



MODSCAPE

A modern sustainable alternative

Built in just 12 weeks, these homes will be enjoyed by both your family and the environment

Melbourne firm **modscape** is proving itself a leader in delivering environmentally sustainable housing solutions. Specialising in innovative prefabricated modular housing, the company brings a new level of modern design, simplicity and class to the prefabricated market.

Since launching in 2006, the modscape product has been in great demand, with homes underway or completed in a variety of urban, rural and coastal locations around Australia — from East Melbourne and Northcote to Flinders, the Blue Mountains and the Kimberley region.

Based on sustainable, climate-neutral design principles, modscape homes have been designed to minimise the footprint left on the environment and have earned HIA Greensmart accreditation.

“In developing the modular homes, we have ensured that every aspect of the design and construction process is sustainable,” says Jan Gyron, director of modscape. “This includes everything from the resources used right through to the design of the homes and the sites on which they are built.

“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.

“On-site environmental impact is minimised through the use of our unique footing system, which uses screw piles to minimise the need for land levelling. With homes being factory-built rather than site-built, off-site waste is also at a minimum.”

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 x 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.

“We build the homes on-site at our factory in Brooklyn and this enables us to maintain an extremely high and consistent level of quality in our finished products,” says Jan Gyron. “It also means our clients can easily come and go from

the factory to check on the progress of their home throughout its construction.”

Each completed module is trucked to the 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 home buyer also has a range of choices when it comes to designing the interior of their dream home. Internal wall finishes can be either lined with Powerscape and finished with low-toxicity paints, or wood panelled. 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

laminated 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 bi-fold 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 big enough to accommodate a large plasma 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 completely 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, urban homes or for investors wanting to turn a block of land into an income stream as quickly as possible.”

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

For more information on modscape and a sample of floorplans, visit the website. +

details

MODSCAPE

430 Francis Street
Brooklyn Vic 3012

Phone: (03) 9314 7769

Fax: (03) 9314 7789

Email: info@modscape.com.au

Website: www.modscape.com.au