-4 Bed Modern + L Shape Modern





Coastal Designs

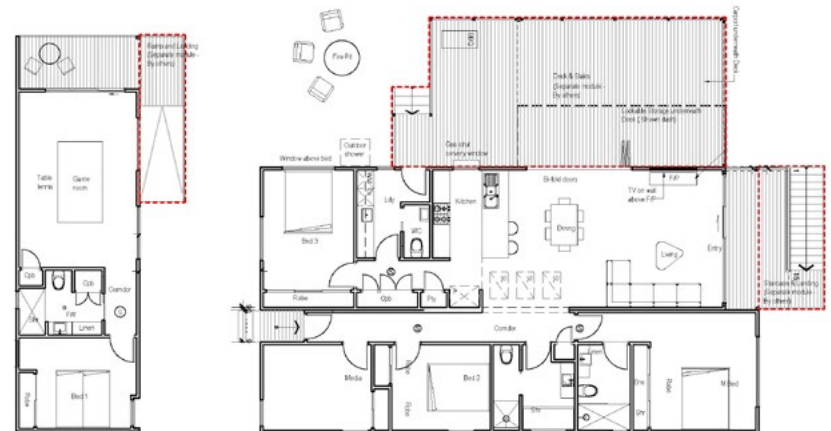
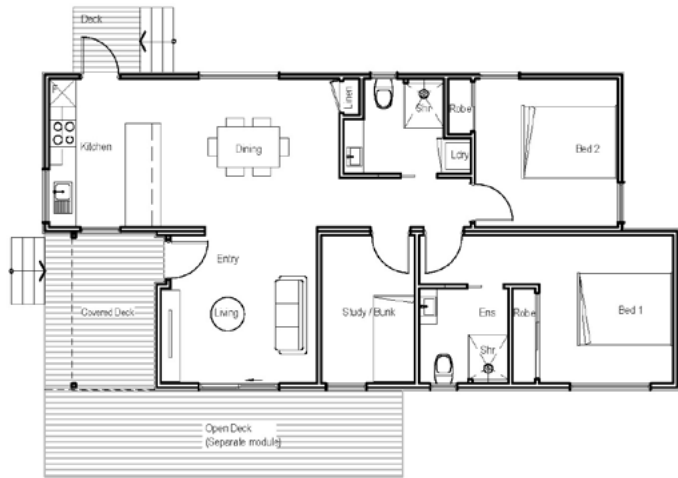
Sustainable materials and finishes for a smart and economical build both good-looking and good for the environment.



Eco Beach



3-4 Bed Eco



Eco Baby Beach

Hinterland

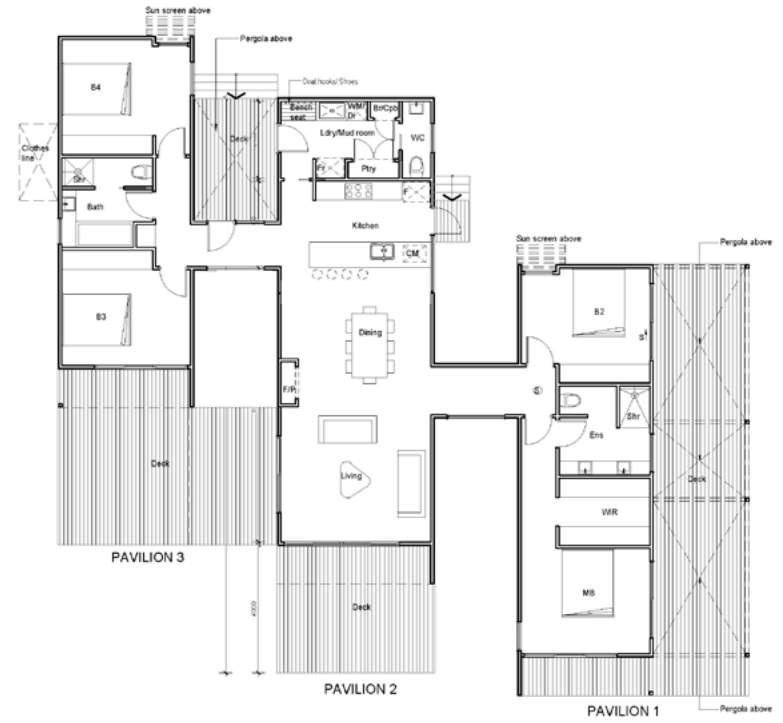
Pavilion Designs

Prefabulous signature pavilions are lifestyle PODS built for separation and connection and when they come together they create a stunning home linked by decking and breezeways to embrace your surrounds.





Habitat



Botanica

Single Module Designs

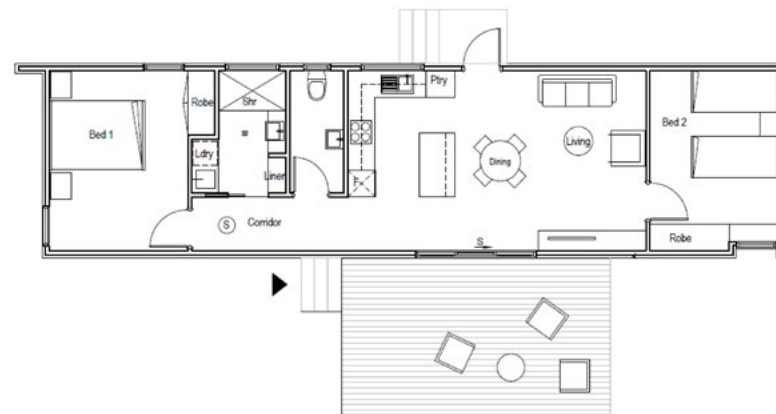
A master of deceit, our single module packs a punch, - with up to 2 bedrooms and 2 bathrooms and all the comforts for a happy life. It's a highly economical way to build a home now, with a view to adding or extend later when the time is right. Sizes range from 20 sqm to 85 sqm

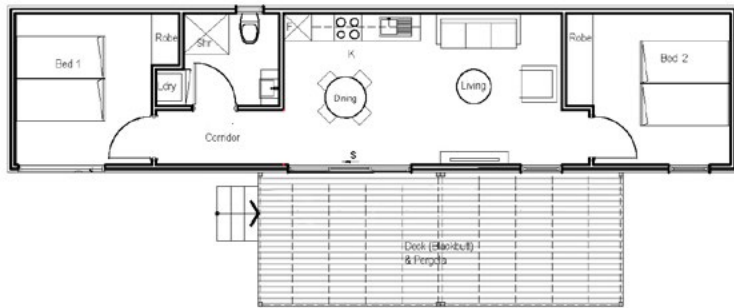
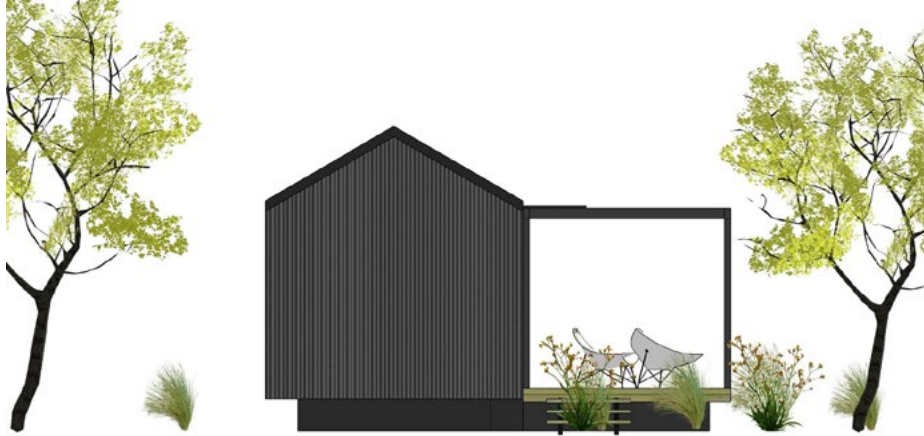


1 Bed BYO

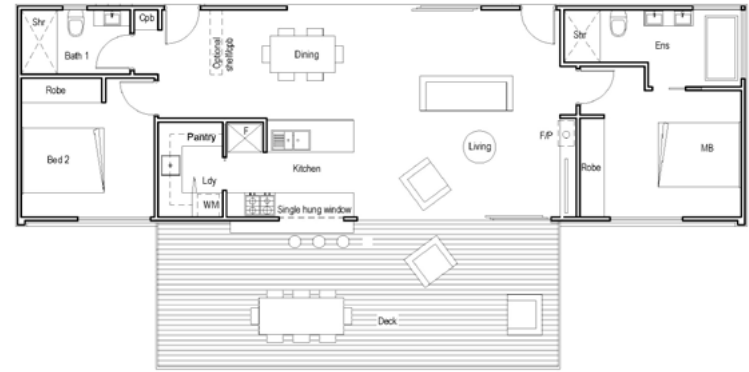


2 Bed Ted





2 Bed Den



2 Bed Zen



Got a dream home in mind? We offer a custom design service and can tailor-make a style for you. Talk to us about your grand plan and we can organise a one-on-one design meeting with our architect. And we can source that one-off special item or go the full monty and engage a complete interior design and furnishing consultation. The impossible is possible with Prefabulous.

Custom designed: Style made to order 04



Kennedy



Alternative Ensuite/Mudroom/Bath Layout Plan



P&T Murphy

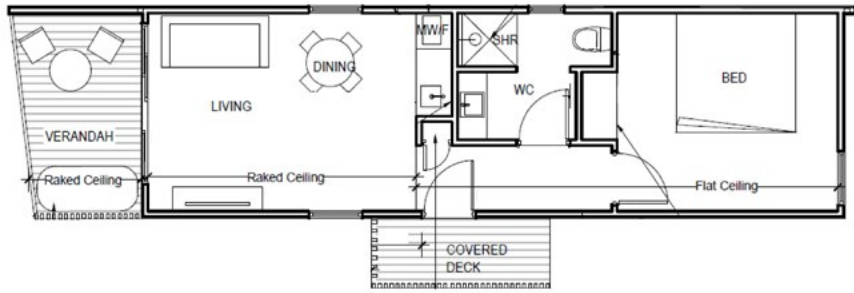




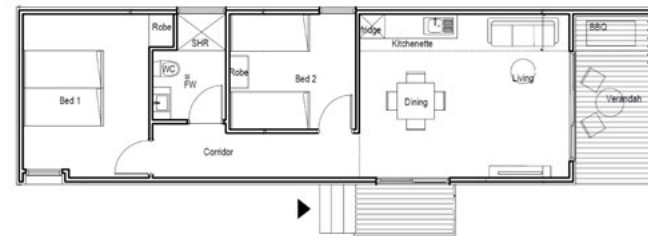
Prefabulous Commercial has grown in response to the demand for quality builds for tourism, community infrastructure and business. And we are here for it. Come chat to us if you have a project to discuss.



Commercial designs: Style to share 05

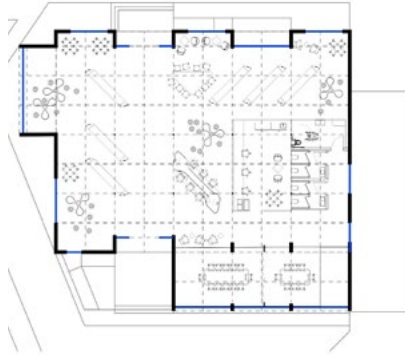
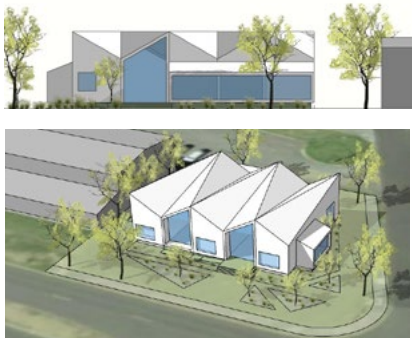


Cupitt's



Malthouse

Library



Perspective



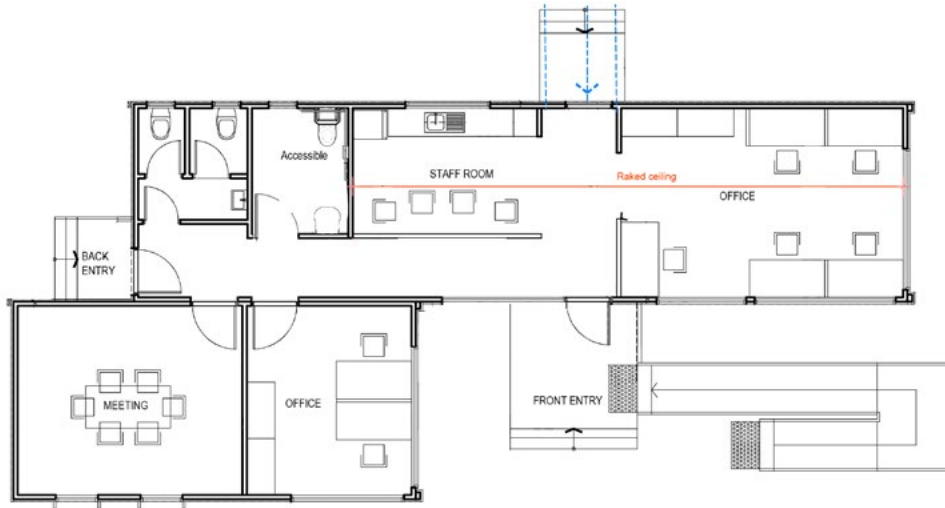
Southern Oil



WWCC Vintage Car Club



Tumut Hospital



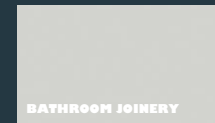
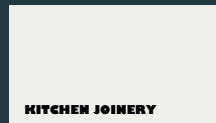
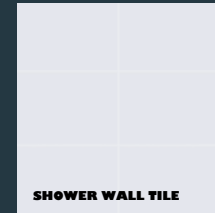
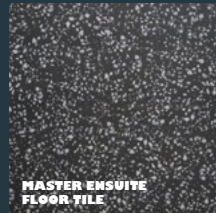
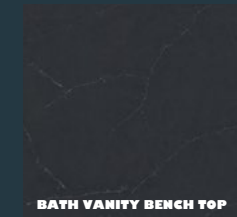
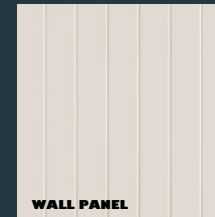
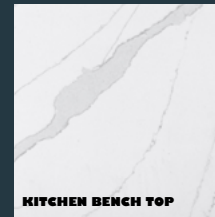
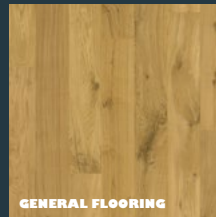
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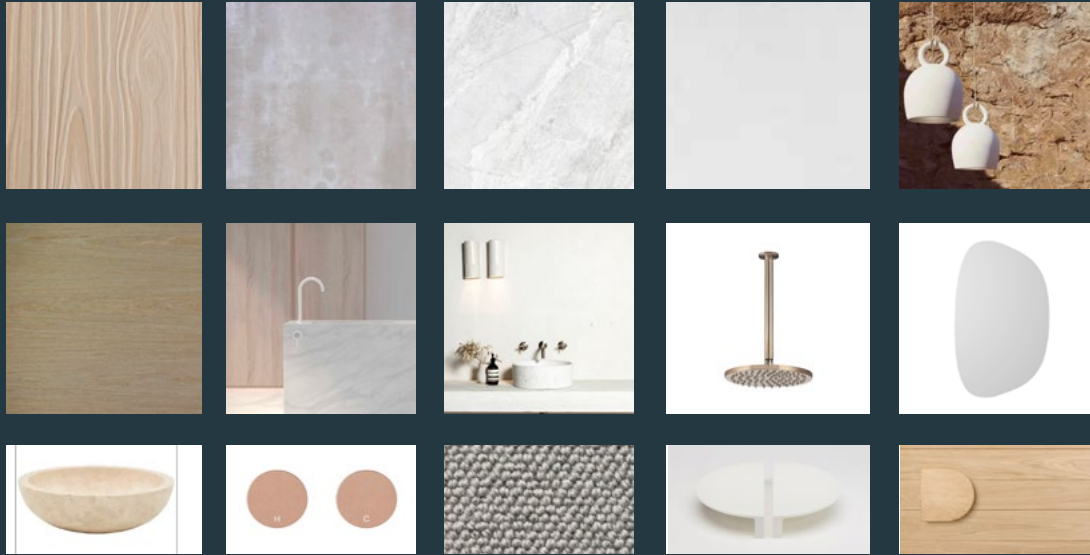
We know, it's the inside that counts and the little things that make all the difference. Our talented interiors team has pulled together some seriously stunning and winning interior combos that work well in all Prefabulous design choices and impress all visitors. Simply choose your style, then we'll work with you on the details.

Contemporary

Simplicity and subtle sophistication at its best.

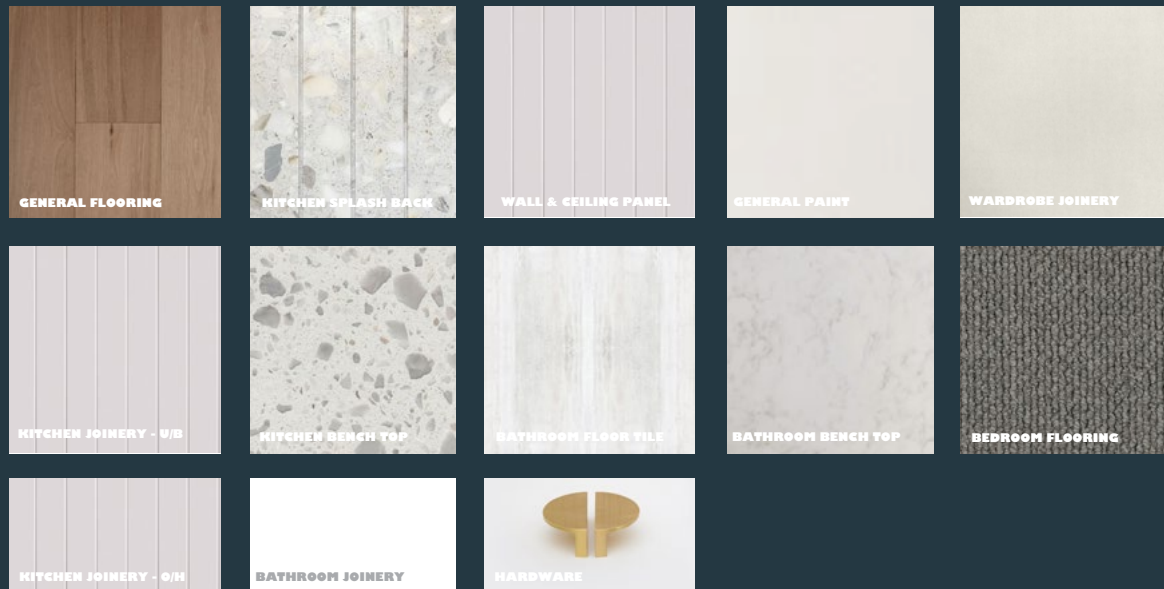
It's all about the space and form. Clean lines. Sleek finishes. And beautiful neutral tones with a play on texture.





Hamptons

The perfect balance between style and beach vibes. Light and bright. Coastal palette. Relaxed luxury. And layers of natural textures for an effortless, calming space.



Eco

For the style-savvy and eco-conscious. Simple finishes. Organic lines. Natural materials. And understated finishes that soothe the soul and the planet.

After years in the building and construction trade, we have seen many good people taken out by decision fatigue. That's why we've created our simply fabulous **now to WOW** process for your prefab project.

We lead you every step of the way. We even take the sting out of finding finance with our own brokering service and help you navigate the dreaded development application process through Council.

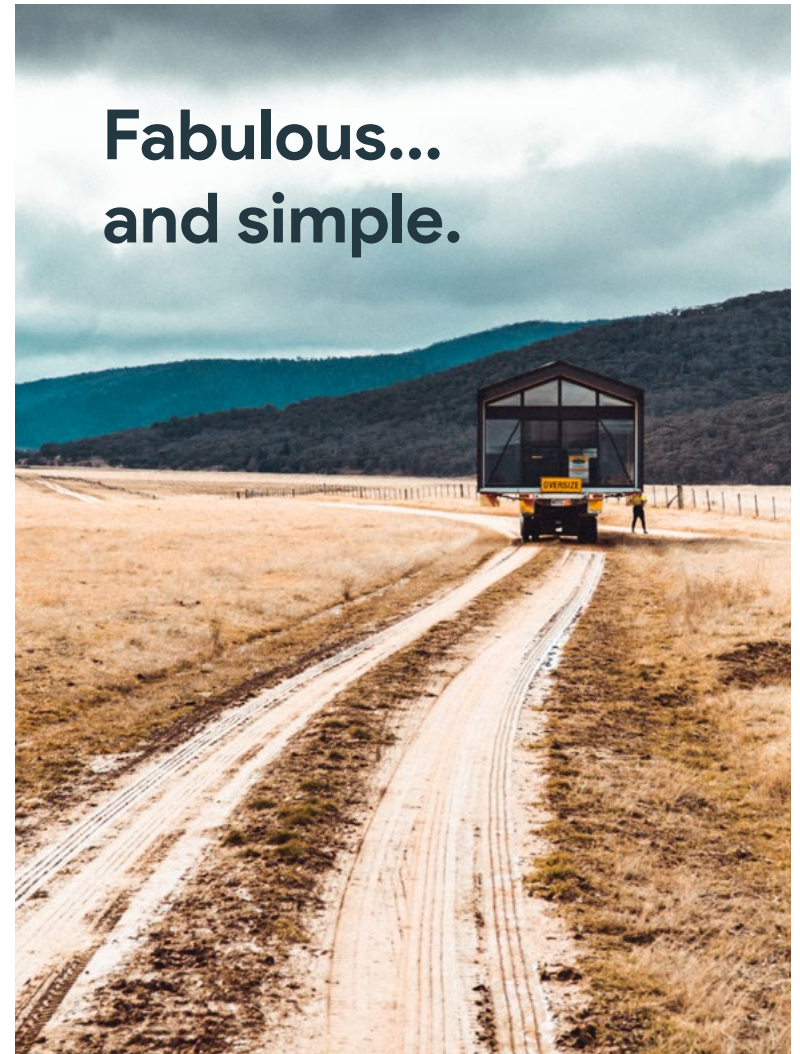
Our now to Wow process is as easy as:

1. Book a date and time to check out our gorgeous display home
2. Prefabulous to visit your site for an inspection
3. Choose your dreamy design and book your construction window
4. Settle on your style with interior selections
5. Sit back and relax while we jump through the DA approval, engineering and town-planning hoops for you
6. Sign your building contract
7. Give us 12 weeks to build your prefab baby
8. Bring it home, with delivery and install

** Please read the Questions section for further detail and exclusions*

Of course, once your build is completed, we don't forget about you. We offer a 90-day after sales service to fix any problems, a scheduled callout as required up to 12 months down the track and a first-year anniversary check-in to make sure the home has lived up to your expectation, plus a 6-year structural warranty (as a licensed builder in NSW this is your assurance of a quality investment).

**Fabulous...
and simple.**



How to build it like a boss 07



Gavin King
Managing Director



Catherine Brasier
Sales Manager



Vinal Sutariya
Design Assistant



Katrina Simmonds
Interior Selections



Will Triggs
Builder



Rob Edwards
Construction Yard Supervisor



Anh Nguyen
Design Manager

Meet the team 08

Is my site suitable for a Prefabulous build?

Regardless of whether it is residential or rural, the elements of your site are unique. So telling us as much as possible about your site is always helpful. The terrain, orientation and soil type are important to understand. Remember, we'll be looking for space in your street or on your site to park a large truck and possibly a crane. Powerlines, steep/narrow sites, and sites with plenty of trees can challenge our ability to deliver and install your building. This is why we ask so many questions up front! If we think your site sounds suitable, we can arrange a site inspection.

What's included in my Prefabulous build?

Prefabulous homes are not a project home, nor a kit home. We design the whole building and fabulous interior. Your home includes:

- Frames, footings, walls, windows, roof ceilings, and subfloors
- Flooring, carpets, tiles and appliances
- Kitchens, bathrooms, laundries
- Lighting, taps, basins, handles, finishes, joinery trims and paint
- Meter box and gas water heater (electric option available)
- Wiring and internal plumbing fixtures
- Town planning and DA assistance
- Delivery and transport logistics
- Installation

So then, what things aren't included?

While we take care of the heavy lifting when it comes to design, planning, building, delivery and install there are a few things that we need/ask you to handle throughout the process.

And of course, we'll be there to help guide you through these steps if needed:

- Survey & Soil Test – Councils will ask for a survey of the land for the DA so it's best to order a survey and soil test as early as soon as you make your decision to build.
- BAL assessment – All sites need to be assessed by an accredited Bushfire Attack Level (BAL) Assessor. This is particularly important if you're located in a bushfire prone zone. We advise you to engage your own independent BAL assessor in the early planning stages of your project.
- Site preparation and access – Some sites require very little preparation but you will need to ensure appropriate trees are cleared and prepare the site for footings and all-weather access for house delivery.
- Services to the new home – You'll need to bring services to the new home and engage a local electrician and plumber to make the connections to the house. Don't panic – this is generally a straightforward process as your home arrives with a meter box and gas water heater already installed, fully wired and plumbed ready for connection. We'll work in with your tradies

to ensure the appropriate preparations are made on-site.

- Landscaping and driveways
- Solar panels – We can build your home ready for your solar installer to easily add your panels.

What extra costs do I need to allow for?

We recommend allowing about 10% of the building cost to complete your project. Of course, we will advise of any likely additional costs in advance and help you steer your way through any associated processes, such as crane hire or escort vehicles if required.

Additional items may include:

- Development Application (DA) Fees: approx. cost = \$2000-\$4000 (varies from Council to Council)
- Occupation Certificate: approximately \$150-300
- Site preparation and access costs
- Services to the new home: plumber and electrician
- Engineering report: only necessary for irregular sites that are steep, rocky or in flood zones.
- Crane hire: most sites do not require a crane, but we advise you to set aside a contingency
- Extra delivery cost: escort vehicles or traffic management may be required for larger modules on some roads
- Subfloor enclosure and stairs to ground

level: Depending on the levels, location and BAL compliance

- Landscaping and driveways
- Carports: we plan to offer a carport option in future!
- Solar panels
- Airconditioning

I have no idea how to get my build through town-planning, where do I start?

Our clients have big dreams but connecting the dots on Council requirements for a subdivision, secondary dwelling, a new building envelope, tourism or workers' accommodation sometimes falls into the too hard basket. Getting started is as easy as picking up the phone and talking to us. We can help you navigate all the planning hurdles, without the stress and confusion.

From your site survey, we create your site plan and co-ordinate your Development Application (DA) with your local Council. We also engage a town planning consultant to minimise delays. On average, a DA can take four weeks to prepare and a further six to eight weeks for approval. Once we receive DA approval, we finalise your fixed price Building Contract and commence the build. We install the footings on your site and move the completed house to your land, ready for occupation.

Curious to know more... your questions answered 09

What Bushfire Attack Level (BAL) Ratings do you work to?

We can build up to BAL 40 and are happy to discuss ratings higher than this with you. All sites need to be assessed by an accredited BAL Assessor.

How do the modules work?

Prefabulous homes are light, spacious and generous. Larger homes are built in sections and joined together on site. Our modules come in 3.5m, 4.2m and 5m widths and can be up to 17 metres in length. Distance and roads may also determine maximum widths and lengths. You can create a great home from one large module and expand later as your family grows or your needs change.

How does a Prefabulous build touch the earth?

Our engineered steel bases are built incredibly strong and durable with Australian made steel. We install concrete footings and a galvanised steel footing system on your site. When the house arrives, the steel base is welded to the footing system. For removable homes or PODS on land that is leased or located in a caravan park, the footings can be bolted as an alternative to welding.

Do I need to pay a deposit?

To commence the design and planning process and secure a construction window, a deposit of \$7700 is payable. This is not an additional fee and forms part of your total build cost.

We hear you: show you the money!

Prefabrication or modular building requires a specialised form of financing.

Traditionally, banks will finance construction loans using a progress drawdown method, where they release funds to the builder as construction progresses.

Having your home prefabricated off site presents some unique challenges from a financing perspective because the valuer can't come out to the site to confirm how construction is going. For this reason, during construction, banks will typically lend funds based on the land value of the property as opposed to the 'on-completion' value of the property.

This leaves you with a few options for financing:

1. Borrow against land value
2. Borrow against other properties
3. Build in two stages

Talk to us about your options and the possibility of Prefabulous flexible progress payments.

How soon before I can be in my new Prefabulous space?

While prefabrication is generally a much faster build, completion of your project depends on a number of factors including where you live, your local Council's approval timeframes, our waitlist, and weather conditions on install. Generally, we recommend you allow approximately 3 months for the design, engineering and Council approvals (stage 1) and a further 3 months from signing your fixed price Building Contract for construction and installation.



Prefabulous

If you have a site and want to start planning your project, we're here for you.

Let's get this conversation started so we can crack on with your very own piece of Prefabulousness.

Make an appointment to tour our Wagga Display Home for a real-life sample of just how good it could be.

Call Catherine

0477 11 88 20

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hello@prefabulous.net.au

www.prefabulous.net.au

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prefabulous.au



prefabulousau

We acknowledge the people of the Wiradjuri and Budawang nations on whose land we live and work, and the traditional owners of the land where you are.



Golden Crow Awards 2022

WINNER

Excellence in Innovation



Golden Crow Awards 2021

WINNER

Outstanding Start-Up

**2021
BUSINESS
AWARDS**

Delivered by
**BUSINESS
NSW**

REGIONAL WINNER

COMING UP IN
**GRAND
DESIGNS
AUSTRALIA**



**you're in
good hands**

Let's do this - Get in touch 10