

## Why Modscape?

Modscape is a proudly Australian owned and operated designer and manufacturer of modern, sustainable, prefabricated modular buildings. Our homes are bespoke and designed individually for each client's unique project brief.

We build homes that last a lifetime.

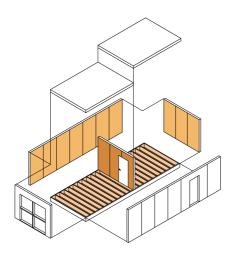
Using innovative modular designs and manufacturing systems we create flexible building solutions. Our modules are prefabricated in our factory and then delivered complete to site.

Let our expert team of architects, interior designers, consultants, project planners and builders guide you through all stages of your project. We work with knockdown rebuilds, new developments and off-the-grid builds.

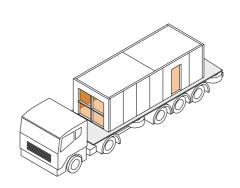
Our team will work collaboratively with you through each step of the way – from the custom design of your home, permits, building plans and all relevant documentation, through to construction, delivery and installation of your new home.

We aim to create a stress-free process for each of our clients through their homebuilding journey. With easy payment plans and a step-by-step process, let our team guide you through.

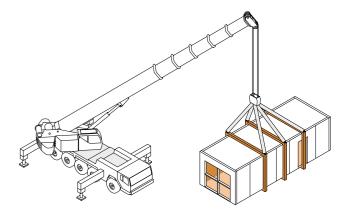
#### How we build



Modules are manufactured in our VIC or QLD factory and completed to 95% before transporting to site.



Completed modules are wrapped and loaded onto trucks, then carefully transported from our factory to site.



A crane is used to lift each module onto the site, before works commence to install and complete the project.

### **Benefits**

### Speed

Offsite construction can reduce project timelines by up to 50% by eliminating weather delays and enabling concurrent site works.

### Cost

Our transparency and fixed price structure allows piece of mind for your project. Our payment plans allow for easy budgeting.

### Quality

Our controlled factory setting allows us to achieve unparalleled precision, resulting in greater quality and consistency.

### Waste

Using standardised building components in a controlled environment significantly reduces construction waste by up to 80%.

### Carbon Footprint

Having a centralised location limits transportation of materials and labour to a single site, cutting carbon emissions by up to 60%.

### Disruption

Offsite construction can reduce project timelines by up to 50%. compared to traditional building methodologies.

# **Modscape Homes**









**Bronte Beach, NSW** 







# **Modscape Homes**











Point Leo, VIC

Bronte, NSW

# **Modscape Homes**



















Kangaroobie, NSW

Phillip Island, VIC

## **Modscape Process**

Step 1
CONCEPT
DESIGN

Step 2

DESIGN
DEVELOPMENT

Step 3
PERMITS

Step 4
DOCUMENTATION

Step 5

MANUFACTURE & CONSTRUCT

Step 6
DELIVERY & INSTALL

Cost From \$10k\* Time 5 Weeks

The project kicks off with a site inspection where we share our observations and outline the project vision.

After 5 weeks, we'll present you with a detailed design proposal including; project brief, property report, sun path analysis, design concepts, standard specifications and options, summary of required external consultant reports and estimated costs.

Cost From \$10k\* Time 6-8 Weeks

Our in-house architects will work closely with you to refine the proposal, engaging external consultants (such as structural engineers and geotechnicians) to inform the design and budget.

Cost From \$10k\*\*
Time Variable

If required, we'll obtain all permits, surveys and reports. We'll also engage external consultants as needed. Approval times may vary based on project complexity and Council workload.

Cost From \$20k\*\* Time 10–12 Weeks

This is where the magic happens. Interior selections are made, and we lock in all your finishes, fixtures and fittings, allowing us to finalise your fixed price and fixed contract. Cost Fixed Price Time 15–17 Weeks

Here, manufacturing and site works begin simultaneously, with four stage payments including base, frame, lockup and fix. Over these 15–17 weeks, your project manager will arrange regular site inspections and provide weekly updates.

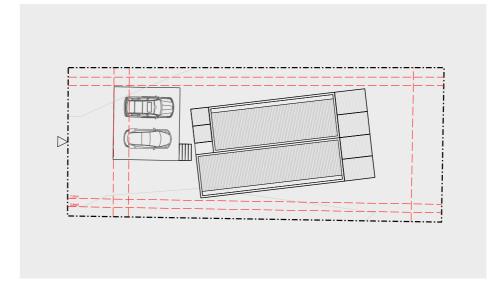
Cost Final payment Time 5 Weeks

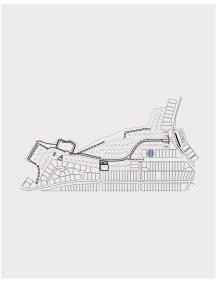
The arrival of your modules is a thrilling moment. After 15–17 weeks, we carefully transport and install your home onsite. Additional site works, such as driveways or landscaping, may be arranged at an additional cost.

From concept design to completion can be achieved in as little as 12 months









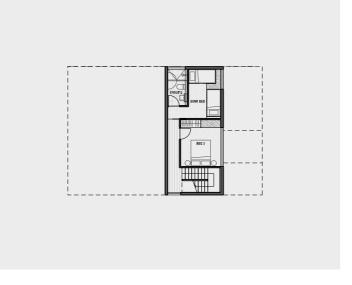
**Ground Floor Plan** 

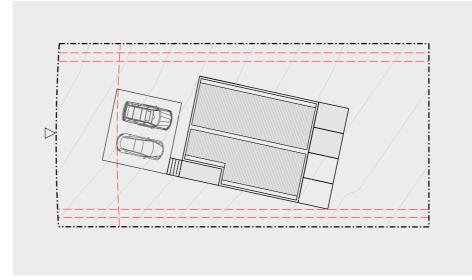
Site Plan

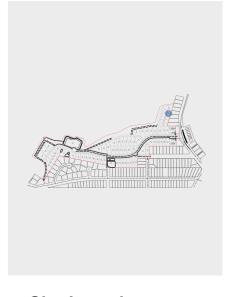
Site Location









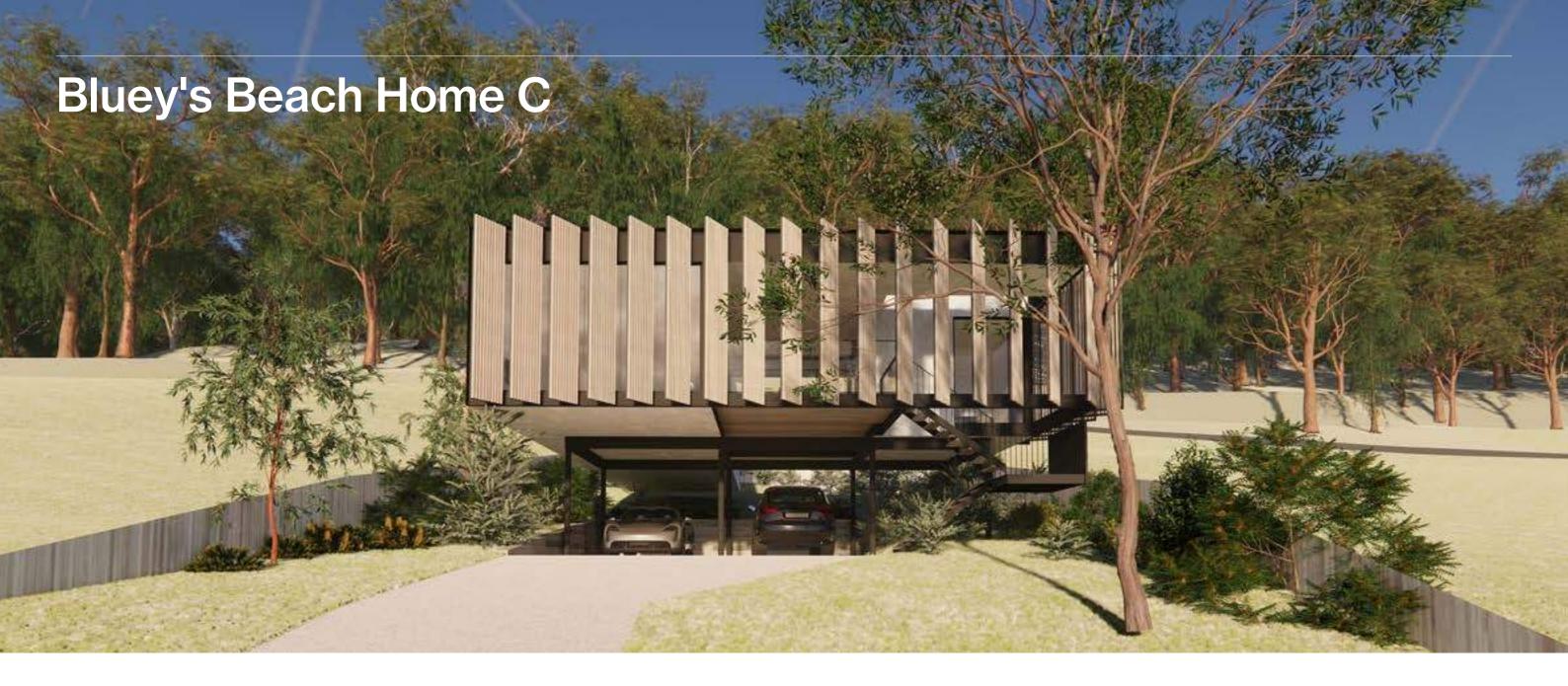


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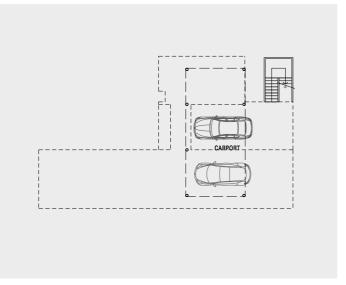
First Floor Plan Ground Floor Plan

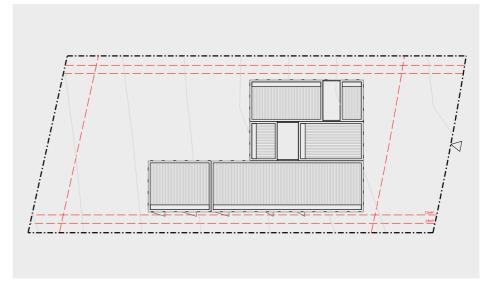
Site Plan

Site Location









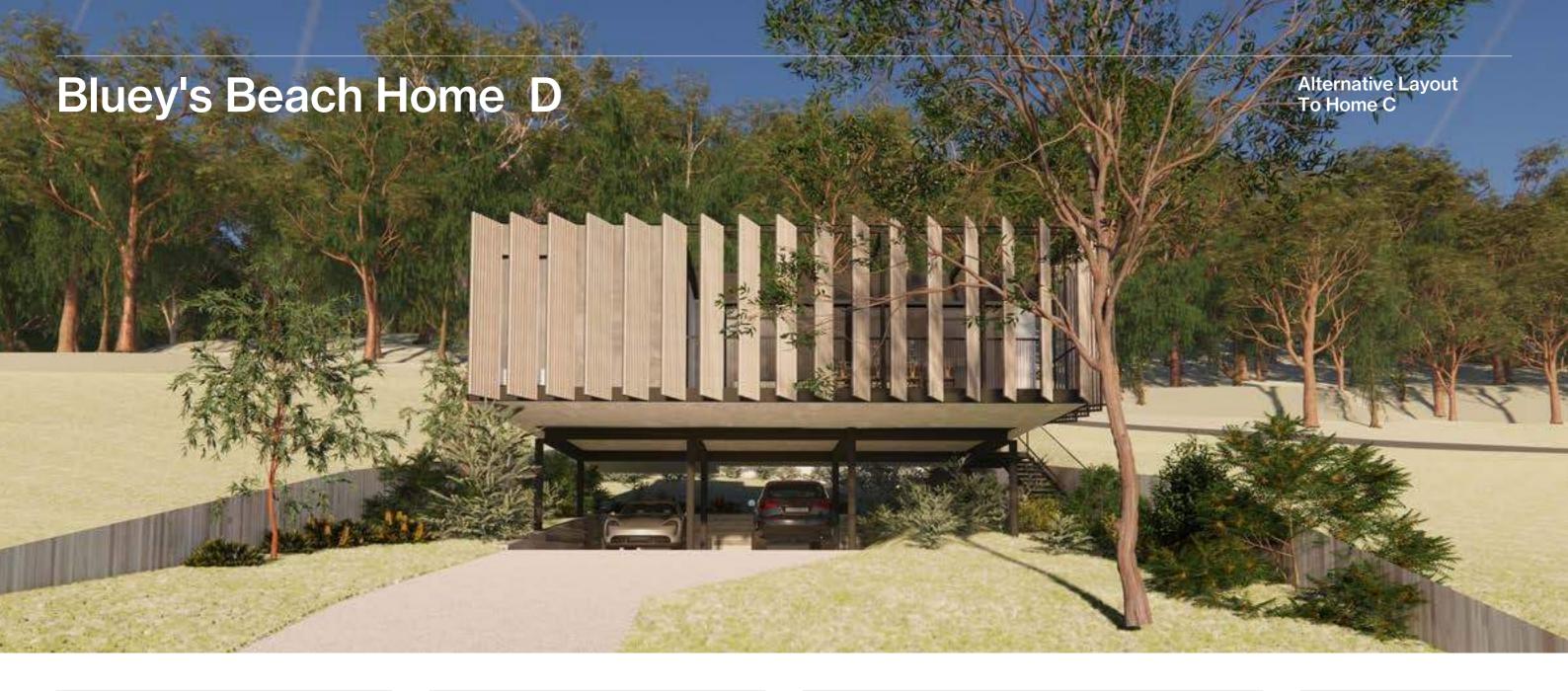


First Floor Plan Ground Floor Plan

Site Plan

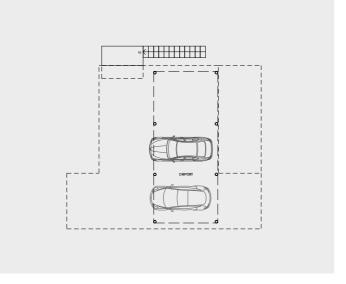
Site Location

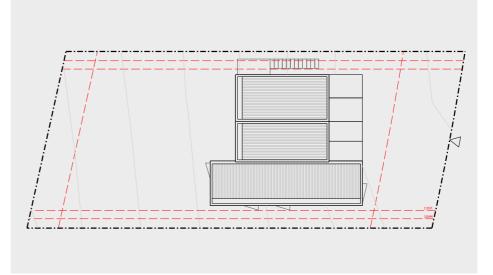
BLUEY'S BEACH | © MODSCAPE PTY LTD





First Floor Plan







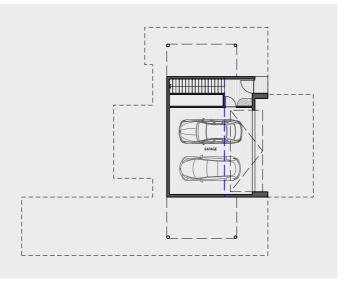
**Ground Floor Plan** 

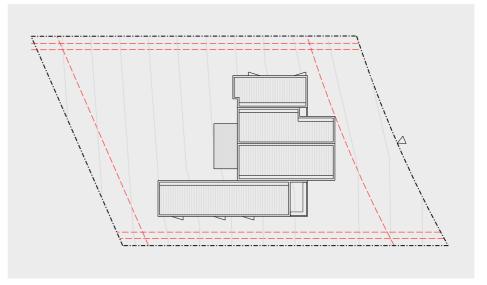
Site Plan

Site Location











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First Floor Plan

**Ground Floor Plan** 

Site Plan

Site Location

## **Price Guide**

## Home A

From \$590,000

(Ex GST)



Storeys	1
Modules	2
Mod. Frame	Timber
Floor Area	148m²
Space	3 Bedroom (incl. 1 Bunk) 2 Bathroom Living Dining Kitchen Laundry Deck

## Home B

From \$760,000

(Ex GST)



Storeys	2
Modules	3
Mod. Frame	Timber
Floor Area	178m²
Space	4 Bedroom (incl. 1 Bunk) 2 Bathroom Living Dining Kitchen Laundry Powder Room Deck

## Home C

From \$1,000,000

(Ex GST)



Storeys	2
Modules	5
Mod. Frame	Steel
Floor Area	191m²
Space	3 Bedroom 2 Bathroom Living Dining Kitchen Pantry Laundry Powder Room Deck

## Home D

From \$870,000

(Ex GST)



Storeys	2
Modules	4
Mod. Frame	Steel
Floor Area	177m²
Space	3 Bedroom (incl. 1 Bunk) 2 Bathroom Living Dining Kitchen Laundry Deck Carport

## Home E

From \$1,500,000

(Ex GST)



Storeys	2
Modules	7
Mod. Frame	Steel
Floor Area	345m <sup>2</sup>
Space	4 Bedroom (incl. 1 Bunk) 3 Bathroom Living Dining Kitchen Pantry Laundry Mudroom Deck Garage

## **Next Steps**

Contact us to arrange an obligation free consultation with our team:

Brooke Astaire, Project Consultant +61 452 220 449

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#### Notes

Any costs other than actual costs are estimates and may vary when works are quoted.

Inclusions

Home Owner Warranty Insurance Coastal Upgrades External Upgrades Heating and Cooling Transport from Factory to Site

#### Exclusions

**BAL Upgrades** 

Windows Upgrades

Finishes, Fixtures & Fittings Upgrades

**Traffic Management** 

Planning permit and development application fees, including required consultant Engineers

**Headworks Fees** 

Authority Fees, Council Contributions & Fees, Council Bonds & Protection of Works Notice

Additional cost for footings depending on ground type

Driveway, Carport

Baseboards to enclose underside of modules

External steps & stairs, decking built onsite, ramps, tactiles and stair nosing Landscaping, fencing, pool, BBQ joinery

Window furnishings & blinds

Roof anchor points

Joinery LED strip lights

External lighting, GPOs & switches Site preparation, Site eectrical, Site hydraulic, Site works including equipment hire

**Gantry Structure** 





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