



YZY Kit Homes  
Scandinavian Granny Flats

## ICELAND



2  | 1  | 80 m<sup>2</sup>

LIVING ZONE

60 m<sup>2</sup>

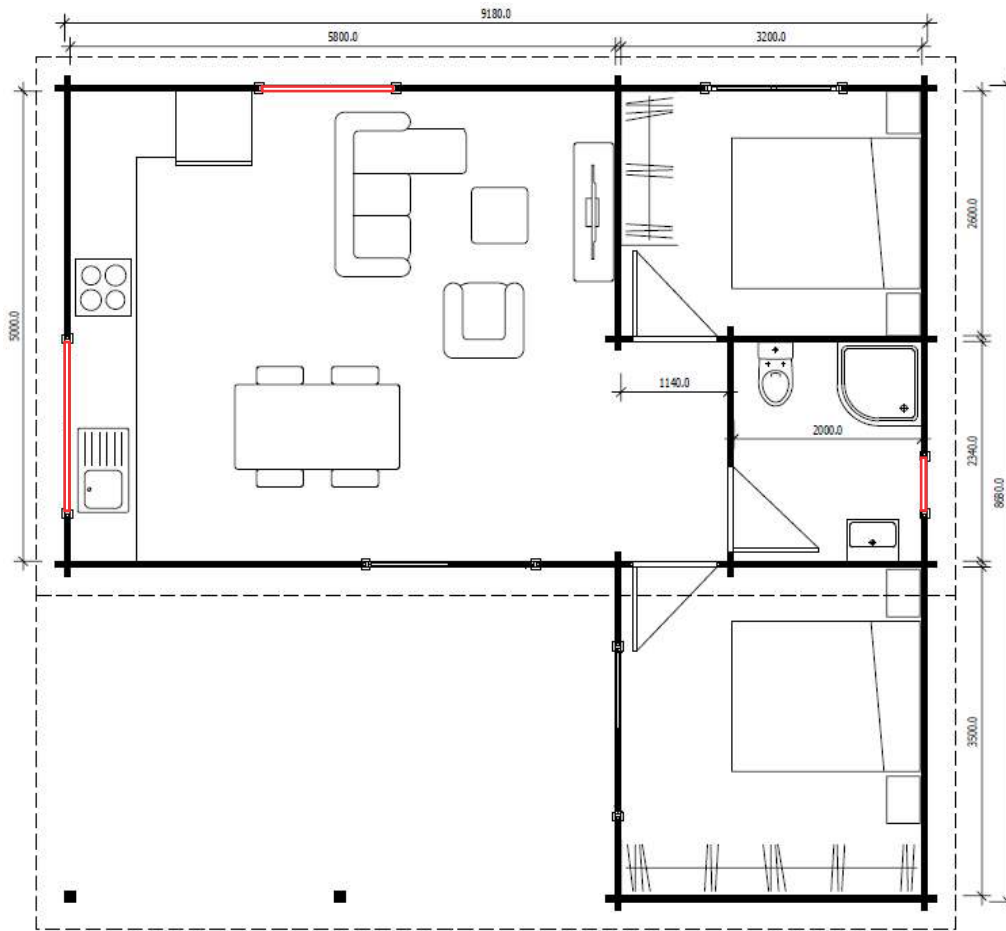
VERANDA

20 m<sup>2</sup>

TOTAL SIZE

80 m<sup>2</sup>

- Living area less than 60m<sup>2</sup> conforms to council requirements for a 2nd dwelling
- High-pitched ceilings bring a sense of openness to the space
- Exposed beams create a large breathable space
- Open plan living, dining, kitchen – leading onto verandah
- Spacious bedrooms separated with a generous size bathroom
- Good airflow throughout home
- Spacious versatile front veranda



 - customizable placement of windows marked red on the floor plan

## ICELAND

Iceland (9.2 m x 8.7 m) is an incredibly well laid out cotemporary 2 bedroom granny flat. This design has 2 spacious bedrooms separated with a generous size bathroom. Open plan living, dining and kitchen area seamlessly brings the outdoors through the abundance of windows. One of the bedrooms allows you to step down onto the veranda for that perfect start of your day with a comforting morning cuppa. Natural timber and top preforming double glazed windows and doors will provide you with a comfortable living. This building may be assembled in 4 days saving your money and time in building process.

Loving the ICELAND?

Get in touch with your local builder to check if this is the best design for your property



# PREMIUM INCLUSIONS

Every YZY building becomes unique with the flexible options and colours of your choice and yet cost-effective as 'bones' of the building are pre-cut at the factory.

- ✓ Set of drawings including certification for the windows and engineering for the building
- ✓ Structure with external & internal walls, kiln-dried laminated 60mm Nordic Spruce
- ✓ Structural tie down system - 19 steel rods, 10mm Ø
- ✓ Roof structure 24 load bearing laminated rafters thickness 65mm, h = 175mm
- ✓ 19mm T&G ceiling boards
- ✓ Ceiling trimmings
- ✓ Fascia boards
- ✓ 2 laminated timber posts 115x115mm with adjustable legs
- ✓ Timber covers for all external corner nibs
- ✓ External Double-glazed uPVC doors and windows, top quality REHAU profile, white color
- ✓ 2 External tilt&slide doors (1750 x 2110mm, safety DG 4/16/4mm)

- ✓ 2 tilt&turn window (1400 x 1210mm, DG 4/16/4mm)
- ✓ 1 tilt&turn window (1800 x 880mm, DG 4/16/4mm)
- ✓ 1 tilt&turn window (550 x 610mm, safety DG 4/16/4mm), customizable placement of one 1400 x 1210mm, 1800 x 880mm and 550 x 610mm windows, marked red on the floor plan
- ✓ Timber architraves and fitted fly screens for all windows
- ✓ 3 internal timber doors
- ✓ 12 pre-drilled holes for electricity, 12mm Ø
- ✓ All hardware
- ✓ Drawings for assembly with all boards marked



## FLEXIBLE OPTIONS

Flexible options are sourced locally and can be ordered from our Authorized supplier, your local builder. The builder will customize the options to suit your taste and budget.

- ✓ Custom size veranda/decking
- ✓ Timber Handrail and external steps
- ✓ Timber or steel sub-floor or a slab base
- ✓ Colorbond roofing in colour of your choice
- ✓ Gutters and down pipes
- ✓ Internal and external cladding
- ✓ Upgrade to BAL – Bushfire Attack Level
- ✓ Upgrade to Cyclonic regions
- ✓ Flooring of your choice
- ✓ Electrical
- ✓ Plumbing
- ✓ Kitchen fit out
- ✓ Bathroom fit out
- ✓ Additional windows
- ✓ Painting



## FLEXIBLE FLOOR PLAN AND BUILDING DESIGN

Floor plan can be mirror reversed during installation  
Windows marked red on the floor plan can be placed in your preferred location during installation  
Choose double french or tilt and slide doors  
Customize the height of the building  
Add more windows  
Alter windows size

We can make any structural changes to our architecturally designed range of granny flats or we can even make your own design come to life!



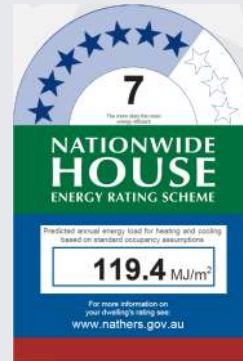
# WHY SCANDINAVIAN GRANNY FLATS?

Europeans are leading the way with energy efficient houses built using wood and other ecological materials. As energy prices predicted to rise substantially in the next 20 years, we offer stylish, energy efficient and eco-friendly buildings that will please you in the years to come. YZY granny flats are designed with ingenious Scandinavian building structure paired with top-performing German window and door systems.

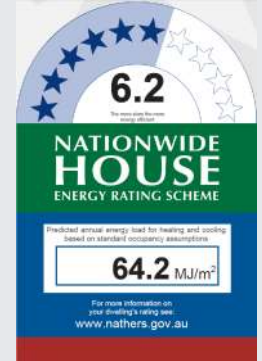
## STYLISH, ENERGY EFFICIENT AND ECO-FRIENDLY BUILDINGS

YZY Kit Homes' tongue and groove interlocking design system creates a strong, secure and draft-free living. Solid timber walls made of milled logs provide both structure and insulation. Solid timber walls act like "thermal batteries" and can store heat during the day and gradually release it at night. This generally increases the apparent R-value (3.5) of a solid timber by 0.24 per 60 mm of thickness in climates that have a substantial temperature swing from day to night. Because of the log's heat storage capability, its large mass result in better overall energy efficiency.

Our Granny Flats rated with The Nationwide House Energy Rating Scheme (NatHERS)



7 star rating in ACT  
Greenland with external  
cladding



6.2 star rating in NSW  
Central Coast  
Cyprus

## TOP-PERFORMING AND ENERGY EFFICIENT GERMAN WINDOWS



YZY Kit Homes' windows rated 7 stars were the top performers compared to other uPVC window manufacturers (Updated 30-Nov-17) WERS Certified Products Directory

YZY Granny Flats and Kit Homes feature top-performing double glazed windows with German made REHAU window and door systems. Every REHAU profile is strictly produced according to the most stringent German engineering guidelines, with the company certified to ISO 9001 standards, meet international quality and regulatory standards, and are accredited by both international and national regulation bodies.

With windows made from REHAU profiles, the heat stays outside the building - thanks to their very good thermal insulation properties. That ensures not only a comfortable living climate, but also lower cooling bills from air conditioning and significantly reduce CO2 emissions. Windows made from REHAU profiles are used in low energy houses.



Photos of testing and certifying YZY windows in laboratory, Australia

# BENEFITS - REHAU Double Glazed doors and windows

## LOWER COOLING COSTS

While frames made of aluminium or any other metal tend to scorch, REHAU uPVC is a very poor conductor of heat preventing the heat outside from entering your home, thereby reducing your reliance on cooling devices such as air conditioning.

## DESIGNED FOR EXTREME UV ENVIRONMENTS

REHAU uPVC Windows and Doors are specially developed to protect the profiles against hard UV-radiation found in many parts of Australia and New Zealand. Special formulation protect against discolouring, distortion and shrinkage of the profiles due to extreme conditions in hot environments and high UV climates.

## SILENCE INSIDE YOUR HOME

REHAU multi-chambered profile provides effective sound insulation.

## PERFECT PROTECTION AGAINST THE ELEMENTS

The two sealings in REHAU Window Systems protect against the elements: dust, wind and rain. Sealings are calibrated to achieve excellent air tightness of less than 0.1 m<sup>3</sup>/hr/m<sup>2</sup> @ 10 Pa. A higher than average surface gloss level of window frames repel dirt - ideal for fuss-free maintenance.

## SECURITY FOR YOUR FAMILY AND PROPERTY

When typical windows are opened, burglars can easily enter your property by just removing mosquito nets. With tilted windows there is no easy break in. Closed windows and doors firmly lock at multiple points anchoring with multi-locking hardware.

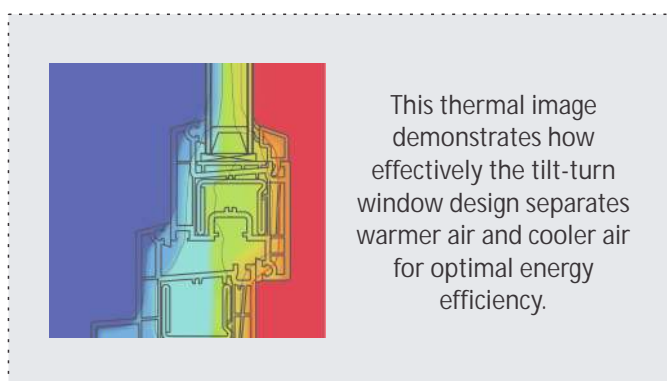
## SELF EXTINGUISHING

REHAU uPVC is classified as a high-impact resistant material. It is notably difficult to ignite and will self-extinguish when the source of heat is removed.

## RECYCLABLE AND ECO FRIENDLY

PVC is easily chipped into waste material and extruded into new products. Because PVC is lightweight, it uses less fuel to transport.

|   | uPVC | Wood | Aluminum |
|---|------|------|----------|
| Thermal Insulation (W/m <sup>2</sup> K) | 1.7  | 2.0  | 5.7      |
| Thermal Conductivity (W/m.K)            | 0.21 | 0.3  | 210      |





# YZY KIT HOMES - SCANDINAVIAN GRANNY FLATS

YZY Kit Homes is a combination of two worlds - European engineered and made Scandinavian buildings in good hands of reputable Aussie builders. YZY cabins are made to the highest EU standards, engineered, tested and certified to AU/NZ Standards. Teams of professionals, people involved in any stage of the process have the same values and focus on a long-term business success offering the best quality buildings and services.



Our assigned builders will recommend the most cost-effective and suitable floor plan and building design to suit your property and be conversant with local building regulations. Using one of our architecturally designed plans or a tailored concept based on your specifications, we'll create a unique living space perfect for you.



Proudly a program Partner of Wood.  
Naturally Better.

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 living space is completed.

## GRANNY FLATS PREMIUM FEATURES

- Assembled in 3-5 days
- Pro-Installed by experienced local builder
- No need for wall lining
- Energy efficient solid timber mass structure
- Low maintenance uPVC DG doors and windows
- Flexible floor plan and building design
- Sustainable/Green buildings
- Easy transportable to hard-to-access sites
- Demountable structure for relocation
- Comprehensive manuals for DIY



## CONSULT WITH YOUR LOCAL BUILDER REGARDING YOUR BUILDING PROJECT

Available from

Find your nearest display and builder  
[zykithomes.cm.au/contacts](http://zykithomes.cm.au/contacts)



More information and full range of Cabins  
Studios and Granny Flats  
[www.zykithomes.com.au](http://www.zykithomes.com.au)



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