

DIFFERENCE BETWEEN MODULAR HOMES & KIT HOMES

WHAT IS A MODULAR HOME

Modular Homes are fully-fitted residences built in a controlled factory environment – in sections or modules. These modules are then transported to the construction site for final assembly and connections to utilities.

Atlas Steel Modular Housing offers home buyers a variety of layouts and sizes ranging between 40 m² to 150m² to choose from. All models are offered in high-set and low-set options.

We also offer alterations to the standard models or completely new tailored solutions for home buyers to build their dream home.



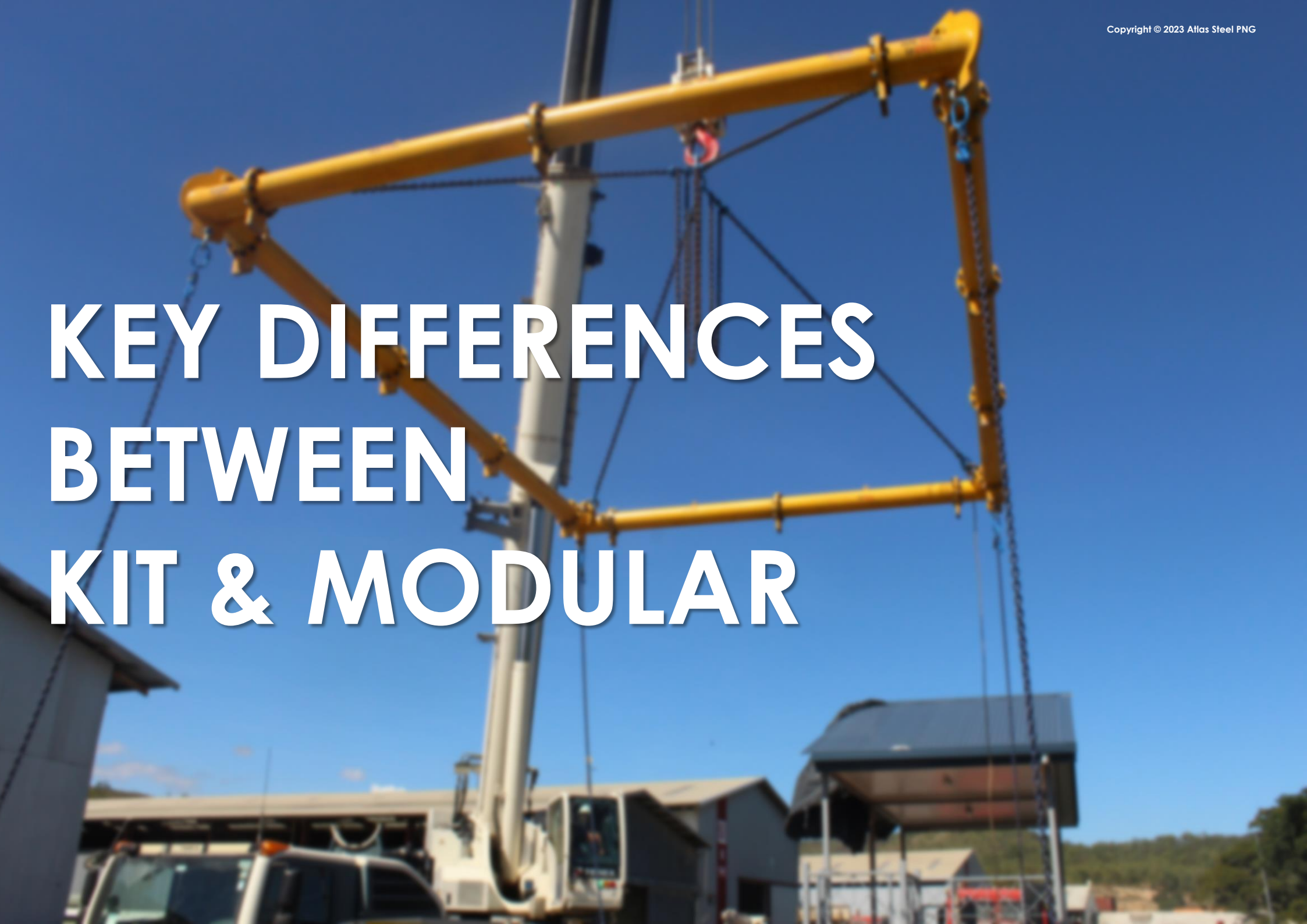
WHAT IS A KIT HOME

Prefabricated homes come in all shapes and sizes, but sometimes those shapes and sizes don't arrive as a whole. Kit homes are supplied in pieces. You then need to engage a builder to construct the home.

Kit homes are versatile in both cost and design. For starters, you can create rooms as big as you want and employ dimensions unique to your home. Contractors can draft up a plan that creates well measured segments that will be assembled in your property.



KEY DIFFERENCES BETWEEN KIT & MODULAR



Building Process

Kit homes are constructed entirely from scratch on site. A disadvantage of your house being built from the ground up outside is that it is subject to weather conditions. This means construction can be delayed, as we'll talk more about in the next section.

Modular Homes are fully built in our factory, where we strictly control the quality of the build. When the modules arrive at your property, they typically have everything from wiring, insulation and plumbing to flooring, windows and doors in place. The team on site will have very little finishing work to do at that point.



Modular Home



Kit Home

Time Frame

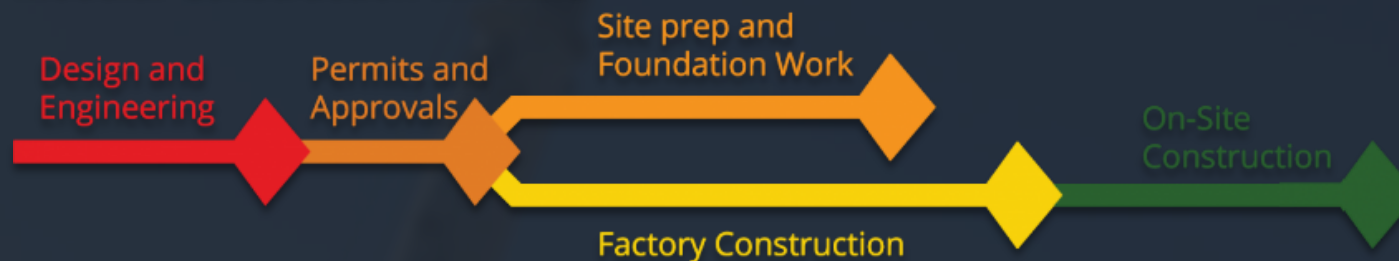
Time is a significant concern for many people buying a home. Kit homes are constructed on site and can often end up taking longer than planned. Larger or more customized homes take even longer. Some houses may take closer to a year from start to finish. Though your builder will give you an expected timeframe, it is not uncommon for weather delays or other problems to extend the timeline.

Modular homes are typically finished much sooner than a kit home. The building process is more controlled and streamlined with a modular home, so you aren't likely to run into delays. One major time-saver is that your property can be prepped and the foundation built while the modules of the home are already being constructed in a factory.

Site-Built Construction Timeline



Modular Construction Timeline



Design

With Kit Homes, there have always been endless possibilities for customization. This can also be done with Modular room layouts. You can look at standard plans with our team and work to create a design you love.

For the home's exterior, there are limitless options for the floor plan. You can choose a pre-designed floor plan you like, adapt an existing floor plan or work with your builder to create a fully-customized floor plan for your modular home.

It isn't just the layout of the house that you can customize. You can also put your own personal touch on your home in your choice of materials, bathroom design, kitchen design and more. In the end, a modular home can look exactly like a kit home with the same level of sophistication and a design you love.



Financing

Cost is always an important consideration for homebuyers who have often saved for many years to afford to build a house.

So, what is the price difference between a modular home vs. a kit home?

One major reason is that modular homes are constructed in controlled conditions, whereas kit home projects can run into unexpected issues like weather events or materials shortages that draw out the process and raise the final cost. Another cost-saver for modular home builders is that our in-house team ensure the quality of your home, as it's being built.

Generally, the cost of a modular home will be lower than that of a kit home, although this is not always the case.

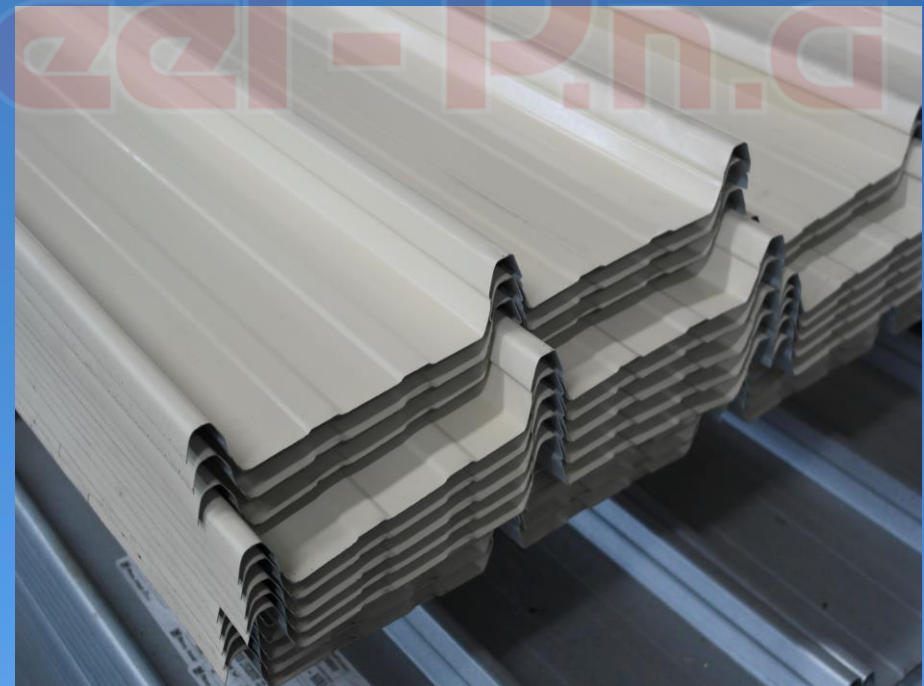


Quality

Having been in the PNG housing market for decades, Atlas Steel PNG understands the local needs and have spent time and resources to come up with suitable layouts and designs that amalgamate quality and style with affordable pricing.

Modular Homes are fully built in our factory, where we strictly control the quality of the build. When the modules arrive at your property, they typically have everything from wiring, insulation and plumbing to flooring, windows and doors in place.

Our Kit Homes are built on-site with quality steel sourced from New Zealand Steel. Our homes are strong, fire resistant for longer, remains straight and termite free, thus giving your house a much longer and maintenance free life when compared to a timber structure. Our Kit Homes have been supplied all over the country and proudly continue to remain the country's most preferred option for top-quality homes.



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