

“BRIGHT” 1 Bedroom Convertible Pod



CONVERTIBLE HOME 1 Bedroom Pod (1 bay)

Size: 29m² (Inc. Balconies)

Decking: 11m²

PRICING (Ex. Melbourne – current pricing Jan 2023)

KIT from (Inc. GST) \$ 54,375
Decking from (Inc. GST) \$ 8,938

LOCKUP from (Inc. GST) \$ 103,675
Decking from (Inc. GST) \$ 15,194

FINISH FROM \$ 156,751
(Inc. Decking)

(Note: subject to finishes and fittings selection)



Artist Impression – Convertible Pod

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“ECHUCA” 2 Bedroom Convertible Pod



CONVERTIBLE HOME 2 Bedroom Pod (2 Bay)

Size: 57m² (Inc. Balconies)

Decking: 35m²

PRICING (Ex. Melbourne – current pricing Jan 2023)

KIT from (Inc. GST)	\$ 106,875
Decking from (Inc. GST)	\$ 28,438

LOCKUP from (Inc. GST)	\$ 203,775
Decking from (Inc. GST)	\$ 48,344

FINISH FROM (Inc. Decking)	\$ 329,000
	(Note: subject to finishes and fittings selection)



Artist Impression – Convertible Pod

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“NEWHAVEN” 1 Bedroom (optional 2nd), Single Storey



CONVERTIBLE HOME

1 Bedroom, Single Storey (3 Bay)

Size: 85m² (Inc. Balconies)

Decking: 13m²

PRICING (Ex. Melbourne – current pricing Jan. 2023)

KIT from (Inc. GST) \$ 159,375

Decking from (Inc. GST) \$ 10,563

LOCKUP from (Inc. GST) \$ 303,875

Decking from (Inc. GST) \$ 17,956

FINISH \$ 429,375

(Inc. Decking) (Note: subject to finishes and fittings selection)



Image shows 4 Bay Convertible

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“SCARSDALE” 1 - 2 Bedroom (Study) Single Storey



CONVERTIBLE HOME

1 – 2 Bed (study) 1 Bath, Single Storey
(4 Bay)

Size: 112m² (Inc. Balconies)

Decking: 13m²

PRICING (Ex. Melbourne – current pricing Jan. 2023)

KIT from (Inc. GST) \$ 204,960

Decking from (Inc. GST) \$ 10,309

LOCKUP from (Inc. GST) \$ 390,790

Decking from (Inc. GST) \$ 17,525

FINISH FROM \$ 545,889

(Inc. Decking)

(Note: subject to finishes
and fittings selection)



“Scarsdale” Convertible Home

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“EPPALOCK” 3 Bedroom (Compact) Single Storey



CONVERTIBLE HOME

3 bed (Compact) 1 Bath, Single Storey (4 Bay)

Size: 112m² (Inc. Balconies)

Decking: 15m²

PRICING

(Ex. Melbourne – current pricing Jan. 2023)

KIT from (Inc. GST)	\$ 204,960
Decking from (Inc. GST)	\$ 11,895
LOCKUP from (Inc. GST)	\$ 390,790
Decking from (Inc. GST)	\$ 20,222
FINISH FROM (Inc. Decking)	\$ 548,939

(Note: subject to finishes and fittings selection)



Image of “Scarsdale” 4 Bay Convertible

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“RAYMOND ISLAND” 3 Bedroom + Study, Single Storey



CONVERTIBLE HOME

3 Bedroom + Study, Single Storey (5 Bay)

Size: 140m² (Inc. Balconies)

Decking: 50m²

PRICING

(Ex. Melbourne – current pricing Jan. 2023)

KIT from (Inc. GST) \$ 252,000
Decking from (Inc. GST) \$ 39,000

LOCKUP from (Inc. GST) \$ 480,480
Decking from (Inc. GST) \$ 66,300

FINISH FROM \$ 721,800
(Inc. Decking)

(Note: subject to finishes and fittings selection)

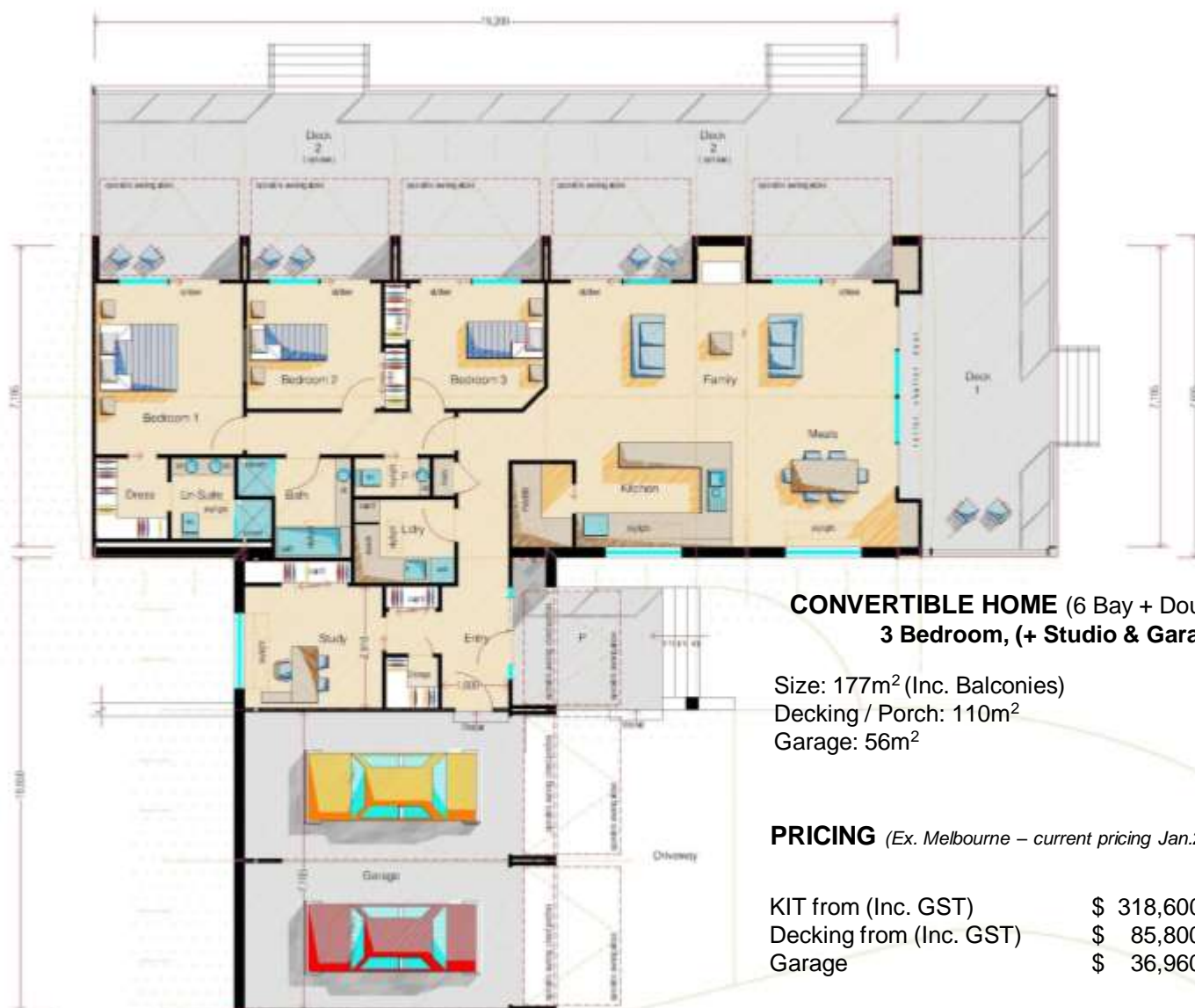


“Raymond Island” Convertible Home

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“COCKATOO” T VERSION Convertible 3 Bedroom + Study & Garage



CONVERTIBLE HOME (6 Bay + Double Garage) 3 Bedroom, (+ Studio & Garage)

Size: 177m² (Inc. Balconies)
Decking / Porch: 110m²
Garage: 56m²

PRICING (Ex. Melbourne – current pricing Jan.2023)

KIT from (Inc. GST) \$ 318,600
Decking from (Inc. GST) \$ 85,800
Garage \$ 36,960

LOCKUP from (Inc. GST) \$ 607,464
Decking from (Inc. GST) \$ 145,860
GARAGE (Inc. GST) \$ 70,560

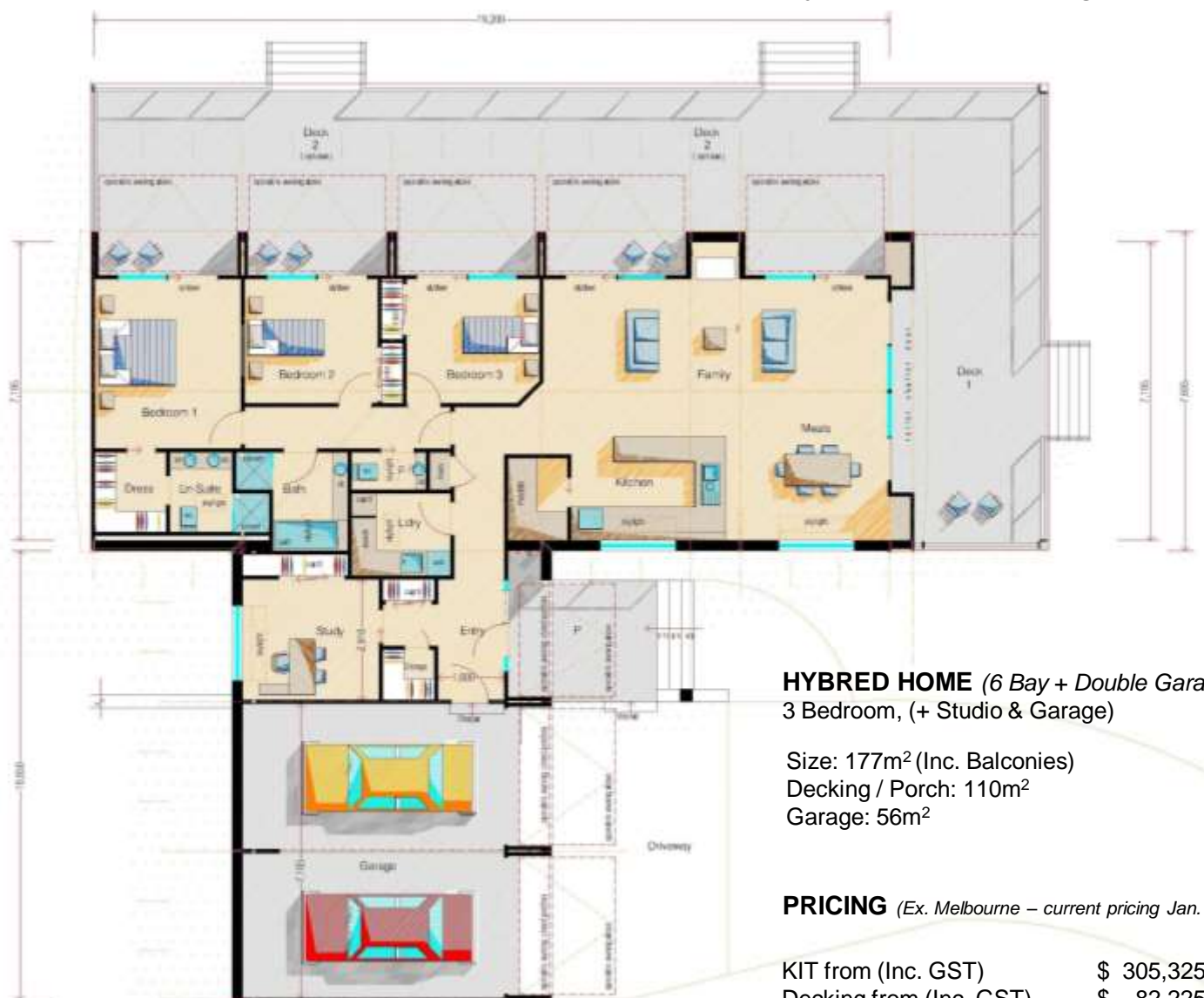
FINISH FROM \$ 918,540
(Inc. Garage Exc. Decking) (Note: subject to finishes and fittings selection)



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“HYBRED” 3 Bedroom, plus Study & Double Garage



HYBRED HOME (6 Bay + Double Garage flat roof)
3 Bedroom, (+ Studio & Garage)

Size: 177m² (Inc. Balconies)
Decking / Porch: 110m²
Garage: 56m²

PRICING (Ex. Melbourne – current pricing Jan. 2023)

KIT from (Inc. GST)	\$ 305,325
Decking from (Inc. GST)	\$ 82,225
Garage	\$ 35,420

LOCKUP from (Inc. GST)	\$ 582,153
Decking from (Inc. GST)	\$ 139,783
GARAGE (Inc. GST)	\$ 67,620

FINISH FROM (Inc. GST)	\$ 880,268
(Inc. Garage Exc. Decking)	(Note: subject to finishes and fittings selection)



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“TRENTHAM”

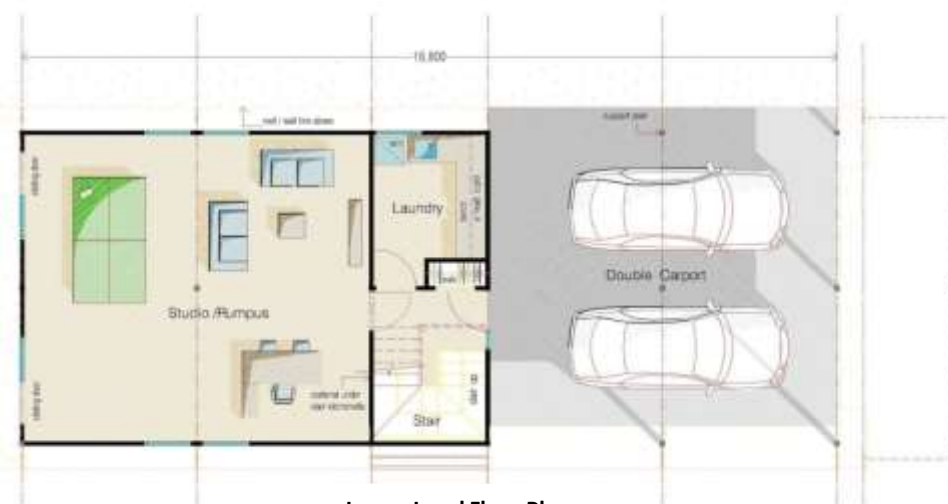
3 - 4 Bedroom
2 Storey
Convertible Home

Size: 248m² (Inc. Balconies)

Decking: 13m²
Carport: 48m²



Upper Level Floor Plan



Lower Level Floor Plan

PRICING

(Ex. Melbourne – current pricing Jan. 2023)

KIT from (Inc. GST) \$ 550,760

Decking from (Inc. GST) \$ 13,039

LOCKUP from (Inc. GST) \$ 706,129

Decking from (Inc. GST) \$ 19,175

FINISH FROM \$ 910,232
(Inc. Decking & Carport)

(Note: subject to finishes and fittings selection)

CONVERTIBLE
HOMES



“Trentham” Convertible Home

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“GEMBROOK”

Convertible Home 2 Bedroom,
(+ Studio / Rumpus) 2 Storey
(5 Bay)

Size: 196m² (Inc. Balconies)

Decking: 13m²

Carport: 48m²



Upper Level Floor Plan



Lower Level Floor Plan

PRICING

(Ex. Melbourne – current pricing Jan. 2023)

KIT from (Inc. GST) \$ 442,656

Decking from (Inc. GST) \$ 13,260

LOCKUP from (Inc. GST) \$ 567,528

Decking from (Inc. GST) \$ 19,500

FINISH FROM (Inc. GST) \$ 736,476

(Inc. Carport)
(Note: subject to
finishes and fittings
selection)



“Gembrook” Convertible Home

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FEATURES AND INCLUSIONS – KIT

Steel Frame	Engineered Designed galvanised light gauge high tensile roof, wall and floor framing	External steps / Ramp	Galvanised steel stringers with aluminium treads included for level site	Floor coverings	Excluded
Roof & Wall Cladding	Colorbond corrugated iron sheeting	Decking	15mm thk compressed cement sheet	Heating & Cooling	Excluded
Guttering & Rainwater goods	Colorbond half round guttering, fascias, flashings and cappings	Balustrading	Galvanised steel framed SHS uprights and rails with 50mm x 50mm galvanised steel mesh infill panels	Painting	Excluded
Operable Awnings & RSD	Colorbond corrugated iron cladding on steel framing including electric lineal actuators & remote controlled roller shutter door (Note: Designology to install and commission actuators)	Lighting	Excluded	Water Tanks	Excluded
Internal Partition Walls	90mm light gauge galvanised steel framing	Electrical	Excluded	Energy Rating	Excluded
Ceiling Linings – Barrel vault section	Excluded	Plumbing	Excluded	Wind Rating	In accordance with required cyclone ratings 'C' or 'D'
Roof bracing – Barrel vault section	Included	Solar Hot Water	Excluded	Delivery	Included using intermodal transport and subject to site inspection
Wall Linings	Excluded	Robes	Excluded	Erection	Excluded
Insulation	Roof / Ceiling : 7mm thk. Aircell Insulbreak 65 External Walls : 7mm thk. Aircell Insulbreak 65 Internal Walls : Not Included Sub-floor : Not Included	Cabinetry	Excluded	Soil Classification	Excluded
Flooring	19mm T & G CD grade plywood flooring to living areas and 18mm thk compressed cement sheet to wet areas	Solar Power System	Excluded	Town Planning	Excluded – This service can be provided at an additional cost
Footings	Excluded	Waste Treatment	Excluded	Building Permits	Excluded – This service can be provided at an additional cost
Windows and Sliding Doors	Excluded	Architraves & Skirtings	Excluded	Termite Barrier	Excluded
Roof Windows	Powdercoated aluminium Velux double glazed argon filled & colorbond flashings	Internal Doors	Excluded	Supervision	Included – Designology to provide site inspections at milestone stages
Flywire screens	Excluded				

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FEATURES AND INCLUSIONS – LOCKUP STAGE

Footings	Concrete free footing system - ground pile excluded	Roof Windows	Powdercoated aluminium Velux double glazed argon filled nominate the model level spec.
Steel Frame	Engineered Designed galvanised light gauge high tensile roof, wall and floor framing and fixings	Flywire screens	Powdercoated aluminium
Roof & Wall Cladding	Standard Colorbond corrugated iron sheeting and fixings	External steps / Ramp	Galvanised steel stringers with aluminium treads included for level site width of 1200 to 2400 - standard 5 treads
Guttering & Rainwater goods	Colorbond half round guttering, fascias, flashings and cappings and associated clips and brackets	Decking	15mm thk compressed cement sheet (or similar approved)
Operable Awnings & RSD	Standard Colorbond corrugated iron cladding on light gauge high tensile framing including electric lineal actuators & remote controlled roller shutter door and associated brackets	Balustrading	Galvanised steel framed SHS uprights and rails with 50mm x 50mm galvanised steel mesh infill panels
Internal Partition Walls	90mm light gauge galvanised steel framing	Lighting	Excluded
Ceiling Linings – Barrel vault section	Excluded	Electrical	Excluded
Roof bracing – Barrel vault section	Included	Plumbing	Excluded
Wall Linings	Excluded	Solar Hot Water*	Excluded – Evacuated tube or flat plate solar with either instantaneous gas or electric booster can be designed and supplied at an additional cost
Insulation	Roof / Ceiling : 7mm (6.5mm)thk. Aircell Insulbreak 65 3-in-1 Insulation, thermal break, and vapour barrier External Walls : 7mm(6.5mm) thk. Aircell Insulbreak 65 3-in-1 Insulation, thermal break, and vapour barrier Internal Walls : Not Included	Robes	Excluded
Flooring	19mm T & G CD grade plywood flooring to living areas and 18mm thk compressed cement sheet to wet areas	Cabinetry	Excluded
Windows & Sliding Doors	Powdercoated aluminium double glazed nominate the model level spec.	Solar Power System *	Excluded - Either grid connected or RAPS with battery storage and genset can be designed and supplied for remote locations to the required specifications at an additional cost

* Optional Extra item not included in approximate cost

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CONVERTIBLE
HOMES

FEATURES AND INCLUSIONS – LOCKUP STAGE

Waste Treatment *	Excluded - Self composting toilets and / or alternative black and grey water systems can be designed and supplied at an additional cost	Wind Rating	In accordance with required cyclone ratings 'C' or 'D'
Architraves & Skirtings	Excluded	Delivery	Included
Internal Doors	Excluded	Erection	Included
Floor coverings	Excluded	Soil Classification	Included
Heating & Cooling	Excluded	Town Planning	Excluded – This service can be provided at an additional cost
Painting	Excluded	Building Permits	Included subject to further clarification with local Authorities
Water tanks *	Excluded - Bladder bags or alternative sub-floor water storage tanks can be designed and supplied at an additional cost	Supervision	Included
Energy Rating	Included		

* Optional Extra item not included in approximate cost

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FEATURES AND INCLUSIONS – FINISH

Steel Frame	Engineered Designed galvanised light gauge high tensile roof, wall and floor framing	Flooring	19mm T & G CD grade plywood flooring to living areas and 18mm thk compressed cement sheet to wet areas	Solar Hot Water	Evacuated tube 270 litre system with LPG or Electric booster
Roof & Wall Cladding	Colorbond steel corrugated profile sheeting (optional colorbond Ultra POA)	Windows & Sliding Doors	Powder coated aluminium framed windows and doors with double glazing (in accordance with energy report)	Solar Power System *	Either grid connected or RAPS with battery storage and genset can be designed and supplied for remote locations to the required specifications
Guttering & Rainwater goods	Colorbond steel half round guttering, fascias, flashings and cappings	Roof Windows	Double glazed BAL 40 skylights and colorbond steel flashings to suit curved roof profile	Waste Treatment *	Self composting toilets and / or alternative black and grey water systems can be designed and supplied
Operable Awnings & RSD	Colorbond steel corrugated profile cladding on light gauge galvanised steel framing including electric lineal actuators & remote controlled roller shutter door	Flywire Screens	Steel mesh to all openable sliding doors / windows	Robes	Walk in and / or Built in robes to all bedrooms
Internal Partition Walls	90mm light gauge galvanised steel framing (optional 58mm compressed wheat straw high impact panels POA)	External steps / Ramp	Galvanised steel stringers with aluminium treads	Architraves & Skirtings	Pre-primed MDF skirtings, architraves and trims
Ceiling Linings	10mm thk. plasterboard (optional 9mmthk. T & G CD grade plywood POA)	Decking	15mm thk compressed cement sheet	Bathroom / Powder Room	As per floor plan, comprising standard bottom cupboards with rolled edge laminated bench tops and square edge laminated doors including: vanity basins, polymarble shower bases and glass screens, four star dual flush toilets, chrome mixers, Lamipanel Splashbacks & lining to wet areas*
Wall Linings	10mm thk. plasterboard (optional 9mmthk. T & G CD grade plywood POA)	Balustrading	Galvanised steel framed SHS uprights and rails with 50mm x 50mm galvanised steel mesh infill panels		
Insulation	Roof / Ceiling : 7mm thk. Aircell Insulbreak 65 R 1.0 / R 4.0 batts External Walls : 7mm thk. Aircell Insulbreak 65 R 1.0 / R 2.5 batts Internal Walls : Batts R 2.0 (as specified in energy report) First Floor : R 2.5 (where applicable)	Lighting	LED downlights and bunker lights as per electrical plan (Note: All other pendant lighting and ceiling fans POA)		

* Optional Extra item not included in approximate cost

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Multi-Award Winning Fire & Storm Resistant Buildings

FEATURES AND INCLUSIONS – FINISH

Kitchen	As per floor plan from, comprising standard bottom cupboards with rolled edge laminated bench tops and square edge laminated doors including: one and a half bowl stainless steel sink, chrome mixer, 4 burner gas cook top*, gas fan forced oven* and extractor fan, stainless steel splashback behind cook top, Lamipanel splashbacks elsewhere*	Electrical	All required associated electrical works (refer electrical plan)	Delivery	Included using intermodal transport and subject to site inspection (Note : Allowance for delivery within Victoria included)
Laundry	As per floor plan from, comprising standard bottom cupboards with rolled edge laminated bench tops and square edge laminated doors including: stainless steel trough, chrome mixer and provision for under bench washing machine, Lamipanel Splashbacks & lining to wet areas*	Exhaust Fans	Draft –stoppa exhaust fans (or similar) to all bathroom, powder rooms, laundry areas	Erection	Included
Cabinetry	As per floor plan from, comprising standard bottom cupboards with rolled edge laminated bench tops and square edge laminated doors	Smoke Detectors	Hard wired smoke detectors as per plan and in accordance with Building Regulations	Soil Classification	Included
Internal Doors	Semi – solid doors to bedrooms and living areas, hollow core to utility rooms	Painting*	Environmentally friendly paints (Low VOC) internally and externally	Town Planning / DA Approval	Excluded subject to further clarification with local Authorities
Floor coverings*	Applied environmentally friendly applied coatings throughout	Water Tanks*	Bladder tanks or alternative sub-floor water storage tanks	Building Permits	Excluded subject to further clarification with local Authorities
Heating & Cooling*	2.5 hp Reverse split air-conditioning to living areas, ceiling fans to living areas and bedrooms	Energy Rating	Accurate and BERS rated to minimum 6.0 stars		
Plumbing	All required associated plumbing works to within 10 metres of dwellings (Note: excludes external appliances unless noted otherwise)	Wind Rating	In accordance with required cyclone ratings 'C' or 'D'		

* Optional Extra item not included in approximate cost

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Multi-Award Winning Fire & Storm Resistant Buildings

“CONVERTIBLE SHED” Bushfire & Storm Resistant



“CONVERTIBLE SHED”
with **Awning** (as Pictured)
4 Bay, Size: 102m²

PRICING

(Ex. Melbourne – current pricing Jan. 2023)

KIT from (Inc. GST) \$ 55,080

LOCKUP from (Inc. GST) \$ 128,520

FINISH FROM \$ 153,000

(Note: Subject to finishes and fittings selection)



Convertible Shed “Awning Option”

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“CONVERTIBLE SHED” Bushfire & Storm Resistant



“CONVERTIBLE SHED” with Roller Door (as Pictured) 4 Bay, Size: 102m²

PRICING

(Ex. Melbourne – current pricing Jan. 2023)

KIT from (Exc. GST) \$ 55,080

LOCKUP from (Exc. GST) \$ 128,520

FINISH FROM \$ 153,000

(Note: Subject to finishes and fittings selection)



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CONVERTIBLE SHED FEATURES AND INCLUSIONS – LOCKUP STAGE

Footings	Concrete free footing system – Mega Anchor ground pile included	Electrical	Excluded
Steel Frame	Engineered Designed galvanised light gauge high tensile roof, wall and floor framing and fixings	Roof Windows	Optional BAL40 rated, powdercoated aluminium double glazed argon filled
Roof & Wall Cladding	Standard Colorbond corrugated iron sheeting and fixings	Painting	Excluded
Guttering & Rainwater goods	Colorbond half round guttering, fascias, flashings and cappings and associated clips and brackets	Wind Rating	Region 'A' (Note: As required in accordance with terrain ratings 'C' or 'D')
Operable Awnings & RSD	Standard Colorbond corrugated iron cladding on light gauge high tensile framing including electric lineal actuators & remote controlled roller shutter door and associated brackets	Delivery	Included
Ceiling Linings – Barrel vault section	Excluded	Erection	Included
Roof bracing – Barrel vault section	Included	Soil Classification	Included
Wall Linings	Excluded	Town Planning	Excluded – This service can be provided at an additional cost
Insulation	Roof / Ceiling : 7mm (6.5mm)thk. Aircell Insulbreak 65 3-in-1 Insulation, thermal break, and vapour barrier External Walls : 7mm(6.5mm) thk. Aircell Insulbreak 65 3-in-1 Insulation, thermal break, and vapour barrier	Building Permits	Included subject to further clarification with local Authorities
Flooring	Optional 100mm Reinforced concrete floor	Supervision	Included
Skylight	POA		

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