



Luxury Tiny House (On Detachable Trailer)

Specifications:

Kitchen:

- Large Premium Kitchen with the included option on an Island Bench – Your choice of layout
- Overhead Kitchen Cabinets
- Under cabinet Lighting
- Soft close doors
- Granite composite sink
- High Quality Tap ware of your choice
- Gas Stove top
- Range Hood
- Splash back
- Double Power point
- Hard Wearing Wood like Vinyl Floor
- LED Lighting

Lounge/Bedrooms:

- Interior Feature Wall
- Option of Luxurious Carpet or Hard Wearing Vinyl Floor
- Multiple Double Power points
- Opening Window/s
- LED Lighting

Bathroom:

- Premium Bathroom
- Large 900x900, 1000x800 or 1200x 800 Shower
- Extractor fan
- Mirror
- Wall Vanity
- Modern Standard Toilet
- Hard Wearing Wood like Vinyl Floor

Our Luxury Tiny houses come with a roomy Bathroom and full sized shower.

The rest of these units are customizable in regards to Floor Plan, Kitchen Layout, Ranch Slider/Window positions and Vinyl/Carpeted areas.

The choice is yours to create your perfect Luxury Tiny Home.

Structure:

- Electrical WOF
- Ranch Slider
- Walls and Roof are fully Insulated
- Insulated Floor
- LED Lighting Throughout
- Certified Gas with Hot Water Califont, Gas Stove, 2 x Full 18kg Bottles, Automatic Changeover and Gas Fitting
- Exterior Cedar Feature Wall
- Exterior Cedar barge board
- Detachable from Trailer
- Warranted and Registered, Braked, Tandem or Triple Axle Trailer that has been built from DuraGal steel with ColdGal protected welds. Rated to 3500kg

Included Luxuries:

- High Ceiling Height
- Plenty of Windows
- Lots of Lighting throughout
- Coloured Feature Lights
- The included option of having a simple sleeping loft
- The included option to design your floor layout to your preferences
- Separate Bedrooms
- The option of built in Couches, Beds, Wardrobes etc. (extra cost)
- An all-round Luxury and Beautiful look and feel

You can also choose the following items:

Exterior Colour, Roof and Flashing Colour, Interior Paint Colour, Interior Trim Colour, Flooring, Tapware, Benchtops, Kitchen Cabinet Style and Layout to a certain extent.

All our Tiny Homes are designed and built to perfection, incorporating quality, style, looks and comfort.

The tasteful and modern interior has timeless neutral colours.

“The Best Quality and Nicest Looking Tiny Homes and Cabins you will find”

Prices for Luxury Tiny House (All Prices Inc. GST):

6m Luxury Tiny House:

\$79,990 - 2.4m Wide

\$82,990 - 3.0m Wide

7.2m Luxury Tiny House:

\$84,990 - 2.4m Wide

\$87,990 - 3.0m Wide

7.8m Luxury Tiny House:

\$89,990 - 2.4m Wide

\$93,990 - 3.0m Wide

8.4m Luxury Tiny House:

\$94,990 - 2.4m Wide

\$98,990 - 3.0m Wide

9.6m Luxury Tiny House:

\$102,990 - 2.4m Wide

\$106,990 - 3.0m Wide

10.8m Luxury Tiny House:

\$107,990 - 2.4m Wide

\$110,990 - 3.0m Wide

Optional Extras:

- Transport to your site = \$TBC
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- **Service Options (Power, Fresh Water, Waste Water, Sewage):**
 - Residential / Plug in
 - Modern Standard Toilet = Included
 - Caravan Plug (for Power) = Included
 - Water Hose (for Fresh Water) = Included
 - Macerating Pump (for Toilet, Kitchen & Shower Waste) = \$1,250
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 - Rural / Off Grid
 - - Waterless Dehydrating Composting Toilet = \$2,500
 - Grey Water Filtration System = \$1,950
 - Water Tank 5000lt (you to organise with your local supplier) = \$1,000 Approx.
 - Water Pump = \$350
 - Solar Setup (Pricing depends on the size you need):
 - 2.4Kw = \$9,990
 - 4.8Kw = \$13,990
 - 7.2Kw = \$16,990

To Note:

- Initial deposit will secure your place in line for the next build slot.
- The design process will be completed in the time between the initial deposit and the start of the build.
- Estimated physical Build time is 10-12 weeks from the build start date as long as the design and appropriate deposits have been completed.
- All connections to the Unit is the Owners responsibility – this includes Waste Water Plumbing, Fresh Water Plumbing, Electrical (Caravan Cable supplied), Internet, TV areal/Sky Dish etc.
- The Client agrees and understands that the unit does not come with a COC on the building (all electrical and gas is certified and compliant).
- The Client understands and takes responsibility in where Tiny Houses/Caravans sit with regards to their local Council.
- Insurance for the Tiny House is to be organised by the owner before the completion of the Water Tight Shell.

Payment Structure:

- Initial deposit of 10% due on signing of contract to secure build slot.
Payable to: **Absolute Group 101 Ltd**
Account Number: 02-0168-0084260-00
- Second deposit of 30% due 1 month before build start date so supplies can be ordered.
Payable to: **Absolute Group 101 Ltd**
Account Number: 02-0168-0084260-00
- Third deposit of 30% due once windows, cladding and roof is complete.
Payable to: **Absolute Group 101 Ltd**
Account Number: 02-0168-0084260-00
- *(If any other extra options are required including Solar, Composting Toilet, Waste Water etc. then a Fifth Deposit to cover these would be due. Timing and amount is case by case depending on setup)*
- Balance due upon client being satisfied of the completion of their Tiny House. Once balance is cleared, ownership papers are signed over to the client and delivery takes place.
Payable to: **Absolute Group 101 Ltd**
Account Number: 02-0168-0084260-00

DESCRIPTION:

Buyer agrees to purchase and Seller agrees to produce a tiny house or cabin, in accordance with agreed plans and in accordance with the conditions listed in this document and attachments.

TIME IS OF THE ESSENCE:

The time limits for construction are subject to a variety of mitigating circumstances. The intent of the Seller and expectation of the Buyer is that completion date should be no more than 3 months from the beginning of the physical build start date. Buyer requests, which may require further time, may be advised by the Seller. Should delays be experienced due to adverse weather conditions or unforeseeable circumstances making it difficult to carry out the work in the scheduled timeline, the Seller will contact the Buyer to reschedule dates and/or times. The Seller will not be liable for any penalties if the job goes over the scheduled date (timeline).

When a progress payment is requested, work may stop if payment is delayed.

The Seller shall consult with the Buyer on significant matters affecting visual outcomes, layout design, materials used and cost considerations. Email discussion may form an attachment to this contract to this effect.

PRIVACY ACT:

The Buyer permits the Seller to collect, use and retain information concerning the Buyer, for the purpose of assessing the Buyer's credit worthiness or to enforce any rights under this contract.

INSPECTION CONTINGENCY:

This Agreement is contingent on Buyer's satisfaction with final inspections. Seller must permit Buyer, and Buyer's representatives and inspectors, reasonable access for inspection before final payment and delivery.

FINAL ACCEPTANCE:

If Buyer is satisfied with all inspections, Buyer may advise Seller of final acceptance. If for any reason Buyer is not satisfied with the results of any inspection, the Buyer shall advise the Seller and parties shall endeavour to supply a satisfactory solution.

Any Proposal, Counterproposal, or decisions shall be in writing.

Any Proposal or Counterproposal should contain a time limit for responding.

USE OF PHOTOS:

The Buyer agrees and consents to the use of any photos, videos and 3D walkthroughs taken of their Tiny Home / Cabin for marketing purposes.

METHOD OF EXECUTION AND DELIVERY:

Signatures and initials transmitted by internet methods will be acceptable and treated as originals. This Agreement constitutes the sole and entire agreement between the parties and includes email discussions and decisions. No verbal agreements, representations, promises, or modifications of this Agreement will be binding unless agreed to in writing by all parties.

EXPIRATION DATE & TIME:

This contract will expire if not accepted and signed by both parties, within seven days after the first party has signed.

Signatures:

Date:

Buyer:

Seller: Absolute Group 101 Ltd
