Pre-Designed Home Range
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The Cumulus two-storey home provides for flexible family living in a light filled house, with northern windows to all living and bedrooms. The small footprint of this house enables it to fit on a wide range of sites. The simple two-story form makes it economical and highly efficient, both thermally and in construction. The base building shell as shown has the flexibility to fit a variety of orientations, street frontages and carport/garage options.

Constructed using Habitech Systems’ sustainable modular panels, the benefits of the Cumulus house are:

- compact two storey form providing optimum thermal and structural efficiency
- small footprint for great siting flexibility on lot
- high performance thermal insulation & air sealing to keep your home comfortable in all climates
- high quality double glazing for control of internal comfort
- optimised solar shading controlling heat gain and glare for all seasons
- very low energy demands
- low maintenance external finishes
- shorter building time with fast installation of the building shell, getting the house to lock-up stage in weeks not months
- minimised material use in building shell and minimal waste in manufacture and on site
- 2 spacious living areas for family living
- First floor option to enclose upper living area for fourth room
- All bedrooms with northern aspect
- All rooms with built-in storage
- 2 bathrooms with separate upper wc for best family flexibility
- Generous kitchen with island bench
- Walk-through laundry and mudroom
- option to seal and fit heat recovery ventilation unit (HRV) for Passive House standard
Features & Benefits

- Cross ventilation of living areas
- Living spaces with garden views & morning or evening sun
- Entry porch recessed at corner for shelter and visibility on approach
- Central island bench to kitchen
- Minimum souther glazing, maximum northern glazing
- Northern shading over deck or patio and northern windows
- All wet areas and stair to southern side allowing living spaces to northern aspect
- Built-in storage to all rooms
Siting

The Cumulus house design allows for siting on a variety of lot sizes and can be configured to optimise northern aspects on lots of various orientations.

The minimum appropriate lot dimension East-West is 16m, while North-South it is 12m, subject to planning requirements. Garages and car ports are not included in our shell supply so as to allow for varying briefs and site flexibility. The approach to the recessed entry porch from the street can be arranged to suit the site, providing private open space and clear street presence. Garages and other external elements can be detailed to give our building shells a variety of appearances and styles in different locations.

Pricing

The cost to build the Habitech shell to Lock-Up stage and allowances for a simple architectural quality fit-out are:

- **External shell built to lock-up** from $178,000 +GST
- **Internal services + fit out options** from $250,000 - $350,000 +GST - dependent on the extent, quality of interior finishes, fittings and services technology
- **Design fees** from $40,000 +GST - dependent on the level of interior fit-out, your site and the planning and approvals process for your project

**Total Project Cost from** $468,000 - $568,000 +GST
The Alto Gable House is a clean modern design based on a solar optimised pavilion plan ideal for a variety of lot sizes. Presenting an expressed gable form to the street, the home offers light filled living spaces connecting to outdoor spaces. Efficiently designed for family living, the three bedroom home has generous ceiling heights throughout and features raked cathedral ceilings over living areas. Super insulated with very low running costs, it is also possible to make the house Net Zero Carbon with the addition of a solar PV array on the north roof.

Constructed using Habitech Systems sustainable modular system, the house delivers many benefits:

- high performance thermal insulation & air sealing to keep your home comfortable in all climates
- minimal heat loss and gain from double glazed windows and doors with high quality frames
- summer comfort optimised solar optimised eaves reducing heat gains and glare
- ability to maintain comfortable living conditions and buffer out extreme external temperatures
- very low heating & cooling energy demands
- low maintenance external finishes
- low operating costs over the lifespan of the building
- quality and performance surety in the installation of the structure, cladding and insulation
- minimised material use in building shell and minimal waste- both in manufacture and on-site
- shorter building times, with fast installation of the building shell getting the house to lock-up in a matter of weeks, not months
- the option to super seal and fit a heat recovery ventilation unit (HRV) to the house to perform to passive house standards
- Cost of Habitech shell built to Lock-up stage, air sealed and weathertight= $200,000 + GST
Features & Benefits

- Generous entry with built-in storage
- Streetside driveway + entry porch
- Porch
- Lofted ceiling area
- North facing glazing for garden views and passive solar winter sun
- Garage creates privacy for northern garden
- Garage opens to rear garden for events
- North facing shelf for summer sun protection
- Main bedroom with garden views + morning/evening sun
- Walk-in robe
- Cross ventilation via smaller southern glazing
- Wet areas to south side of house where solar gain not required
- Pantry area screened from living area
- Built-in storage
- Bedrooms on cooler side of house
- Built-in storage
**Siting**

The design is ideal for generally East-West aligned blocks, with a minimum approximate width of 13.5m and length of 30m, dependent on local planning requirements.

The program of spaces is arranged along a north facing circulation from the entry hall, past two bedrooms and bathroom, to the central kitchen and living areas, arriving at the main bedroom suite at the most private end of the house. The living area has a lofted ceiling using the full height of the gabled roof for a dramatic and airy space. All areas have plenty of built-in storage, with bedrooms having built-in robes and the entry hall with full length cupboard space as well as a 'key-drop'. The kitchen layout provides an island bench and a wall bench that forms a butlers pantry as it runs through to a full size laundry with rear access to outside courtyard.

The 32m² garage is planned to lie alongside the northern entry hall, allowing direct entry from car arrival, while also acting as a flexible undercover space. Large doors are able to link straight through to the main patio/deck outside the central living space and open up the space for events, as well as accessing the garden. The northern location of the garage also creates a northern garden space with privacy from the street.

**Pricing**

The cost to build the Habitech shell to Lock-Up stage and allowances for a simple architectural quality fit-out are:

- **External shell built to lock-up** from $200,000 +GST
- **Internal services + fit out options** from $285,000 - $385,000 +GST - dependent on the extent, quality of interior finishes, fittings and services technology
- **Design fees** from $40,000 +GST - dependent on the level of interior fit-out, your site and the planning and approvals process for your project

**Total Project Cost from $525,000 - $625,000 +GST**
Designed for a typical urban block or perfect on a rural hilltop, the house provides a privacy on approach and considered exposure to the sun and view to the landscape once entered.

Landscape views are featured through the generous entry, dining, kitchen and living areas, and specifically controlled and framed in other spaces. Access to northern light is maximised, with living areas featuring a lofted ceiling for a feeling of space while allowing winter sunshine into the depth of the building. The shallow depth of plan also allows natural cross-ventilation to all spaces.

The kitchen provides a walk-in pantry and full laundry. The open living space is divided by a fireplace providing a natural focus as well as beneficial thermal mass.

A central flexible area combines the second bedroom, study and entry area for an open space for play or work.

The house can be easily fitted with renewable technologies to provide its power, water and heating and cooling needs with a flat roof as a suitable platform.
nimbus house

Internal fit-out - base inclusions:
- Super-insulated panel walls and roof
- Super-sealed building fabric
- Double glazed windows
- Heating and cooling throughout
- Heat Recovery Ventilation Unit
- Heat Pump hot water system
- Energy efficient lighting
- Quality kitchen appliances
- Energy usage meter
- 5,000 litre rainwater tank connected to garden, laundry and toilets
- Water saving plumbing fittings
- Entry decking & canopy
- Large shelving unit between dining and living
- Premium quality low VOC paint finishes

Pricing

The cost to build the Habitech Nimbus two bedroom base model (129m²) shell to Lock-Up stage and allowances for a simple architectural quality fit-out are:

- **External shell built to lock-up** from $180,000 +GST
- **Internal services + fit out options** from $290,000 - $390,000 +GST - dependent on the extent, quality of interior finishes, fittings and services technology
- **Design fees** from $40,000 +GST - dependent on the level of interior fit-out, your site and the planning and approvals process for your project

**Total Project Cost from $510,000 - $610,000 +GST**
EXTENDED - LONGER PLAN

The standard nimbus house can be extended to provide further living, bedroom and bathroom space in two locations as may best suit your site.

These additions can be made as part of your initial build or as a future fully designed and costed extension for when your needs change.

nimbus - 3rd bed + ensuite  
extra $45,000

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<th>3</th>
<th>2</th>
<th>9 star energy rating</th>
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from $555,000

This option continues the linear pavilion form, optimising passive solar performance and natural cross ventilation. This adds a full bedroom suite to the end of the bedroom wing, including an ensuite bathroom and walk-in robe.

nimbus - 3rd bed + ens. + study  
extra $61,000

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from $571,000

This option provides a further flexible living space in addition to the bedroom suite.

Solar performance is maximised with the bedroom suite receiving morning light. The study area forms a flexible second living zone adjacent to the bedroom suite.
EXTENDED - WIDER PLAN

The standard nimbus house can be extended to provide further living, bedroom and bathroom space in two locations as may best suit your site.

These additions can be made as part of your initial build or as a future fully designed and costed extension for when your needs change.

**nimbus - 3rd bed + ensuite**

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<th>3 bedrooms</th>
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Widening the planning of the pavilion around the living area, this option provides a full master suite adjacent to the living spaces. With ensuite bathroom and walk-in robe area, the bedroom has privacy and will receive evening light.

**nimbus - 3rd bed + ens + study**

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This option provides a further flexible living space and master suite adjacent to living spaces.

The bedroom and living space have privacy and outlook. This court can be screened by landscaping from the entry to form another outdoor space or a carport.
The Stratus House offers light filled living spaces connecting to outdoor spaces and is efficiently planned to create an efficient three bedroom family home. The design has a classic mid-century modern presentation, with an integral carport, external storage and entry with feature timber detailing. Designed for solar efficiency on a variety of lot sizes, the home optimises passive solar performance, with the skillion roof form providing sheltering eaves and shading to the facades. Super insulated with very low running costs, it is also possible to make the house Net Zero Carbon with the adition of a solar PV array, simply mounted on the roof.

The house is constructed using Habitech Systems sustainable modular construction system, which delivers you the following benefits:

- high performance thermal insulation & air sealing to keep your home comfortable in all climates
- minimal heat loss and gain from double glazed windows and doors with high quality frames
- summer comfort optimised solar optimised eaves reducing heat gains and glare
- ability to maintain comfortable living conditions and buffer out extreme external temperatures
- very low heating & cooling energy demands
- low maintenance external finishes
- low operating costs over the lifespan of the building
- quality and performance surety in the installation of the structure, cladding and insulation
- minimised material use in building shell and minimal waste- both in manufacture and on-site
- shorter building times, with fast installation of the building shell getting the house to lock-up in a matter of weeks, not months
- the option to super seal and fit a heat recovery ventilation unit (HRV) to the house to perform to passive house standards
- Cost of Habitech shell built to Lock-up stage, air sealed and weathertight= $178,000 + GST
Features & Benefits

- Gross internal floor area: 134 m² + 40 m² carport + 4 m² storage
- Large roof overhang for western/eastern sun + weather protection
- North facing deck/patio
- Large open plan with high volted ceiling
- Northern living spaces
- Shading northern eave for summer sun protection
- Main bedroom with privacy + garden views + morning/evening sun
- Screening fence and planting for rear garden
- North facing deck/patio
- Large open plan with high volted ceiling
- Northern living spaces
- Shading northern eave for summer sun protection
- Main bedroom with privacy + garden views + morning/evening sun
- Laundry with southern garden access to services
- Bedrooms on cooler side of house
- Lobby for bedroom privacy
- Service spaces on southern side with lower ceiling
- Carport and entry undercover
- External storage
- Lobby for bedroom privacy
- Service spaces on southern side with lower ceiling
- Walk-in/built-in robes

3D model of Habitech's modular building shell

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Siting

The design is ideal for generally East-West aligned blocks, with a minimum approximate width of 14m and length of 26m, dependent on local planning requirements.

The program of spaces is arranged around open plan circulation from the entry hall into the large northern kitchen and living areas. Front bedrooms and bathroom are accessed off the circulation spine of the house, with the main bedroom suite at the private end of the house with a garden outlook.

Generous lofted ceiling heights are provided to north facing living spaces and a light filled generous kitchen. All areas have plenty of built-in storage, arranged along the central spine of the house, with bedrooms having built-in robes and the entry hall with full length cupboard space as well as a ‘key-drop’ bench. Kitchen layout provides island bench and great visibility of both entry, garden and the open plan living space. A double-sided laundry opens off the entry hall with rear access to outside courtyard.

Pricing

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Total Project Cost from $468,000 - $568,000 +GST
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