Arc Modular

BUILD PATHWAY / WHO DOES WHAT

From Arc Studio to *sign-off.*

One design process, then three ways to build. This guide shows exactly who does each step, for Kit, Lock-up and Completed.

01

Kit

Arc supplies the engineered kit. Your builder puts it up and finishes it.

02

Lock-up

Arc builds the weathertight module. Your builder sets it down and finishes the inside.

03

Completed

Arc builds it complete. Your builder does the footings, places it with the crane crew and connects services.

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Four roles. *One colour each.*

Every step in this guide is coloured by who does it.

ARC

Arc Modular

Designs, engineers, builds and runs the project.

- Consultation and planning feasibility
- Arc Studio design and approval drawings
- Engages the certifier
- Makes the kit, lock-up module or completed building
- Coordinates delivery and the crane
- Hands over Arc's modular scope

BUILDER

Your builder

Your own builder, or one from the Arc network.

- Site preparation and footings
- Kit: puts it up
- Lock-up: sets it down, finishes the inside
- Completed: places and ties it down with the crane crew
- Connects water, sewer, power and drainage
- Fixes items the certifier raises on their work
- Hands over the building scope

CERTIFIER

Building certifier

Engaged by Arc. Independent of the build.

- Building approval
- Inspects at the stages the approval requires
- Final inspection
- Issues the occupation certificate (OC)

YOU

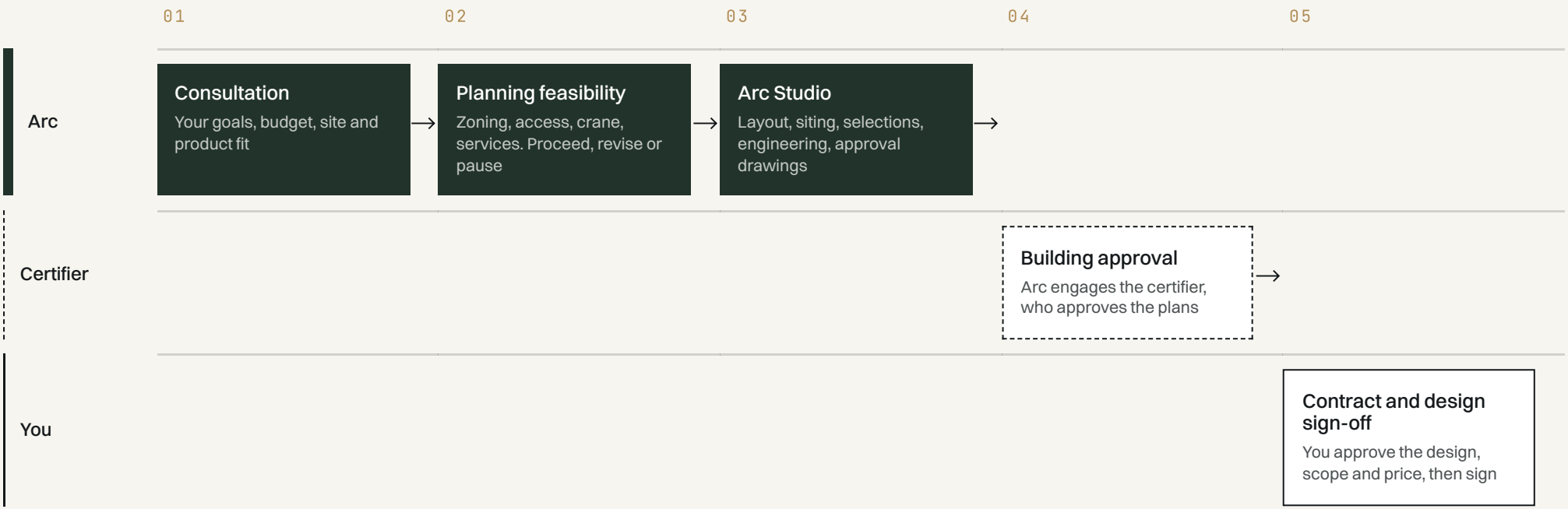
You, the owner

Decisions, access and payments.

- Site information and access
- Approves the design and selections
- Signs the contract
- Town planner, if a development application is needed
- Progress payments

Design first. *Then build.*

The first five steps are the same for Kit, Lock-up and Completed. Nothing is built until approval, contract and design sign-off are done.



You give us

Site address, any surveys or plans you have, how you'll use the building, and your budget.

Decision point

After feasibility: green means proceed to Arc Studio, amber means revise the plan, red means pause or rethink.

Development application

Where one is needed, you engage a town planner and Arc designs to that pathway.

Then you choose

Kit, Lock-up or Completed. The next pages show each one, step by step.

Who does what, *after sign-off.*

ARC · BUILDER · YOU · CERTIFIER

	01 Kit	02 Lock-up	03 Completed
Make it	ARC — Fabricates the kit: frame welded and primed, cladding, windows and doors	ARC — Builds the module to lock-up in the factory: weathertight	ARC — Builds it complete in the factory: fit-out, plumbing and electrical inside
Footings	BUILDER — Site preparation and footings	BUILDER — Site preparation and footings	BUILDER — Site preparation and footings, to Arc's details
Delivery	ARC — Delivers the numbered kit to site	ARC — Coordinates transport and crane	ARC — Coordinates transport and crane
On site	BUILDER — Bolts the frame together, fixes cladding, windows and doors	BUILDER — Sets the module down and ties it to the footings	BUILDER — Places it on the footings and ties it down, with the crane crew
Inside	BUILDER — Insulation, linings, kitchen, bathroom, floors, wiring and plumbing	BUILDER — Insulation, linings, kitchen, bathroom, floors, wiring and plumbing	ARC — Already done in the factory
Services	BUILDER — Connects water, sewer, power and drainage	BUILDER — Connects water, sewer, power and drainage	BUILDER — Connects water, sewer, power and drainage. Arc coordinates
Inspection	CERTIFIER — Final inspection	CERTIFIER — Final inspection	CERTIFIER — Final inspection
Handover	ARC — Hands over Arc's modular scope	ARC — Hands over Arc's modular scope	ARC — Hands over Arc's modular scope
	BUILDER — Hands over the building scope	BUILDER — Hands over the building scope	BUILDER — Hands over the building scope
	CERTIFIER — Issues the occupation certificate (OC)	CERTIFIER — Issues the occupation certificate (OC)	CERTIFIER — Issues the occupation certificate (OC)

Who prices what. *Up to five quotes.*

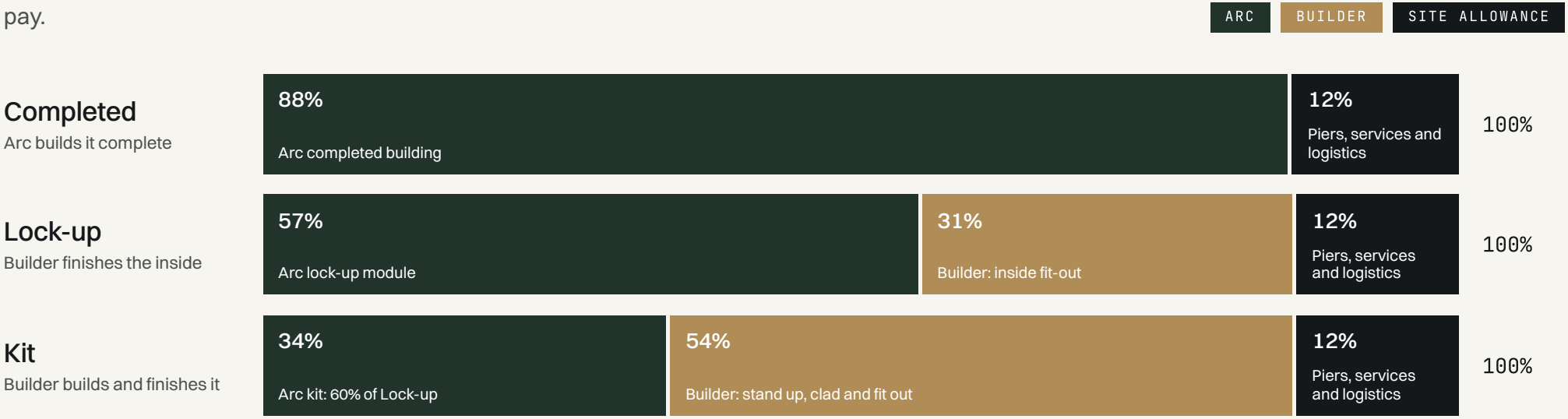
Arc, the Logistics team, your builder and the certifier each price their own part. A town planner only if a DA is needed.

ARC · LOGISTICS TEAM · BUILDER · CERTIFIER · TOWN PLANNER

	01 Kit	02 Lock-up	03 Completed
Design	ARC — Arc Studio design fee	ARC — Arc Studio design fee. Half is credited to your contract	ARC — Arc Studio design fee. Half is credited to your contract
DA, if needed	TOWN PLANNER — Development application	TOWN PLANNER — Development application	TOWN PLANNER — Development application
Certification	CERTIFIER — Approval, inspections and OC. Quoted to you directly	CERTIFIER — Approval, inspections and OC. Quoted to you directly	CERTIFIER — Approval, inspections and OC. Quoted to you directly
Arc product	ARC — The kit: frame, cladding, windows and doors	ARC — The lock-up module	ARC — The completed building, fit-out included
Transport and crane	LOGISTICS TEAM — Freight to site	LOGISTICS TEAM — Transport and crane, priced for your site	LOGISTICS TEAM — Transport and crane, priced for your site
Footings	BUILDER — Site preparation and footings	BUILDER — Site preparation and footings	BUILDER — Site preparation and footings
On site	BUILDER — Standing up and cladding the kit	BUILDER — Setting down and tying down	BUILDER — Placing and tying down, with the crane crew
Inside	BUILDER — Insulation, linings, kitchen, bathroom, floors, wiring and plumbing	BUILDER — Insulation, linings, kitchen, bathroom, floors, wiring and plumbing	ARC — Included in Arc's price
Services	BUILDER — Water, sewer, power and drainage connections	BUILDER — Water, sewer, power and drainage connections	BUILDER — Water, sewer, power and drainage connections

Same building. *Same total.*

Shown as a share of the whole project. Every pathway adds to 100%. What changes is who you pay.



QUICK RULE

Pathway	Arc share	Allow on top of Arc's price
Completed	88%	**+14%**
Lock-up	57%	**+75%**
Kit	34%	**+191%**

EXAMPLE: SINGLE 03, ONE BEDROOM

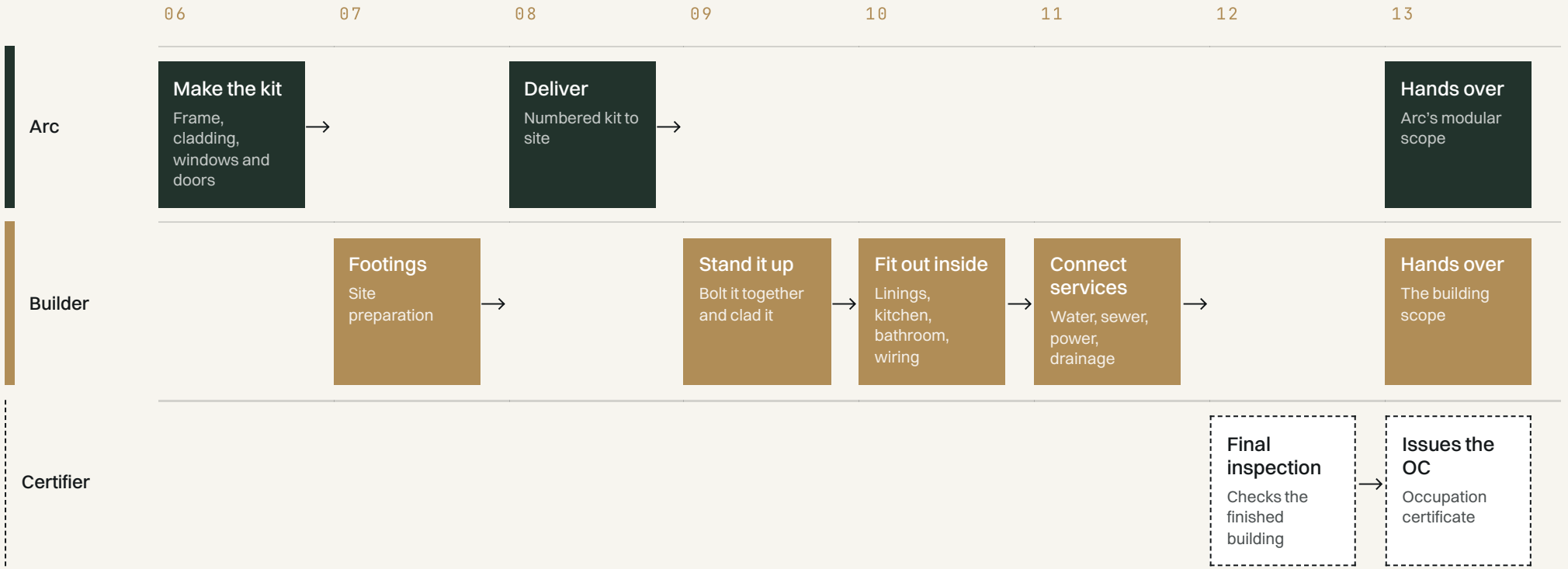
	Arc price	Builder	Site allowance	Total
Completed	$243,000	Included	$33,136	**$276,136**
Lock-up	$157,950	$85,050	$33,136	**$276,136**
Kit	$94,770	$148,230	$33,136	**$276,136**

Prices are estimates based on an example standard block. Every area and builder will differ. GST included. The site allowance covers piers, service connections and logistics. Excludes the Arc Studio design fee, certifier fees and any DA. Your builder's quote sets their figure.

Kit. *You or your builder put it up.*

ARC | BUILDER | YOU | CERTIFIER

AFTER STEPS 01 TO 05: CONSULTATION, FEASIBILITY, ARC STUDIO, BUILDING APPROVAL, CONTRACT AND DESIGN SIGN-OFF



ARC SUPPLIES

- Steel portal frames
- PFC base frame and Boxspan floor subframe
- Purlins, wall framing, Enseam cladding and roof
- Aluminium windows and doors
- Every plate, bolt and fixing
- Fabrication drawings, IFC set
- Arc Elements fit-out, optional

NOT IN ARC'S SCOPE

- Footings and site preparation
- Crane and erection labour
- Insulation and linings
- Electrical and plumbing
- Connections to water, sewer, power and drainage

Lock-up. *You finish the inside.*

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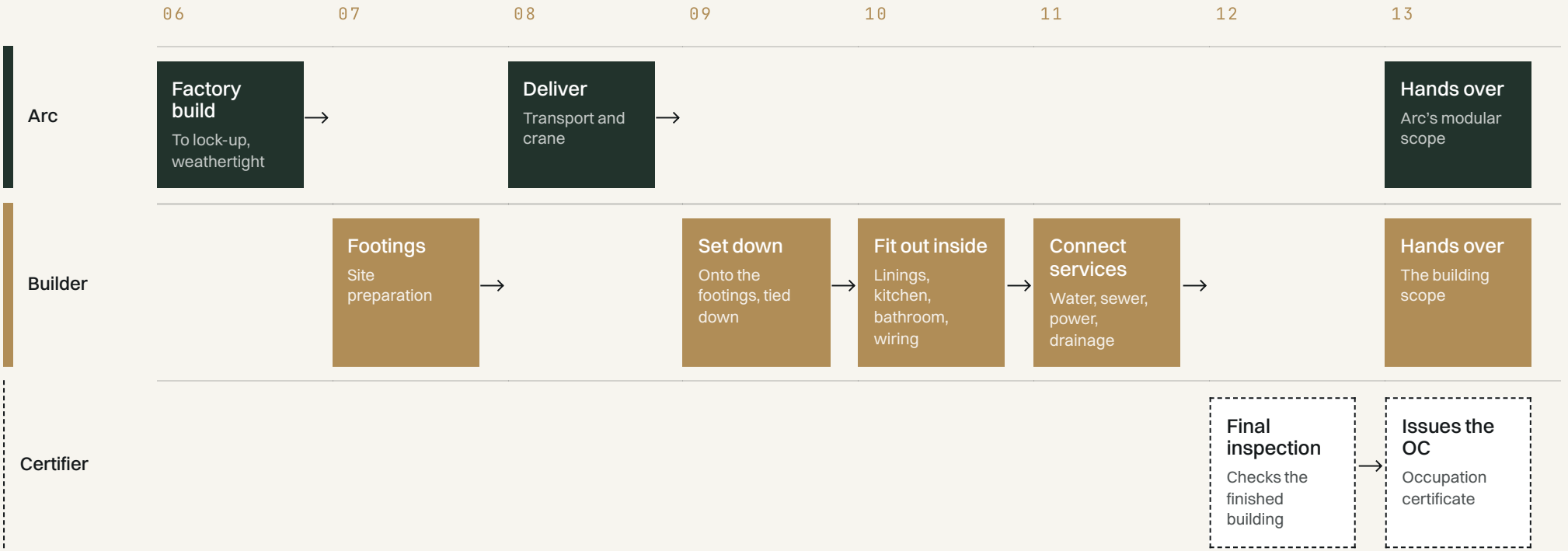
AFTER STEPS 01 TO 05: CONSULTATION, FEASIBILITY, ARC STUDIO, BUILDING APPROVAL, CONTRACT AND DESIGN SIGN-OFF



ARC SUPPLIES

- Full Arc structure, assembled
- Floor system and floor substrate
- Walls framed, braced and clad
- Roof structure and roof cladding
- Wrap, flashings and trims, installed
- Windows and external doors, installed
- Arc Elements fit-out, optional

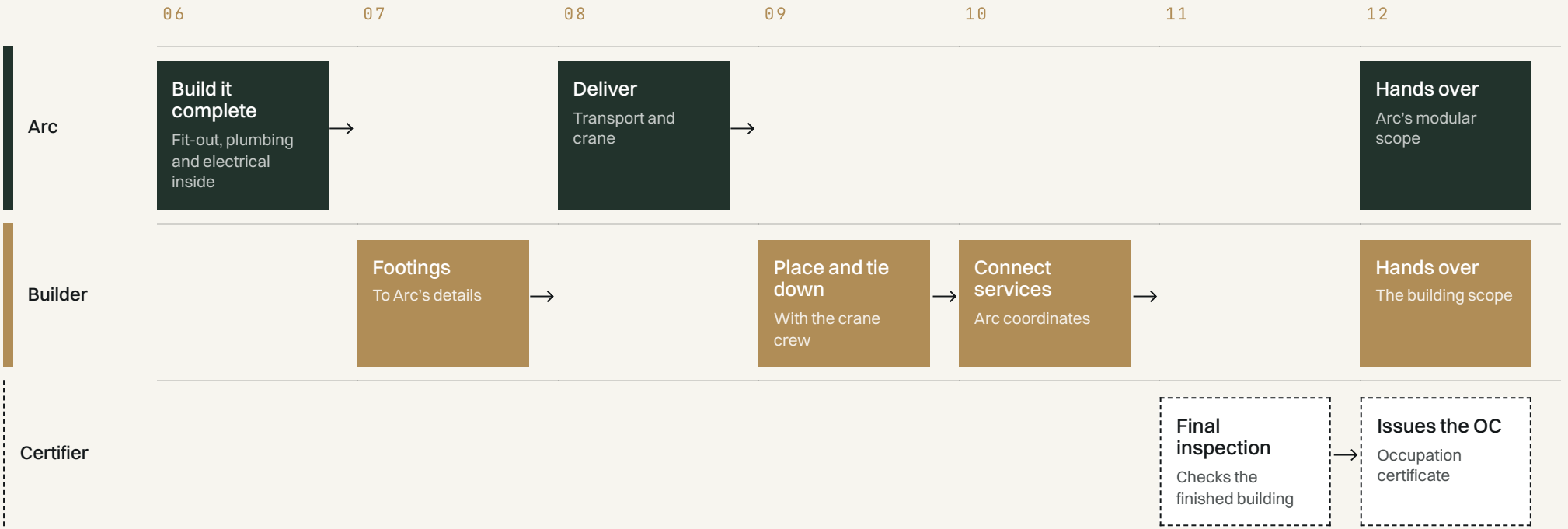
NOT IN ARC'S SCOPE

- Footings and site preparation
- Setting down and tying to the footings
- Internal walls, doors, kitchen and bathroom
- Insulation, linings, paint and floors
- Electrical, plumbing and all services
- Connections to water, sewer, power and drainage

Completed. *Craned on. You walk in.*

ARC | BUILDER | YOU | CERTIFIER

AFTER STEPS 01 TO 05: CONSULTATION, FEASIBILITY, ARC STUDIO, BUILDING APPROVAL, CONTRACT AND DESIGN SIGN-OFF



ARC SUPPLIES

- The building, built complete in the factory
- Internal fit-out, kitchen and bathroom
- Plumbing and electrical within the building
- Quality checks before it leaves
- Transport and crane coordination
- Coordination of the service connections

NOT IN ARC'S SCOPE

- Footings and site preparation
- Placing and tying down on site, by the builder and crane crew
- Connections to water, sewer, power and drainage
- Site works outside the contract, such as driveways and landscaping

Three handovers. *One OC.*

Same for every pathway. Each party hands over its own scope. The certifier issues the occupation certificate.

BUILDER

01

Work complete

Footings, connections and, for Kit and Lock-up, the build and fit-out are finished.

→

CERTIFIER

02

Final inspection

The certifier Arc engaged inspects the finished building. Anything raised is fixed by whoever did that work.

→

03 HANDOVER

ARC

Modular scope

Arc hands over the kit, module or building it supplied.

BUILDER

Building scope

Your builder hands over the site work they did.

CERTIFIER

Occupation certificate

The certifier issues the OC.

Questions about who does what?

Call 0436 010 155 or email sales@arcmodular.com.au. Book a 20 minute Zoom call at arcmodular.com.au/book.