

# DESIGN BRIEF

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## Your Details

**Name:** Deepak Jha

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## Your Point Of Contact

**Name:** Deepak Jha

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# 5 Steps to a Fixed Price

You've completed **Let's Chat** and the **Discovery Session**. The steps below are unlocked once the **Tailored Design Pack** is paid.

## Step 1 – Pay the Design Pack & Reports (next step)

**Tailored Design Pack: \$2,300**

Unlocks design development plus site and approval pathway work

## Step 2 – Site Visit

Meet a senior consultant on site

Practical advice on positioning and orientation

Assess access, services, constraints and site risks

## Step 3 – Design Meeting

Around 3 hours with a qualified designer

Start from a Manor design and tailor it to suit you

Confirm key inclusions and priorities

Firm up your budget guardrails

## Step 4 – Blueprint Created (Fixed Price Prepared)

Detailed plans for your home and site

Full scope of works documented

Site reports and key assumptions confirmed

Accurate pricing based on the agreed scope

## Step 5 – Blueprint Presentation (Fixed Price Delivered)

Meet face-to-face as we present your Blueprint and fixed price

Review plans, inclusions, site report and final scope together

Yours to keep — even if you decide not to proceed

Digital copies provided after the presentation



# Project Brief

## Project Overview

Deepak Jha wishes to install a modular home on their property at Greystanes NSW, Australia.

## Your Home Design

- The Paterson – Tailored design pathway
- The design will incorporate the following rooms:
  - 3-bedroom layout
  - No dedicated study or home office
  - Standard verandahs & decks (as per plan)
  - Carport vehicle storage
- The home is to be completed to a level of inclusions with the following major extras or deletions:
  - Scandi façade style
  - Standard ceiling heights & roof pitch
  - Upgraded insulation package
  - Upgraded kitchen & cabinetry
  - Upgraded bathrooms & wet areas
  - Cooling – split / multi-split air conditioning package



# Your Site

**Address:** Greystanes NSW, Australia

- The site is located on a Town / residential block.
- Vegetation removal & management.
- Foundations have been estimated on a Sandy / loamy soil (standard).
- Off-grid power system (incl. battery), Rainwater tank supply & install, On-site septic / treatment system, Stormwater to rainwater tanks & overflow to soakage.
- Allowance for a BAL rating has not been included.

## Your Timeframe

Our team endeavor to complete all homes as quick as possible, and we understand timeframes are important to all clients. However, due to these unprecedented times, it is prudent to allow a 12- month lead time from the time of initial investment to handover of your new home. Some phases throughout the homebuilding journey are 'client paced', so to ensure the timeframe is not stretched, we appreciate our clients dedication and commitment throughout these phases.

**Client timing preference:** Build timing – more than 12 months

## Your Budget

**Siteworks:** \$102,000 – \$107,000

**Approvals:** \$14,000 – \$15,000

**Reports:** \$2,200

**House & Inclusions:** \$467,000 – \$496,000

**Overall Suggested Budget:** \$583,000 – \$618,000

## Finance

**Client preference:** Funding method – broker-assisted finance

If home is being funded by a bank loan and progress payments are unable to be made, a 1.5% surcharge will be added to final price.



# Reports for Your Site

These are the reports identified during your Discovery Guide, based on the details we've discussed about your site, project, and approval pathway.

These reports help us confirm key site and approval information so we can move your project forward properly and prepare your Design Pack scope with greater accuracy.

Each report is listed below with its cost.

**The total report cost is separate to the Design Pack fee and must be added to your Design Pack payment.**

**When completing your payment online, please enter:**

- Design Pack amount plus
- Total reports amount shown below

This gives us everything needed to get started on your site-specific design and approvals pathway.

## Reports Identified for Your Project

Arboricultural Report	\$2,200
<b>Total Reports Cost:</b>	<b>\$2,200</b>

## Important Note

The reports listed on this page are the reports identified at this stage, based on the information available during your Discovery Guide and Design Brief process.

In some cases, additional reports or investigations may only become necessary later (for example, after site inspection, consultant advice, or authority feedback).

If any additional reports are required and were not identified in this Design Brief, Manor will organise them as needed and they will be invoiced separately at a later date.



## What our customers say!



▶ Watch video: [https://www.youtube.com/watch?v=LV\\_Nc9xQDUA](https://www.youtube.com/watch?v=LV_Nc9xQDUA)

## A vision to make building easy!

For over 30 years, Manor has helped families build quality modular houses across regional NSW. We're a family-owned builder on the Central Coast, focused on making the process clear, simple, and stress-free.



Since 1992, our focus has been designing homes that suit real Australian land and real Australian lifestyles. We take the time to listen, explain things properly, and guide you through each step so you always know where you stand.

Three decades on, the family is still involved, the vision is still alive, and we're proud to be a trusted modular builder for regional NSW.

**Building Stories, Crafting Homes — that's the Manor way.**

# Your Initial Investment (Design Pack)

**This is the next step to move from ideas to a clear, site-specific blueprint.**

Most customers find the Design Pack pays for itself in clarity — it turns “rough numbers” into a clear pathway forward, with the right reports and a proper starting point for design and pricing.

To proceed, complete your **Design Pack & Reports** online via the secure payment page:

Complete your Design Pack online here [↗ https://www.manor.net.au/design-pack-payment](https://www.manor.net.au/design-pack-payment)



**Questions?** Reach out to your Manor Sales Consultant listed in this Design Brief.



# Standard Inclusion

## Included

- 3-bedroom layout
- No dedicated study or home office
- Standard ceiling heights & roof pitch
- Standard verandahs & decks (as per plan)
- Additional transport & logistics
- Town / residential block
- Sandy / loamy soil (standard)
- Council process to be confirmed – no approval fee allowance included yet

## Steel Base Frame & Footings

- Engineer designed heavy-duty underfloor steel chassis.
- RHS galvanised steel floor joists.
- Engineer designed concrete footing with galvanised steel pier insert.
- Galvanised pier affixed to underfloor steel chassis. Specified in excess of N3 wind rating.
- Adjustable pier system upgrade option available for reactive soils.

## Floor & Framing

- Termite treated 22mm particleboard flooring and fibre cement sheet flooring to wet areas.
- Engineered steel\* wall framing.
- Engineered steel\* roof framing.

\* The use of framing material is at company discretion and supply availability. Steel is the primary material used; timber remains an option.

## Roofing

- Full 17° roof pitch with Colorbond Corodek sheeting.
- Steeper roof pitch upgrade options available.
- Colorbond gutters and fascia with PVC downpipes.
- Complete 300mm eaves.

## Cladding

- Sarking beneath all cladding.
- Range of Weathershield cladding.
- Render upgrade options available.

## Kitchen

- Polytec moisture resistant cabinets.
- PVC edging to doors.
- Overhead wall cabinets.
- Handles to all doors and drawers.
- 600mm stainless electric oven + gas cooktop.

- 600mm stainless retractable rangehood.
- Microwave and dishwasher provisions.
- 1¼ bowl stainless sink with chrome mixer.

## Tiling

- Wide tile selection.
- Full ceramic tiling to bathrooms & wet areas.
- Shower recess to 2100mm.
- Full height tiled kitchen splashback.

## Wet Area Fittings / Features

- Floor mounted vanity with mirror.
- Framed glass shower screen.
- Freestanding bath (as per plan).
- Chrome tapware & fittings.

## Insulation

- R1.3 fire retardant blanket / foil roof insulation.
- R2.0 thermal insulation batts to all external walls.
- R0.8 wall wrap to all external walls.
- Engineered wall bracing.
- Underfloor / ceiling / wall insulation options available.

## Windows

- Low maintenance aluminium windows.
- Keyed-alike locks to all windows.
- Nylon mesh flyscreens to all windows.
- Painted treated pine external frames.
- 42mm wide architraves.

## Doors and Internal Fixout

- Solid core feature front entry door.
- Solid core rear door with large glass insert.
- Fly-screen safety door to front and rear.
- Stylish lever door hardware throughout.
- Solid timber 66 × 18mm skirting and architraves.

## Internal Lining

- Plasterboard to ceilings and walls with 55mm cornice.
- Wet areas lined with wet area board.
- Raked ceiling to kitchen, dining and living areas.

## Painting

- Quality 2-coat paint system throughout.

## Built-in Wardrobes / Linen Cupboards

- Fully laminated shelves to all units.
- Built-in robes to all bedrooms.
- Quality SmartRobes with matching sliding doors.

## Electrical & Plumbing

- All electrical and plumbing complete within the home.
- Ample double power points throughout.
- Front and rear external light.
- Earth leakage circuit breaker fitted.
- Wired smoke detector/s.
- Circuit breaker board.
- Instant gas hot water service.
- Energy-efficient SWL LED downlights.
- Ceiling fan to living area and bedrooms.

## Other

- Council plans and specifications.
- DA / S68 application (fees excluded).
- Factory construction with supervision.
- Full builders clean and pre-handover check.
- 6-year major defects warranty.
- 2-year minor defects warranty.
- Home Builders Compensation Fund cover.

## Built-in Deck (Where Applicable)

- Constructed on main steel chassis.
- 90 × 22 kiln-dried treated pine decking.
- Vertical balusters or stainless steel wires.
- Natural decking oil applied.

## Onsite

- Delivery within 200km of Lisarow.
- Installation on steel pier footing system.
- 900 × 900 treated pine landing and stairs.
- Painted H3 treated pine subfloor skirting.
- Vision and Vineyard Series:
  - Integrated garage where shown.
  - Deck under main roofline where shown.

## Extras Included in 'Package' Price

- Polyester carpet to bedrooms and study.
- Vinyl floor covering to living areas.
- Roller blinds to clear windows.
- Window furnishings to sliding doors.

*Inclusions may vary with specific designs. Please refer to your Home Building Proposal.*

*Manor may substitute items of equal or greater value without notice.*