



ABN: 956 156 896 48

59 Slater Pde Keilor East 3033, Melbourne. (03) 933 64 487 / John 0403 165 645

Email: sales@diamondvillahomes.com.au / www.diamondvillahomes.com.au



Welcome to Diamond Villa Homes.

Our goal has always been to build homes that are strong and durable, with assured quality and an impressive range of traditional & modern designs.

At the end of the day family is everything. Diamond Villa Homes offers affordable homes, so you can have your loved ones close to you.

All our homes are Australia Made and we work closely with you ensure your home is tailor designed to your lifestyle while delivery the highest quality of materials.

About Us

Diamond Villa Homes is an Australian owned company. We are proud that all our homes are made in Australia for Australians. We have over 39 years of experience in building and renovating homes.

Our passion is to bring back that feel and look of the traditional Victorian, Edwardian and Californian bungalow.

We believe our portable homes are of the highest quality because we make them with love, are affordable and still have that feel of a real home.

Seeing the smile on our customers when their home is completed makes it worthwhile for our team of builders.

There is nothing like living close to family and Diamond Villa Homes are proud of providing homes to achieve this.

OUR ADVANTAGES

1.

Australian Owned and Made

- Robust, safe and secure.
- Weather proof.
- All steel frame / walls.
- Power, lighting and air conditioning.
- Flooring and superior insulation.
- External walls to be rendered.
- Exceptional design and superior quality.

2.

All steel bottom base on skid plates

- Gable roof or Skillion.
- Colour bond – roof and spouting.
- Insulation to external walls & roof.
- Aluminium windows.
- Fly screens to all windows.
- Colonial skirts & arks.
- Sliding door or front door.

3.

Standard Quality Features

- Tiled shower walls & floor
- Pivot shower screen
- Mirror over vanity & exhaust fan.
- Vanity basin to bathroom.
- Timber floating floor boards.
- Carpeted Bedrooms.
- Electric hot water system.



FAQS:

Q?

Do I need Council approval and if so who organises the permits?

A.

Depending on your Council, yes you do need approvals. Each Council request different documentations and we can help assist in the progress of organising permits.

Q?

Are your portable homes built in Australia and to Australian Standards?

A.

Our homes are built locally in Australia and meet all Australian Standards, they are also inspected throughout the build.

Q?

What do I get in a standard portable home?

A.

- * All steel bottom base on skid plates, Flooring yellow tongue, All steel frame / walls, External walls to be rendered.
- * Gable roof or Skillion, Colour bond – roof and spouting, Insulation foil & insulation to external walls & roof.
- * Aluminium windows, Fly screens to all windows, Colonial skirts & arks, Sliding door or front door.
- * All internal 10mm plaster board & WRB plaster board in wet areas, 55mm (SCOTIA) Plaster cornices.
- * Laminated kitchen & bench tops with overhead cupboards (colour of choice), Kitchen door handle (customer to choose).
- * Internal kitchen cupboard will be made with whiteboard, Stainless steel bowl, sink & flick mixer.
- * Tiles in shower walls & floor (customer to choose colour/style), Pivot shower screen; mirror over vanity & exhaust fan.
- * Vanity basin to bathroom, Flooring to be fitted with timber floating floor board or other as specified.
- * Bedroom to be fitted with carpets, Electric hot water system with the Option of Gas.
- * Range hood, cook top and oven (600mm), Air-conditioned & Heating to suit villa size.
- * 2TV points, Telephone & internet connection (optional), Alarm (optional), Smoke detectors.
- * Internal ceiling heights at 2.4, Paint – Ceiling in flat white: walls, doors & arcs to be same colour low sheen paint.

Q?

How much does it cost to build a transportable home?

A.

Our quality built homes start at \$40,000 depending on design, finishes and inclusions

Q?

How long does it take to build a transportable home?

A.

Our standard homes normally take between 6-8 weeks to build.

Q?

Is it possible to make changes to the plans?

A.

It is possible to make changes to our plans as long as it doesn't affect the structural frame.

Q?

Do your homes come as a flat kit or portable ready for onsite connection?

A.

Our homes are built ready for onsite connections and are installed complete.

Q?

Can I have a granny flat that accommodates the aged and people with disabilities?

A.

Depending on design and requirements we can build a granny flat to suit for individual needs.

Q?

What materials are used for the frame?

A.

Our frames are built from steel and on 16mm skid plates. The roof is built using trusses like a normal house.

Q?

Are there any hidden costs?

A.

Once the price is established and contracts are signed, there are no hidden costs unless you change your mind and alter or add items to your design.

STANDARD INCLUSIONS:

- * All steel bottom base on skid plates.
- * Flooring yellow tongue.
- * All steel frame / walls.
- * External walls to be rendered or otherwise specified.
- * Gable roof or Skillion.
- * Colour bond – roof and spouting.
- * Insulation foil & insulation to external walls & roof.
- * Aluminium windows.
- * Fly screens to all windows.
- * Colonial skirts & arks.
- * Sliding door or front door.
- * All internal 10mm plaster board & WRB plaster board in wet areas.
- * 55mm (SCOTIA) Plaster cornices.
- * Laminated kitchen & bench tops with overhead cupboards (colour of choice).
- * Kitchen door handle (customer to choose).
- * Internal kitchen cupboard will be made with whiteboard.
- * Stainless steel bowl, sink & flick mixer.
- * Tiles in shower walls & floor (customer to choose colour/style).
- * Pivot shower screen; mirror over vanity & exhaust fan.
- * Vanity basin to bathroom.
- * Flooring to be fitted with timber floating floor board or other as specified.
- * Bedroom to be fitted with carpets (customer to choose colour/style).
- * Electric hot water system with the Option of Gas.
- * Range hood, cook top and oven (600mm).
- * Air-conditioned & Heating to suit villa size.
- * 2TV points.
- * Telephone & internet connection (optional).
- * Alarm (optional).
- * Smoke detectors.
- * Internal ceiling heights at 2.4.
- * Paint – Ceiling in flat white: walls, doors & arcs to be same colour low sheen paint.

CUSTOMER INFORMATION FORM:

Date:

(1) First Name:

.....

Last Name:

.....

Contact Info

Business:

Mobile:

Email:

.....

Fax:

(2) First Name:

.....

Last Name:

.....

Contact Info

Business:

Mobile:

Email:

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Fax:

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Postal Address:

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Post Code:

City: Melbourne/ or

State: Victoria/ orAustralia

(Once completing page 6 & 7 you can mail / Email or you can just bring it to us in person.)

Diamond Villa Homes

59 Slater Pde Keilor East 3033, Melbourne. Email: sales@diamondvillahomes.com.au

What are you interested in:

Which floor plan from Diamond Villa Homes webpage are you interested in.

www.diamondvillahomes.com.au

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Villa () Granny Flat () Cabins () Sleep outs () Offices ()

1 Bedroom () 2 Bedrooms () 3 Bedrooms () 4 Bedrooms ()

Name of floor plan:

.....

Address to be delivered:

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Post Code:

City: Melbourne/ or

State: Victoria/ orAustralia

NOTES:

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(Once completed page 6 & 7 you can mail / Email or you can just bring it to us in person.)

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What Steps You Need to Take:

Step 1

Speak to one of our Diamond Villa Homes representatives.

Step 2

Make an appointment and Speak to our Building Surveyor.

(See Page 9 for more info.)

Step 3

Make an appointment and Speak to our Architect.

(See Page 10 for more info.)

DIAMOND VILLA HOMES:

Mr John Stevanovic

Sales Manager

59 Slater Pde Keilor East, 3033, Melbourne. (03) 933 64 487 / John 0403 165 645

Email: sales@diamondvillahomes.com.au / www.diamondvillahomes.com.au

Building Surveyor:

Mr Charlie Cucuzza

Assistant Building Surveyor

45 Princes Hwy Werribee, 3030, Melbourne, Vic (03) 9742 0894 / ext: 1894

Email: Charlie.cucuzza@wyndham.vic.gov.au

(PO Box 197)

Architect:

Dream design & drafting P/L

Mr Joseph Gattellaro

Director

49/55 Unit? Riverside Avenue, Werribee, 3030, Melbourne, Vic (03) 9974 1625

Email: dreamdesigndrafting@hotmail.com

Building Surveyor:

What you need to take with you when you see Mr Charlie Cucuzza the Building Surveyor.

- 1) Application for a building permit. **(That is provided by Diamond Villa Homes).**
- 2) Owner-builder Application kit & Information Statement. **(That is provided by Diamond Villa Homes).**
- 3) Check if any covenants are on the title or plan of Subdivision that restricts transportable buildings as this will also require a Planning Permit (Effects waiting time).
- 4) Diamond Villa Homes Floor plan. **(That is provided by Diamond Villa Homes).**
- 5) Estimated cost of work to match amount specified on own builder application. **(That is provided by Diamond Villa Homes).**
- 6) Water tanks must be minimum 500mm from boundary.
- 7) Permit fees must be paid to Building Permit being issued.

(For any inquiries / help please contact Building Surveyor, Charlie Cucuzza)

Building Surveyor:

Mr Charlie Cucuzza

Assistant Building Surveyor

45 Princes Hwy Werribee, 3030, Melbourne, Vic (03) 9742 0894 / ext: 1894

Email: Charlie.cucuzza@wyndham.vic.gov.au

Architect:

What you need to take with you when you see Joseph Gattellaro.

- 1) Certificate of Title.
- 2) Plans of subdivision.

(For any inquiries help please contact Dream design & drafting P/L, Joseph Gattellaro)

Dream design & drafting P/L

Mr Joseph Gattellaro

Director

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