



Prefab-ulous!

These prefabricated, eco-friendly housing options can make your dream home a reality in just 12 weeks

MELBOURNE-BASED MODSCAPE is fast earning a reputation for its innovative, environmentally sustainable solutions and is establishing new benchmarks in modern design, simplicity and class for the prefabricated housing market.

"Prefabrication as a building concept is not new — in fact, in Europe and the US it has been an increasingly popular option for years and its popularity continues to rise," said Jan Gyrn, director of Modscape.

"What Modscape has done for the Australian market is develop a modern option that utilises eco-friendly design principles, is constructed using sustainable materials and is tailored to Australian conditions.

"The result offers the perfect solution for people who want a custom-designed holiday home but don't want to wait 12 to 18 months before they can enjoy it."

Integrating sustainable, climate-neutral design principles into every aspect of the designs has earned Modscape the highly sought-after HIA Greensmart Accreditation.

"Recycled steel, sustainable plantation timbers, energy-efficient lighting, double-skin insulation and bamboo flooring are just a sample of the environmentally friendly features of a Modscape home," Gyrn said.



"On-site environmental impact is minimised through the use of our unique footing system, which uses 'screw piles' to minimise the need for land leveling.

"In addition, with homes being factory-built rather than site-built, not only is waste minimised, but we are able to maintain an extremely high and consistent level of quality in our finished products.

"It also means our clients can easily come and go from the factory to check on the progress of their home throughout construction."

The modular design concept of a Modscape home results in a range of highly versatile solutions to suit both the homebuyer's needs and the landscape's constraints.

Forming the basis of all Modscape designs is the standard m-c1 module. Fifteen metres by 4.35 metres in size, the m-c1 can become a two-bedroom home if desired, or it can be extended as a family grows.

For \$130,000, the m-c1 comes completely finished with standard inclusions such as paint inside and out, flooring and benchtops. Extras such as decking, fireplace, cast acrylic benchtops and dishwasher can also be included at an additional cost.

Each completed module is trucked to site and installed in a day. The modules arrive fully finished, so the only thing remaining before occupancy is connection to electricity, gas and water services. Delivery is just 12 weeks from the issuing of a building permit.



The homebuyer also has a range of choices when it comes to designing the interior of their dream home. Internal wall finishes can be lined with Powerscape and finished with low-toxicity paints or wood panelling.

Standard flooring finishes are bamboo — either light or dark in colour — although carpeted floor finishes are also available.

Kitchen benchtops can be made from either laminate or cast acrylic resin and a range of laminate finishes is available for kitchen cabinetry. Ovens, stovetops and rangehoods are all Blanco.

Bedrooms come complete with built-in robes in a range of finishes. Children's bedrooms can have built-in bunk beds if desired and adjoining rooms can have bifold walls between them to offer the option of larger rooms if needed.

Bathrooms include fittings that have high energy-efficiency and water conservation ratings, as well as a range of tile finish options.

Living rooms have a wall space large enough to accommodate a TV screen and/or fireplace and the open-plan layout of the kitchen/dining/living area provides plenty of space for easy entertaining.

Modular landscapes are also available to complete the environs once the home has been delivered and installed.

As Modscape homes can be made fully self-sustainable, they are great for rural or remote locations. Solar hot water service and rainwater tanks are just some of the standard inclusions. For non-serviced sites, self-composting toilets and solar panels for full energy generation are also available.

"Our designs are ideal for those wanting to build holiday homes or urban homes, or for investors wanting to turn a block of land into an income stream as quickly as possible," said Gyrn.

Environmentally friendly, stylish, functional, cost-effective and ready in 12 weeks — what more could you ask for in any home?

details

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