

## STANDARDS & MODEL GUIDELINES

### Please note:

Current models are **DEMO MINI HOUSES** and info provided underneath are guidelines.  
Various changes can be made depending on environmental and your requirements.  
Architectural sketches and layout is done by M-Houses, or by one of our appointed architects.

### If you go the council route:

An architect needs to be appointed to fulfill your local council requirements.  
(like distance of building line, council connection points etc.) at your own costs.  
Your architect also needs to confirm with local building regulations as they vary from area to area.

### **Our M-HOUSES STANDARDS that are included in the sqm price are:**

- choice of higher quality coastal grade roofing material: corrugated, IBR or cliplock
- seamless gutters
- insulated walls (Isotherm - recycled material)
- internal wall layout of your choice (up to 10m length included, optional more), room height +/-2.4 m
- choice of interior wall claddings: OSB, Gypsum or MDF boards (optional CLT boards or Magna boards)
- choice of ceiling: Gypsum or MDF\* boards, (optional CLT board, Tongue & Groove planks)
- flooring material provided is 18mm OSB (optional laminated flooring)
- high quality aluminium doors and windows (thicker profile, up to 16sqm glassed surface included)
- 8 way switch board at location of your choice
- 8 power or light points (optional more) at location of your choice
- 3 hot and 4 cold water points at location of your choice (optional more)
- outside cladding: color-coded corrugated zincalume (optional timber decking style or others)
- rust protected steel platform
- treated SA Pine (for semi structural posts)
- imported sustainable Spruce timber (for structural use)
- concrete footing provided (optional site clearing and leveling)
- delivery within 25km radius ex yard Baardskeerdersbos included



### **MODEL 1 flat roof design**

with timber framed hard-wood cladding  
more expensive design version  
price from R 15.800 / sqm  
(decking and pergola not included)



### **MODEL 2 overhanging roof design**

more cost effective entry level version  
better protection against elements  
better rain water collection  
price from R 9.600 /sqm

ALL PRICES ARE SUBJECT TO EXCHANGE RATE