



Phone: 07 3888 9399

Fax: 07 3888 9344

mackays@houseremovals.com.au

www.houseremovals.com.au



The Complete Guide To Relocating Beautiful Queensland Homes.



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The complete guide to relocating beautiful Queenslander homes.



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Introduction

Mackay & Sons House Removals of Narangba, Brisbane, was founded in 1966 and is still family owned and operated by the family's 3rd generation. Due to being a family run business we pride ourselves in offering a quality service. We are one of the largest, oldest and most experienced house removal companies in the business. We have completed and resolved all types of removal problems and covered all aspects of house removals from 1 piece to 6 piece moves, moving the largest and most difficult of buildings and structures.

Our services include private house removal, house sales, on-site house moves/slides, boat moves, house moves by barge, raise and restumping, demolition, assistance with certification, asbestos removal and much more. Our knowledge of the industry, now being over 50 years, along with our custom made state of the art machinery, allows us to perform the largest and most testing of jobs.

We understand that purchasing or relocating a removal home can be very daunting, our friendly and professional staff will endeavour to make your experience positive and gratifying. With our many years of experience in the industry and focus on customer service we hope to be the first choice for anyone wishing to relocate or purchase a removal home. Our pricing is competitive, our workmanship is superior and our staff well organised. Please call our friendly staff today for further information.

All our building work is insured with the Queensland Building and Construction Commission and we have our own private insurer which covers you from commencement, while in transport and until it is lowered onto foundations at your site.



50+ Years Experience Relocating Homes



My grandfather John Mackay (in the front row in the white singlet) started restumping and moving houses over 52 years ago.

My father is the young boy sitting on the hood, I grew up listening to stories of him as a boy at work with my Pa. I'm proud to now have my own stories to tell my children.

Moving houses is more than a job to me, it's a passion and a lifestyle rolled into one. I live for it, but I also live for my kids. I hope that my children want to be apart of what I am working so hard to build. Even if they don't, I hope they have good memories of riding in the trucks and running around the office seeing all my hard work is for them.

I'm proud to be a 3rd generation house removalist.

Robbie Mackay
Owner | Director
Mackay And Sons

Why relocate a home?



Quality building materials & craftsmanship

The population in Australia has dramatically increased from the 1950's which has created a huge demand for housing.

Houses were built using inferior quality building materials and in a quicker time frame to meet demand.

Pre-war homes were built using superior timbers that are now limited in quantity which makes them very costly to replicate. Even post war homes were built using superior quality materials than homes today.



The classic Queenslander style that can't be replicated

A replica will always be just that...a replica. You can spot it from a mile away!



Recycle, reuse, re-Love

Recycling a home is also environmentally friendly. Why not recycle someone else's past to become your future? Each home has its own story, its own history of the families that called it home for many years.

You have a strong base to work with, renovate the kitchen or bathroom to your own taste.

Repainting the walls is something you can easily do yourself as well to give the home a whole new look.



Cost effective

Can you imagine owning your home outright? For many of our clients this is their reality.

By selling their inner city home and purchasing a much cheaper rural block they are able to buy their removal home outright.

Finishing with a small or no mortgage while also embracing a quieter way of life to retire, raise a family or enjoy the simple things in life.

How to start your journey

A photograph of a white removal home with a wide veranda and decorative railings. The house has a light-colored exterior and a dark roof. The veranda is covered with a white awning and has a white lattice railing. The house is set against a blue sky with some clouds.

Finance

Firstly start by speaking to your banking institution or broker to see if you will be able to finance a removal home. Unfortunately it can be tricky to have a loan approved for a removal home without equity or a guarantor.

Style of home

Work out what style of home you prefer, and what features you are wanting in a home. How many bedrooms do you need? Do you want verandas? Do you want VJ boards? Create your wish list and attend our yard to find your new home.

Contact your local council

Call or visit your local council to discuss placing a removal home on your block. Owners are also required to pay a bond to ensure the approved plans are adhered to and all nominated work is completed. The amount of bond varies with each council. Bonds can be secured with cash, but often a bank guarantee can be used as an alternative.

Block of land

Decide on where you wish to purchase land and secure the land before buying your removal home. Ensure that services are already connected to the block or if they need to be connected obtain quotations prior to purchasing. We recommend securing land prior to purchasing a home to be relocated as this can delay the process.

Don't be afraid to ask lots of questions!

We understand that most of our clients haven't relocated a home before. We are here to help and answer any questions that you may have. When you are ready to take the first step, call us to make an appointment to sit down with one of our friendly staff members to discuss relocating a home face to face in our office.

Find a suitable block

Finding a suitable block is your first step when preparing to relocate a home.

Once you have found the land, check with your council to ensure that you can relocate a removal home to the site. In 99% of cases there is no reason for council to not allow a timber home to be moved into your street.

Talk to a private certifier to find out further information such as if you have a building envelope and if there are any overlays on your land. We have certifiers that we can refer you to, please feel free to contact our office.

Once you know the size of your building envelope you can then ensure that you purchase the correct size home for your block without needing to apply for council setbacks and the triggering of a town planning application.

NOTE: It is a good idea to have a soil test completed during your due diligence period. Once obtained we can advise if you will need footings deeper than our standard inclusion. Whether you do a removal home or a new built, you don't want to be stuck with land that has poor soil and is costly to build on.

Sloping blocks

Have you found a block of land in a great area for a great price but there's a catch! It is hilly with little flat areas. A removal home may be your solution. We have specialised equipment that helps to position homes over crevasses or on sloped terrains. If you're unsure, please don't hesitate to contact us, we will book an appointment with one of our House Removal Assessors to visit your site and confirm suitability for a removal home to be delivered.





KEY
MOLITION

TIPS

Regardless of if you relocate a home or build new, you will need to comply with the overlays on your land. Don't let it deter you from a removal home. If possible utilise the natural light and heat from the sun in the rooms to reduce electricity costs. If you have a bushfire overlay, you can possibly reduce your Bushfire Attack Level (BAL) by clearing trees and vegetation. Prior to purchasing a block, it may be worth having a soil test completed to check the soil type. If the soil is highly reactive you will incur extra costs.

Inspecting your block

Block inspection

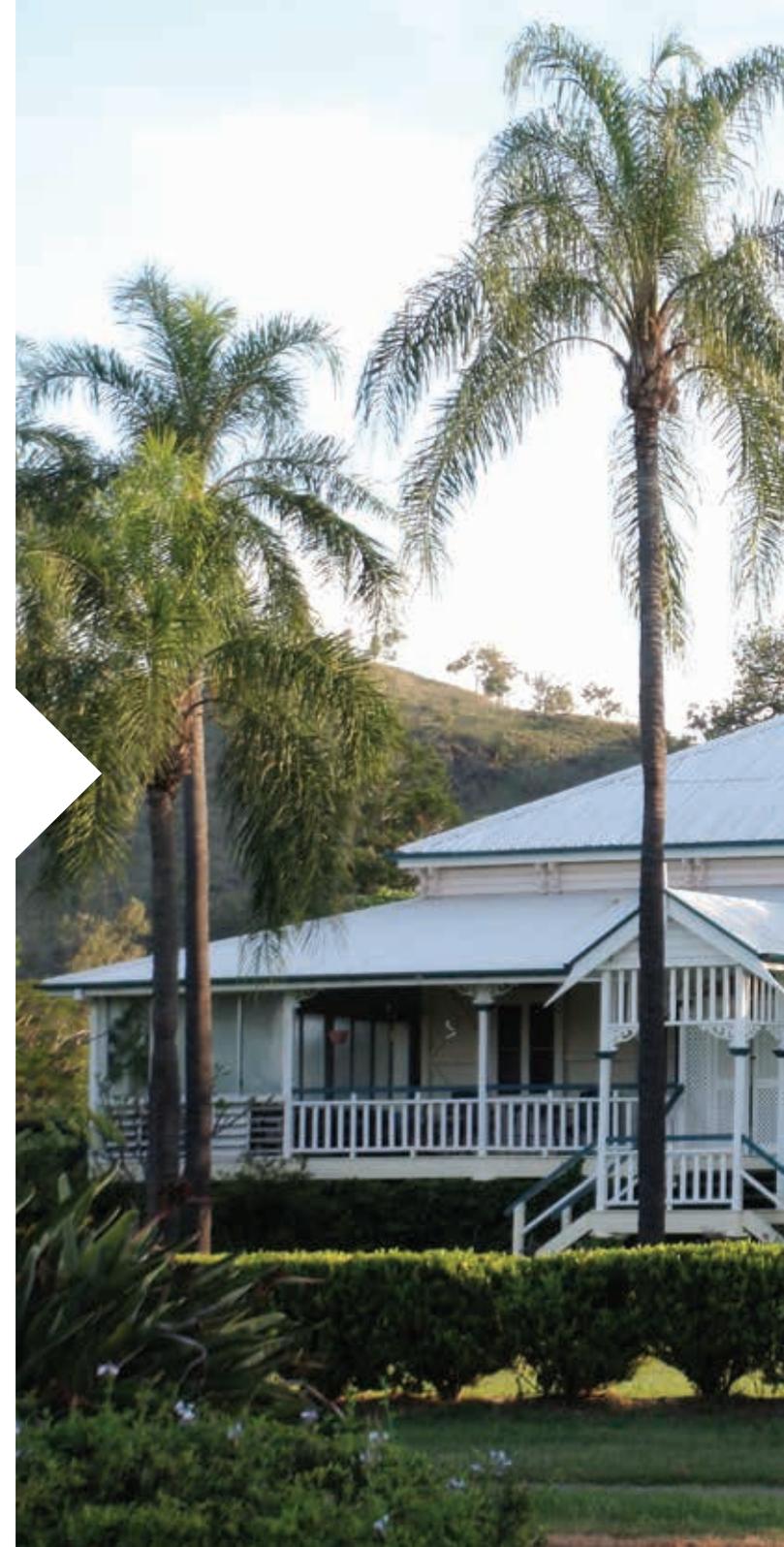
If you are unsure if your block is suitable, you can book one of our House Removal Assessors to inspect your block and advise you of the suitability and confirm access requirements.

After the block inspection we will advise you:

- If any trees will need to be removed
- If you have any size restrictions for the sections of home that can be delivered
- If a ramp, winch truck or crane will be required for sloping blocks
- Any other additional costs to consider
- If any fences will need to be dropped

If you are wanting to purchase one of our homes we can have an assessor out to your block usually within 48 hours. If your block is within a 2 hour proximity of our depot this service is free. Delivery sites that exceed this proximity may possibly incur a small fee that is refunded back to you if you proceed with purchasing a home.

If you live interstate and can't attend the inspection you can provide us with a mud map of where you would like to position the home.





Reconnection investigation

Electricity connection

Investigate if electricity is readily available to your block. If your block does not have electricity connected obtain quotes prior to purchasing the land.

Find your distributor

View the maps to identify whether your distributor is Energex or Ergon Energy.

Energex is a government-owned corporation which supplies customers in South East Queensland.

Ergon Energy is a government-owned corporation which supplies customers in regional Queensland.

Essential Energy is a New South Wales energy distributor, which supplies areas in and around Goondiwindi (close to the Queensland – New South Wales border).

Your block may already have power connected outside of the property, in that case you will only need to engage an electrician to reconnect an active line to your home.

Not all homes will need to be rewired, this will depend on the condition of the current wiring and if it has a safety switch to current standards. Prior to purchasing a home you can have any tradesman you like inspect the home to provide you with quotations to complete works.





Sewer Reconnection

Is your block sewered or unsewered?

If you are unsure if your block is sewered or unsewered you will need to call your local council who will be able to confirm. If your block is unsewered you will be required to install an approved onsite wastewater system.

An on-site sewerage facility is any system that stores, treats and disposes of household wastewater on the property. Remember that it will need to be a system that your council approves.

If your block is sewered you will need to engage a plumber to reconnect your home to the sewer line that will run along your property.

Asbestos

It is very common for asbestos to be present in older homes

We are licence Class A Asbestos Removalist and can remove the asbestos from your home prior to relocation for an additional fee. For all the homes that we have listed for sale we have an asbestos report for the home for suspected asbestos materials that we can make available to you when requested.

At Mackay & Sons we hold an exemption which enables us to relocate homes containing asbestos material. If there is asbestos present and this is in good condition, your home may be relocated without removing the asbestos. You will need to check with your council to ensure they allow removal homes containing asbestos. If the council does not allow asbestos you will need to ensure this is removed prior to relocation.

NSW Police will not escort a load that contain asbestos materials. Unfortunately even if your council in NSW allows for it to be present you will still need to have it removed to suffice NSW Police.

Council Bonds

Some councils require you to pay a bond prior to the certifier being able to issue your building approval to relocate your home. Certain councils have a set bond and others will issue the bond amount based on the condition of the home and what works will be required to complete the home in order to obtain your certificate of occupancy.

The removal bond is refunded to you progressively or in full upon a certificate of occupancy being granted.

COUNCIL	BOND	ASBESTOS
Brisbane City	No bond	Asbestos is generally allowed
Bundaberg	\$15,000 generally around. The bond is based on the condition of the home	Asbestos is generally allowed
Fraser Coast	\$40,000 maximum based off costs to complete the house	Asbestos is generally allowed
Gladstone	\$30,000 Firm	Asbestos is generally allowed – must be fully sealed
Gold Coast	No bond	Asbestos is on a case by case basis
Goondiwindi	\$10,383 rural and \$22,500 town plus \$1,869 roadside bond	No asbestos allowed
Gympie	No bond	Generally internal asbestos is allowed. No asbestos roofs are allowed
Ipswich	No more than value of the building work required for house to reach council standards	No asbestos allowed
Lockyer Valley	Around \$20,000 but is based on the condition of the home	Generally internal asbestos is allowed
Logan City	\$20,000	Generally internal asbestos is allowed
Moreton Bay	\$51,000	Asbestos is generally allowed
Noosa	\$20,000	No asbestos allowed
North Burnett	\$12,000	Asbestos is on a case by case basis
Redland Bay	\$50,000 but is based on the condition of the home	No asbestos allowed
Scenic Rim	\$20,000 upwards plus infrastructure charges (non refundable) -\$11,00 for 2 bedroom home and \$15,000 for 3 bedroom home	No asbestos allowed
Somerset	No bond	No asbestos allowed
South Burnett	\$40,000 but is based on the condition of the home	No asbestos allowed
Southern Downs	\$10,000 but is based on the condition of the home	Generally internal asbestos is allowed. No asbestos roofs are allowed
Sunshine Coast	\$20,000 but is based on the condition of the home	Asbestos is generally allowed
Toowoomba	\$15,000 upwards. Bond is based on the condition of the home	Asbestos is generally allowed
Western Downs	Bond request report needed and building inspector decides the bond based on the condition of the house	No asbestos allowed

Please Note: Council requirements and bonds are current as of date of printing and are subject to change. It's recommended you contact your local council to confirm current council requirements and bonds.



Purchasing a home

Pre-loved character homes

Our website is updated with all our current homes for sale. New stock becomes available almost on a weekly basis. With our 3D home tours on our website you can also view our homes from the comfort of your own home or on the go on your smart phone. We are leading the house removal industry with the latest technology on offer.

Come in and view our homes in our depot anytime during office hours. Walk around at your own pace without the pressure of salespeople.

Our office is open Monday to Friday 8.00am to 5.00pm and Saturday from 8.00am to 2.00pm.

Alternatively book in to view the homes being sold from their current site.



www.houseremovals.com.au

What is included in the price of our homes?



The entire house

You will own the entire home in its current condition.

If you purchase the home from our depot, it will include 6 months free storage.



Delivery to your land

Our price includes delivery within 100 kms of the homes current location. Delivery sites exceeding the 100 kms will incur an additional fee of \$35 per km for a one section relocation and \$50 per km for a two section relocation.



Insurance

All our homes are 100% covered for major structural damage during relocation.

We are also covered for \$20 million public liability insurance.



Supply and installation of low-set foundations

Supply and installation of new standard low-set foundations up to 900mm above ground.

- 75x75x4mm Steel columns
- Pier holes to a depth of up to 900mm x 450mm diameter
- Concrete supplied and installed
- Doming on piers if required



Assistance with plans and approvals

We will help assist you with obtaining quotations for your building designs, engineering and building approvals. We will guide you through the process and liaise with your certifier to ensure that your approvals are proceeding. If there is any additional information that is required we will help you to obtain it.



Experience

Mackay & Sons was established in 1966 and is still family owned and operated.

With over 50 years in the industry we are the specialists in difficult relocations. You can be rest assured that your home is in good hands.

Building plan and approvals

Engaging a private certifier to lodge your building application with council is your next step. It is best to use a certifier that has issued approvals for removal homes previously and has a good knowledge of how the process works. While it is similar to a new build application there are a few differences.

Building plans will need to be drawn up and lodged with council.

If that all seems slightly daunting don't worry, we offer a free service to help you obtain quotations for certifiers and building designers that are experienced with removal homes. Throughout the process we can guide you and help to follow up with the progress of your applications.

Final stumping design

Once you have your finalised plans we can advise of any extra costs over and above our standard included low-set stumping. We include standard low-set stumping with the purchase of a home from us. This covers the supply and installation of:

- Steel columns 75x75x4.0mm
- Up to 900mm above ground x 900mm deep x 450mm diameter

If for example, you are stumping the home high-set to 3000mm above ground you would pay for the extra height difference from 900mm to 3000mm.

The depth of your pier holes is determined by your engineer and is based on the type of soil at your site.

If you are wanting to build in underneath your home, your plans will detail the steels required to support the home to enable columns to be removed. We are able to install all additional steel work such as UB or PFC beams at an additional charge. When discussing your plan with your draftsman and engineer you can save on costs by hiding columns in wall cavities. Don't worry though we can quote the additional steel work on your draft plans, if your design exceeds your budget you can revise the plans to try and minimise additional costs. For pier depths required over 2000mm screw piers may be a cheaper alternative. Screw piers (also known as screw piles) are a great alternative to using traditional stumps. The piers are long steel tubes with a screw head at one end which is screwed into the ground. We then weld the traditional steel columns to the top of the already installed screw piers.

All of our building works in QLD are insured with the Queensland Building and Construction Commission. In New South Wales we register Home Warranty Insurance with a private broker for all building works over the value of \$20,000

S

Some councils require a bond to be paid prior to the final building approval being issued. In order to have it refunded quickly you need to complete the home to council standards. If you are needing the bond refunded quickly it is best to not change the layout of the home or add renovations to your plans. You can have the home signed off and complete the renovations in a separate application.

P

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T

Prior to delivery

You will need to ensure all works required to enable the delivery of your new home is completed prior to Mackay & Sons arriving to site.

You will also need to organise a Surveyor or competent person to peg out the 4 corners of where the home is to be positioned. This is especially critical if you are placing the home close to side, front or rear boundaries.

We will require you to be on-site for the delivery of your home to confirm the positioning of your home.

Talk to your bank to ensure you will be able to have funds released as per your payment schedule. Keeping in mind that we need you on-site and you may not have internet reception on rural blocks to transfer funds. You may also need to increase your daily transfer limits.



Loading of your home

Our experienced team will load and transport your home on our state of the art custom built house relocation trailers. This is a meticulous process and should only be completed by experts to ensure there is minimal damage to the home. Generally homes can only travel in one section when they are no greater than 8.5m wide. Homes wider than 8.5m will need to be cut into 2 or more sections. The access into your block will also play a role in the size of the sections we can deliver and the width of the sections.

One section relocation

Loading of a home travelling in one section is completed in one day.

Two section relocation

Loading of a two section home can take 1 to 2 days to complete. The relocation is booked for the night the loading has been completed.



Delivery of your home

Once your building approval has been issued, we can then obtain a road permit with all of the relevant third-party approvals in order to relocate your home. We then organise the police escorts and pilot vehicles for the relocation.

To ensure the safety of other road users the relocation will commence late at night and be completed by early morning. The morning your home arrives on-site our team will quickly move the home into its final position and commence rejoining the home if it has been transported in more than one section. Once the home has been rejoined the roof is re-pitched if the roof was required to be lowered for transportation.

Stumping of the home will also commence upon delivery. Once we have excavated the pier holes, we will arrange for the engineer, certifier or local council to perform the footing inspection. Once the pier holes have been passed, we are then able to install the new steel stumps and pour the concrete. Once the concrete has cured the homes is lowered on to the new foundations.

Approximately 1-2 weeks after the relocation our finishing team will attend to site to reinstate any existing skirting and architraves. Doors and windows will also be checked to ensure they are opening correctly. We repair damaged plaster work for our homes delivered within 100km of our Narangba depot.



After delivery

Once we have completed the delivery and installation of the home onto piers, you will need to arrange for a licenced tradesman to complete the re-connection of power, water and sewerage. You will also need to complete all requirements stipulated by your council in the Amenity & Aesthetics Approval (A & A)/ Bond Assessment as well as the conditions of your building approval and engineer.

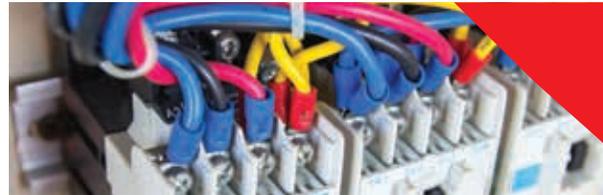
Once you have completed all required works you will need to arrange for your certifier to complete your framing and final inspection. You will need to have ready any applicable certificates such as the form 16 for your footing inspection and form 16 for your smoke alarms.

The information below is a guide of what will need to be completed if you have not made any changes to the layout of the existing home and you do not have any overlays such as a bushfire overlay. Changes to the layout can result in additional certificates and inspections being required.



Plumbing

You will need to engage a licenced plumber to reconnect the plumbing and either connect into town sewerage or the installation of a septic tank as per your waste water design.



Electrical

Your home may need to be rewired and will need to be reconnected to power by a licenced tradesperson. Photoelectrical smoke alarms will also need to be installed to comply with Australian Standard.



Stairs

Once your home is stumped you will need to arrange for stairs to be installed by a licenced tradesperson.



Roof

If your roof is in substandard condition it may need to be painted, repaired or replaced. New guttering and downpipes may also be required.



Tie Downs / Bracing

Top & bottom plate tie downs also known as wind or cyclone bracing will need to be completed to comply with the current Australian standards.



Exterior Aesthetics

The sub-floor area will need to be enclosed with palings/battens as required by most councils. The exterior paint work must be in good condition.



Renovations

You can start your renovation in our depot prior to the home being relocated. Many clients paint the home exterior. You can save a lot of money on scaffolding should you be placing your home high-set at the new block.

Cheaply revamp your kitchen by replacing the tops, changing the handles and painting the cabinets. Add warmth by installing open timber shelving and mix up the old with new, install modern white cabinets with a rustic timber island bench.

The majority of our homes have timber floors, pull up the carpet and hire a floor sander from Bunnings and bring those floors back to new. Installing new floors can cost you tens of thousand but if you are willing to get your hands dirt this can cost less than \$1,000.

Don't be afraid to give something a go, re-tiling a kitchen splashback can change your kitchen dramatically and there are many online videos to walk you through the process. Look out for small quantities of leftover tiles on places like Facebook Marketplace, you can get them for a fraction of the cost for small areas like your splashback.

Preparation prior to relocation can save you money. If you have an electrician professionally decommission air conditioning units they can be reused. Remove any lead light or coloured glass just in case it is damaged in transit. Also remove the hot water system and transport to your new site to save purchasing a new one.

You may be able to have your roof restored and painted rather than completely replacing. This may also be completed in our depot prior to relocation to save on scaffolding costs at the delivery site.

Wall paper can add a dramatic change and add that homely feel. Wall paper can even work in small areas, go bold in a small space like your bathroom.

Add character to your home! We have some lovely semi modern homes which look lovely with a front veranda and some decorative brackets. Keep the theme going inside by adding a dado rail with VJ panelling or ascot panelling, you have now economically give your home some of the much loved character without the expensive price tag.



Add some quirky pieces in your home. You can create interesting talking pieces by turning an old dresser or hall stand into your bathroom vanity. Purchase a cheap door from Facebook Marketplace and turn it into a barn slider, the ideas are endless.

Paint is a very inexpensive product but can improve a property immensely. Paint will give you a 1 to 10 return on investment, where else can you get this kind of return for your money?! Take the time to practise painting and learning skills such as cutting in. By holding the brush correctly and on the right angle it is easy to do, you get a great finish and you don't have to waste time using expense tape.

Don't be afraid to spend money hiring equipment, a paint sprayer can save you many hours and time is money. Paint and varnish can be removed from old door knobs and then you have antique or vintage door furniture that can be very expensive to replace.





Estimate of additional costs

Required for all homes	Estimate
Electrical reconnections	\$4,000 to \$10,000
Plumbing reconnections	\$5,000 to \$10,000
Tie downs / cyclone proofing	\$6,000 to \$8,000
Soil test	\$400 to \$750
Plans	\$2,500 to \$3,500
Certifier and council fees	\$5,500
QBCC insurance	\$795
Stairs	\$1,500 to \$5,000
Maybe required for your home	Estimate
Council bond or infrastructure charge	\$0 and upwards
Barge to the islands	\$8,000 to \$13,500
Galvanizing of stumps	\$2,000 to \$10,000
Additional KM	\$0 and upwards
New roof	\$10,000 to \$15,000
Surveyor	\$500 to \$2,000
Septic system	\$6,000 to \$12,000
Wastewater design	\$600 to \$800
High set stumping	\$10,000 to \$25,000
Bush fire assessment	\$500 to \$1,000
Infrastructure charge	\$10,000 to \$20,000
Renovations	\$0 and upwards
Letter of final approval	\$150 to \$1,100
Asbestos removal (NSW / certain councils)	\$40 per meter square
Works required on your block	\$0 and upwards
Living away from home allowance	\$180 per person per night
Stumping (over 50km from Narangba depot)	\$55 per stump

Trade prices are a rough estimate only, a site specific quote will need to be obtained for the connection of services, stairs, roof replacements etc. All other costs are current as of printing.

Delivery to New South Wales

We regularly deliver homes to New South Wales. We will travel to all areas of New South Wales. All our homes are listed for travel in QLD please contact us if you would like an estimate to transport a home to NSW. There are additional charges to consider when relocating a home to New South Wales:

Additional kms

We include 100 kms in all our relocation's, after the first 100 kms each additional km is charged at \$35 for a one section relocation or \$50 for a two section relocation. Three section relocations are charged at \$85 per additional km.

How many sections the home will travel in

New South Wales has different road width restrictions for travel in comparison to QLD. The home may need to be transported in sections no larger than 5.5m wide, this will be determined by the road access to the delivery site and it is also at the New South Wales road authorities discretion.

Asbestos removal

All the asbestos must be removed from the home prior to relocation.

Delivery to the Redland Bay Islands

We deliver homes regularly to the Redland Bay Islands such as Macleay Island, Russell Island and Lamb Island.

There are additional charges to consider when relocating a home to the islands such as:

Barge fees

1 section relocation	\$8,000.00
2 section relocation	\$13,500.00

This includes the cost to have your home brought over on a private barge and the cost to have our utes and trailers brought over on the Moreton Bay Island Ferry.

Hot dip galvanising the steel stumps

Due to the close proximity to water. Hot dipping is charged by the weight of the steel required. Please let us know if you would like an estimate.



Second dwellings

If you are wanting to place a second dwelling on your land it is critical to call your local council to ensure this is permitted. Each council has a different requirement, check with your local council what criteria your second home must meet. *For example:*



Size

The dwelling may be required to have less than 80sqm or 100sqm of habitable living area. Some councils will also have a maximum amount of bedrooms that you can have based off the main dwelling size.



Walk way

You may need to connect your main dwelling and secondary dwelling with a walk way.



Distance

You may be required to place your secondary dwelling within a certain distance from your main home.



Septic

If your site has a septic system you may be able to connect your second dwelling to the tank, if it can handle the extra capacity. If not you will need to install another septic system for that dwelling.



Infrastructure charge

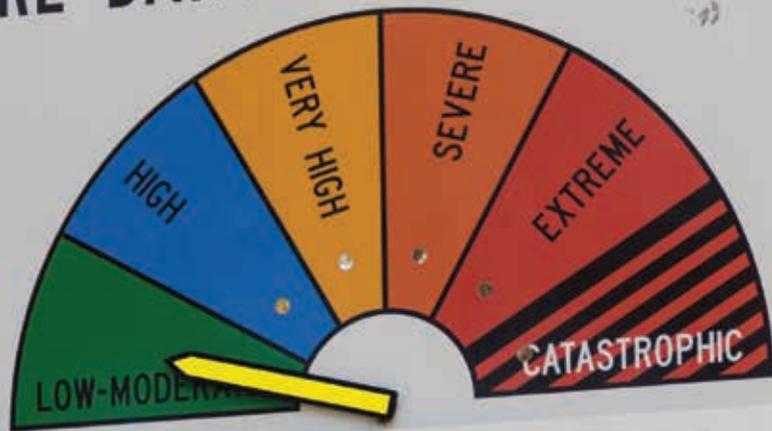
Councils such as the Scenic Rim charge an infrastructure charge for a second dwelling. The cost is based on the number of bedrooms and can be upwards of \$15,000. It is best to talk to your council to clarify the cost as this is not refundable like the removal home bond.



Bond

You will still be charged a bond for a secondary dwelling.

FIRE DANGER RATING TODAY



PREPARE. ACT. SURVIVE

Bushfire overlay

Investigate if your block has a bushfire overlay or is within 100 meters of dense vegetation. If it is determined that a bush fire report is required you will need to have a qualified person prepare a report which will advise your Bushfire Attack Level otherwise known as BAL.

Bushfire Attack Level

- BAL - LOW The risk is very low
- BAL - 12.5 The risk is considerably low
- BAL - 19 Risk is moderate
- BAL - 29 Risk is high

If your Bushfire Attack Level is 19 or over you may need to consider if a removal home is still a cost effective option.

If your level is 12.5 or over you will need to carryout works to the home to bring down the Bushfire Attack Level. For example you may be required to install fire proof screens to all windows, Install ember protection to your gutters or install roof sarking.

If you have a BAL of 12.5 or higher you may be able to clear trees and vegetation to decrease your attack level. It is best to talk to your bush fire assessor regarding different options available to reduce your rating.

Timeframes

Queensland

From the initial purchase of your removal home to delivery on your block you are looking at approximately 16 weeks.

Plans to be drawn and engineered:
2 - 4 weeks

Approvals to be processed once plans are completed:
6 - 8 weeks

Once your building approval has been issued road permits can be obtained:
4 weeks

Some councils such as the Brisbane City Council do offer a "fast tracking system" if your building application meets certain criteria. If you are able to take advantage of this service your building approval can be obtained in a few weeks.

New South Wales

From the initial purchase of your removal home to delivery on your block you are looking at approximately 26 weeks.

Plans to be drawn and engineered:
2 - 4 weeks

Approvals to be processed once plans are completed:
16 - 20 weeks

Once your building approval has been issued road permits can be obtained:
4 weeks

Some councils in New South Wales also offer a "fast tracking system" which allows you to obtain an approval to move the home to your block and be placed on temporary supports. Once the final construction certificate is obtained we can then return to complete the foundations.



Our Insurance

WorkCover

Policy number WCA090717874

Liability

Insurer: Miles Smith International

Limit of indemnity:

Public liability \$20,000,000.00

Products liability \$20,000,000.00

Marine Cargo (Carriers Cargo)

Insurer: Proteus Marine

\$100,000.00 per section of dwelling

Our Licences

QBCC Builders Licence

Licence Number 1172387

NSW Builders Licence

Licence Number 301716C

Asbestos Exemption

This allows us to transport removal homes containing asbestos

Demolition Licence

Licence number 2314062

Class A Asbestos Removal

Licence number 2314303

FAQs

What are the additional costs outside the purchase and delivery of the home?

There are many factors that contribute to additional costs, for example the size of the home and where the home is being relocated to.

Re connection of Electricity

\$4,000 - \$8,000. Please note no two blocks are the same, we would recommend contacting an electrician to assess your block for accurate pricing. We do have tradesman experienced in the reconnection of services for removal homes who can provide you with a quote.

Re connection of Plumbing

\$8,000 - \$10,000. This will depend on the amount of plumbing fixtures, the distance from the main sewer line and your desired hot water system. We do have experienced plumbers who can provide you with a quotation.

Septic System

\$8,000 - \$10,000. This will depend on the type of system required by council, the size of system required for your size home and where you decide to locate your system on your block.

New Stairs Timber

\$3,000 - \$6,000. If you are looking at low-set stairs this will be on the lower end of the scale while high-set stairs will be the more expensive option.

New Stairs Steel

\$2,000 - \$4,000. This will depend on the height of the staircase required.

Cyclone Proofing

\$6,000. Mackay and Sons can completed top and bottom tie downs up to an N3 rating. For higher wind rated tie downs you will need to obtain a quotation from your builder, please note wind ratings can be reduce by planting trees to create a barrier.

Draftsman and Engineering Plans, Council & Certifier Fees

\$8,000 - \$10,000. If you are low-set stumping the home your plans are less expensive as your engineer does not need to design the steel works and cross bracing. Council fees also vary depending on your required application, your certifier can confirm pricing once they have your draftsman plans.

Bush Fire Assessment

\$400 - \$2,000. Not all sites will require this assessment, your certifier can advise if this will be required.

New Roof (if required)

\$8,000 - \$10,000. This depends on the size of your homes and the type of roof material you wish to install e.g. Colorbond, zincalume or tiles.

Surveyor

\$1,000 - \$2000. You will need to engage a surveyor to peg out the position of the home on your block. This is critical for smaller residential blocks where you need to ensure you are complying with boundary setbacks.

Asbestos Removal

We charge \$40 per square meter to remove bonded asbestos.

Concrete slabs/Renovations/Extensions/ STBA from your builder.

Who looks after the council applications/building approval to place a removal home on my land?

We understand how daunting it is if you have never completed a building application before. We will help assist you in obtaining your building approval and are here to answer any questions that you may have, free of charge! We can recommended a building certifier and help you obtain a quotation and you can also make us an authorised contact to help you gather any information that you may require.

Can you relocate my home or a home I have purchased privately?

Yes we sure can, we not only relocate the homes we sell we also relocate homes that our clients have purchased themselves or their beloved family home.

How far do you travel?

We will travel anywhere within Queensland and New South Wales. There are additional costs to travel after the 100 kms included in the price. We charge a per km rate travelled over the first 100 kms, the rate is determined by how many sections of house are being transported. The extra km rate is to cover the cost of the police escorts and the pilot vehicles which are very costly for long trips.

Are there additional costs to travel to NSW?

Yes, this is mainly due to New South Wales having different road restrictions to QLD. In QLD we are able to travel in one section sometimes up to 10m wide. In NSW we are restricted to 5.5 - 6m wide. This unfortunately means that the house you are wanting to transport will need to be cut into smaller sections and will incur additional fees.

Can I get you to stump my home high-set?

Yes, the height of the stumps is your choice. The price will vary depending on your engineers specifications, if are wanting to highset the home this can be anywhere from \$4,000 to \$6,000. If you wish to highset the home and build in underneath there will be an additional cost to install beams to reduce the number of posts therefore increasing the cost from \$10,000 to \$20,000.



Private relocation of homes

At Mackay & Sons we don't just relocate our own homes, we can also help with the relocation of a home you have privately purchased or been gifted.

To give you a quotation we will only require the starting address to perform a desktop appraisal, based off the homes width and length we can give you an estimate of cost for the relocation within 100 kms. Once a delivery site is confirmed we can then determine the extra kms.

When you are ready to proceed we will arrange for one of our Assessors to complete a site inspection at both the starting and delivery site, this is to confirm access and give you a firm price for the relocation.

We also assist our private relocation clients with their building approvals and certification at no extra charge. We want our clients' experience to run as smoothly as possible, therefore, we offer as much information as possible about the process.

TIPS

- Make sure you have a written agreement with the seller / current land owner of the home.
- You may encounter delays along the way which means additional time is required to remove the home from site. Ensure there is a clause to cover any unforeseen issues as you will have invested thousands of dollars in plans and council fees.
- The land owner will be required to obtain a Demolition Approval to have the home removed from site. Will that be at your cost or theirs?
- Are you required to leave the block clean, post removal of the home? We can assist you with a standard site clearance of the remaining building materials and concrete driveways etc. Prices start at \$5,000.00
- Abolishment of the power and gas may take up to 30 days to be disconnected, if the home is occupied prior to the relocation make sure this is booked in time by the current owner.
- Has the seller/owner provided you with an asbestos audit for the home? If they haven't then it would be worth paying for an audit to be performed to make sure you know what you are buying. If there is asbestos in the home we can remove it prior to relocation for an additional charge.

Case study

Kierra's Gumtree Farm House

What were your first thoughts about moving a house as opposed to building?

"Our initial thought was to build, but when we looked at the type of house we wanted for the farm, we felt a new home was out of place. We couldn't build a Queenslander within the budget, so relocating an existing home with all the character intact was our dream!"

What made you even think about moving an entire house? Where did you see it?

"GOOGLE! I researched homes for months before we found the one. Initially driving past the yard and seeing the potential homes waiting for someone to love them."

What was the final decision that made you choose to move a house?

"It was the home itself, as soon as we walked in, we knew it was the one! It was in wonderful condition and was well maintained by the owner who was a builder. It meant we could get started almost immediately once the house landed."

What fears did you have prior to the house moving?

"Mainly damage to the house during its relocation (being cut in half) and it not fitting in the driveway."

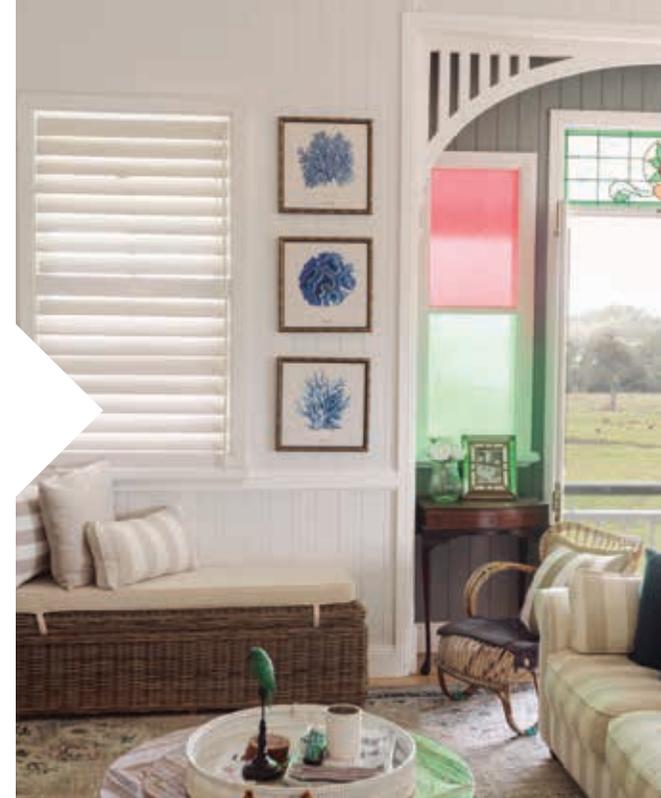
The precision and accuracy by the Mackay & Sons staff is impeccable, they had landed the two pieces, positioned it all before we had got out of bed. It was truly amazing! You cannot even notice the cut now, it is remarkable."

What was the process like with Mackay and Sons, from customer service to the actual move, and after sales care?

"So smooth, I followed the recommendations Kristy had passed on, we used the engineers/architects and certifiers and it was so seamless and I'd even say EASY! I was surprised how painless the entire process was. I would do it again tomorrow, I still look on the website and admire the homes for sale! There was never a silly question, the staff at Mackay & Sons were so helpful and willing to offer advice and support."

Did you save money by moving an existing house as opposed to building, in terms of what you got in the end?

"Absolutely, to rebuild a home of this type is well over \$2-2500 a SQM including the intricate timber windows, architraves, breezeways, floors, 3.4 m ceilings & all VJ lined. We feel extremely lucky to be the new owners of this home and to be able to continue its history with our own family."



Case study

Adela & Nigel's Beach House

What were your first thoughts about moving a house as opposed to building?

"We bought some land opportunistically and needed to put a house on it in a rapid but cost-effective manner. This, plus the aesthetics of a character home, meant moving a home became very attractive."

What made you even think about moving an entire house? Where did you see it?

"Living in Brisbane you see the occasional raised or moved house. We bought the land on Bribie Island and in fact, it was driving along the Bruce Highway and seeing the house yards that made this idea come to the forefront."

What was the final decision that made you choose to move a house?

"A combination of price, timing, the character and underlying condition of the house and the sense that we were recycling something very special."

What fears did you have prior to the house moving?

"Would it make it? Would it fit? Would we have approvals? Would there be any unexpected issues with the condition of the house? A long list."

What was the process like with Mackay and Sons, from customer service to the actual move, and after sales care?

"Mackay and sons were brilliant from day 1 and really helped. They made things that seemed really difficult easy. They really epitomized the spirit of a win / win outcome. Nicole and Melissa were outstanding in terms of customer service and the only minor issue post delivery was sorted out in a prompt and professional manner."

Did you save money by moving an existing house as opposed to building, in terms of what you got in the end?

"I think so, we did not price a new build but my estimate is that in cost we probably saved 30 to 50% for an equivalent sized dwelling. We have also been able to go from settling on vacant land to a fully approved / completed inspected dwelling in 10 months which would not be possible for a new build. And we get a 1920's Queenslander to boot! Priceless."



Case study

Phil's Eumundi Move

What were your first thoughts about moving a house as opposed to building?

"I was hoping that it would work out cost-effective in the long run."

What made you even think about moving an entire house? Where did you see it?

"We had the land ideal for a second dwelling and thought it would be good passive income. I had driven past houses in yards on the M1 to Brisbane many times, which had given me the idea."

What was the final decision that made you choose to move a house?

"I found a good solid house and after meeting Nicole and talking with her she assured me that she would help me with the entire process."

What fears did you have prior to the house moving?

"Not getting the help I needed and costs running out of control."

What was the process like with Mackay and Sons, from customer service to the actual move, and after sales care?

"The help and guidance from Mackay & Sons, especially Nicole was amazing! Callum was also a great help, he was always checking in and seeing how we were going."

Did you save money by moving an existing house as opposed to building, in terms of what you got in the end?

"After asking a builder friend to look over the house in situ and asking what it would cost to build, it worked out nearly 1/2 the price than building new."



Case study

Bianca & Glen's New Home

What were your first thoughts about moving a house as opposed to building?

"Well, my husband researches a lot and he stumbled across the idea. We are from Sydney. I saw potential in the house and then I got emotionally attached to it. We had never built a new home before – we had only done one minor renovation. We were very uneducated. When we first met Kristy and Robbie from Mackay, we had been to another house removal company in Brisbane. We didn't get a really good feeling from the other company, but we got a really good vibe from Kristy and Robbie. They were very patient and educated us about what would be involved."



it and the team at Mackay and Sons were so helpful and informative."

What fears did you have prior to the house moving?

"It was out of site and mind. It was the furthest move Mackay and Sons had done. We thought to ourselves 'I do not know how we are going to do this'. The first night we didn't sleep. We were that scared and that nervous. I thought 'this house is gonna fall'. It is the most amazing thing to watch though. We were nervous and excited. Watching the Mackay & Sons team make the move was incredible. They were so professional and knew exactly what they were doing – they were prepared for everything."

What made you even think about moving entire house? Where did you see it?

"My Husband is the 'Google king' and we have always had a fascination for Queensland homes. None of our friends had moved an entire house – it was a new adventure for us."

What was the final decision that made you choose to move a house?

"It was the home to be honest. When we first turned up, and we walked inside it – we knew it was the one. We were very interested in the history of the home – I still actually research into it today. The house was originally owned by a family in Chermshire who were the first to ever own a car in Brisbane. She is beautiful. The workmanship is amazing. I managed to get in contact with one of the family members of the original owners – that was something very special. There is also something nice about the fact that you can recycle a home. We knew it was very unique. When it arrived at the block in four pieces we thought to ourselves 'Oh, no what have we done, we have a long way to go', but we were very blessed to have a very good builder. He put a lot of work into

What was the process like with Mackay and Sons, from customer service to the actual move, and after sales care?

"In terms of the paperwork – they do a lot of it for you. You don't have to worry about anything – road permits, council approvals – they help you with everything. They are very laid back and easy to get along with. We thought to ourselves 'How are you so relaxed?' – it's because they know what they are doing."

Did you save money by moving an existing house as opposed to building, in terms of what you got in the end?

"It's up to the customer – what they want to do. We could never have afforded to build this house new – and because of this we did save money. It's really chalk and cheese – a new build compared to a restoration."

Wynola is now open as a boutique stay! Check out their journey on instagram @wynola_boomerang

Case study

Wynola - Bianca and Glen's New Home Transported To Boomerang Beach, NSW

What was the final decision that made you choose to move a house?

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What fears did you have prior to the house moving?

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Case study

Mellum House - Donna and Greg transform a house into a home

What were your first thoughts about moving a house as opposed to building?

"We had every intention of building, but you just can't build this anymore. The quality of the home, the structural timber is something you just can't get built today. When I rang up to insure the property – it was over \$800K to rebuild the house – that shows you the level of craftsmanship and quality of timber used in these Queenslander homes. You cannot replicate the old Queenslander."

What made you even think about moving an entire house? Where did you see it?

"We had thought about the idea for years, but we never had the guts to do it. We took the leap of faith. None of our friends had done this before and we had visited the Mackay and Sons yard several times."

What fears did you have prior to the house move?

"We were afraid that the house might fall off the back of the truck. We were also worried about weather because there was pouring rain and we didn't want the house to get wet. We had a very narrow street with massive trees, we had to cut the driveway wider. But Mackay and Sons knew what they were doing. They handled the move like experts. It was amazing to watch them move the house with professionalism

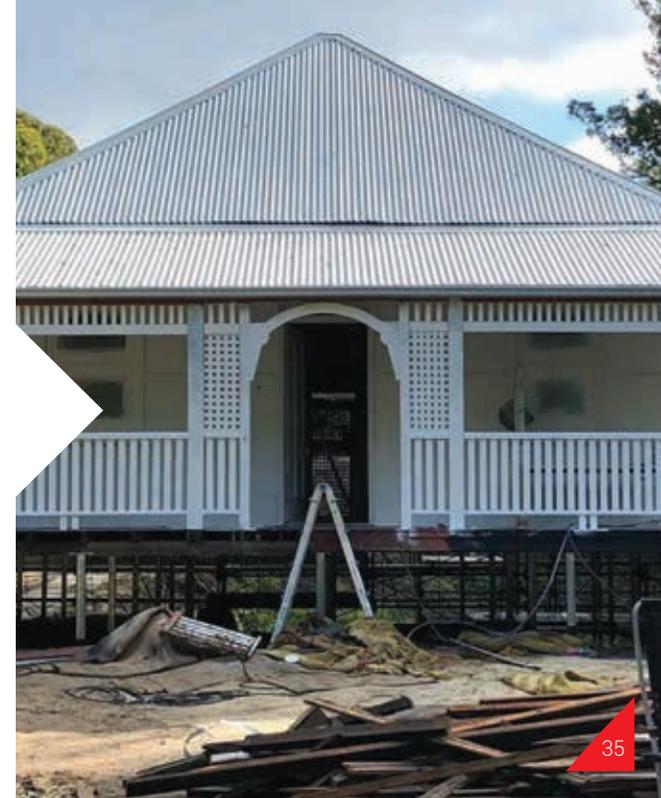
and great care. Its pretty amazing when you see it for yourself. We wanted the least hassle as possible. We told that to Mackay and Sons – they gave us all the information we needed (e.g. they told us we needed a certifier and an engineer) and kept us informed every step of the way."

What was the process like with Mackay and Sons, from customer service to the actual move, and after sales care?

"The process was easy because we did our homework. We found out what we needed to do. Mackay and Sons were happy to help us out with our stupid questions. Every step of the way Kristy was always happy to answer our questions and provide us with all the information we needed so the process was smooth from start to finish."

Did you save money by moving an existing house as opposed to building?

"I saved money cause I could not have afforded to build this house as it stands. These Queenslander homes are of a quality that you just can't get if you build new. We are also in a fire danger zone so we couldn't have had plasterboard in the house. We only did cosmetic changes, which made the process quicker and affordable. We didn't have to do any structural changes."



Case study

What were your first thoughts about moving a house as opposed to building?

"I did look at a new build option, I did get a quote and some plans done up, but you can't replicate the old style house with a new build. The builder who did this for me has a close association with Mackay, which made it easy. I find that new homes just don't have the same feeling as a real Queenslander. The houses have their own little quirks, warmth and character. The little imperfections of the homes make them special and unique"

What made you even think about moving an entire house? Where did you see it?

"I had seen the idea on a few television shows where they remodel older houses. I had also been doing a bit of travel and driven past a few of the house removal yards and thought it might be an option. I wanted something different that had soul. Modern houses are cookie cutters – they are nothing special. My home came from a particular street in Brisbane – I am currently trying to work out how old the house actually is. The homes are built to last. I had a 2 hour session with the builder where we walked through the entire house together, we discussed what was feasible and what wasn't. He gave me broad figures. That helped me. I wasn't going into it blindly. The other good thing is the builder did some work on the house at the yard (e.g. big new deck) – this meant I could get work done before the move. I was also able to get a wood heater and oven delivered to the Mackay and Sons yard and the builder was able to install them at the yard."

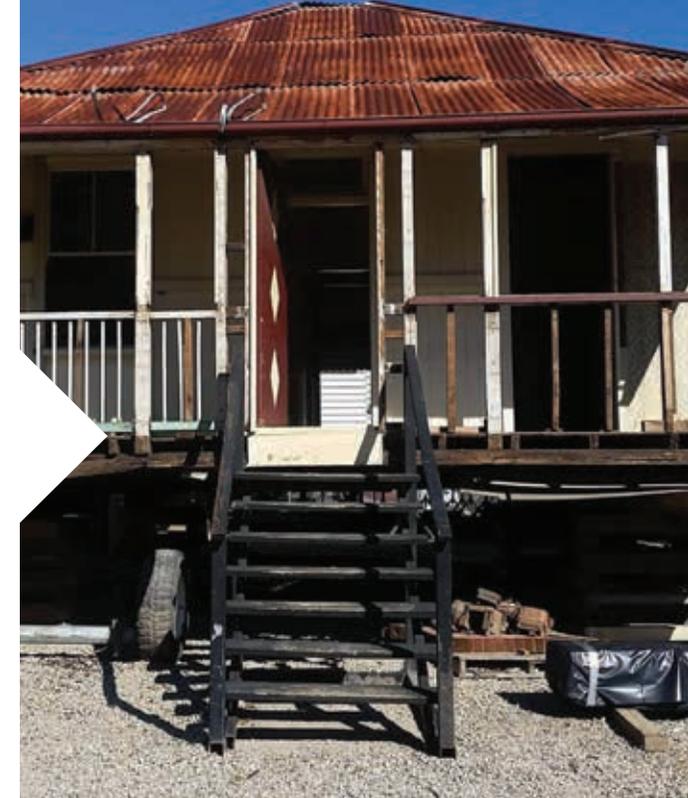
Kerry's beautiful cottage transformation

What was the final decision that made you choose to move a house?

"Several things. It was the architecture, size, and the design of house. Mackay and Sons stripped it back at the yard – that really helped me. You can actually see what you are getting because Mackay and Sons had exposed the walls and stripped back the verandah. The floors were also bare as the floor coverings had been removed. The asbestos was stripped out too. I knew what I was getting."

What fears did you have prior to the house moving?

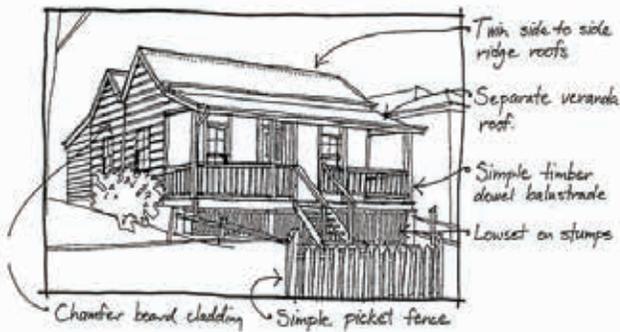
"I had to trust that Mackay & Sons had done this for a long time. One of the ladies I worked with – knew the family. I visited competitor yards, but I knew that Mackay and Sons were the most experienced. I think what alleviated my fears is that Mackay and Sons came out to the land and assessed what would be involved in the house move and the restumping. Mackay and Sons made it look easy on the night of the move. Being a single female – you have more reservations; you don't have anyone to bounce your ideas off. I did lots of homework and Robbie Mackay had come out twice to assess my block of land. The night they brought it out was really lucky because it didn't rain. Mackay and Sons were only on-site for 45 minutes – it was actually a very quick process to place the house down and put a tarp over it. They came back the next day to do the restumping. There were lots of fears I had overall, but Mackay and Sons handled the move like experts."



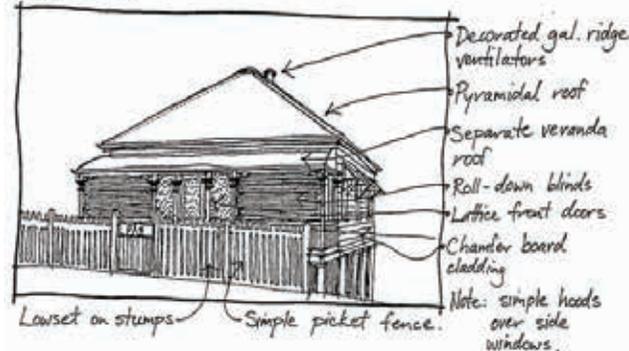
Styles of homes

Late colonial period (1870's - 1880's)

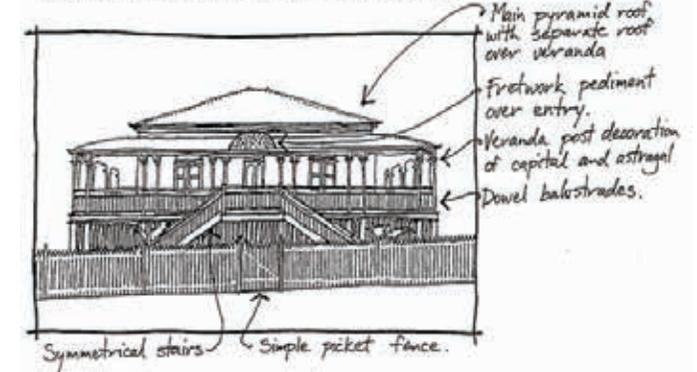
M-roof cottage



Pyramid roof



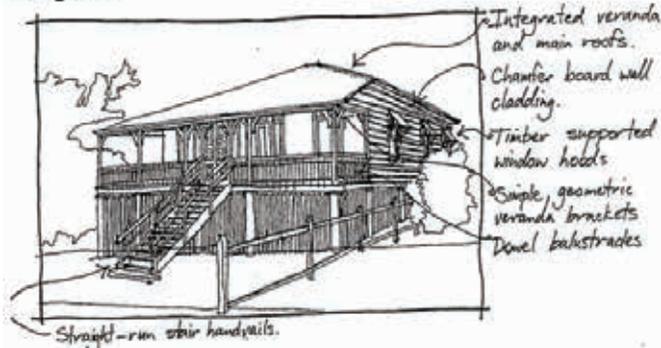
Short-ridge roof with encircling verandahs



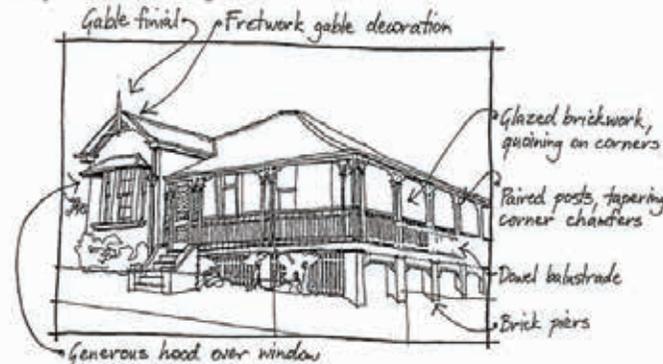
Late colonial period (1890's - 1910's)

Federation period 1890s-1910s

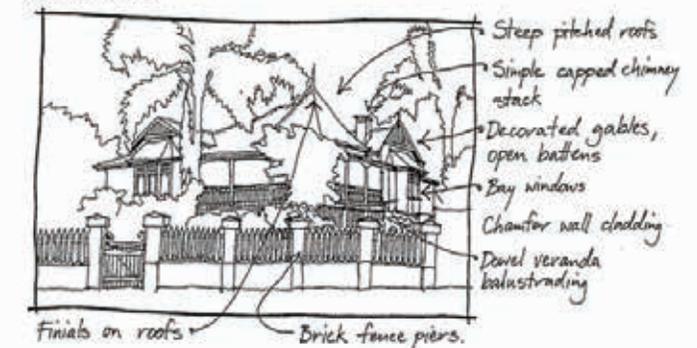
Bungalow



Asymmetrical bungalow



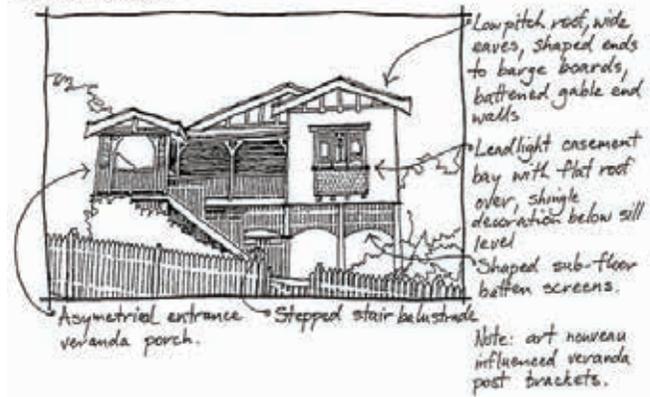
Queen Anne



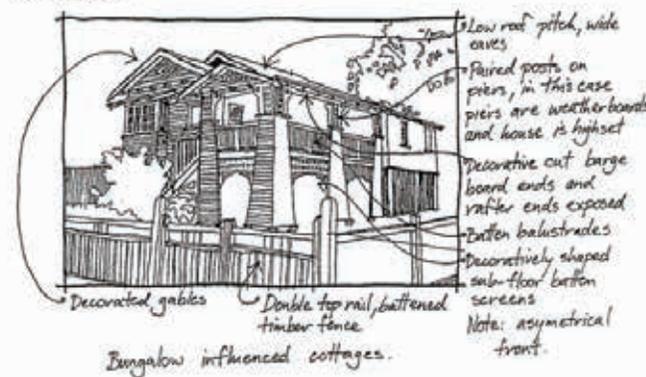
Styles of homes

Interwar period (1920's - 1930's)

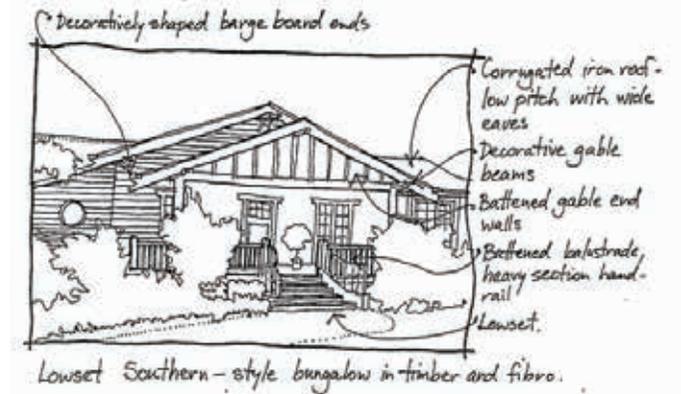
Porch-and-gable



Multi-gable

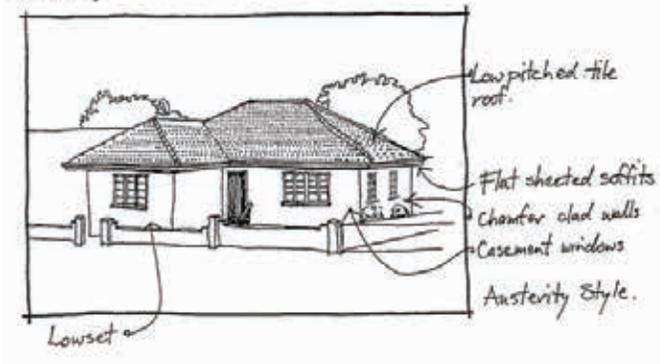


Californian bungalow

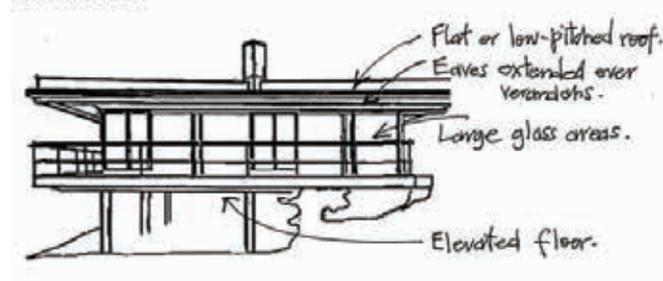


Post war period (1940's - 1960's)

Austerity



International



Terminology

Apex - The highest point of a gable.

Architrave - A moulded section covering the joint between a window and door frame and the wall lining.

Baluster - A small post used to support a hand rail.

Balustrade - A series of balusters supporting a hand rail.

Bay window - A window of varying shapes, projecting from the wall of a building forming a recess in the room.

Beam - A horizontal load-bearing structural member

Bearer - A member of floor framing, spanning piers and supporting joists.

Brace - A member, usually diagonal, which resists lateral loads and or movements of a structure.

Breezeway - A decorative feature that allows the passage of a breeze.

Building certifier - They inspect a project before, during and at completion to ensure it complies with the approved building plans.

Cladding - Any material used to face a building or structure.

Column - Free standing vertical load bearing member.

Cornice - A profiled moulding used to conceal the joint between a wall and a ceiling.

Construction certificate - New South Wales equivalent to a Building Approval.

Cross bracing - Any cross piece which diverts, transmits or resists the pressure of a load.

Curing - Treatment of concrete or cement rendering to facilitate hardening.

Elevation - A geometrical drawing of a facade of a building.

Engineer - A professionally qualified person, who when associated with a building and planning, designs, supervisors and manages civil, structural and services components of the project.

Fascia - A board fixed to horizontally to the lower end of the rafters, to which guttering may be fixed and also forms the outside board of the eave.

Flashing - A strip of impervious material used to prevent the ingress of water between to surfaces bit of body text.

Footing - The construction whereby the weight of the structure is transferred from the base structure to the foundation.

Foundation - The ground upon which the footing of a building are constructed.

Gable - The triangular end of a house formed at the end of a pitched roof, from eaves level to apex.

Gable roof - A roof shape of two sloping surfaces.

Hipped roof - A roof with an end roughly pyramid in shape with surfaces sloping upwards from all three eaves.

Hot dip galvanised - Process of which iron or steel is immersed in a molten zinc to provide protection against corrosion while in service.

Joist - A structural member which binds the wall and roof framing together and carries the mass of the ceiling.

Pitch - A vertical inclination to the horizontal of a roof or stair.

Roof pitch - The angle formed between a sloping roof surfaces and horizontal line.

Roof truss - A frame designed to carry the loads of a roof and its covering.

Top and bottom plate tie downs - otherwise referred to as Cyclone proofing. The requirements for your framing tie-downs are based off your wind rating. Standard wind rating is N2/W33.

Top plate - Roof battens are connected to rafters/trusses.

Bottom plate - Floor frame to supports.

Soffit - The lower face or under surfaces of anything.

Soil test - A core of earth taken from specific areas on a building site to test and select the type of footing needed.

Stud - Vertical member in wall framing.

VJ - Timber lining board found in older character homes.



MACKAY AND SONS
HOUSE REMOVALS

Phone: 07 3888 9399

Fax: 07 3888 9344

mackays@houseremovals.com.au

www.houseremovals.com.au

