



F A B
P R E
F A B



BLUEYS
BEACH





Why FABPREFAB?

FABPREFAB offer our clients a total prefabricated building solution. We combine all the benefits of a beautiful, Australian, architecturally designed home – all without the hassle and complications of a conventional construction process.

Our modular and prefabricated buildings are made at our production facility in Somersby, on the Central Coast of New South Wales. Our process ensures the highest production standards, efficient management of costs and time frames, and meticulous quality control measures.

FABPREFAB wants to help drive the shift towards prefabricated and modular houses in Australia and, with it, a more sustainable approach to building. We champion a low environmental footprint, higher efficiency, and waste minimisation.

FABPREFAB - Designed and built with purpose.



Who We Are



FABPREFAB are an award-winning licenced builder, who recognise the importance of well-designed, well-performing and long-lasting sustainable homes.

With thoughtful design at the forefront, we forged a collaboration with leading Australian architect CHROFI.

Together, we now have over 7 years of experience developing, building and refining modular homes that complement the Australian environment and their owners.

Our team is led by founding director Tony Olding and director Ed Callanan. Both are licensed builders and together they draw on over 55 years of collective experience in all facets of the construction industry including high-end residential, commercial, industrial and modular construction sectors. They continue to strive for the highest quality in all projects and believe collaboration, transparency and trust are the cornerstones of all working relationships.

Our manufacturing facility is conveniently located 55 minutes north of Sydney's CBD, and just 2.5 hours from Blueys Beach.

We welcome you to come and visit us at our factory to have a chat about your project.





The Benefits of How We Build

Off-Site Construction

FABPREFAB are a volumetric pre-fab builder who completed 95% of construction off-site.

Which means your home will be delivered fully fitted off and tested prior to delivery.

Our quality assurance procedures ensure the best outcomes to future proof your home.

Support Local

FABPREFAB homes are made substantially from Australian sourced and made materials.

We estimate 95% of the materials used to produce our homes fit this mould. Imported products are procured in lieu where local makes don't exist for items such as appliances.

We're Local

FABPREFAB are a NSW based company and builder.

Help us support the local economy and take advantage of our close proximity to Bluey's Beach. You'll receive our full support in turn through the building phase and for any future servicing, maintenance and upkeep.

Accuracy and Attention to Detail

FABPREFAB take pride in their production of timber homes.

Working in an enclosed factory setting and controlled environment ensures materials stay dry and homes can be constructed with precision.

Rest assured the materials that go into your home will be dry and future proof damp and mould issues.

Save Time and Money

All FABPREFAB homes are built in our purpose-built factory which can operate 24/7 without weather delays.

This ensures guaranteed build timeframes and price certainty.

Sustainability

FABPREFAB's factory is fitted with 30kW Solar PV to 100% offset construction.

Site impact is minimised and reduced to 2-5 weeks. Ensuring low impact on the local environment and beautiful beaches.

Construction waste is reduced by up to 70%.

Use of natural materials with low environmental impact and full life-cycle.

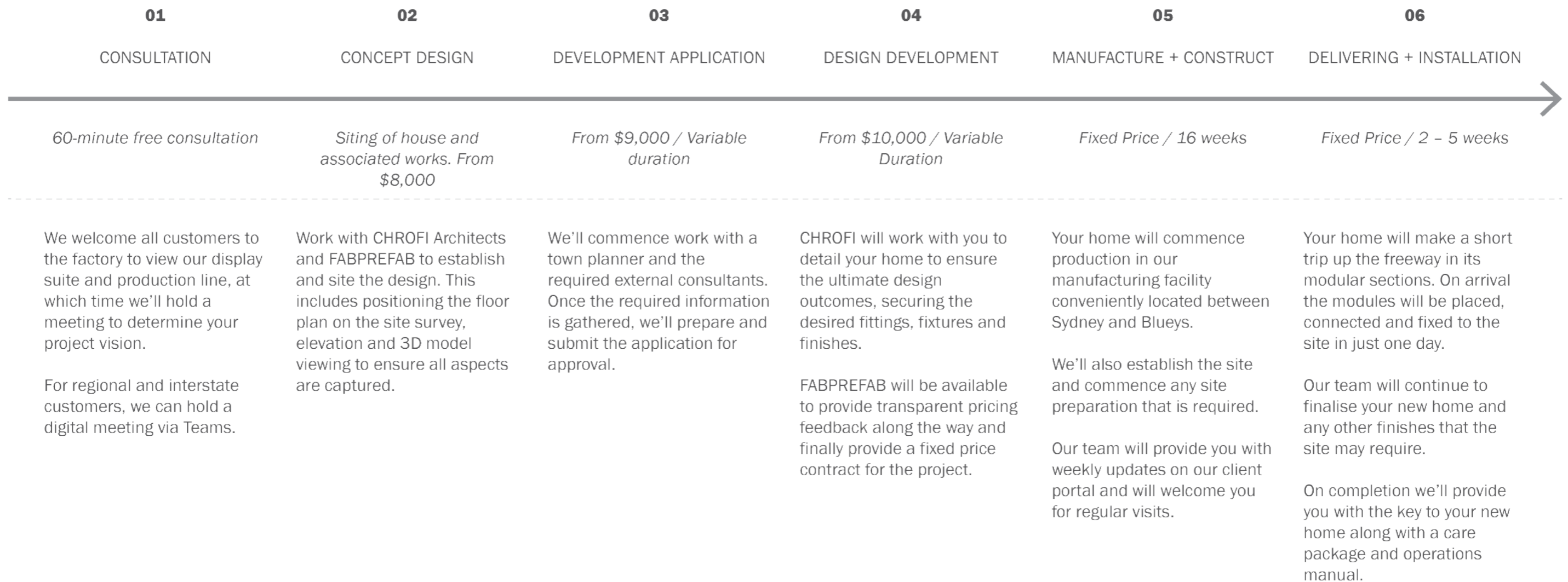
Mass Timber Elements promote embodied carbon, and waste is minimised due to CNC fabrication.

Design strategies possess biophilic, passive, healthy, warm and natural qualities.

Ground screw foundation systems eliminate the use of concrete in most cases.



The FABREFAB Process





Small Footprints With Big Impacts

Sustainable design and fabrication are fundamental to FABPREFAB's mission. These principles also set our projects apart from other prefabricated homes.

It is a well known fact that the construction sector is a major contributor to carbon emissions worldwide. Therefore, as a company, we believe we have a responsibility to improve impacts within our industry, and to advocate for change. FABPREFAB is at the forefront of this effort, proposing a more sustainable mode of living within its small footprint design.

The compact nature of the houses supports low impact living in a variety of settings. This has the dual benefit of being environmentally friendly and economically sound.

FABPREFAB house's can be installed in both metropolitan or rural environments, with off grid offered as an option offering sustainability benefits and an alternative, where town mains are out of reach. Further to this, prefabricated construction allows the dwelling to lightly touch the ground without degrading the site. This avoids the destructive impacts of invasive



*“A careful balance between the big views
and garden vistas...”*

Quality Design

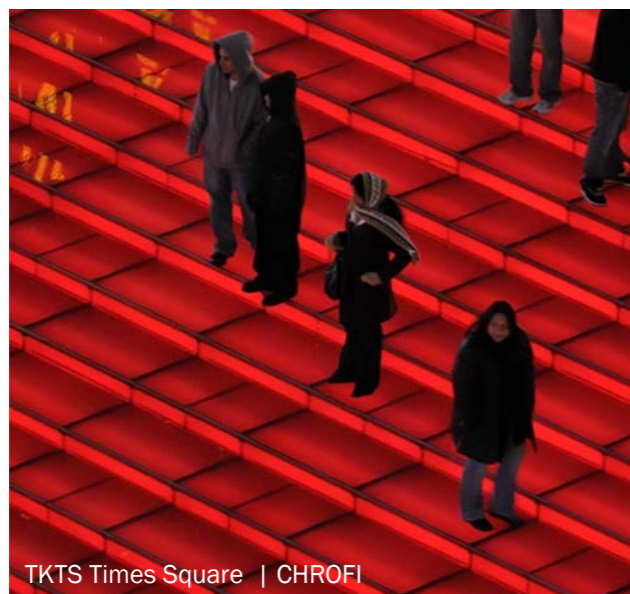
CHROFI is a design studio focused on creating extraordinary places and a positive impact that energizes our clients and the city at large.

From practice beginnings with TKTS in Times Square New York in 2000, CHROFI has become renowned for designs that are inventive and responsive to particularities of locality, while meeting the client's objectives and aspirations.

We are known for our integrated approach that considers architecture in relationship with its surrounds and we are passionate about the potential for design to shape and elevate the human experience.

We have long been fascinated in the way courtyard houses throughout Asia have a natural flow between interior and exterior, always remaining connected with nature. We've adapted this blueprint to the Australian context to imagine homes that are immersed in their environment with ambition to allow our clients to; *'live in tune with nature'*.

We have also followed the success of the mid-century 'Case Study Houses' in the USA and the Pettit & Sevitt homes here in Australia. Both initiatives aimed to create simple, affordable homes that are thoughtfully designed, reflecting the context and values of their time. Over the years, these houses have grown in significance, becoming more cherished as our appreciation for their efficiency and playful design has deepened.



We are excited to create new model homes that combine what we have learnt from a career of designing coastal homes, with FABPREFAB's factory precision, speed of construction, economy of material use and sustainable construction techniques.

Our first partnership with FABPREFAB, the Courtyard House, received 2 National Design Awards and we are excited to now release the coastal evolution of this home, Long Beach House, Bluff House, and Dune House.

Courtyard House has also been the recipient of two national Houses Awards:

- 2020 - Homes Under 200sqm - Commendation Award
- 2020 - Sustainability - Commendation Award.
- 2020 - Master Builders Association Newcastle, Excellence in Construction Awards. Winner: Award for Energy Efficiency and Sustainability.
- 2020 - Dwell International Awards, Shortlisted in the 'Top nine best prefabs in the world'.

These recognise the exemplary design and progressive values that underpin Courtyard House.





What's on at Blueys

We have analysed the various sites available at Blueys Beach to develop an understanding of the opportunities to create homes uniquely embedded in this stunning location. We have created designs that take full advantage of the view and aspect, respond to the different orientations, and establish a relationship to the landscape and topography to imagine homes that will function well while connecting with the moderate coastal environment of Blueys Beach.

Each house design is capable of being rotated or mirrored to suit the particular qualities of each site.

The houses are all designed to support a contemporary coastal lifestyle, but range in size and layouts to accommodate different requirements and circumstances.

The exterior finish and interior materials, colours and textures can be personalised to suit individual tastes and needs.

Courtyard House
Long Beach House
Bluff House
Dune House

*“A sophisticated understanding of
climate, aspect and lifestyle...”*

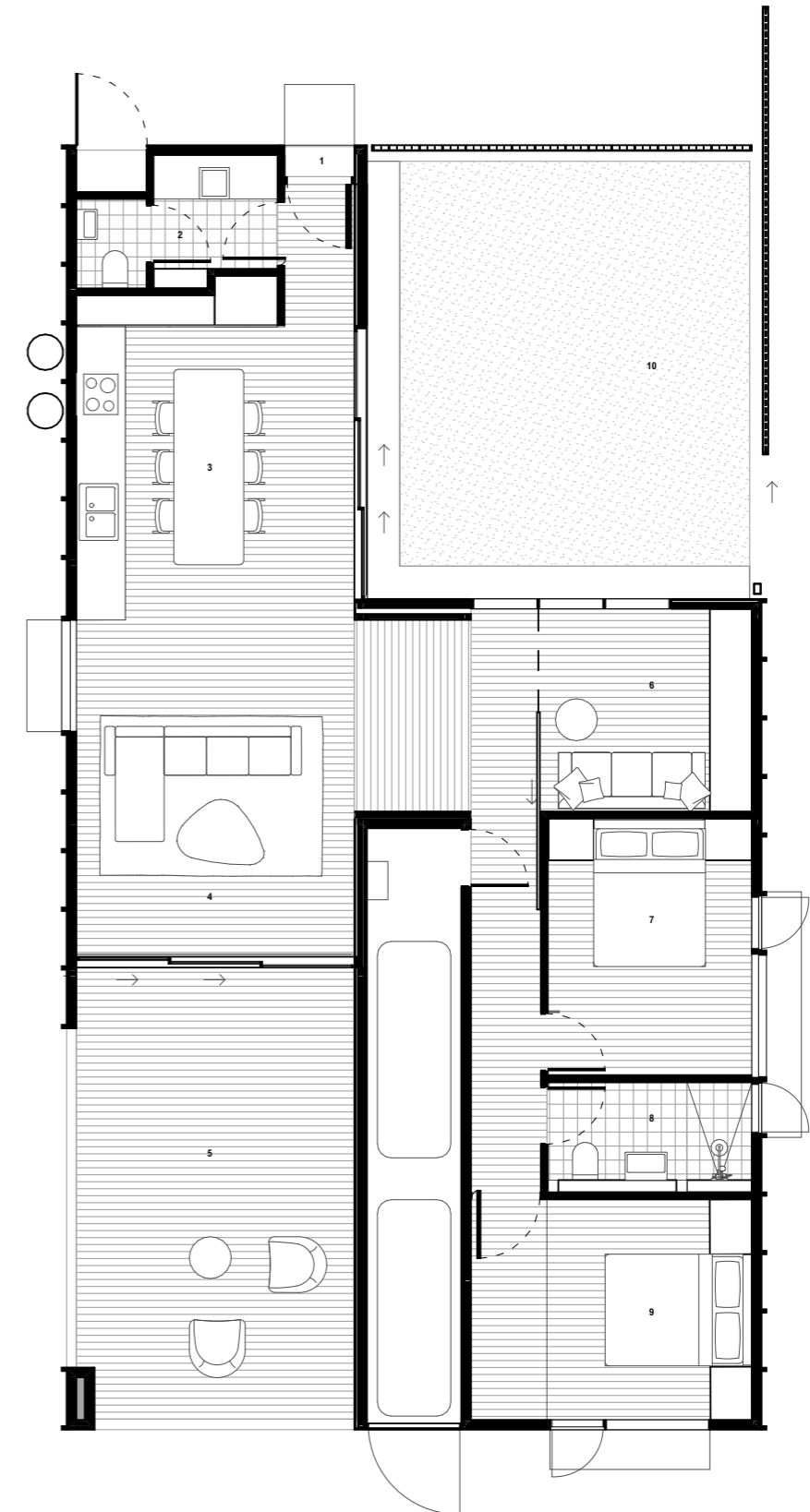
Courtyard House

2 Bedrooms + Flexi Room
1 Bathroom + Powder

Courtyard House is a prefabricated, off grid, modern interpretation of the traditional Australian rural home. It contains a generous kitchen, living and dining area, two bedrooms, and a study. These rooms are surrounded by decks and sheltered courtyards which encourage indoor outdoor living. The design also contains several utility spaces which make country living both practical and easy.

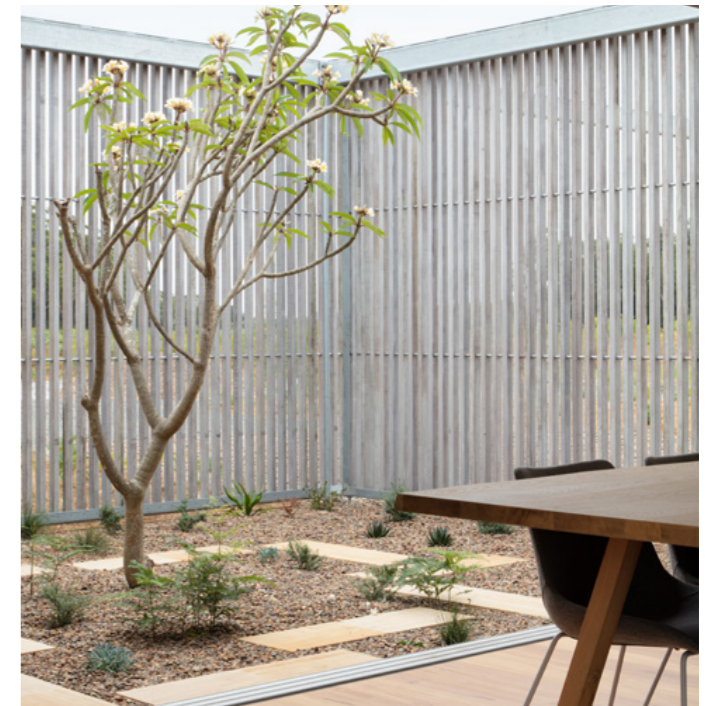
It adapts easily to relatively flat sites and can be rotated or mirrored to achieve an optimal arrangement on the site.

1. Entry
2. Powder Room + Laundry
3. Kitchen / Dining
4. Living
5. Outdoor Living / Deck
6. Flexi Room
7. Bedroom
8. Main Bathroom
9. Bedroom
10. Outdoor Living / Courtyard



Ground Floor

About Courtyard House



Design Strategies

FAB PREFAB balances the advantages and efficiencies of prefabricated construction with immaculate detailing and craft.

This lends the building a bespoke and handmade quality that shares more in common with an architecturally designed home than a conventional prefabricated house.

The offset placement of connected modules also gives the house an unexpected sense of spaciousness.

Flexible Living Areas

Prefabricated homes often rely on narrow linear proportions for their living spaces.

However, a design where the kitchen and dining spaces open directly to the courtyard while the living room opens directly to the outdoor room (veranda) offer a dynamic arrangement of spaces. This provides lifestyle flexibility and a panoramic connection to the ever-changing landscape.

Passive Design

FAB PREFAB + CHROFI utilise passive design strategies to make a contemporary comfortable off-grid family home. The courtyard and outdoor room mediate the Australian environment to provide ventilation and shade while extending the time that outdoor living can be enjoyed in comfort.

Slender eaves sit above windows to shade the summer sun while ventilation panels open out to capture the breeze.

All rainwater is captured for re-use while roof-mounted solar PV with battery storage provides electricity for the home.

Indoor To Outdoor Connections

The outdoor spaces have been designed with as much care as the interiors.

The verandah/deck areas are enlarged to become an outdoor room, making the living areas feel more expansive.



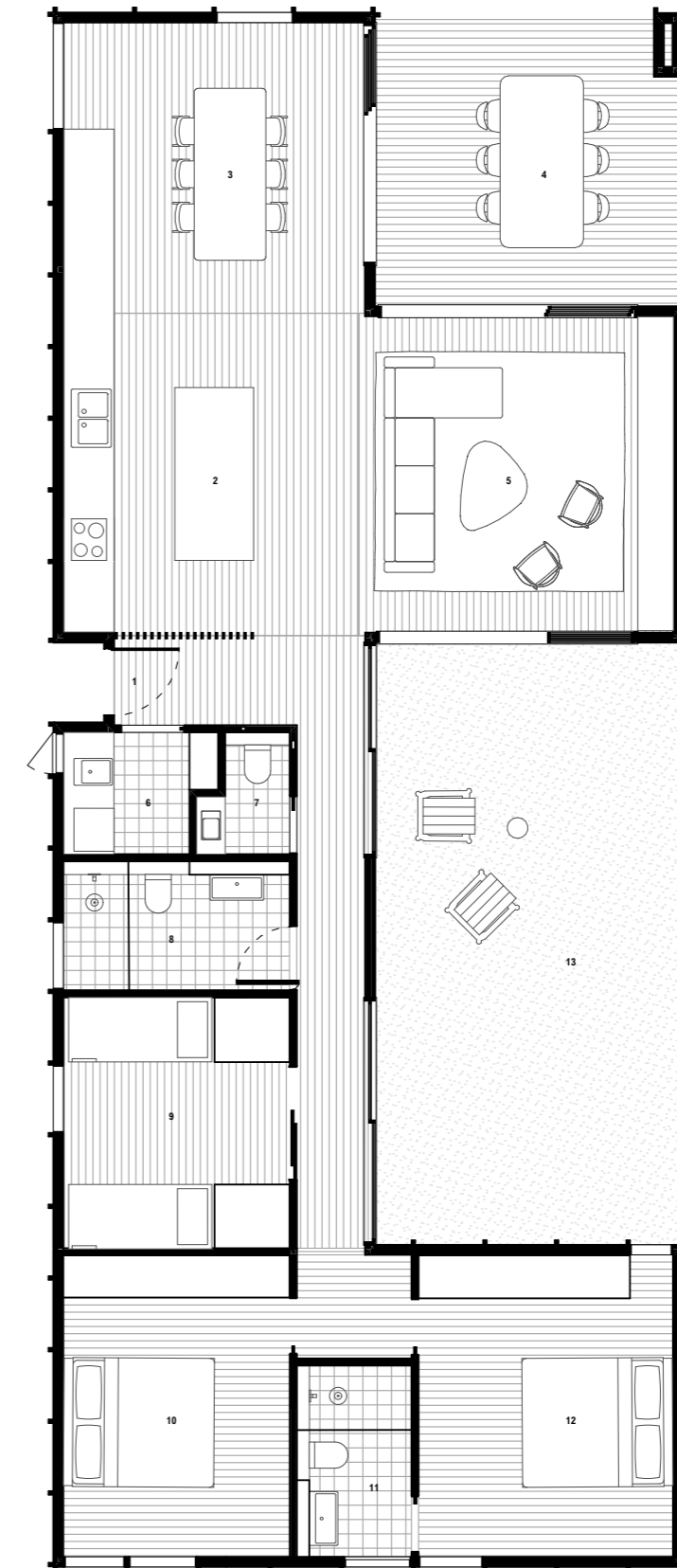
Long Beach House

3 Bedrooms
2 Bathrooms + Powder

The Long Beach house is a contemporary coastal beach house with free-flowing living spaces that seamlessly connect with its outdoor living spaces and gardens. The layout is designed with a coastal lifestyle in mind - relaxed, informal, and always connected to the breeze and the movement of the sun. The courtyard lawn is a sun-trap protected from coastal breezes whilst the deck is all-weather extending its use for outdoor dining and entertaining across all seasons.

The bedroom and bathroom wing is compact with the ability to sleep 8 across 3 x bedrooms, 2 x bathrooms, a laundry and powder room.

1. Entry
2. Kitchen
3. Dining
4. Outdoor Living / Deck
5. Living
6. Laundry
7. Powder Room
8. Main Bathroom
9. Bunkroom
10. Bedroom
11. Ensuite
12. Master Bedroom
13. Outdoor Living / Courtyard



Ground Floor



Long Beach House | CHROFI X FABREFAB

Bluff House

4 Bedrooms
2 Bathrooms + Powder
2 Living areas

The Bluff House is a large beach house that caters for large families or even multi-family holiday events. It can sleep 12 and features 2 living spaces for adults and kids, 2 x master bedrooms and 2 x bunk rooms. Its layout is similar to the Long Beach House with free-flowing living spaces seamlessly connected to both its all-weather outdoor entertaining deck, and its protected sunny courtyard lawn. The bedroom and secondary living room each open onto the lawn extending the sense of space available for informal activities or even a nighttime fire.

The compact bathroom areas with powder room and laundry are designed to meet the needs of larger groups.

1. Entry
2. Dining
3. Kitchen
4. Living
5. Outdoor Living / Deck
6. Master Bedroom
7. Bunkroom
8. Ensuite
9. Bunkroom
10. Laundry
11. Powder room
12. Main Bathroom
13. Bedroom
14. Secondary Living
15. Outdoor Living / Courtyard



Ground Floor





Dune House

*5 Bedrooms
3 Bathrooms + Powder
2 Living Areas*

The Dune House is beach house similar in size to the Bluff House but compacted to a smaller footprint spread over 2 x levels. It suits smaller sites or sloping sites where the garden area or flatter part of the site is a premium. It also caters for large families or multi-family stays sleeping up to 14 and features 2 living spaces, 2 x master bedrooms, a double bedroom and 2 x bunk rooms. Upstairs, the living spaces connect with a large balcony with commanding views to the coast while downstairs, the secondary living room extends onto a north-facing deck immersed in the gardens below.

The 3 x bathrooms, laundry and powder room are designed to meet the needs of larger groups staying in the home.

1. Entry
2. Dining
3. Master Bedroom
4. Powder Room
5. Ensuite
6. Kitchen
7. Living
8. Outdoor Living / Deck
9. Bunkroom
10. Bedroom
11. Main Bathroom
12. Bunkroom
13. Powder Room
14. Laundry
15. Ensuite
16. Secondary Living
17. Secondary Master Bedroom
18. Outdoor Living / Deck





Level 01



Ground Floor





*“A better, more sustainable
form of building...”*

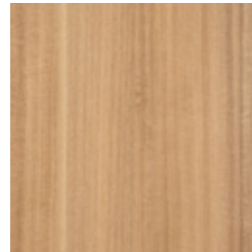
Finishes

Joinery

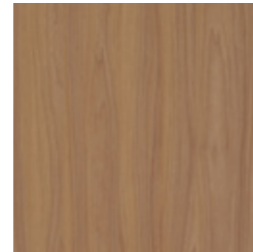
Bella Decor | Purewood range -



Spotted Gum



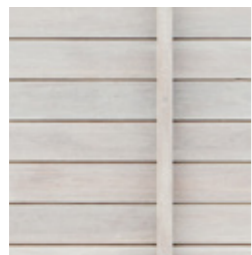
BlackButt



Light Walnut

Cladding

Hardwood or FC Sheeting



Spotted Gum



Surf Mist White



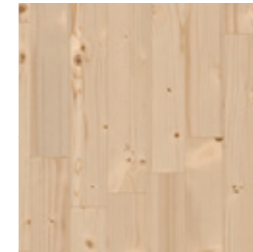
Heathland Charcoal



Salt Bush Green

Floor Finish

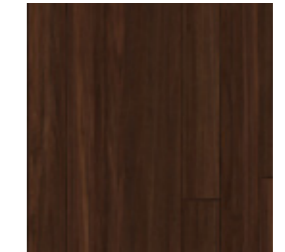
Cross Laminated Timber (CLT) or Hardwood



Light



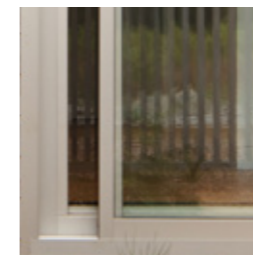
Medium



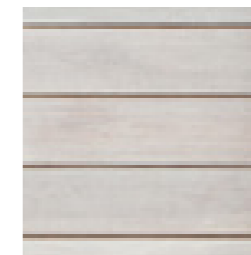
Dark

Doors and Windows

Anodised Aluminium + Hardwood
Ventilation Panels



Satin Finish +
Double Glazed
Glass



Preferred Cladding
option

Bathroom Tiles

Porcelain tiles



Cleft - Sky Grey



Long House in

- 1. Spotted Gum
- 2. Surf Mist White
- 3. Heathland Charcoal



Bluff House in

- 4. Spotted Gum
- 5. Surf Mist White
- 6. Heathland Charcoal

Dune House in

- 7. Spotted Gum
- 8. Surf Mist White
- 9. Heathland Charcoal





Price Guide

Courtyard House

Area: 138m²

2 Bedrooms + Flexi Room
1 Bathroom + Powder

Comfort: From \$739,470 + GST
Premium: From \$841,130 + GST

Long Beach House

Area: 156m²

3 Bedrooms
2 Bathrooms + Powder

Comfort: From \$863,616 + GST
Premium: From \$993,772 + GST

Bluff House

Area: 202m²

4 Bedrooms
2 Bathrooms + Powder
2 Living areas

Comfort: From \$943,094 + GST
Premium: From \$1,067,048 + GST

Dune House

Area: 234m²

5 Bedrooms
3 Bathrooms + Powder
2 Living Areas

Comfort: From \$1,129,294 + GST
Premium: From \$1,223,874 + GST

Comfort Inclusion List

- Delivery and Installation including associated insurances.
- Site preparation including ground screw foundations and service connections.
- Cross Laminated Timber polished floors.
- Home Owners Warranty Insurance to the total value of the development.
- Coastal upgrades.
- BAL 29 bushfire rating.
- Termite protection.
- Double Glazed Aluminium doors and windows.
- Inbuilt decking areas, with Australian Hardwood decking.
- Passive House design principles.
- Bella Décor Purewood joinery.
- Floor to ceiling tiles in all bathrooms.
- Bosch & Fisher and Paykel Appliance Package.
- Flos designer wall lighting.
- Ceiling Fans.
- Cooling and heating.
- Fibre cement cladding with expressed battens.
- External lighting, GPO's and taps.

Premium Inclusion List

- Delivery and Installation including associated insurances.
- Site preparation including ground screw foundations and service connections.
- Hardwood Polished Timber floors.
- Home Owners Warranty Insurance to the total value of the development.
- Coastal upgrades.
- BAL 29 bushfire rating.
- Termite protection.
- Double Glazed Aluminium doors and windows.
- Inbuilt decking areas, with Australian Hardwood decking.
- Hardwood operable ventilation panels.
- Aluminium hoods over openings for weather protection.
- Passive House design principles.
- Bella Décor Purewood joinery.
- Floor to ceiling tiles in all bathrooms.
- Miele Appliance Package.
- Flos designer wall lighting.
- Ceiling Fans throughout.
- Cooling and heating.
- Hardwood cladding hardwood expressed battens.
- External lighting, GPO's and taps.

Clarifications

- Foundations other than ground screws for single storey dwellings are excluded.
- Two storey dwellings include masonry foundations and perimeter skirts.
- Pricing is subject to review of site conditions.
- Excluded items are priced on a case-by-case basis.
- Pricing is determined by final quote and contract price.

Exclusions

- Concrete base structures.
- Bunk beds and loose furniture.
- On-site decks, screens and pergolas.
- Planning and approval costs, including consultant, authority and council fees.
- Sub-floor enclosure screening or structures.
- Electric floor heating.
- Decks and ramps other than integrated deck structures which are included.
- Soft and Hard Landscaping.
- Driveways and footpaths.
- Fencing.
- Pools.



Contact us



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