



Panelhome

150 m² Home — Fast path to lock-up

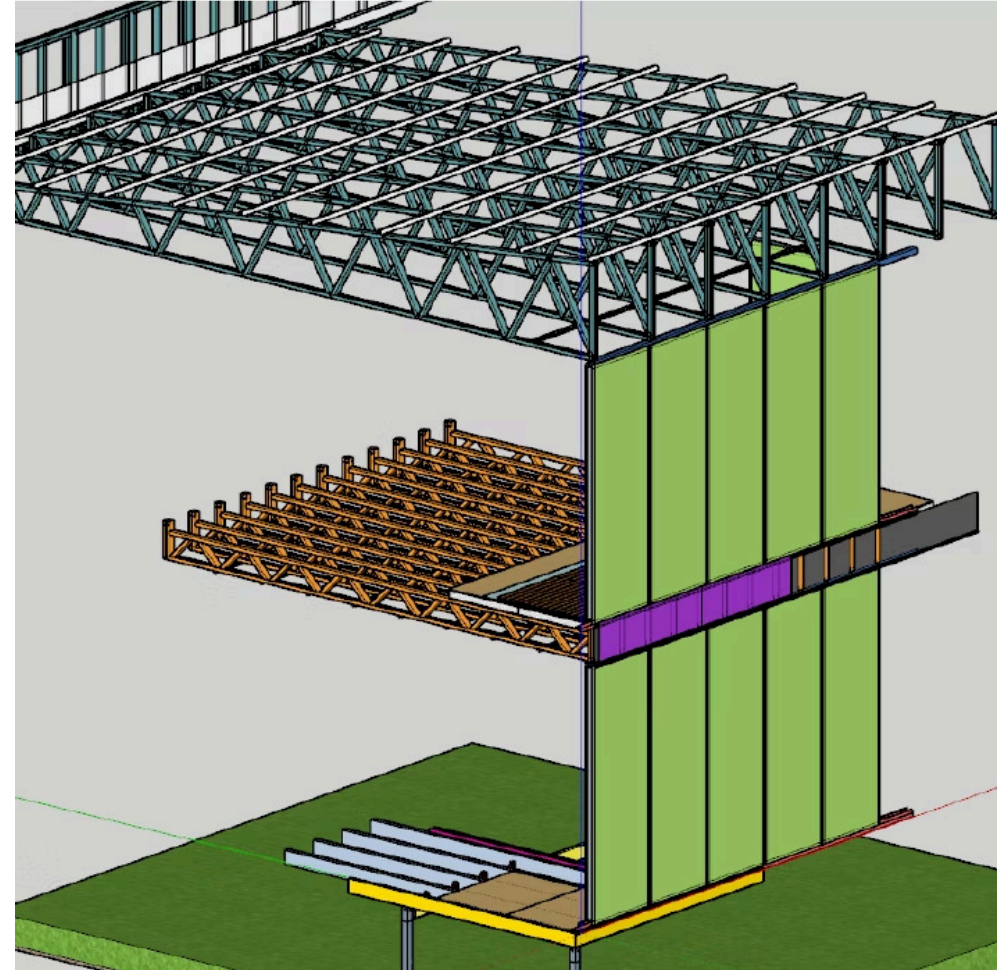
Systemised delivery using engineered panel construction.



What matters, answered upfront

- **Finance friendly** — structured phases with clear milestones
- **Made for Australia** — heat, wind, termites, fire risk
- **7-star energy rating ready** — thermal performance built in
- **From \$750 / m² supply** (guide, excludes GST and installation)
- **Order to delivery ~4 weeks** (guide, manufacture and delivery)
- **Lock-up in under 3 weeks***
- **Backed by proprietary delivery technology**

*Once foundations are complete and signed off.



The 150 m² example

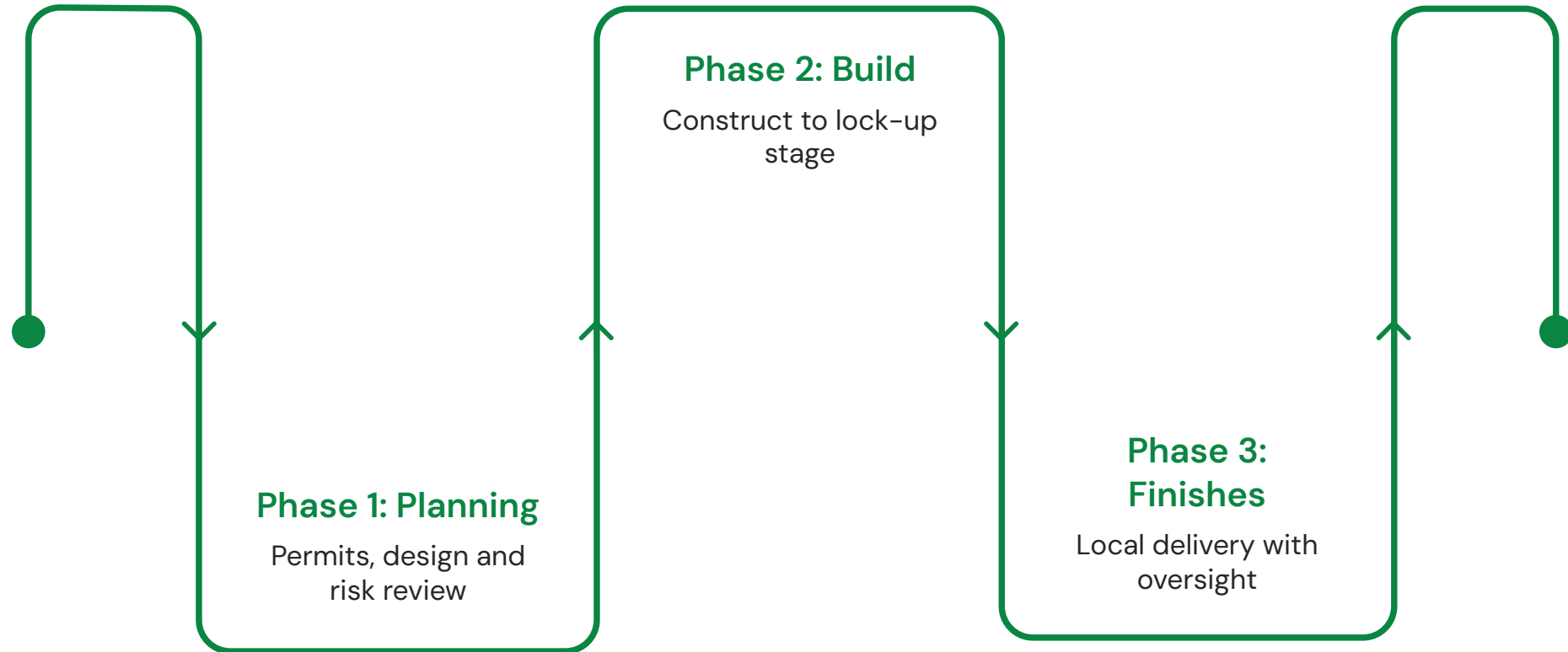
A simple, efficient home

- 150 m² internal area (example)
- Simple footprint for speed and cost control
- Suitable for owner-builders who want lock-up handled properly
- Steel-framed, non-combustible construction
- Designed for Australian conditions



The Panelhome process

A three-phase delivery model



This structured approach ensures risk is managed, programme is protected, and quality is maintained from concept through to handover.

PHASE 2

What Panelhome delivers to lock-up

Structural walls

Internal + external

Roof structure

Complete frame

Windows + external doors

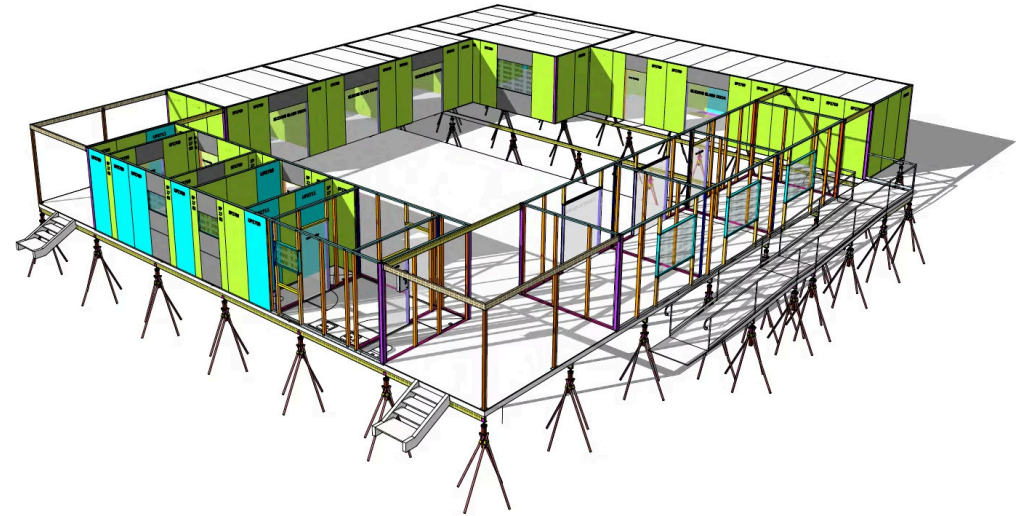
Full glazing package

Render-ready envelope

Weather-tight shell

Delivery coordination

Quality oversight included



Owner-builder basics

Your checklist as the owner-builder

Before Phase 1

- Confirm owner-builder permit eligibility
- Funding plan in place
- Site address + title details ready
- Basic site info (survey, overlays, access)

Pre-Phase 2

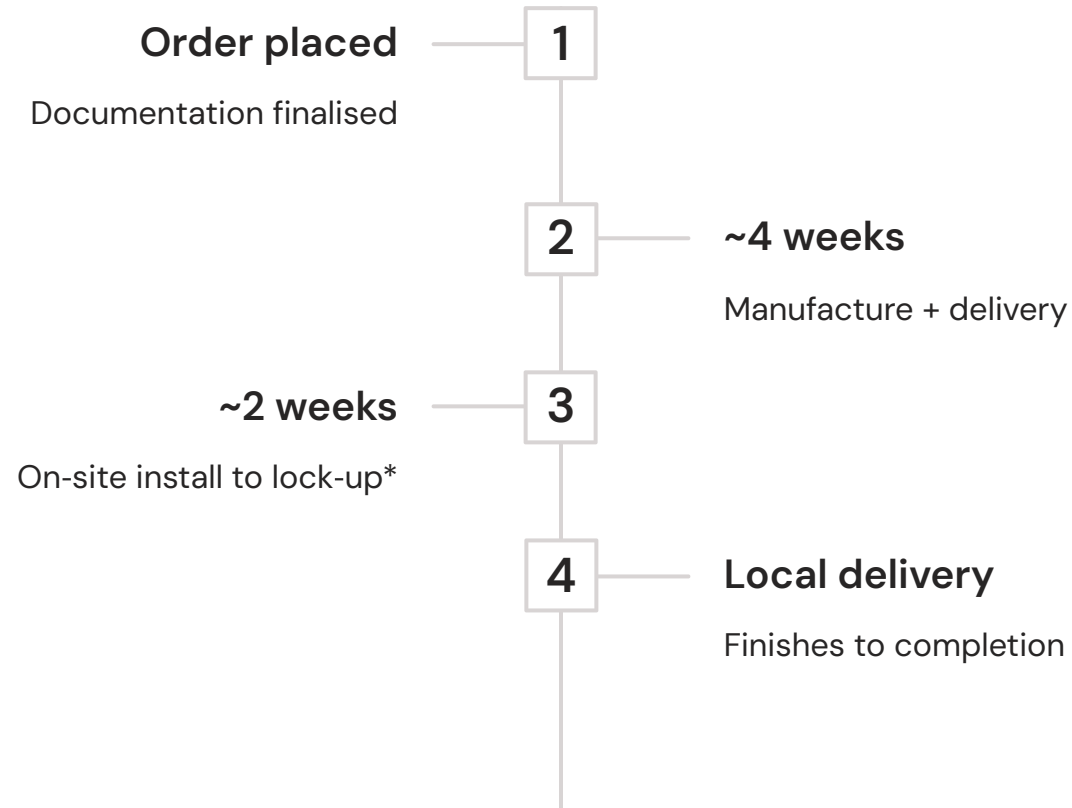
- Site access confirmed for trucks
- Foundations complete and signed off
- Laydown area clear
- Temporary services arranged

Phase 3

- Line up licensed trades early
- Order long-lead items (kitchen, bathrooms)
- Book compliance inspections
- Arrange final certifications

Full detailed checklist available in appendix.

Typical timeline (guide)



*Foundations complete and site conditions apply.

Cost guide (supply and delivery*)

Supply estimate (guide)

\$750

Per m² supply

Structural package

\$112K

150 m² example

+ GST (supply only)

What's excluded

Installation labour, approvals, certifications, site works, foundations, finishes.

Final pricing confirmed once scope and documentation are finalised.

* allow standard delivery only. Subject to final drawings and site details.

What's not included


To avoid surprises

- Foundations / slab
- Installation labour
- Permits, certifications, inspections
- Plumbing, electrical, HVAC
- Internal finishes + fit-out
- Landscaping / driveways
- Steel flooring system (if required, allow ~\$250/m² additional and indicative)

Want to know if this fits your site?

Send your address + a short brief. We'll confirm feasibility and the pathway to lock-up.



 APPENDIX

Owner-builder checklist

A comprehensive guide to your responsibilities across all phases.

Before you engage Panelhome

- Confirm you're eligible to owner-build in your state (permit/requirements vary)
- Set your "must haves" (beds/baths, budget range, finish level, timeframe)
- Confirm funding plan (cash vs construction loan + progress payments)
- Gather site basics: address, title details, survey/contours, known overlays (bushfire, flood, heritage), photos/video of access + slope

PHASE 1

Planning, permits and design

Panelhome-led, but you'll need to supply info + make decisions.

Your actions

- ☐ Sign Phase 1 scope (design + approvals coordination)
- ☐ Provide site documents: feature & level survey, soil test/geotech, council property info
- ☐ Confirm design inputs: floor area, layout priorities, façade preference, budget for windows/doors
- ☐ Confirm compliance pathway requirements: energy/NatHERS, bushfire (BAL) if applicable, acoustic if needed
- ☐ Review and approve: concept plan, developed design, permit-ready documentation

Approvals you'll typically manage

(Varies by state + council – confirm locally)

- ☐ Planning permit (if required)
- ☐ Building permit / private certifier engagement
- ☐ Engineering sign-offs (structural, slab/foundations)
- ☐ Energy report / compliance certificates
- ☐ Bushfire report (if applicable)
- ☐ Service authority requirements (water/sewer/stormwater)

Pre-Phase 2 — Site readiness

So delivery + install runs fast

Site prep

- ☐ Clear site + confirm boundaries/pegs
- ☐ Temporary fencing and site signage
- ☐ Site access for trucks (turning circle, overhead clearance)
- ☐ Clear, level laydown area for materials
- ☐ Book crane/hiab access (if required)

Temporary services

- ☐ Power
- ☐ Water
- ☐ Toilet

Site safety

- ☐ PPE rules established
- ☐ Neighbour notice (if needed)
- ☐ Waste/skips organised

Foundations

 **Critical prerequisite:** Panelhome's lock-up timeframe starts **after foundations are complete and signed off.**

01

Choose foundation approach (slab / stumps / piers — site dependent)

02

Engage concreter/foundation contractor

03

Arrange inspections at key stages

04

Get foundation sign-off / certification ready for records and lender

PHASE 2

Build to lock-up

Panelhome Phase 2 typically includes the structural envelope + enclosure elements.

Owner-builder responsibilities

To keep it smooth:

- Confirm delivery date window + site contact person
- Confirm access for unloading and safe storage
- Confirm install schedule + who is supervising on site
- Keep a photo record for lender/records
- Confirm any local inspections required at lock-up stage

What Panelhome manages

- Installation with experienced crews
- Supervision and quality control
- Proprietary project platform for full visibility
- Programme, trades and milestone management

PHASE 3

Finishes and completion

Finishes are completed by licensed builders/trades under agreed scopes; Panelhome can remain involved for coordination/quality oversight.

Decide your delivery model

Option 1

Licensed builder to run finishes

Option 2

You run trades directly (state rules apply)

Line up trades early

(Lead times are real)

Essential trades

- Plumbing
- Electrical
- Insulation checks (if separate)
- Plaster/linings
- Waterproofing
- Tiling
- Cabinetry/joinery
- Painting
- Flooring
- HVAC

Order long-lead items

- Kitchen, bathrooms, appliances
- Lighting
- Tapware/sanitaryware

Book compliance inspections and close-out

01

Waterproofing certificates

02

Electrical and plumbing certs

03

Final inspection / occupancy

For more information: panelhome.com

