



Expandable Housing

Council Approval & Compliance Pack

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This pack contains the key information to help you understand council approvals, engineering documentation, and installation responsibilities for expandable and modular homes in Australia.

1. Council Approval & Compliance Overview

Installing any modular or expandable home in Australia may require council assessment depending on your state, zoning, wind region, and intended use. We provide the engineering and technical documentation required by most councils and private certifiers. However, council approval remains the responsibility of the property owner.

What We Provide

- Structural Engineering Certificate (SER) with structural load calculations and engineer's certification.
- Wind Rating Certificate for your wind region (A/B/C/D) and terrain category.
- Technical drawings and floorplans of your selected model.
- Fire safety and thermal performance documentation for insulation panels where applicable.
- Pre-installation electrical and plumbing specifications for your licensed trades.
- Product specification sheet, including materials, dimensions and weights.
- Installation guide with basic anchoring/foundation recommendations.

What You Need To Handle

- Confirming with your local council or private certifier what approvals are required for your site and usage.
- Submitting the supplied engineering and specification documents as part of your application, if required.
- Preparing the site, including a level foundation and adequate truck/crane access.
- Engaging licensed electrician and plumber for final connections on site.

2. Approval Checklist

Use this checklist before ordering or applying for council approval.

Property

- Zoning allows secondary dwelling or outbuilding
- Land size meets local requirements
- Any bushfire/flood/cyclone overlays checked

Documentation

- Structural Engineering Certificate (from us)
- Wind Rating Certificate (from us)
- Technical drawings / floorplans (from us)
- Site plan (from you or your draftsperson)
- Soil/foundation report if requested by certifier

Site Preparation

- Level ground or prepared footings
- Minimum 3.2m wide truck access or crane access
- Sufficient space for unloading and installation

Trades & Services

- Licensed electrician engaged for final connections
- Licensed plumber engaged for final connections
- Earthworks or concrete piers organised (if required)

3. Customer Acknowledgement & Responsibility

We recommend providing this page to your customers as part of their order pack. It clearly states who is responsible for approvals, site preparation and final connections.

Customer Name: _____

Project Address: _____

Model Ordered: _____

Date: _____

1. Council Approval Responsibility

I acknowledge that every Australian council has different requirements and that it is my responsibility to confirm whether approval is required for my property and intended use. I understand that Expandable Housing / CYJ Import & Export Co Pty Ltd supplies engineering and specification documents only, and cannot guarantee any council decision or approval outcome.

2. Installation & Site Responsibility

I understand that I am responsible for preparing a suitable site, including level ground and adequate access for truck or crane. I understand that failed delivery due to access or site conditions may result in additional delivery, storage or crane charges.

3. Licensed Trades

I agree to engage licensed trades for any electrical and plumbing connections on site, and understand that failure to do so may void warranty or compliance.

4. Refunds & Production

I understand that my unit is custom-manufactured to order, and that deposits are non-refundable once production has commenced, as per the Terms & Refund Policy supplied. I acknowledge that council approval outcomes or processing times do not qualify for refunds.

Customer Signature: _____

Company Representative: _____

Date: _____

4. Council Approval – Frequently Asked Questions

Do I need council approval for a container or expandable home?

It depends on your local council and how you intend to use the unit. Some councils require approval for any habitable dwelling, while others may allow small studios or non-habitable structures without formal approval. We always recommend checking with your local council or a private certifier.

Do you guarantee council approval?

No supplier can guarantee approval. We provide the engineering and specification documents typically required by councils and certifiers, but the final decision always rests with the authority assessing your application.

What documents do you provide to help with approval?

We supply a Structural Engineering Certificate, Wind Rating Certificate, technical drawings, product specifications and installation guidance. These documents are usually sufficient for your certifier or engineer to assess the structure itself.

What wind rating are your homes built to?

We build according to the wind region and terrain category for your location where specified. We will ask for your postcode and design to the appropriate region (A/B/C/D) where required.

Who handles electrical and plumbing approvals?

Our homes are pre-wired and pre-plumbed to suit Australian conditions, but all final connections must be completed and certified by your local licensed electrician and plumber. They are responsible for compliance with local regulations.

Can I install the unit without council approval?

Some clients choose to install units as temporary or non-habitable structures, but you must confirm this with your council. We recommend always checking first to avoid compliance issues in the future.

Does council approval affect the refund policy?

No. Because your unit is custom-manufactured, deposits are non-refundable once production has begun. Approval outcomes or delays do not change this.

How long does council approval usually take?

Timeframes vary between councils but can range from 2 to 8 weeks or longer depending on workload and complexity. We recommend starting the enquiry or application process as early as possible.