



DuraVilla Homes Guyana, Inc.

A Home of Your Own - For Now and Forever

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FAQ's

Why should I use Greenheart?

Greenheart is very pleasing to the eye. It has an excellent resistance to attack from marine borers, fungi and dry wood termites. It is a very durable and strong timber that is suitable for any condition. Greenheart is used for both exterior and interior locations. Greenheart has been in use for centuries under the most extreme conditions and prove successfully. Greenheart is an environmentally friendly timber which requires no chemical treatment and it is sustainably harvested. Greenheart is classed as one of the most dense and durable timber in the world.

What does the Greenheart kit include?

Our Greenheart kits include all the timber materials that would be needed to construct the model home selected. The components will comprise of Frame, Outer and Inner walls, Partition walls for bathrooms and bedrooms, Roof frame, Flooring, Doors, and Base moldings. Other components can be added such as windows, roof cladding, cupboards etc. Your kit will not include electrical and plumbing; this would need to be supplied at destination and according to your local government building code requirements.

Can the models be used in any location?

Greenheart is suitable for any location due to its high strength and durability. In rough or uneven terrain, houses may be constructed on stilts.

Does the Greenheart model kit include a foundation?

The Greenheart model kit does not include a foundation. However, information is provided so that the foundation can be constructed locally to accommodate the house.

What kind of roofing does the kit include?

The kit includes basic galvanized roofing. However, we also produce beautiful [Wallaba Shingles](#) that complement our Greenheart homes.

Where can you ship to?

Greenheart kits can be shipped to any location around the world. However, our common destinations are in the Eastern Caribbean where the freight cost is not too costly.

Where is your head office located?

Our head office is located in Georgetown, Guyana, South America.

Factory located at Land of Canaan, East Bank Demerara - Guyana. Also, we have an international sales office in Orlando, Florida.

How do I go about purchasing a home?

After your selections process is complete, you will receive an estimate. Once you accept the estimate we will prepare an order confirmation to initiate your order. During the selection process a fee may be required if you wish for us to provide architectural and design service.

What are the payment methods?

Payments made via bank wire transfer or certified check issued by your bank.

What is your terms of payment?

Terms of payment would be as follows:

- 30% deposit upon placing the order
- 30% upon completion
- Balance upon shipment.

Can the Greenheart models be customized?

Yes, Greenheart models can be customized. If you choose to have a customized model our Architect would ask the necessary questions and work along with you in order to design the desired home. Depending on the size of home, the architectural fee will be approximately \$1.60 per Square Feet. 50% of the fee is charged upfront and balance due upon completion. If you decide to purchase our home, DuraVilla will credit you 100% of the architectural cost.

How can I obtain a breakdown of the costs?

DuraVilla can provide you with general price per Square Foot for a home. However, in order for us to prepare a detail cost breakdown for you, we would need to create complete building plans based on your concept designs. After creating the plans we would then prepare a BOQ (Bills of Quantity) which would give you a complete list of materials for each section of your home. From the BOQ we would be able to provide you with a more precise estimate. After reviewing the estimate you would have an opportunity to make some adjustments for the wood quantities to accommodate your budget.

What are the ranges of homes available?

We strive, in line with our philosophy, to ensure that we give absolute value for money. A variety of sample plans are available from which you can choose. If you desire to make changes or alterations our in-house architect is available to assist you with your desired changes free of charge. We can build according to your plans from a standard house to as lavish a house as your budget allows, and we also supply units for resorts and hotel projects.

What is the price a Greenheart Home?

The price per square foot can range from US\$ 35.00 per square foot to as much as US\$ 70.00 per square foot depending on your upgrade choices. The cost can vary depending on the destination. Markets such as Jamaica and Trinidad may be less expensive because of higher volumes of purchasing and reduced freight cost. The smaller islands may have higher costs for commodities and labor. Markets such as Martinique and Guadeloupe, which are non Caricom States may experience increases up to 70% due to higher costs of maintaining labor, tariffs and materials to European Standards. The US and UK markets will be based on the additional cost of operations and extensive liability insurance involved.

Can I have my home constructed using part concrete and part Greenheart timber? (Hybrid House).

We certainly aim to assist you with greenheart lumber to construct on concrete structure. We would need your list of materials in order to provide an estimate.

Will I be able to get insurance for my Greenheart house?

There should be no concern with be acquiring insurance. Greenheart is highly resistant to insect, fire and decay.

I have my own contractor build my home?

You can choose to have your own contractor or DuraVilla can provide a contractor. You can also choose to have a DuraVilla representative oversee your construction and work along with your contractor. The cost for DuraVilla contractor will be determined at the appropriate time.

Can I order Greenheart timber only for my home?

This is possible and we will ensure that the materials supplied are in lengths, which ensures little wastage during construction.

Do the homes include kitchen/bathroom cupboards and closets in the rooms?

Cupboards and closets are not included. It is difficult to give a standard package for these because of varying preferences and designs. We can recommend persons who can supply these at moderate costs on a custom design basis.

What materials are the doors and windows constructed from?

Entry doors are generally made of solid tropical hardwoods such as Purpleheart, Kabukalli, Mora, etc. The internal doors are usually painted pine doors. However, you can choose to have your internal doors in tropical hardwoods if you prefer. The cost for hardwood doors are at least 70% more costly than pine doors.

Can I choose my own locks and hinges?

The locks and hinges are priced based on standard units for construction. Any additional changes will be borne by the client with consideration for current funds allocated.

Is the bathroom area made of Greenheart?

The bathrooms are constructed in Greenheart but are cladded in concrete to facilitate tiling.

What is the floor made of?

The floor is constructed in Greenheart or other suitable hardwoods as selected. You can choose to have selected areas in wood floor and other areas in tile.

I am interested in a Greenheart home; but, I do not know if it is available in my country.

We have shipping options to almost any destinations in the world.

What kind of ceiling is used?

We typically recommend open rafter system but can use the dropped ceiling if required at an additional cost.

What types of sinks are used in the kitchen?

Sinks are not included. However, source standard double sinks with swivel faucets. Should you require differently we can supply based on your specifications.

Would you make changes to suit property in an unfavorable environment?

Yes, we can make changes to accommodate the environment. In locations close to the Caribbean sea would recommend the use of stainless steel nails, bolts, locks and hinges will eliminate corrosion.

Are columns included in the quotation?

Price includes columns if you require. In the event that tie beams are required, because of steepness of terrain, then this may increase the cost.

Would you supply alternative hardwoods for flooring?

Yes, we can supply other requested materials. Please examine our site for the timber that suits your particular taste.

Do I use paint or stain on the house?

Most clients prefer to stain the house. These are available in many shades and hues and are available widely. There are UV repellent brands which make it possible to prevent fading over time. However should you decide to use paint any oil based paint is satisfactory.

What is the procedure for purchasing a home?

- A. Select one of our design or send us your own plans.
- B. After receiving your preliminary plans or designs the architectural cost will be provided by our architect to prepare plans and Bills of Quantity. The cost for plans and design will be approximately USD 1.60 per SF. The cost for the Bills of Quantity (BOQ) will be USD .85 per SF. Up to 75% of these cost will be reimbursed once you decide to purchase a home from us.
- C. Once you agree with the architect fee, your estimate is provided for your home.
- D. NOTE: You may skip steps B-C if you accept our existing design without any changes.
- E. For customize models, your plans will be available within 30 days for presentation to your financial institution if financing is required.
- F. Attach full drawings to copy of your survey plan and submit to your housing department for approvals.
- G. You can choose from our list of approved contractors for your country or select a contractor of your choice and ask for a quote for labor. Duravilla Homes can also be contracted to construct your home.
- H. Attach contractors quote to your quotation and approved plans and present to your financial institution if required. (For Bank Financing, follow the following steps H-I)
- I. Bank will give you letter of approval at which time you will need to register mortgage to the bank if required.
- J. Bank or the buyer to set up Bankers Guarantee as per terms.
- K. For self-financing individuals – the buyer will pay the relevant fees and deposit as per agreed terms to get started.
- L. While the house is being manufactured, foundation and septic work can commence.
- M. Material is shipped from Guyana to port destination and then to the site or respective storage facility.
- N. Builder is identified and construction of home commences which is subject to approval from the building department.