

2018

UMNYAMA IKHAYA  
OFF THE GRID – MODULAR HOMES

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## Company Overview

Umnnyama Ikhaya, which means Rainbow homes; specializes in modular homes built from recycled shipping containers. Focus will mainly be on an off-the-grid solution which implies **living green** by means of integrating and using solar, wind, green growing walls, waterless toilets, rain water harvesting systems and smokeless stoves. This solution can be applied to all aspects of society from low, medium and premium cost products being the organizations goal to make the technology accessible and affordable to all.

The organization embarked on this form of a solution in addressing challenges faced by our country and Africa world-wide, such as power-outages/ load-shedding, water shortage, housing shortage, the inability to afford purchasing a home and environmental issues.

Why cargotecture/ container Homes? They are structurally strong, pose no fire hazard, water tight, wind proofed and eco-friendly. They are also affordable, simple, manufacturing takes a short period of time, requires less labour intensity, a space saving solution as it is stackable, very small carbon footprint, can be moved from one area to another as it was originally designed for transportation and saves on insurance costs.

In aid to assist clients with affordability, Umnnyama Ikhaya partnered with GreenFin who in their capacity can provide financing to the value of R150 000 (subject to client's ITC merit) for a period of 99 months and approval only takes 24 hours. The use of other banks is permissible in a form of a personal loan.

*You dream it, we will build it* is the organizations motto as no challenge is too big or small. The beauty of these homes is simplicity. Services are not limited to a 30m<sup>2</sup> pod home; anything can be built from a garage, school, apartment block, luxury home, library, shopping centre, spaza shop etc. Umnnyama Ikhaya is passionate about upcycling and looks forward to being at your service.

## Building a greener and cleaner planet

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## About the Modular Home

These beautiful homes are made from high cube shipping containers and come fully furnished. The inventory is of high quality and can be designed to the clients' specification and cost. The homes possess numerous benefits; they are completely pre-fabricated at the factory, transported to any site and easily moveable on-site via crane or forklift. They have been manufactured to plug into a main water and electrical supply in case of emergency thus means no electricity bills and minimal water usage. The home is transportable via road, water, rail or air anywhere in the world.

In cases of permanent structures, the services of registered local NHBRC - BEE contractor in that specific area will be utilized for the foundation. Council approvals per home will be handled by Umnyama Ikhaya to the value of R8 000 guaranteed. Umnyama Ikhaya also promises to offer 100% money back guarantee should there be issues with the council.

Enlisted below are assets/ Inventory that comes with each modular home:

Inventory			
Bosch gas stove/ oven	11 x LED lights	5000-liter water tank	Italian design extractor fan
4 x Solar batteries	LED 32" Television	Motion sensor light	Bosch 360L fridge/freezer
1 x floating bed tables	Waterless toilet	Solar ceiling fan	Hydro - fireplace with extractor
4 x Solar panels	Solar pressure pump	Gas (installed)	2 x floating shelves / block Inverter
2 x White sliding doors	1 x Shower rail S/steel	1 x Soap holder	Bosch 11 litre gas heating system
Mirror	5kw Inverter	Fire extinguisher	Vertical farming facade
4x Solar Batteries	Wall bracket	Fully fitted kitchen	Fully finished bath and shower
DB electrical switch board	Double glazed PVC windows	Cladded with nu-tec	Fully fitted bedroom with wall units

## Specifications & Dimensions

Specifications	20' Hi-Cube Container	40' Hi-Cube Container
Inside Cube Capacity	33.0 m3	76.2 m3
Max Gross Weight	24,800 kg	30,480 kg
Tare Weight	1,900 kg	4,150 kg

Dimensions	Length	Width	Height
20' Hi-Cube External	6.06 m (20')	2.44 m (8')	2.90 m (9'6")
20' Hi-Cube Internal	5.80 m	2.29 m	2.66 m
40' Hi-Cube External	12.19 m (40')	2.44 m (8')	2.90 m (9'6")
40' Hi-Cube Internal	12.00 m	2.29 m	2.66 m

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## Criteria and Requirements

For a client to qualify for this marvelous home, the follow should accompany the application form:

- Copy of the ID,
- Proof of address and
- Three months bank statement.

You the client would be expected to have 6 x concrete blocks ready on site upon delivery of the modular home. Dimensions of each block is 30cm x 30cm x 30cm, the site needs to be leveled and blocks placed exactly as per dimensions of the home as on the website. We will however seat the home to the foundation at our cost. Plumbing and electrical wiring work done at our cost as well. Double glazed uPVC windows all round and a door also inclusive. Side walls, floor and ceiling also fully insulated at our cost.

## Pricing

A two or four sleeper 30m<sup>2</sup> Home goes for R399 000, which includes delivery and crane service anywhere in South Africa. Umnyama Ikhaya can also price according to the clients' specifications and/ or requirements.

## Gallery



**UMNYAMA IKHAYA**  
Green, sustainable modular housing

**THE GREENER  
WATER-SAVING  
OFF-GRID ANSWER**

**2018 concept**



**LIMITED OFFER VALUED AT R4 060**  
Purchase a pod home and receive a complimentary two-night stay for two people sharing at Hotel Verde, Cape Town Airport (breakfast included).  
Valid 1 March 2018 to 1 November 2018, and subject to availability. T&Cs apply. To qualify, quote Earthworks01 when contacting us.

**Hotel Verde**  
CAPE TOWN AIRPORT *Africa's greenest hotel*

**R399 000**  
Including transport to site and full inventory



**Actual product**



**Actual product**

**SIGNIFICANTLY SHORTER MANUFACTURING TIME DUE TO A MODULAR STEEL CONSTRUCTION CONCEPT**

- Water saving
- No electricity costs
- No sewerage
- Transportable
- Environmentally friendly
- Structurally stronger than conventional housing
- Optional drinking-water system (water-from-air)
- Council approvals guaranteed at a cost of R8 000
- Vertical farming
- Wind, solar and gas-only energy sources
- Financing available
- Cash build option – 70% deposit




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**Interior Design**



**Exterior Design**



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