

IESHA HOMES

home information pack



ABOUT IESHAHOMES

**STANDARD
PRICING
\$125K TO
\$245K**

ieshahomes is a small, family based company which began in Bellingen, Australia in mid 2013. We design steel pole homes that are visually and structurally impressive, with our aim to provide affordable homes to the housing market.

- We use modern materials and building methods to bring you the strongest homes on the market. Together with steel and our SIPS walling and roof system, the maintenance of your Iesha Home is minimal. Our homes are weather rated for tough climates, and comply to all Australian and New Zealand building standards.

- We have since expanded our business into New Zealand and are currently working on launching a new range of residential storage systems to go with our homes called STOREMORE.

- Ieshahomes offers flatpack delivery on all products. You can choose between a full build or DIY builder. Materials come direct from our manufacturers, while all other components come from your nearest Bunnings/Mitre 10.

**BELLINGEN
NSW** 





OUR PRODUCTS & SERVICES

IESHAHOMES have designed 8 new homes from a large 4 Bedroom, 3 Bedroom, 2 Bedroom, 1 Bedroom, Granny Flat and a self-contained demountable (movable non-fixed) or fixed studio pod. We supply and build "Ready to build" engineered new homes and offer build assist to owner or other builders if just a kit (no build included).

Our houses are Affordable Architectural new homes that are READY TO BUILD and are delivered in FLAT PACKS direct from our key suppliers. All our homes are modularised meaning they can interchange be expanded and re configured in many positions as they connect together and are easy to extend and adjoin new parts.

IESHAHOMES are tough and use 100% modern materials and modern building methods. Cyclone, Flood, Termite, Earthquake and Fire rated substantially high. All materials used in our homes have been researched and developed by us and suppliers and all have been engineered and carry Australian and New Zealand standards which are some of the toughest in the world.

Product is manufactured and delivered and supplied from Coffs Harbor, Brisbane, Christchurch, Wellington, Napier, Tauranga, Auckland.





“2.5m ceiling to roof interior, maximum natural light, structural steel poles, and an angled roof for the ultimate architectural design.”



MATERIALS

Ilesha homes utilises the simplicity and effectiveness of today's modern materials throughout the entire design of each home.

By building homes on poles, you eliminate the need for extensive foundation work. Poles allow you to build on uneven ground in practically any climate/region, and the uninterrupted flow of rain makes for a well ventilated home with no risks of flooding.

Steel poles are impenetrable to termites and other pests and are low maintenance. Steel is a great investment in assuring that your home will last for generations. It never loses quality and remains strong over time.



MATERIALS

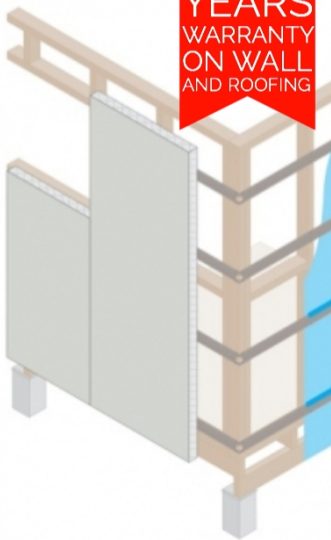
Walls are created by installing insulated panels to the frame of your Ilesha Home. These panels are called SIPs and are comprised of two steel sheets with an insulating foam core in the middle.

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SIPs are a great alternative to traditional materials and provide improved structural performance to the entire home.

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DELTACOOOL all-in-one panels are available in a myriad of colours so you can achieve the look you want with no fuss at all.

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If you're looking for something more contemporary, go for our BONDOR panels with MATRIX cladding, available in six different patterns.

UP TO 15
YEARS
WARRANTY
ON WALL
AND ROOFING



MATERIALS



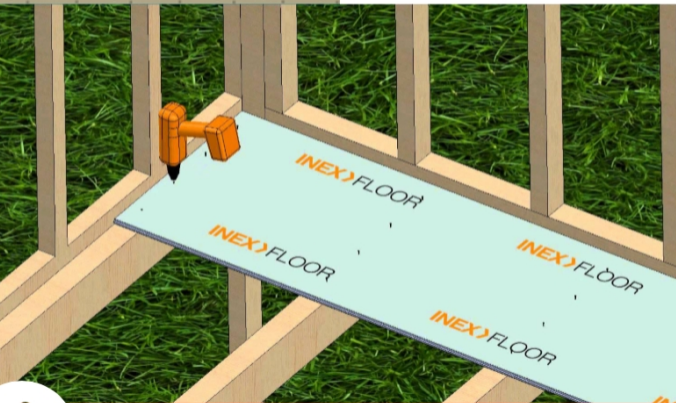
All Ieshahomes have pitched roofs so that rainfall is naturally diverted. This angled design is also a great architectural element to our homes, giving them a stylish character which sets them apart from other homes.

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Our roof panels are an all-in-one system which include a smooth ceiling finish on one side, and a durable corrugated steel on the other. These sheets sandwich an insulated foam core, much like our wall panels. This is all part of our highly efficient SIP system.

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We choose Delta Panels as our roofing provider. You can pick between their DeltaOrb or DeltaTrim series. Both options are available in 14 colour variants.



➔ Choose between INEX (by Ubiq) or JH floor panels.

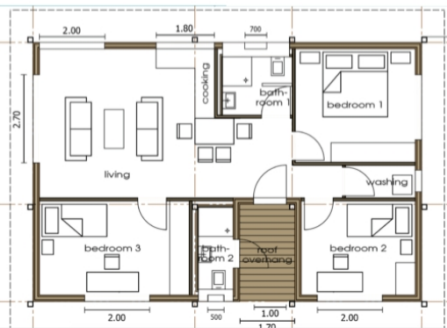
HOUSE DESIGNS

leshahomes floor plans are modular and can be constructed with each other to make a larger home.

When you connect multiple floor plans together and make a new floorplan, this is called a modular configuration. For example, imagine a Studio Cottage floorplan, and a One Bedroom floorplan. You can connect these together in many different ways to make multiple configurations.

If you can't commit to a 3 bedroom house right now, but might need the space later on in life for your kids or parents, build our Studio Cottage floorplan and extend in the future. The modular design of our floor plans gives you the flexibility of extending your home whenever you want.

We offer 4 standard floorplans: a studio, 1 bedroom, 2 bedroom, and 3 bedroom home. These standard floorplans range from an interior size of 60sqms to 96sqms.



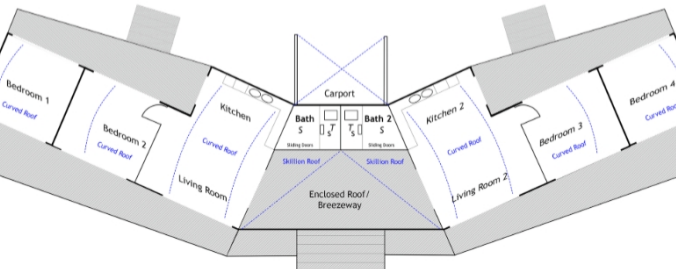
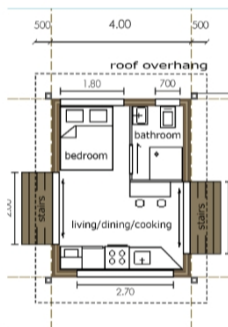
HOUSE DESIGNS

STUDIO FLOORPLAN is built on poles 400mm-4.6m or concrete slab on request. It's efficient size allows for future expansion of bedrooms or decking.

ONE BEDROOM FLOORPLAN is built on poles 400mm-4.6m or concrete slab on request. Standard layout can be modified to add a second bedroom where the default decking/optional carport is. Entire interior can be customised on an open floor plan layout.

TWO BEDROOM FLOORPLAN is built on poles 400mm-4.6m or concrete slab on request. Standard layout sunroom can be modified into a third bedroom. Entire interior can be customised on an open floor plan layout.

THREE BEDROOM FLOORPLAN is built on poles 400mm-4.6m or concrete slab on request. IleshaHomes designs can be modularised- fitting multiple houses together. Entire interior can be customised on an open floor plan layout.





INCLUSIONS



- **Concrete Pad Pouring Sleeves x 16** (• Seismic components for NZ)
- **STEEL 125mm, Galvanised** • (2 pack coloured of choice)
Engineered Boxed Steel Skelton Frame with "Usable" under space sub floor, decks, railings, steps.
- **Aluminium Window and Doors** • **screens and louvres**
(Double/tri- glazed option for NZ) High set with louver options.
- **Double Front and Back Fire Rated Doors (Wood/Core and Wood) or Aluminium**
- **Internal Core Designer Matched Doors and Frames**
- **Bondor or NZSIP Panels Wall Cladding** (easy fit) 120mm (No Maintenance) and tough standard finish using Matrix Panel series from James Hardie.
- **Bondor or NZSIPs Roof (Colourbond) SIP 150mm to 200mm**
- **UBIC – INEX or James Hardie no maintenance flooring**
(like a cloudy concrete polish finish) or can be covered
- **INEX or James Hardie no maintenance deck and step covering**
- **Cyclone Gutters and downpipes**
- **All components and parts for the house**
- **Kitchen and Bathroom Kits (you choose) Budget of \$10k** Or this can be left out and you purchase
- **Electrical and Plumbing fixtures and Fittings (modern snap fit)**
- **Building Manual**
- **Building Plans**
- **Engineering Plans**
- **Finishing components and Paint**
- **On demand Instant Gas Emersion Heater 16L**
- **Power Box and specific HELP you build tools**
- **Administration service for Results of Surveying and soil test** (You provide these) and we use these for engineering spec ratings and Subfloor/Main Pole Heights
- **Insurance and Administration**
- **Basix Support Aust. (NSW) or NZ equivalent**
- **Delivery**
- **Customer Chooses Colourbond roof colour and ceiling**
and house finishes (Basix Approved Colour pending area and sun aspect (if conditional).
- **D.A support**
- **All Aust. and NZ components are matched for the right performance and with AUSNZ standards.**
- **Water pump & or inverter (options)**



CHOOSE HOW TO BUILD

FULL BUILD

Ileshahomes' certified building team will complete the build of your Ilesha Home in 6 weeks average (upon D.A. approval or NZ equivalent).

DIY BUILD

Use your own builder to construct your Ilesha Home. All parts and materials required to complete the build are delivered via Flatpack in 2 weeks (upon completion of manufacturing).

BUYING PROCESS



FULL BUILD

- Customer Requirements is gathered by the sales person.
- Choose an IESHAHOME
- Land details
- Surveyor and Geo-tech soil info (Customer provides for their land)
- Inclusions & Exclusions generated for the customer
- Fixed Price is determined
- House and Land agreement (Build and Supply) contract
- Ordering takes 6-8 weeks
- Delivery is coordinated when product is ready for dispatch
- Average build time is 6 weeks

DIY BUILD

- Customer Requirements is gathered by the sales person.
- Choose an IESHAHOME
- Land details
- Surveyor and Geo-tech soil info (Customer provides for their land)
- Inclusions & Exclusions generated for the customer
- Fixed Price is determined
- Flat-packed pre- fab kit sale agreement (Build Assist only and supply)
- Ordering takes 6-8 weeks
- Delivery is coordinated when product is ready for dispatch
- Average build time is 6 weeks



HOUSE & LAND PACKAGES

We have paired beautiful properties across Australia and New Zealand with Iesha Home floorplans, bringing you the most affordable House & Land Packages on the market.

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House & Land Packages are available for Full Build only.

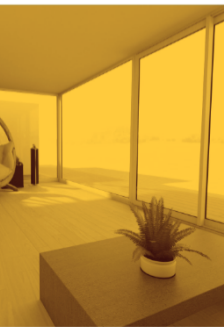
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The price of each House & Land Package varies by location and floorplan type. We offer a discount on all House & Land Packages, making your Iesha Home even more affordable.

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House & Land Packages are subject to availability and are offered on a first come first serve basis. Contact us to find out what packages are available near you.





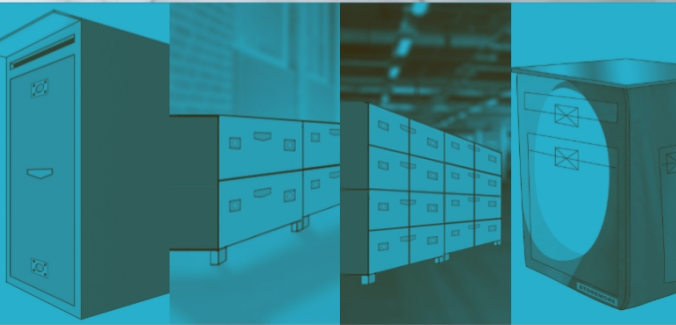
ADDITIONAL INFORMATION



- **All House & Land Packages are built then** sold, a small retaining 1st option deposit is placed upon order. The package is provided as a fixed price. If the customer does not purchase then the small retaining deposit fee will not be refundable, if the customer purchases the fee is deducted from the H&L price.
- **For House & Land packages customers can** choose the land or request we find in an area suitable.
- **All inclusions and exclusions are included** in the house and land agreements which we work through with the customer. (See websites) Ieshahomes.
- **For Pre-Fabricated and Flat Packed Kit form** a 50% deposit is required and the other 50% 3 days prior to delivery.
- **Each IESHAHOME is specifically engineered** for the land type it is built on so surveying and Geotech soil reports and plans are required before the house can be fabricated to suit the order.
- **Additional strength, seismic extras, additional engineering** is addressed and provided as a service for any customer requiring additional changes to the steel systems.
- **All homes are interior undercoated in 1** base color. This applies to the external also and or the type of cladding chosen finish. (Some do not need painting).
- **Average build if scheduled will take 6-8** weeks or less depending on number of people working on the house build.
- **Basic landscaping is done as part of the** H&L packages (H&L) is house and land.
- **All insurances and warranties are inclusive** for both H&L packages and Flat Pack kits.
- **Qualified builder and tradesman are used.**

STOREMORE

Residential Smart Storage Systems





F.O.B. (Free On Board)
shipping to USA & UK



STOREMORE units are
manufactured specifically
for flatpack assembly.

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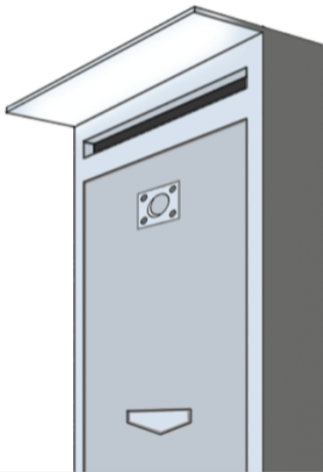
Standard manufacturing
times are 7-10 business
days.

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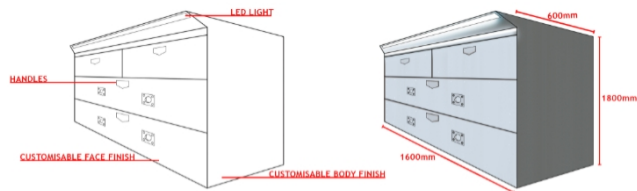
Domestic shipping times
(to Australia and New
Zealand) are 3-8 business
days.

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International shipping
times (to USA and UK)
are 11-25 business days.



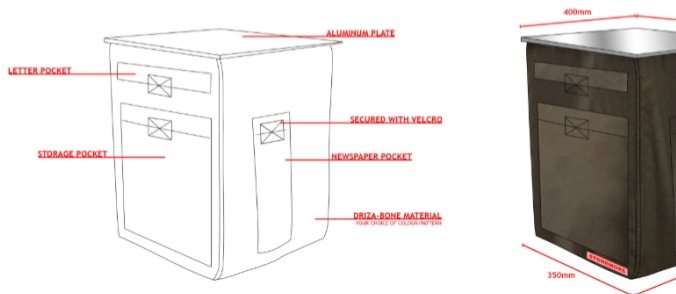
MDSB – MAIL DELIVERY STORAGE BOX –



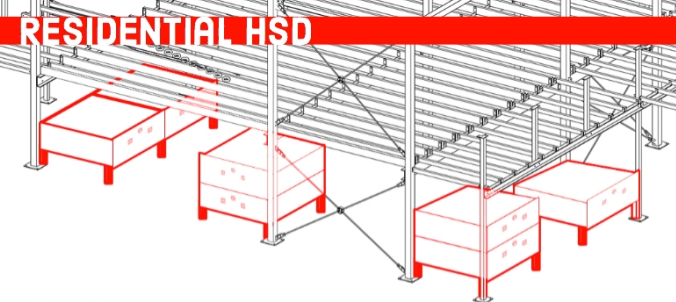
MDSB SMART BOX



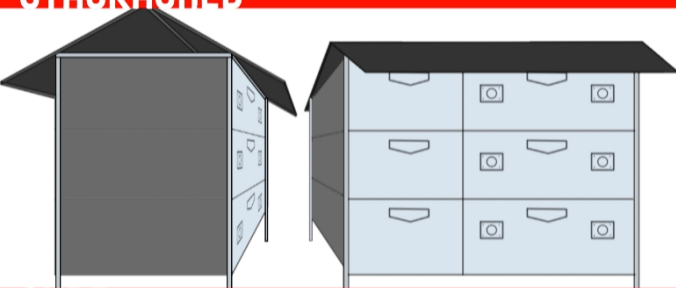
MAIL BOX COVER



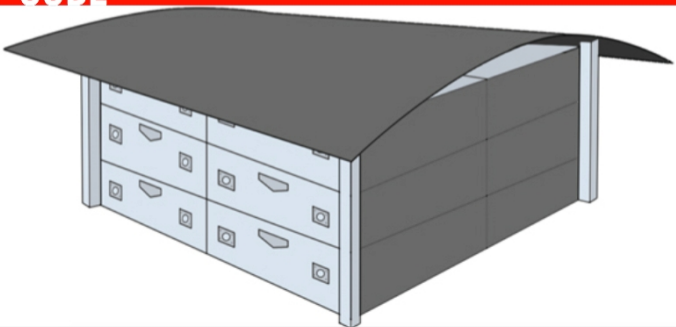
RESIDENTIAL HSD



STACKASHED



CUBE



CONTACT US

ieshahomes Australia

Email: admin@ieshahomes.com.au

Phone: 0498 688 708 (sales/general inquiries)



Phone: 0412 757 385 (business inquiries)

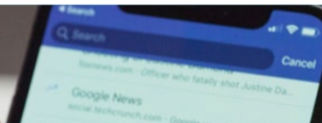
ieshahomes Australia

Email: admin@ieshahomes.co.nz

Phone: 0275 933 748 (sales/general inquiries)

Phone: 0061 412 757 385 (business inquiries)

 [ieshahomes](#)
 [ieshahomesNZ](#)



RESOURCES

iesha Bellinggen Pty Ltd

Office: 15 Sunset Ridge, Bellinggen, NSW 2454

Mailing: 623 Promise land Rd, Gleniffer, NSW 2454

ieshahomes NZ LTD

Office: Bishopdale, Christchurch (admin home office).

Mailing: P.O Box 20553, Bishopdale, Christchurch 8453

You can

STOREMORE

in an

IESHAHOME