



**YZY Kit Homes**

Scandinavian Way of Life

## IBIZA

Ideal space for your family and guests or built as B&B or rental to generate steady income



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We could not be happier to recommend YZY Kit Homes and their exceptionally high quality products. We chose the 2 bedroom Rhodes model and are absolutely in love with it! The quality of the building, the beauty of the timber and other materials, the layout - absolutely every single part of it exceeded all expectations. Honestly, choosing YZY Kit Homes was the best decision we've made as homeowners.

**Catherine and Alex, NSW**



\*Granny flats in this brochure are designed to be a complying development and in most cases will not require development approval (DA). Other conditions apply. Standards are different in every state, so please consult your nearest dealer of YZY Kit Homes, council or private certifier for further information.

YZY Kit Homes reserves the right to make adjustments to the specifications, sizes & materials as required. 3D images, plans & photos are for illustration purposes only. Actual product dimensions may vary slightly based on the chosen wall thickness, which includes options of 60mm, 80mm, 95mm or 120mm. Please note that the floor plans provided in this brochure should not be used for actual construction. Furniture and other loose items are not included. Refer to inclusion lists for details. Building kit is not painted and comes in a natural timber finish. © Copyright YZY Pty Ltd, 2023, v1.08.23

# WHO WE ARE



## HEALTHY

Optimal Air humidity &  
De-stress Living



## SUSTAINABLE

100% recyclable, CO<sup>2</sup>  
bound in wood



## MADE IN EU

to AU/NZ standards



## BUILT IN AU

by your local builder

YZY Kit Homes is a combination of two worlds - European made Scandinavian buildings in good hands of reputable Aussie builders. Every building we make is a result of teamwork, a collaborative effort of Australian builders, engineers and designers with architects and technical team at the factory.

We operate through the network of carefully selected Authorised builders across Australia and New Zealand. YZY Kit Homes accredited builders have experience building YZY Kit Homes and are conversant with local building regulations. They will recommend the most cost-effective and suitable floor plan and building design to suit your property. Using one of our architecturally designed plans or a tailored concept based on your specifications, we will create a unique living space perfect for you.

### COMPLIANCE AND ENGINEERING

Every building is made to the highest European standards, engineered to AU/NZ Standards and built in accordance with the Australian Building Code.



## BENEFITS

1. Assembled in 3-5 days
2. No need for wall lining
3. Flexible building design
4. Made of LGL laminated timber
5. Energy efficient timber mass walls and DG windows
6. Suits to hard-to-access sites





## IBIZA

2 | 1



Ibiza (8.2 m x 9 m), our 2 bedroom granny flat combines modern style with natural aesthetics. Designed in linear style, even if combined with steel cladding, Ibiza looks warm and inviting with the natural timber details: decking area, timber architraves and fascia. Like any other building from our granny flats range, cladded Ibiza is ultra-energy efficient building that will require little energy for heating or cooling, saving you money spent on bills and comforting people even in extreme weather areas like ACT and VIC.

### LIVING ZONE

60 m<sup>2</sup>

### VERANDA

12 m<sup>2</sup>

### TOTAL SIZE

72 m<sup>2</sup>



### LGL

Glulam timber walls

80

Wall thickness mm



Floor plan can be flipped



Customizable placement of windows marked red on the floor plan

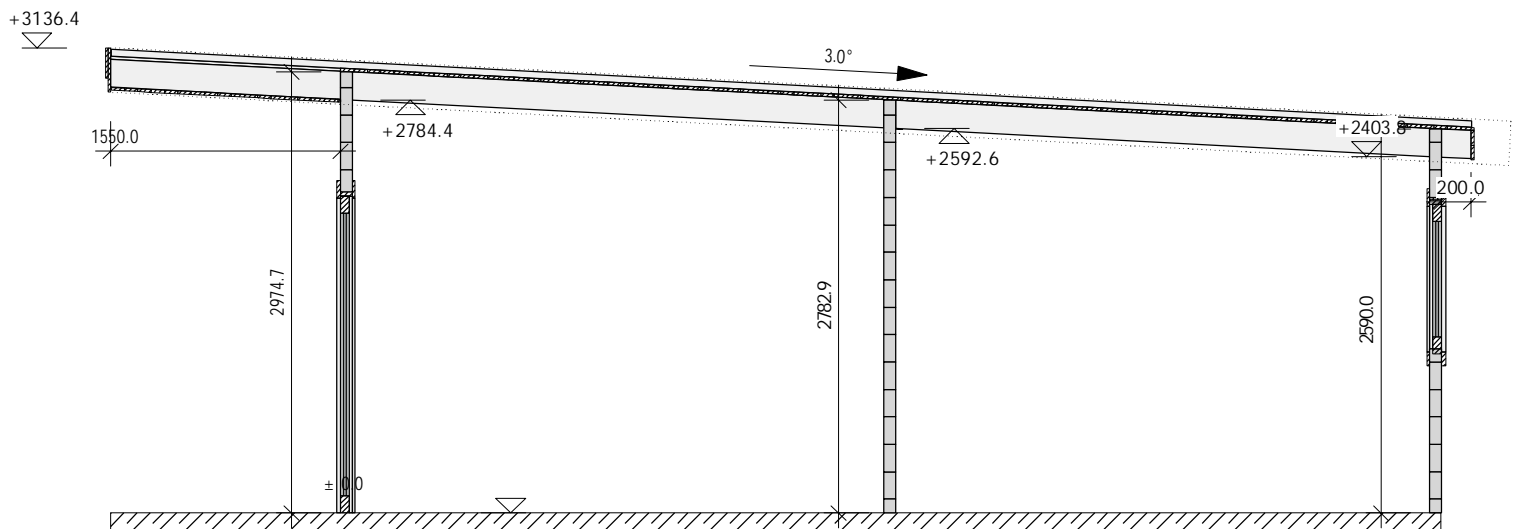
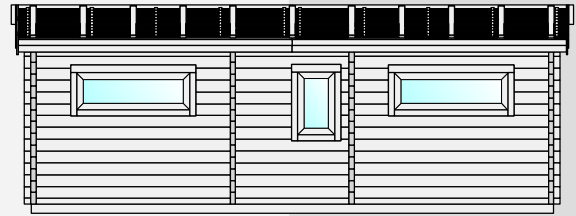
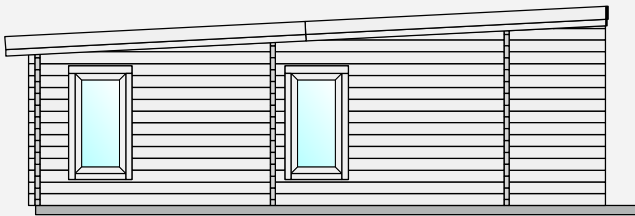
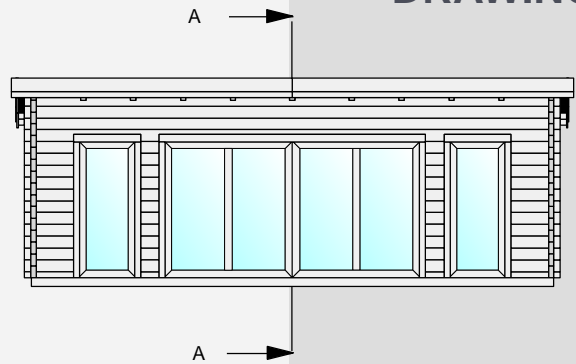
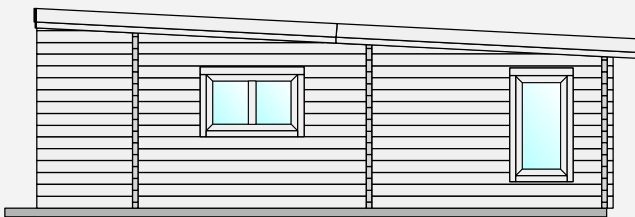
- Modern and sleek design
- Light and airy with abundance of windows
- Bedrooms separated with a generous size bathroom
- Open plan living



## FEATURES

- Living area less than 60m<sup>2</sup> conforms to council requirements for a 2nd dwelling
- Modern and sleek style living and entertaining spaces
- High up to 2975mm ceilings make an airy and open space
- Light and airy with abundance of windows
- Open plan living seamlessly brings the outdoors
- Two bedrooms separated with a generous sized bathroom
- Good airflow throughout home
- Spacious versatile front veranda

## DRAWINGS



## STRUCTURAL COMPONENTS MADE IN EU

Every YZY Kit Homes granny flat becomes unique with the flexible options and colours of your choice and yet cost-effective as the structure of the building is pre-cut at the factory in EU.

- Structure of load-bearing external and internal walls, kiln-dried LGL laminated Nordic Spruce, thickness 60/80/95/120mm
  - Roof structure 9 LGL load-bearing rafters, thickness 80mm, h = 190mm
  - 20mm T&G ceiling boards (made in sheets approx 900mm)
  - Ceiling trimmings
  - Fascia boards
  - 35 pre-drilled 18mm Ø channels, 18 for electricity and 17 for the structural tie-down system
  - Timber covers for all external corner nibs
  - External Double-glazed 4/16/4mm doors and windows, REHAU uPVC white color frames
    - 2 External tilt&slide, sliding or French doors, w1900 x h2110mm, safety DG glass. Note. 4-panel sliding entry doors are available in 80mm thickness walls
    - 2 fixed windows, w877 x h2110mm, safety DG glass
    - 1 tilt&turn windows, w830 x h1590mm, customizable placement, refer to the floor plan
    - 2 tilt&turn window, w830 x h1590mm
    - 2 tilt windows, w1800 x h610mm
    - 1 sliding window, w1460 x h880mm
    - 1 tilt&turn window, w610 x h1000mm, safety DG
    - doors and windows are already installed into the timber frames with architraves
    - fitted fly screens for tilt&turn windows in REHAU uPVC frames
  - 3 internal timber doors, w820 x h2000
  - All hardware
  - Drawings for assembly with all boards marked
  - Set of drawings including generic engineering and structural certificate
  - Walkthrough 360-degree interactive 3D model, online viewer
- Note. Doors and windows are available in timber frames. Windows can be fixed or tilt&turn; doors can be single hinged or French.

## FLEXIBLE COMPONENTS SOURCED FROM AU

Flexible components are sourced locally, so your local builder could customize the parts to suit your taste and budget.

To build a granny flat to the **lockup stage**, the following is required:

- Timber or steel sub-floor with yellow tongue flooring or a slab base
- Tie-down steel rods
- Colorbond roofing (colour of your choice) with insulation
- Gutters and downpipes

To build a granny flat to the **turnkey stage**, the following is required.

- Veranda/decking (can be the custom size)
- Timber Handrail and external steps (optional)
- Internal lining and/or external cladding (optional)
- The flooring coverings of your choice
- Bathroom fit-out
- Kitchen fit-out
- Electrical
- Plumbing
- Painting



# THE FREEDOM OF DESIGN



## Custom Design

If you need any changes to our standard range of granny flats or wish to make your own design come to life, bring it on! YZY Kit Homes are notable for their flexibility in design. Team of engineers and designers will find the best structural solution to any custom design. Over 200 people on average working with automated and computerised production lines enable us to adapt and fulfil any custom request.

## Windows

YZY Kit Homes offer top-performing and energy-efficient German DG windows in uPVC or Timber frames. But if you have your favourite Australian made local windows - not a problem, we will incorporate them in the building design.



## Walk through your building before order



We will model your building in 3D, so you can check every detail, walk through the building before confirming your order



## Choice of interior walls style

Paint or stain your walls and you'll have that relaxing holiday house feel. Or add internal lining to achieve more traditional look. Interior design combining timber walls with some dry walls usually looks well styled, modern and cozy.

## More choice

Following flexible options are sourced locally by our accredited builders, so pick and choose to suit your taste and budget.

- Timber or steel sub-floor or a slab base
- Custom size veranda and decking
- Timber Handrail and external steps
- Colorbond roofing in colour of your choice
- The flooring of your choice
- Kitchen and bathroom fit-outs



## Pro-installed by the experienced builder or DIY

Whether you wish your cabin to be fully installed and connected to services or want to do it yourself, your local builder and supplier will be looking after your project all the way – from the site inspection and consultation how to best satisfy your needs until your new space is completed.





Europe is leading the way producing energy efficient solid timber homes. Timber mass walls act like "thermal batteries" storing heat during the day and gradually releasing it at night. YZY Kit Homes are energy efficient and eco-friendly buildings that will please you in the years to come.

# ENERGY EFFICIENCY

To achieve a sufficient or desirable energy efficiency rating, there are 2 options:

## OPTION 1

Have your granny flat built in 60mm, 80mm, 95mm, 120mm or 140mm thickness LGL walls that will not require extra insulation even in the hottest or coolest regions of Australia.

## OPTION 2

Have a minimum thickness of the walls required structurally with external cladding or internal lining and added extra insulation in between. Some cladding options will not require maintenance and can be fire resistant.



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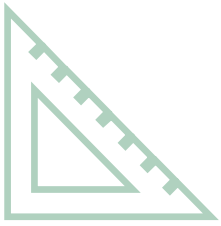
I'm very comfortable in my new home. Anybody who has come to my new home was very very impressed! And I was amazed about how well the building insulated is. I only turned the Air conditioner on once or twice during summer even on we had 5 days straight of over 40 degrees.

**John, NSW**





# PAINTING OR CLADDING



Exterior of your new space makes a big impression on overall feel and look. Choose beautiful paint color scheme possibly matching the existing house or the surroundings or achieve any architectural design with added external cladding.



Narrow your choice down knowing your site



When it comes to decide on the exterior finish of your granny flat, it's definitely worth asking your builder for a professional advice. Local council regulations and orientation of your building may limit your choice.

## Bushfire Attack Levels (BAL)

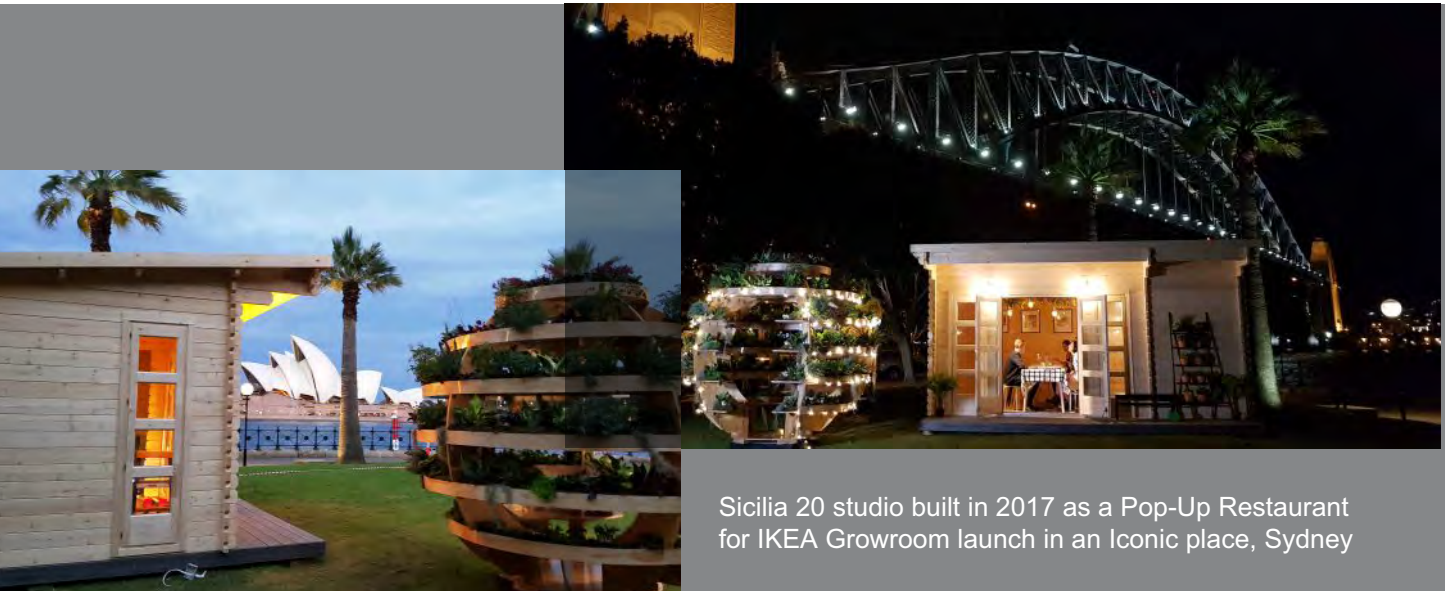
BAL ratings of your property will play a huge role in what you can and can't use. Using fire resistant paint system, YZY Kit Homes may not require external cladding in areas rated up to BAL-29. For areas of more than BAL-29 fire-resistant external cladding will be required.



# FACTORY

YZY Kit Homes manufacturing facility is well-known for its state-of-the-art German-made technology and highly skilled staff. Our fully automated timber machining technology allows achieving excellent dimensional accuracy. Precisely pre-cut parts enable easy and quick building process, so you have your building erected on-site within a few days.

Over 30 years of operation, the factory has delivered more than 150,000 various sized buildings including residential homes, commercial buildings, backyard cabins and sheds. Producing and delivering not only to Scandinavia or other European countries like the UK, Germany and Holland but also to Australia, New Zealand, USA, Japan, China makes processes easy. From designing homes following the market specifics to a safe and sound delivery through long distances are well-known processes mastered during the years.



Sicilia 20 studio built in 2017 as a Pop-Up Restaurant for IKEA Growroom launch in an Iconic place, Sydney

**Consult with your  
local builder about  
your building  
project today**

Find your nearest Display Village or YZY Kit Homes accredited builder, more information and a full range of cabins, studios and granny flats  
[www.zykitihomes.com.au](http://www.zykitihomes.com.au)

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