

PRICING OPTIONS

We have two pricing options available, please read the information below to figure out which is best for you

SUPPLY ONLY

This option provides you with a completed module, ready to be transported to your site. This option does not include delivery or installation.

TURNKEY PACKAGE

This is the complete package, with Urban Cribs taking care of your project from end-to-end, resulting in a move-in ready home!




INCLUSIONS

	Supply only	Turnkey Package
Completed module(s) including internal fit-out with standard finishes	Included	Included
Factory warranty - 5 years structural, 12 months general	Included	Included
Fully compliant home, adhering to the National Construction Code	Included	Included
Certificates provided for framing, electrical, glazing, and waterproofing	Included	Included
Ocean freight of completed modules(s) from factory (China) to Brisbane	Included	Included
Local transport of completed home to your site within 50km of Darra	Owner/local builder	Included
Building approval, certification, and QBCC insurances	Owner/local builder	Included
Site exploration - soil test, site survey, energy efficiency report and site inspection	Owner/local builder	Included
Site specific footing design and engineers certification	Owner/local builder	Included
Installation of footing system including steel posts	Owner/local builder	Included
Installation of module(s)	Owner/local builder	Included
Installation of timber landings to entry doors	Owner/local builder	Included
Installation of stairs and ramps to access landings	Owner/local builder	Included
Underground connection of module(s) to plumbing and electrical services	Owner/local builder	Included
Builders warranty - 12 month general warranty, 6.5 year structural warranty	Owner/local builder	Included




Please note: Upgrades such as larger decks and external roofs will be priced on a project by project basis. Please enquire to learn more about the pricing of upgrades






STUDIO

				Supply only
Zed	Studio	1	14.8	\$39,400




ONE BEDROOM

				Supply only	Turnkey Package
The Urban Crib	1	1	33	\$85,900	\$135,900

TWO BEDROOM

				Supply only	Turnkey Package
Mila	2	1	42.7	\$98,900	\$149,900

THREE BEDROOM

				Supply only	Turnkey Package
Valencia V1	3	2	85.4	\$198,900	\$288,400
Valencia V2	3	2	90.5		\$299,900

NO HIDDEN COSTS

We pride ourselves on providing transparent pricing that reflects the realistic final cost of your project. Turnkey pricing is based on standard finishes and a standard site. All pricing is inclusive of GST. Additional fees may be incurred for transport and logistics when sites are located more than 50km from our office in Darra, 4076

SAVE \$30,000

All of our turnkey package homes are eligible for the first home owners grant. Get in quick, as the grant is only eligible on homes where foundations are laid prior to 30 June, 2025
Subject to client eligibility*



urbancribs.com.au



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WHAT'S NEXT?

Once you've viewed our designs, inclusions, and price list, the next step is to reach out to us to confirm your selection. Reach out via phone, email, or by filling out the enquiry form on our website.

SUPPLY ONLY

For supply only orders, once your order has been placed, and deposit has been paid, we can get straight to production.

TURNKEY PACKAGE

For turnkey packages, the next step is to engage Urban Cribs to undertake site discovery, which includes a soil test, site survey, site inspection, preliminary site plan, and footings report. Once we gather this information, we will provide a finalised quote based off the results of the exploration.

For a detailed break down of each step of our process, please view the 'Process Guideline' under the 'Resources' tab on our website, or reach out to us to request a copy

Turnkey Package homes
installed by licenced builder

KERDIC
KERDIC HOMES PTY LTD.
QBCC licence No. 22903



WHY CHOOSE URBAN CRIBS?

- Resilience** Modular is great for areas affected by fire, cyclones, and floods, as well as steep slopes
- Efficiency** Move into your turnkey home in just 4 months
- Affordability** Up to 60% cheaper than standard construction
- Flexibility** Additional modules can be added later with minimal disruptions
- Environmental** Smaller homes use less materials and less energy, saving the environment and your back pocket



12.5 BAL RATING



RATED TO CYCLONIC WINDS
(C1 WIND RATING)



EASILY ELEVATED IN
FLOOD PRONE AREAS



EARTHQUAKE RESISTANT UP
TO MAGNITUDE 6.9



8 STAR ENERGY EFFICIENCY
(SITE DEPENDENT)



TERMITE-PROOF



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