Blockhouse™
[HOMES]

FREQUENTLY ASKED
QUESTIONS

info@blockhouse.co.za

? Where do you have show houses?

Our factory at N4 Gateway Industrial Park, Pretoria East.
Our Showroom at 19 Hazelwood Road, Pretoria.

? How do we go about viewing the show houses?

Viewings are done by appointment ONLY, e-mail info@blockhouse.co.za to book an appointment.

? How else can we view the unit?

We can arrange a ZOOM chat.
You can to our website projects page. VIEW NOW
Our Facebook page has videos and photos which are continuously being updated.

? What type of projects have you done?

Wedding venue & lodge accommodation
Private homes
Showrooms & offices
Spas
Guard houses

? Prices, specs and options

View our Prefab section on our website
VIEW NOW

? How do I get a quote?

Please email us at info@blockhouse.co.za

? What is the current lead time?

8 to 10 weeks depending on our available production capacity at the time of order.

? Are we registered with the NHBRC?

Yes.

? Is it possible to get a loan for these units?

Yes – We have two available options on asset finance.
If you build a semi-prefab then you would be able to apply for a traditional building loan.

? Do you have an export certificate and are you able to export?

Yes.

? Is there discount for multiple units?

No.

? Is it possible to build multiple stories?

On a modular unit we only do ground level, however with our semi-prefabs we can do double story.

? Is it possible to just purchase a shell & do the finishes yourself?

No - as it takes up too much space at the factory and transport becomes a much bigger % of the price.

? Is the unit fireproof? Waterproof? Windproof?

Yes.

? Is there a guarantee?

Yes.

? Is it possible to rent a unit from us?

No.

? What is the payment structure?

On our standard contract it's a 70% deposit, 30% on inspection before delivery.

? How are these units transported?

Modules are built to fit onto a truck, 2 modules can fit onto 1 truck with a crane, for loads of 3m wide or more we use an abnormal load truck with an escort vehicle.
Transport will be quoted depending on where you are situated.

? What are the access requirements?

We will need to check the access to your site for truck and crane access, plus whether another crane will be necessary depending on the location of the units.

? Who does the installation of the unit on site?

Blockhouse.

? Can a septic tank be installed?

The best would be to have it installed by a local plumber. The cost of a septic tank installation is +/- R38 000.

? Are there current plans available?

Yes - we can send them upon request.

? Is there a solar option?

Yes it will be quoted according to your size unit and would mainly power, phones, computers, TV's and lighting +/- R50k. Water can be heated using a solar geyser or gas and gas can be used for cooking. You would however need a larger system or municipal power for air conditioners.

? Do you have an architect that assists with plans & council submissions?

Yes - at an additional cost.

? Can we build on rocky or un-even surfaces?

Yes as we install a plinth (base) to have a completely level working surface for any unit bigger than 1 module.

? What is used as insulation on units?

Our walls are insulated with a 63mm Cavity Batt.
In our ceilings we use 100mm isotherm & 40mm ISO foam ceiling board.

? What about electrical and plumbing connections?

The internal electricity and plumbing comes complete with the unit.
The external connection needs to be provided by the client on site.

? Can we customize these units?

Yes, as long as the size of the module doesn't change, windows walls and doors can be changed at an additional cost. The interior can also be customized at an additional cost.

? Do you offer a galvanized option for houses close to the coast?

Yes - at an additional cost.

? Do these prefab units add to the value of a property?

Yes, as you could generate extra income.

? What about choices on internal finishes?

There are choices on paint color, window color, flooring, decking, roof sheeting, sanitary ware etc.

? Are appliances included?

No.