

Chubbies Tiny Houses (CTH) connects the buyer directly with the manufacturer in China. This allows the buyer maximum access to source materials, thereby effectively reducing costs and allowing ongoing dialogue with the Chinese technical team.

Whether you already have an approved plan, or need China to design a plan for your consideration. Either option is open. In addition China has a wide range of plans for your consideration.

You will need a local team ready to prepare your foundation and assemble the structures.

CTH can advise you of a contractor who will quote you for preparing your

foundation and erecting your light steel villa, if you are not yet working with a contractor.

China quotes US\$150 for a basic plan & elevation prepared to your specifications. This cost will be deducted from your final purchase invoice. Should you have a plan and elevation China will quote you for the materials needed based on your plan. They will also provide working plans needed for construction. In either respect you will need to submit plans locally to obtain Town Planning approval.

Your final invoice will contain a breakdown of building materials each priced at CIF. This is advantageous for duty purposes.

China offers a variety of finishes colours

and styles which we have for your perusal.

CTH advises you do not get plumbing, electrical, or appliances from China. Their US electrical standard is not our local twin and earth standard and will not pass GEED. Their breaker boxes will not accept breakers available locally.

With regard to plumbing fixtures and appliances, you should source locally so that parts and warranty are available. China will supply your pvc waste and pressure pipes

After all decisions are made, and the material and freight price are agreed upon. China will issue you the buyer a Proforma Invoice that allows you to purchase and transfer funds. They want 50% with your order and 50% when the order is ready to

ship. They take approximately 25 days to custom produce your materials. Your choice how you pay.

The shipment is consigned to you or your company. You will take care of customs clearance and transport to the site. CTH can advise you the name of our broker if you wish.

China will provide all the engineering plans as well as video and written details on erecting your light steel villa. Their technical team will be at your service on WhatsApp to see the project to completion. Buyers normally add their contractor to the group

China will advise and consult throughout the process. We use pictures and video back and forth to solve issues when

needed.

Light Steel Villa construction is less expensive and takes a lot less construction time than traditional concrete & steel

Put together you own team of workers, supervise them yourself with China's help and you could build for approximately US\$75 sq ft.

Your material cost with freight will be between US\$130K and US\$150K for a 370sqm (4000sq ft) villa. Depending on your chosen finishes, window and door styles.

Freight from China can be very erratic, CTH have paid a high of US\$11K to a low of US\$4.6k for a 40ftHC. So freight will have

an impact on cost. A 370sqm villa will typically take 4 x 40ft containers to transport. China can also negotiate the purchase of shipping containers for your shipment, this allows you to store your materials while the construction process is going on. Shipping company containers have to be returned to the port within 5 days of the ships arrival. Your construction process time will be approximately 3 months. The shipping containers can be sold after completion of your villa, you will probably make a profit on the sale of containers.

From ordering to completion your 370sqm Light Steel Villa will take 6 to 8 months, and cost an estimated US\$350K.

