



EXPANDABLE HOUSING

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Issued by:

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Trading as Expandable Housing

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Council Approval & Compliance Information Pack

1. Council Approval & Compliance Overview

The installation of an expandable, modular, or container home in Australia may require council approval and/or private certification depending on council regulations, zoning, intended use, wind region, and planning overlays. While Expandable Housing supplies engineering and technical documentation to support approval, responsibility for obtaining approval rests with the property owner. Approval outcomes vary and are not guaranteed.

2. Documentation Provided by Expandable Housing

- **Structural Engineering Certificate (SER)** – including certified load calculations
- **Wind Rating Certification** – designed to wind regions A, B, C or D and terrain category
- **Technical Drawings & Floor Plans** – for the selected model
- **Fire Safety & Thermal Documentation** – where applicable
- **Electrical & Plumbing Specifications** – for licensed Australian trades
- **Product Specification Sheet** – dimensions, weights, and materials
- **Installation & Foundation Guidance** – general recommendations only

Important Notice: Documentation is provided to assist with assessment only and does not constitute site-specific engineering or guarantee council approval.

3. Customer Responsibilities

- Confirm approval requirements with local council or private certifier
- Lodge any required planning or building applications
- Provide site plans, soil reports, or additional documents if requested
- Prepare suitable foundations and site access
- Engage licensed Australian trades for final electrical and plumbing connections



4. Approval Readiness Checklist

- Zoning permits the proposed use
- Land size meets council requirements
- Bushfire, flood, and planning overlays reviewed
- Structural Engineering Certificate received
- Wind Rating Certificate received
- Technical drawings / floor plans received
- Site plan prepared
- Soil or foundation report prepared (if required)
- Level ground or approved foundations prepared
- Truck or crane access available
- Licensed electrician engaged
- Licensed plumber engaged



5. Customer Acknowledgement & Responsibility

Customer Name: _____

Project Address: _____

Model Ordered: _____

Date: _____

Council Approval: I acknowledge approval responsibility rests with me and outcomes are not guaranteed.

Site Preparation & Access: I acknowledge responsibility for site readiness and access.

Licensed Trades: I agree to engage licensed trades for all final connections.

Production & Refund Policy: I understand deposits are non-refundable once production commences.

Customer Signature: _____

Company Representative: _____

Date: _____



6. Frequently Asked Questions (FAQ)

Do I need council approval? It depends on your council, zoning, and intended use. Always confirm before ordering.

Do you guarantee approval?

No. Approval decisions are made by councils or certifiers.

What wind rating are your homes built to?

Homes are designed to the applicable wind region and terrain category.

Who completes electrical and plumbing works?

Licensed Australian trades engaged by the customer.

Does council approval affect the refund policy?

No. Approval outcomes do not affect refund eligibility.

How long does approval usually take?

Typically 2–8 weeks or longer depending on council workload.

