



Greenspan
EST. 1976

The Greenspan Way

OUR PROVEN PATHWAY FOR HELPING YOU CHOOSE WISELY

MW EDITION 01



As a third-generation Australian family business, we're a name you can trust.

Since 1976, we've led the way in prefabricated modular buildings from our base in Sydney. Our popular clearspan, modular designs quickly expanded to include cabanas, garden studios, and rural barns. Today, with over 10,000 buildings across Australia and more than 33 Solutioneers across multiple locations, we remain dedicated to crafting personalised structures known for their durability, elegance, versatility and strength.

The Greenspan Way, our proven pathway for helping you choose wisely



Discovering
& Deciding



Drawing
& Planning



Investing
& PreCrafting



Delivery
& Installation



Fitout, Styling
& Sharing

Installation, fitout and styling is not
supplied by Greenspan

Discovering & Deciding

In Step 1 of the Greenspan Way, your curiosity becomes knowledge.

You will be discovering your possibilities, exploring personalisations and understanding your investment. Your ideas and dreams will start to take shape, inspired by our range of innovative PreCrafted space solutions.





A \$1million ROI in just four years!

Beautician, Kerry-Anne, purchased her Central Coast home in 2017 for \$1,103,000, adding a Melwood for use as a home beauty room a year later.

In 2021, with the addition of the Melwood being the only significant change, the property sold for \$2,110,000.



WHAT WE DO

Life-enhancing spaces

EXPERIENCE & ABILITY

At Greenspan, we offer personalised solutions backed by decades of experience, ensuring every project meets each customer's unique needs.

We solve problems

With almost 50 years in business, we bring extensive experience in managing unique projects and solving complex engineering challenges.

We overcome site challenges

We've worked across a broad range of diverse locations, from remote rural properties to urban backyards, island retreats and waterfront sites.

We have spaces for almost every need

Specialising in both habitable and non-habitable structures, our buildings are designed for a wide range of applications, from accommodation to garages, storage sheds to living spaces.

We offer design freedom

We offer unmatched flexibility in personalisation of the design and layout to suit your specific needs.





WHY CHOOSE US

Benefits

PORTABLE & STRONG

Our designs combine strength with portability, offering a practical solution for any situation.

Strong

Our signature clearspan engineering, precision PreCrafting and high quality materials result in buildings of exceptional strength and stability.

Portable

Our buildings are strong enough to be craned in and out of place, allowing for easy relocation without compromising structural integrity.

Access-friendly

As a modular panel system delivered in 'kit' form, our buildings can easily overcome limited, tight, or challenging site access.

Weather-proof

PreCrafted off-site in our Sydney factory, production of your building is unaffected by, and therefore not delayed by adverse weather.

Sustainable

PreCrafting is an inherently sustainable manufacturing process, and the delivery and installation of modular buildings are also more environmentally friendly.





DISCOVERING & DECIDING

Visit a display centre

Experience our buildings at a Display Centre – either in person or virtually. Explore our variety of designs, architectural elements and personalisation features, while gaining a sense of space and quality. Learn how our regulatory planning expertise can ease the way for approvals or exemptions and get a ballpark cost for your project.

Final design consultation

This consultation with your Solutioneer brings the design possibilities and costs into clearer focus. It can take place virtually, or at one of our Display Centre locations.

If a site inspection is needed within Sydney, Adelaide or their surrounds, this may be available as a separate service for a fee of \$150-\$500, which will be refunded upon order.

MEET THE TEAM

At this point in the journey,
your project moves through
the hands of



JOHN
Solutioneer



TEA
Solutioneer Coordinator



ELI
Solutioneer Coordinator



CHRISTINE
Solutioneer Administrator



FRANKY
Solutioneer



JOHN
Solutioneer



EKEN
Solutioneer



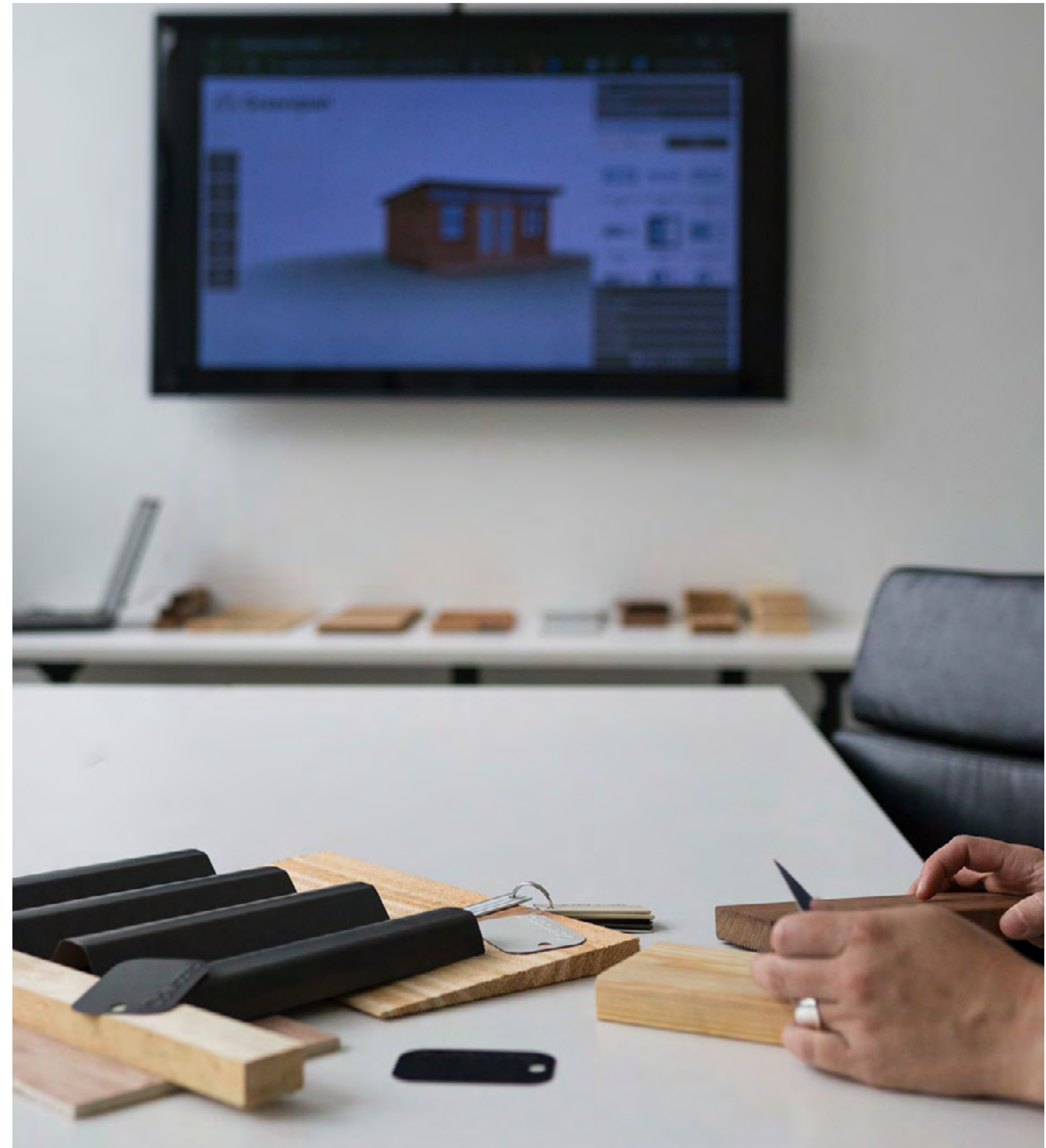
NATHAN
Solutioneer



Drawing & Planning

In the next stage, we collaborate closely to transform your concept into precise drawings and help you navigate any planning approvals.

Empowered with knowledge and confident in your choices, your personalised design is one step closer to tangible reality.



WHY CHOOSE US

Your vision comes to life with

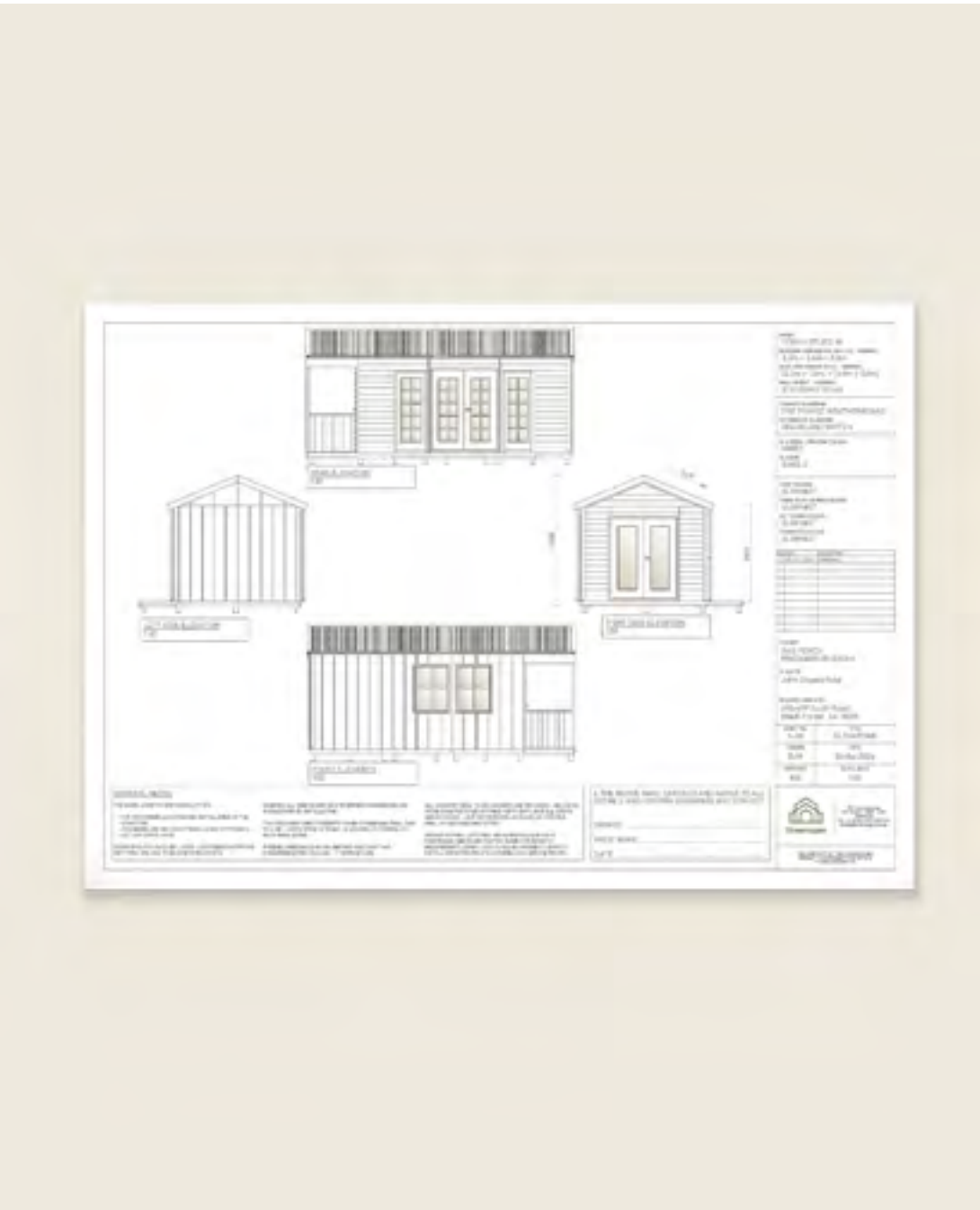
Scaled layout drawings

Precise 2D (top-down) plan of the building's footprint including panel, window and door placements



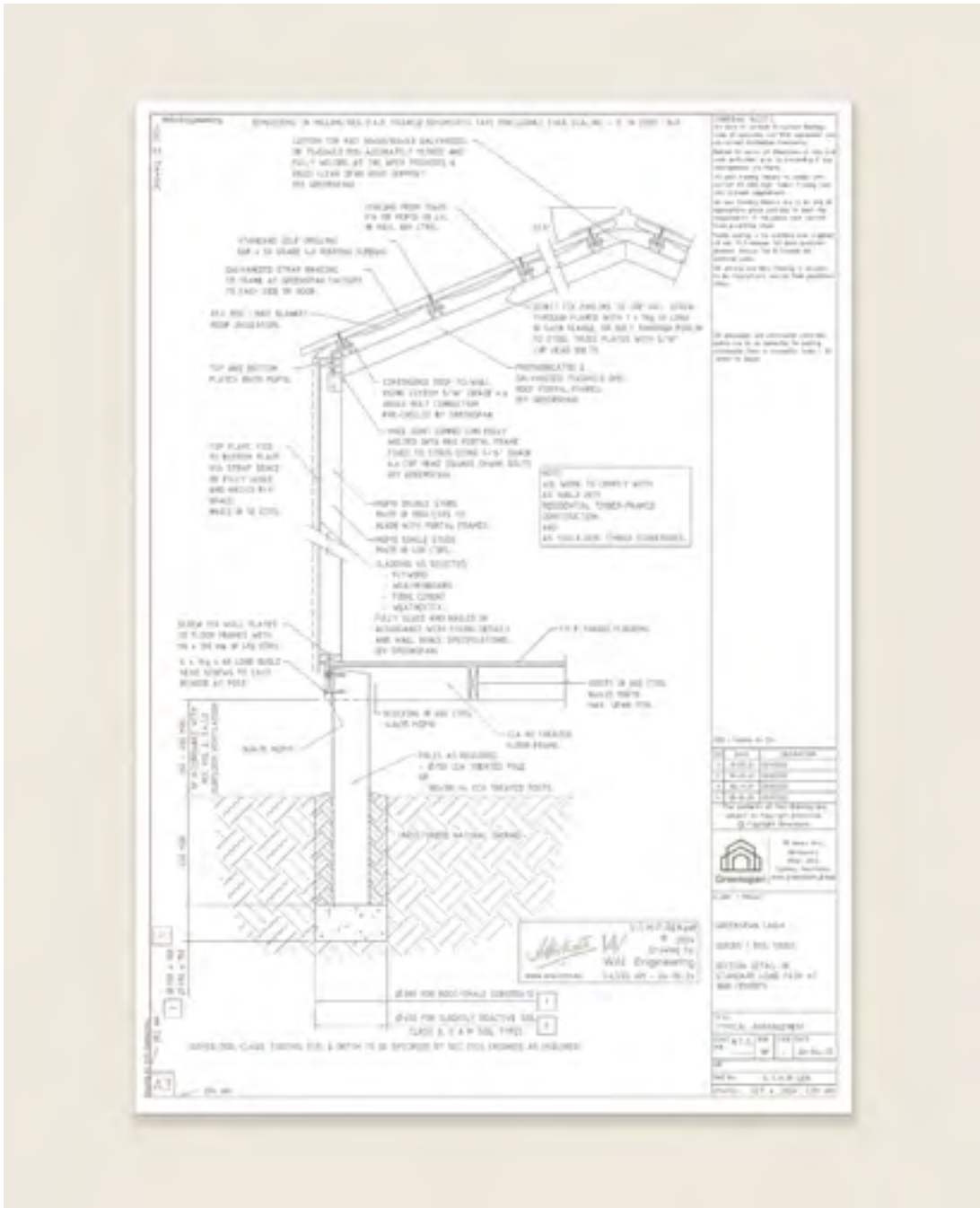
3D elevation plans

Visual representations of your building from all angles



Section detail (Internal use only)

Cross-section drawings that detail the intricate build specifications, including timbers, fastenings, insulation, and other key construction details



3D production model (Internal use only)

A fully detailed 3D model complete with panel drawings, a loading list, materials cut list, and stock allocation for seamless production



Approval pathways

Navigating council planning approvals and exemptions can be challenging, but we're here to guide you. There are two pathways for development projects: exempt and those requiring council approval.

For exempt projects, you are able to sign off on the production drawings without waiting for council approval first. If your building requires regulatory approval, we can connect you with a recommended planning expert to help you through the entire process.

Client Approval

1

Invest in production drawings

Drawings begin once you're happy with your design choices, approved your itemised proposal and made the drawings payment (10% of total cost).

2

Give us the go ahead

Once complete, we will provide you with the final production drawings for your approval and sign-off.

Council Approval

1

Invest in council drawings/plans

Drawings begin once you're happy with your design choices, approved your itemised proposal and made the drawings payment (10% of total cost).

2

Approval process

We help ensure your building design includes any necessary upgrades for compliance and connect you with third-party planning assistance when needed.

3

Engineering

We help arrange any necessary engineering reports and plans, and coordinate with third parties for any additional specialist reports that may be required, such as bushfire or cyclone ratings and wind or snow loading.

4

Give us the go ahead

Upon receiving the stamped plans and construction certification, we will update the drawings with any required changes, and revise the order and cost details. We will then provide you with the final production drawings for your approval and sign-off.



MEET THE TEAM

At this point in the journey,
your project moves through
the hands of



BLAKE
Product Designer



DANIKA
Draftsperson



JILL
Draftsperson



RICI
Accounts

Investing & PreCrafting

This stage of your journey is the magical moment when 2D becomes three!

It's the moment when your unique design, now perfected on paper, transfers to a PreCrafted reality in our workshop. Get ready to mark the big day in your calendar and start preparing for the unveiling of your three dimensional masterpiece!





INVESTING & PRECRAFTING

You're ready to
make the dream
come true.

Invest wisely

Now we ask for you to invest in the next payment (60% of the total cost) - it's time for us to PreCraft your building into 3D reality!

Set the date

We agree on your preferred despatch date, so our team can start PreCrafting your building to schedule.

PreCrafting begins

We transfer your drawings into our Computer Aided Manufacturing (CAM) system to precisely cut all the elements of your design. We then handcraft all components in a series of 50 steps and 20 quality control checks, minimising waste at every point. The Greenspan Way ensures the best outcome for you and our environment.





Budget for installation

When you are planning your budget, remember to allow for the installation costs at this stage.

Decide upon install method

Choose to DIY, nominate your own builder, or we can help you locate an installer in your area who is trained in our system.

Lock in your trades

With your building being PreCrafted and a despatch date now set, it's time to confirm your installer/builder and any additional fitout tradespeople required to complete your project (if not being arranged by your builder/installer). We'll provide a detailed briefing to anyone who is not familiar with our system, to ensure a smooth install.

Know what's happening

We'll keep you updated on the PreCrafting progress, all the way through to the completion of final QC and building despatch.



MEET THE TEAM

At this point in the journey,
your project moves through
the hands of



RICI
Accounts



BLAKE
Product Designer



JILL
Draftsperson



SARAH
Customer Service Manager



DANIKA
Purchasing



PIA
Purchasing



AMY
Customer Service



KILMENY
Customer Service



Delivery & Installation

While every stage of this journey is designed to put a smile on your face, it's now about to beam even brighter - it's D-Day!

Your new PreCrafted building arrives and in just a matter of hours, your expert installers bring it to life. Soon you will be able to step inside and start living the Greenspan dream!



Today's the day

DELIVERY & INSTALLATION

Your uniquely PreCrafted building is now ready to take its place in your life.

Double checking

Prior to delivery, we ask for the 30% balance payment and double check any specific onsite delivery requirements.

We deliver

We carefully pack your building and deliver* to the last point of delivery vehicle access. You'll also receive your Warranty and Care Guide along with our Tips Guide to assist you with your next steps.

Up she goes

Your chosen installer (or you!) will begin assembly. You will receive an installation guide with clear steps and checklists. If you need to clarify any details, we're just a phone call away.

* Delivery charged separately at cost.





TRUCK



CONTAINER



SEMI TRAILER



DID YOU KNOW
You can install on a slab



Depending on building size,
installation to lock-up stage can be
completed in just hours



Fitout, Styling & Sharing

And so we arrive at the grand finale, where everything comes together. You'll create functionality with the fitout and infuse your personality through colour palettes, styling, and furnishings. We take immense pleasure in being part of your journey beyond, so welcome to the wider Greenspan community.

Your completed Greenspan building is more than just a structure; it's a unique reflection of you.



Your PreCrafted building is up and looking amazing. Now for the finishing touches.

Fitout and finish

With your building installed to lock-up stage, it's time for your installer or relevant tradespeople to complete the fitout. Then, all that's left for you to do is add your personal touch with interior styling and furnishing.

Installation, fitout and styling is not supplied by Greenspan.



Install

Complete to lock up stage



External Painting

All exposed exterior natural materials must be painted or stained immediately. This includes timber cladding, window frames, doors and jambs.



Electrical

Rough-in and insulation

Optional internal walls

Partition walls and any required plumbing rough-in



Wall linings, trims and architraves

Popular options include Gyprock, VJ or decorative wall panelling, ply, pegboard and timber.



Plumbing

Any required internal waterproofing, tiling, and plumbing fit-off

Painting

and electrical fit-off

Cabinetry

Installation of any fitted cabinetry, such as bathroom or kitchen cupboards

Flooring install

Including skirtings and kick boards to cabinetry if applicable



Style and furnish

Your finishing touches such as window treatments, furniture and decor





FITOUT, STYLING & SHARING

Share your flair

We always love seeing how our customers add their personal style to our buildings. If you are happy to share photos of your creative flair, we'd be honoured to use them in our marketing as inspiration for others - with your consent, of course.

Share your experience

When you are ready, we ask you to answer a few questions in our post-completion survey to help us continue improving for future customers.

Share in our success

Now you're a member of our Greenspan community, we will provide you with details of our referral program. There are rewards for you and any family or friends who transform their properties with the Greenspan Way. We would also like to offer you a 10% discount on any order from our sister company, Authentic Gates; specialists in beautiful handcrafted timber and steel gates.



MEET THE TEAM

At this point in the journey,
your project moves through
the hands of



JEMMA
Marketing Manager



SARAH
Marketing Communications



CHANTEL
Designer & Photographer



Thank you for choosing Greenspan

Our Australian-manufactured PreCrafted buildings are the best quality, customisable solution on the market.



PreCrafted Sustainability & Buildability
Saves Time, Better Quality & Less Environmental Impact



Resource Efficient
Reducing Waste = Reducing Cost



A Better Tomorrow
Sustainably Sourced Plantation Timber