



Broadworth specialises in wholesale supply of manufactured homes for all large scale land lease projects within existing estates or greenfield sites.



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The company philosophy strikes a balance between innovative design solutions and a focus on quality construction outcomes.

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#### OUR STORY

With over 30 years experience in both design and construction, Broadworth Modular has become a leader in the prefabricated building industry throughout New South Wales.

The Broadworth Group has an extensive history in offering high end construction services for all modular building projects, ranging from residential, educational, commercial, mining and government buildings. In particular, Broadworth specialises in wholesale supply of manufactured homes for all large scale land lease projects within existing estates or greenfield sites.

Our directors consist of David Goldsmith, who studied architecture at the University of Sydney, with over 40 years of experience in the industry, and Stephen Bradshaw, a licensed builder with over 25 years experience in the construction industry. The company philosophy echoes this relationship, with a balance between innovative design solutions and a focus on quality construction outcomes.



#### OUR FOCUS At Broadworth Modular our key focus' are:

Attention to detail during the entire construction period
Predictable time frame and project costs
Low impact, environmentally friendly and efficient final products
Quality and value for money for our clients
Smart design with sustainable design principles
Design for comfort, lifestyle, personality and longevity
Creative problem solving and engineering
Innovative construction techniques and processes
Time efficiency throughout the construction process
Collaboration between builder, architect and client

# THE FACTORY AND SPECIALISATION

Our company, based on the Central Coast has a factory in Berkeley Vale in which all of our buildings are fabricated, employing over 50 personnel and subcontracted tradesman. Recently, Broadworth has expanded its operation and created two subsidiary companies, Australian Steel Framing & Envision Kitchens, fabricating light gauge steel frames and kitchens and joinery. This gives Broadworth the ability to fabricate all structural steel for our homes within the factory, along with all kitchens, vanities and joinery, making the building process extremely efficient.



#### COMPLETE FLEXIBILITY IN DESIGN

Envision Kitchens are a subsidiary of Broadworth Modular. Through offering fresh and innovative design solutions with quality finishes, Envision has become a premier kitchen design and custom joinery company on the Central Coast.

The ability for Broadworth Modular to have all kitchens, vanities and joinery designed and fabricated in-house makes our building process much more efficient, whilst allowing for custom details to be worked through for any complex projects or custom homes. Envision offer a number of materials and finishes, from budget through to luxury which satisfies all clients' differing needs and price points.

Envision Kitchens is Broadworth Modular' latest expansion and is an ever growing business, taking on outside work on top of Broadworth Modular' requirements.



#### SUPERIOR TECHNOLOGY AND ACCURACY

#### Australian Steel Framing are a Central Coast based producer of quality steel frames and trusses.

Our state of the art factory facility houses our innovative technologies which contribute to the prefabrication stage of construction for all of our projects. These include a Computer Numerical Controlled steel frame manufacturing plant along with various structural steel engineering tools that our experienced team use to design and create all structural members for every building that comes through our factory.

All design, engineering and fabrication is done in house to ensure the highest quality of construction. Our design experts and engineers work from their studio within the factory and are always on site during the construction of every building.

Australian Steel Framing only use quality TRUECORE® steel and all our Steel Frames are manufactured onsite in Australia in our Central Coast based factory.





## WHY MODULAR?

#### PREDICTABLE COST

A controlled and fixed price is adopted at the beginning of our construction process which is coupled with cost effective design strategies to reduce construction costs. These strategies include:

- 1 Economical planning to ensure minimal material wastage
- 2 Minimal site works and costly in situ construction methods
- 3 Reduced length of construction
- 4 In house engineering and steel frame manufacture
- 5 Volume stock of standard building materials at wholesale prices which are passed onto client.

#### COMPRESSED TIME FRAME

A major benefit of modular construction is the ability to commence works on the prefabricated elements in the factory, whilst the in situ, on site elements commence on site. This crossover results in a compressed time frame that's far quicker than a standard, chronological building process. This benefit makes modular construction a perfect solution for difficult sites, remote location and congested urban sites where construction is difficult and expensive.

#### SUSTAINABILITY

Our sustainable construction processes involve economical material usage, minimal wastage, minimal on-site impacts and quality control within the factory environment. Our design team works with consultants and architects to minimise our ecological impact and improve the performance of our buildings with sustainable design principles.

#### **DESIGN & CONSTRUCTION CAPABILITIES**

Our in house design, engineering and fabrication team allow us to produce smart solutions to complex architectural forms and functional requirements. Our state of the art factory manufactures nearly all structural elements of our buildings using Computer Numerical Controlled (CNC) technology and a team of dedicated industry professionals help craft any form or shape. This is why we regard ourselves as the perfect builders for architects with bespoke architectural designs and complex structural systems.

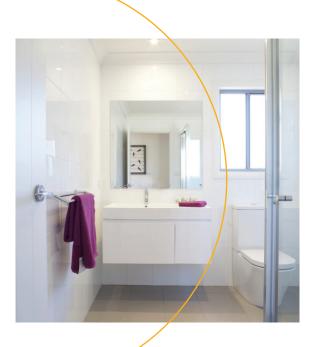


Please note these specifications are part of our standard inclusions and form the basis of our pricing structure. We cater to any construction specification, standard or materiality that you desire or your site requires

# TESTIMONIALS

# "

We have always found their product to be of the highest quality at a very cost effective price.





Broadworth Modular has supplied over 150 homes to us since 2007. We have always found their product to be of the highest quality at a very cost effective price. They provide bespoke homes which are well thought out and easy to live with. They provide ongoing support throughout the building process from start to finish and ensure the products they use stand the test of time. We have homes over 10 years old which still look as fresh today as the day they were installed.

I would highly recommend Broadworth Modular to build you a home which will be of a high quality and extremely cost effective over the lifetime of the building.

Peter Luxford Village developer for Hampshire Villages.

Broadworth Modular has maintained a successful and appreciated business relationship with Greenlife Development Pty Ltd for many years. In that time all staff at Broadworth have designed and built the high quality product that Greenlife requested. I am thankful for good service and look forward to many more years working with Broadworth Modular

Paul Craig Director and Owner Greenlife Village Erina





I am very confident in recommending Broadworth Modular to all of my clients knowing full well I have the backing and support of a team of highly skilled tradesman guided by a professional management team.

I write to express my appreciation at the level of professionalism and overall support offered to me by Broadworth Modular over the last 4 years. I have been involved in the manufacture and supply of high quality factory built classrooms for more than 25 years. During this time I have used a number of suppliers. There are two main factors that differentiate Broadworth Modular from the rest.

Firstly you consistently deliver a higher quality product than anyone else in this industry. The level of finish and attention to detail is superior to all other suppliers in the market.

Secondly, you have a no fuss approach to solving problems when things don't go exactly as they were planned. In any complex building project, there are always unforeseen events that come up. It is very important to partner with a company that will support you, and focus on achieving a high quality finished product at a reasonable cost.

I am very confident in recommending Broadworth Modular to all of my clients knowing full well I have the backing and support of a team of highly skilled tradesman guided by a professional management team.

Alex Cook. Director Team Sales Australia Pty Ltd. With 100+ homes completed over the course of several years, we at Platinum Modular have and will continue to engage Broadworth as our preferred manufacturers of high quality steel framed modular homes in our Land Lease communities. As a wholesaler, Broadworth's attention to quality detail, design efficiency and scheduling requirements makes an ideal business relationship for Platinum Modular. We look forward to continuing to work with Broadworth Modular.

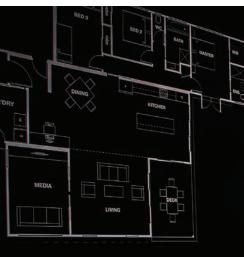
Paul Turner, Platinum Modular Solutions.





# CUSTOM HOMES

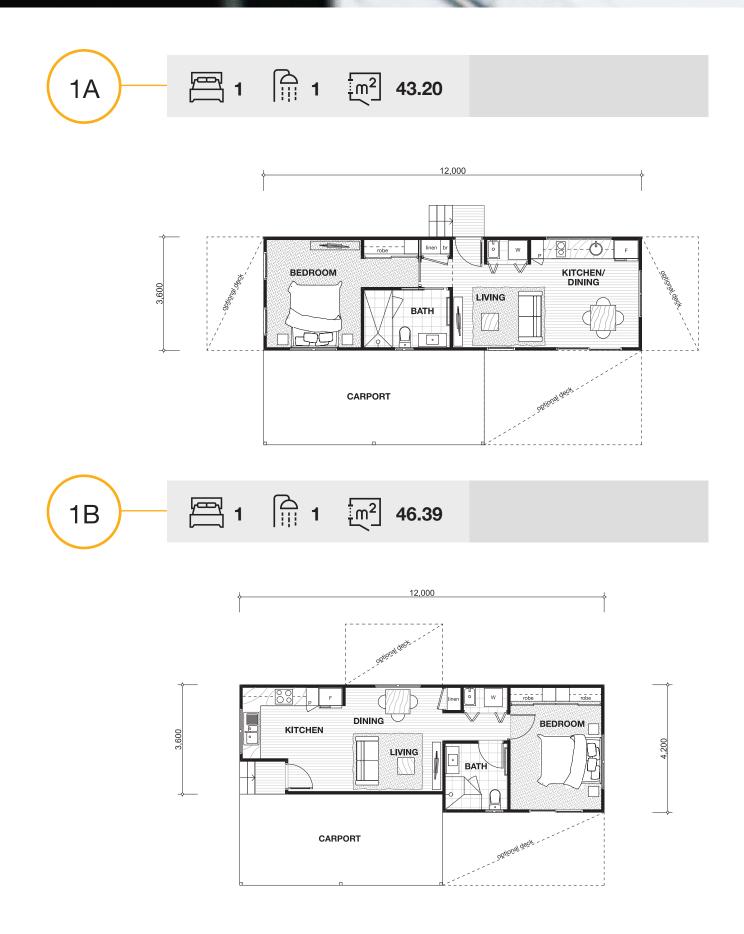
For complex or difficult sites that standard plans may not suit, our in house design team can develop custom designed plans for any project. We are also happy to meet with any clients who may have special requests or an idea for a plan in mind. Our 3D modelling software can show exactly what the home will look like by creating any roof form or house shape and applying any type of finish to each surface.

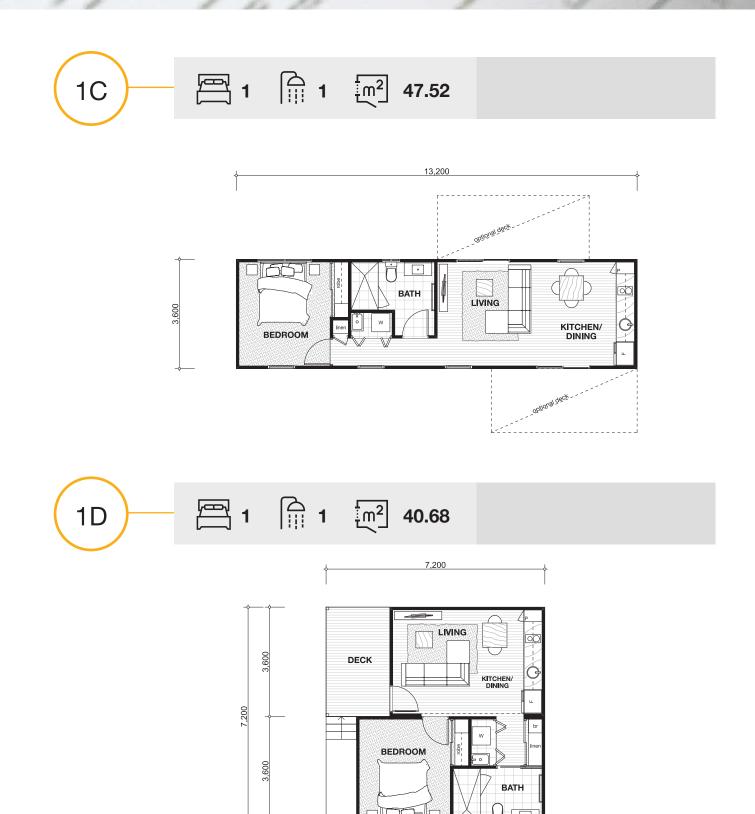




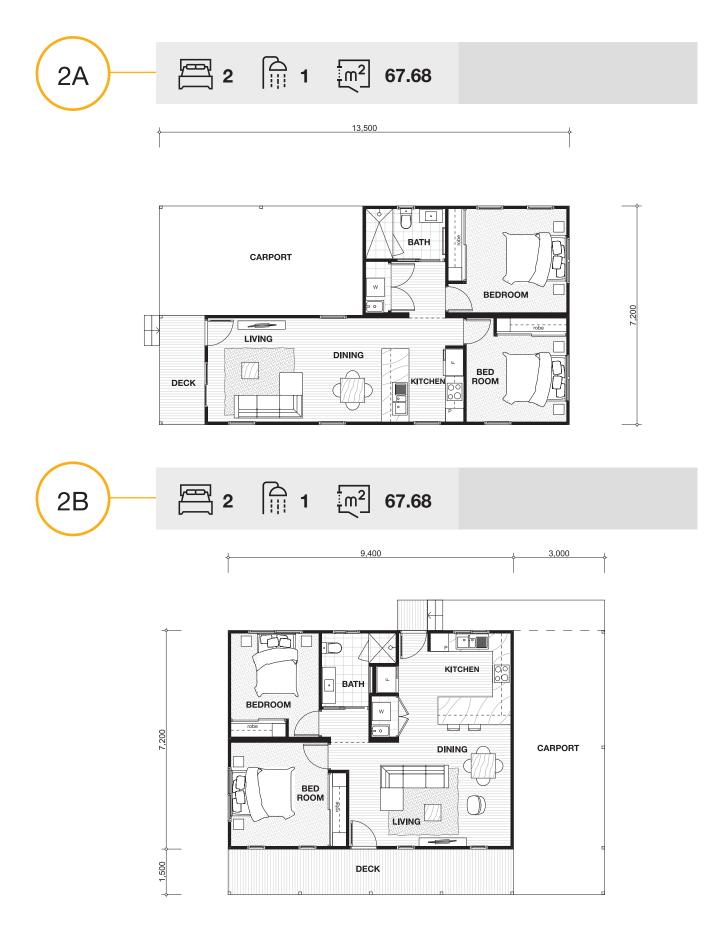




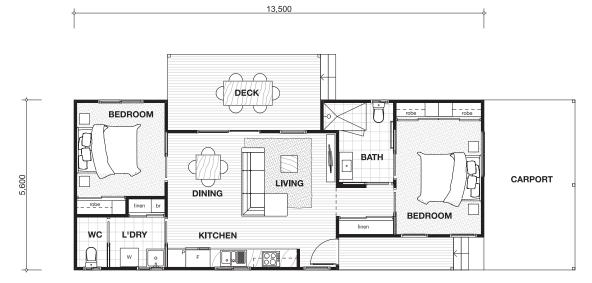


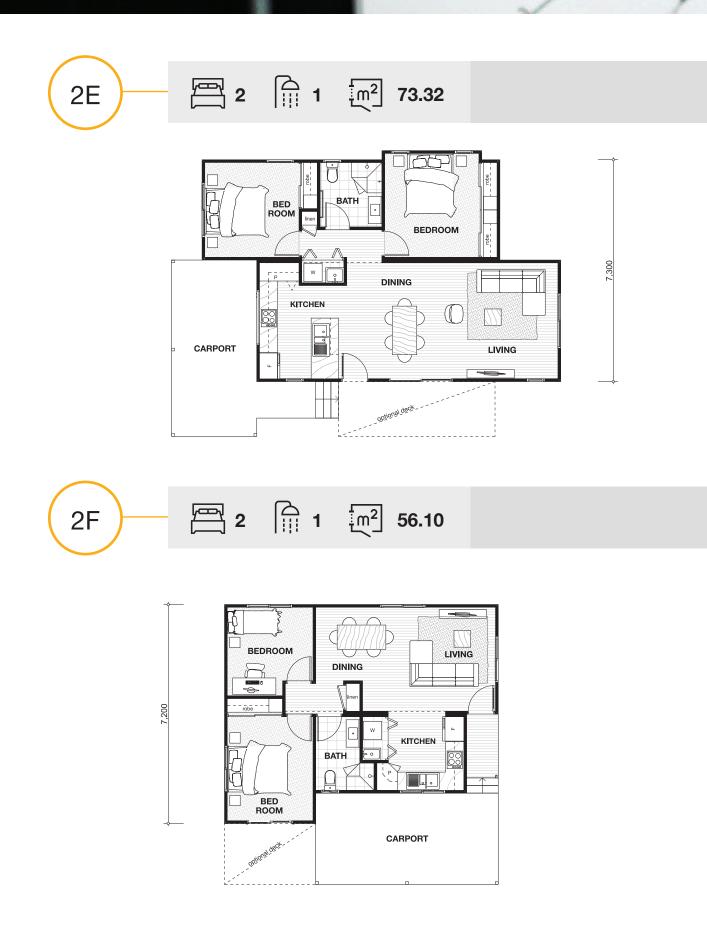


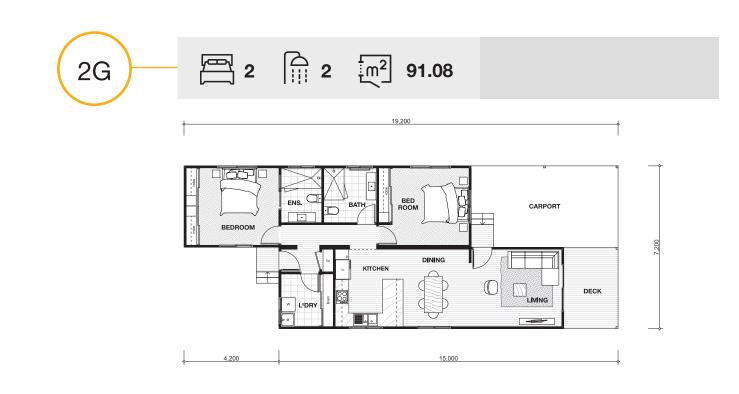
CARPORT

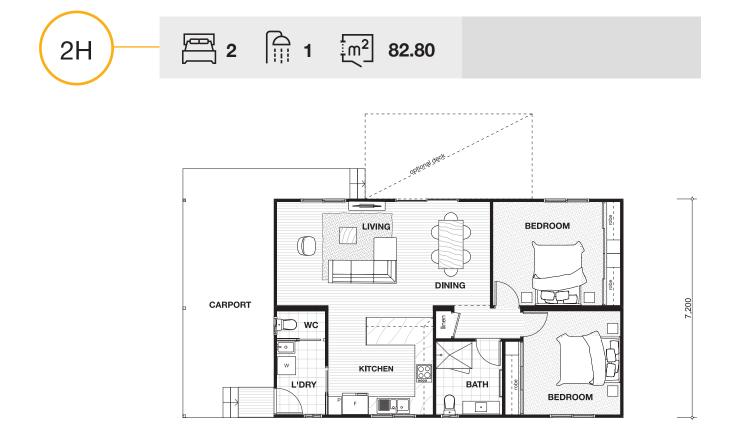


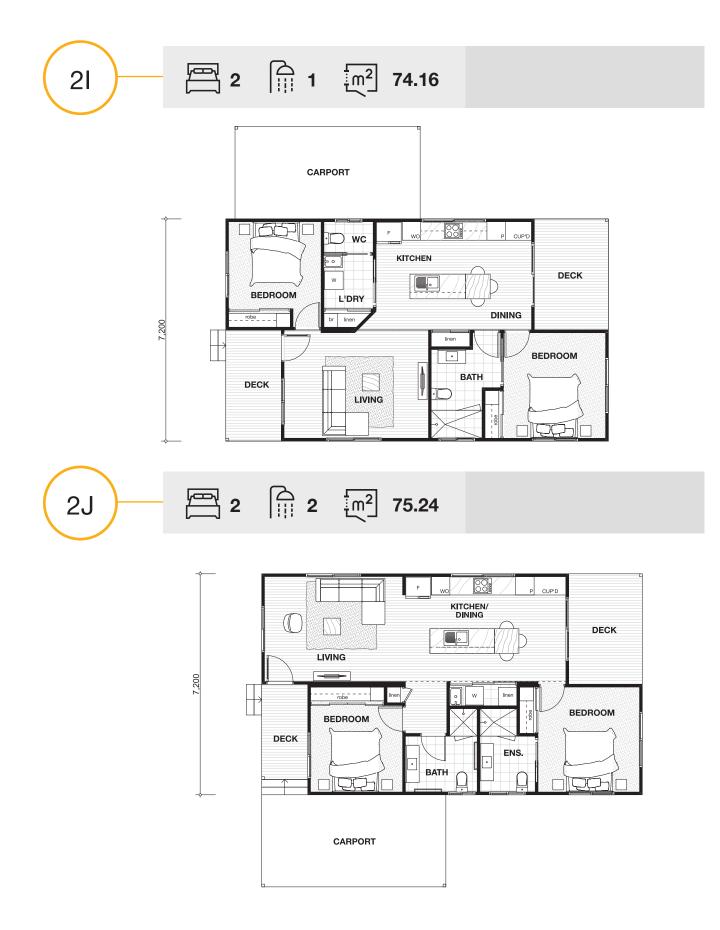
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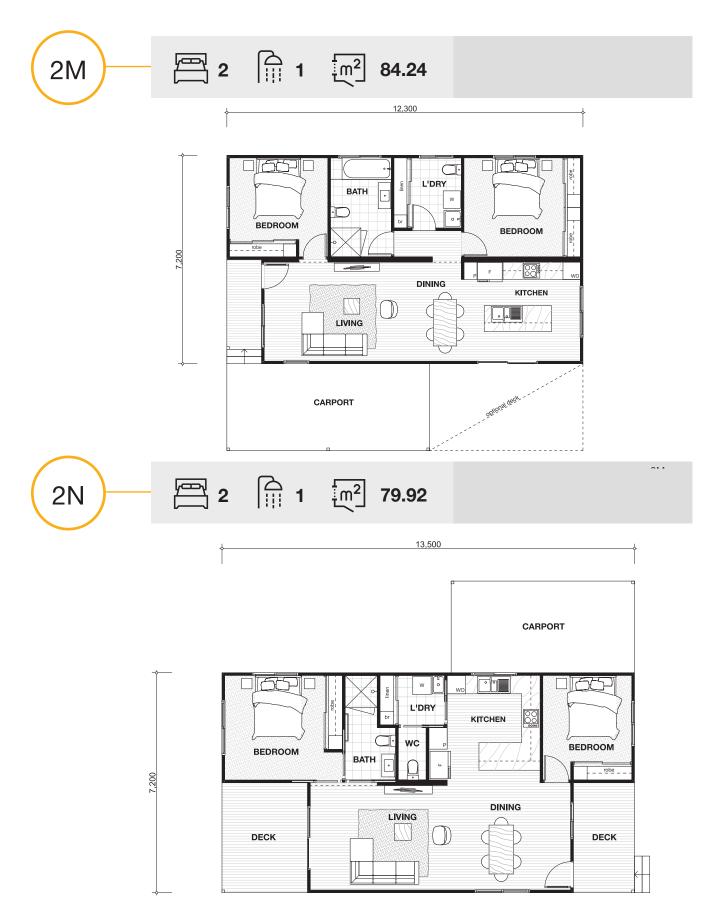
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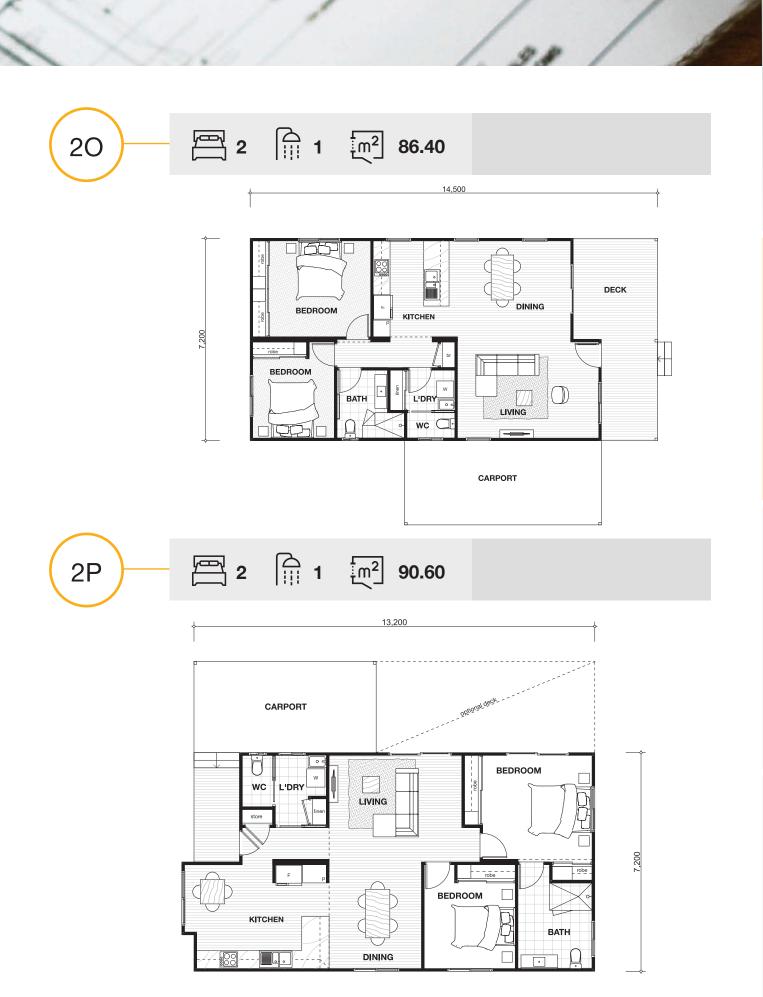
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BEDROOM

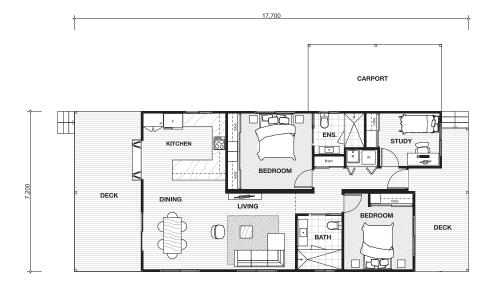






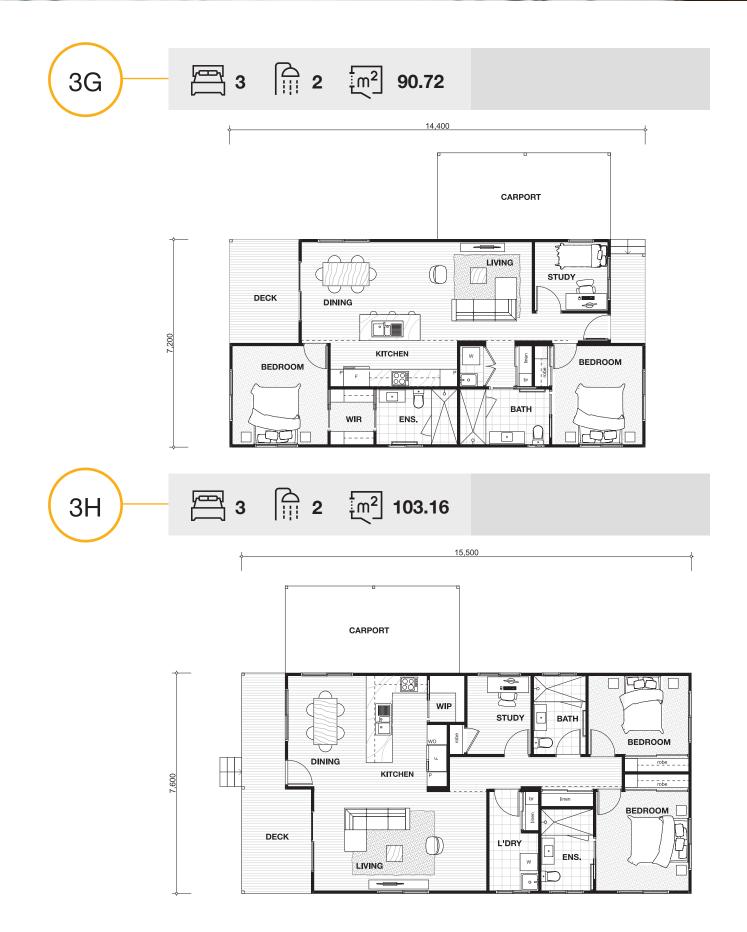


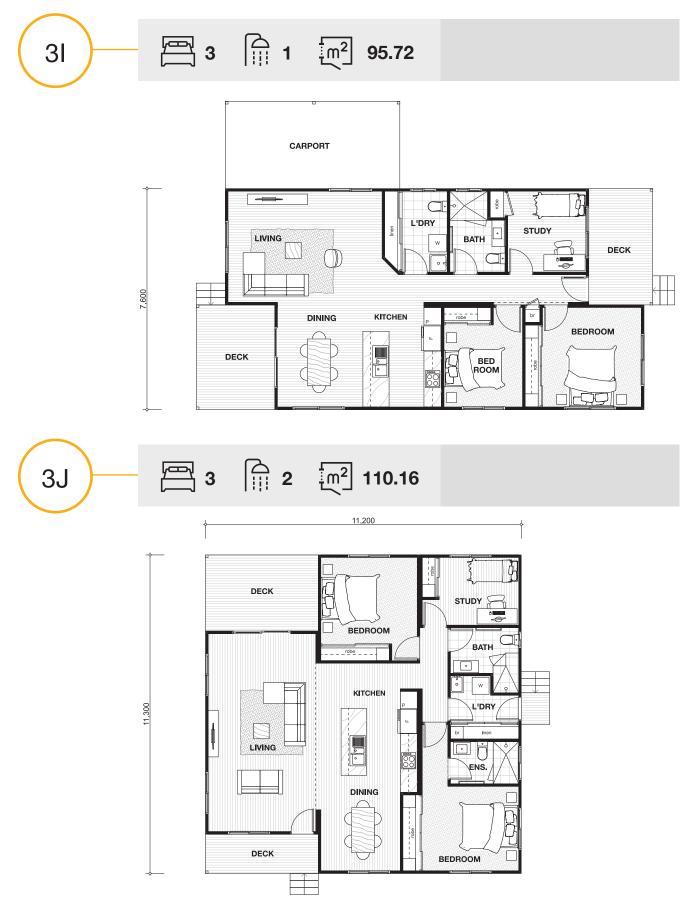




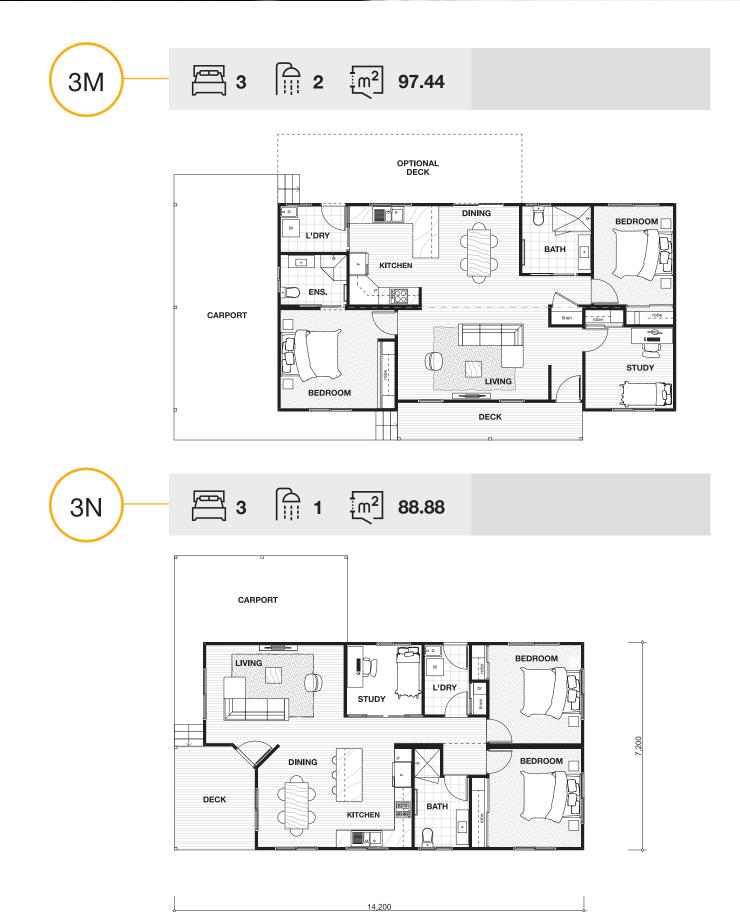


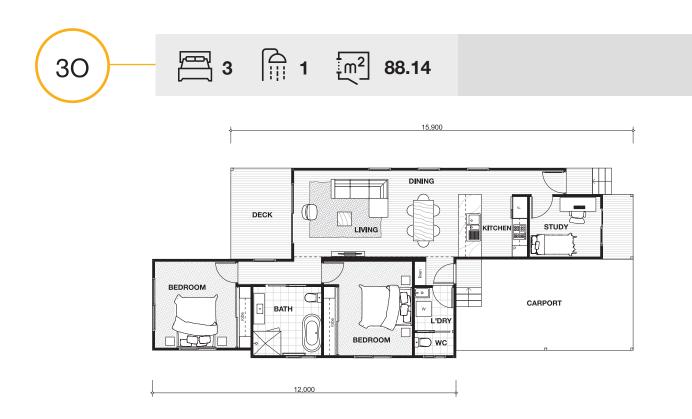
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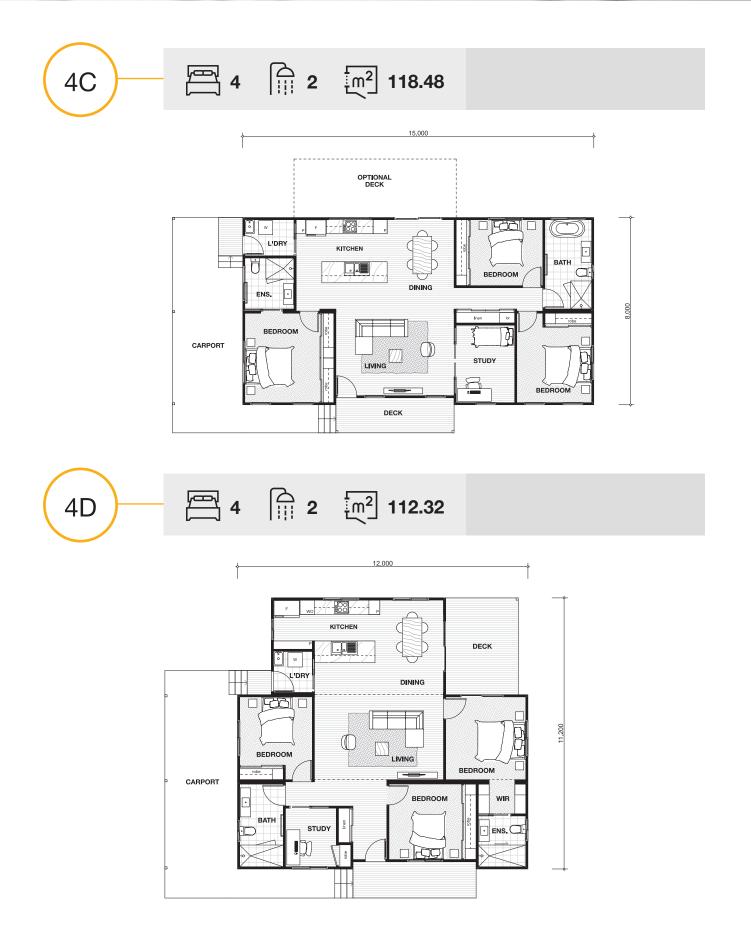
















# INCLUSION RANGE



### INCLUSIONS

Item	Bronze	Silver	Gold
External			
Mitten Vinyl Cladding	•		
Standard Weathertex Selection Painted		•	
Mixed Weathertex, James Hardie, Colorbond Cladding or similar			•
Painted PVC downpipes	•	•	•
Colorbond powder coated downpipes			•
Base range windows with single clear glazing	•		
Premium window types (Awning, double hung, casement) Upgraded hardware, single clear glazing		۰	
Premium window types. Upgraded hardware, double glazing			•
Standard Fibereglass Screens to windows	•		
Steel mesh to windows		•	
Crimsafe screens to windows and doors			•
Humes standard front door selection	•		
Humes standard decorative dront doors		٠	
Humes premium decorative external doors or Aluminium Hinged glazed door			•
Standard chrome lever + deadbolt to front door	•		
Gainsborough Tri-lock Brushed Chrome lever handle to front door		٠	•
Oiled Treated Pine Decking	•		
Oiled Merbau Decking		•	
Oiled premium hardwood or Modwood Decking			•
Painted, treated pine vented baseboards	•	•	
Solid subfloor skirting			•
Powder coated aluminium vertical balustrading	•	٠	
Powder coated aluminium and glass or timber post and wire or custom balustrading			•
22mm Burgundy tongue treated particleboard flooring	•	•	
22mm James Hardie Scyon compressed fibre cement flooring			•
Subfloor EasyFoam insulation			•
Wall insulation R1.8 Thermotec wall wrap	٠	٠	
Wall insulation R1.8 Thermotec wall wrap + R1.3 Wall Batts			•
Roof insulation R1.5 foil back blanket	•	•	•
Ceiling insulation R1.5 batts			•
Rinnai Instantaneous gas hot water system	•	•	•

Item	Bronze	Silver	Gold
External			
Powder coated steel frame carport, unlined ceiling	•	۰	•
Unpainted concrete slab to carport/paths	•		
Coloured concrete to carport/paths		٠	
Painted concrete to carport/paths			•
Certified Steel frame floor system, wall frames and trusses. 50 Year structural warranty	•	•	•

Internal			
10mm Plasterboard wall and ceiling lining. 10mm WR Board to wet areas	•	•	•
90mm cornice to all ceilings	•		
90mm cornice to flat ceilings, square set to raked areas		•	
Square set to all ceilings			•
Architrave – 67mm splayed FJ Pine	•	•	•
Skirting – 67mm played FJ Pine	•	•	
Skirting – 92mm Splayed			•
Standard Humes door (Pacific 5)	•		
Standard Humes decorative doors		•	
Premium Humes decorative doors			•
Humes Smartrobe to wardrobes	•	•	•
4 open shelves and hanging space to all robes	•		
4 x drawers and open shelves with double hanging rods		٠	•
Standard 'In-Style' brushed chrome lever and passage sets	•	•	
Gainsborough G2 series door hardware			•
Vertical/Roller blinds throughout	•	•	
Combination Curtains/Blinds throughout			•
Standard vinyl or tile to living areas	•		
Premium vinyl planks or tile to living areas		•	•
Solid hardwood strip flooring or premium tile to living areas			•
Nylon carpet to bedrooms	•		
Nylon wool twist carpet to bedrooms		•	
100% wool carpet to bedrooms			•
Standard ceiling fan to living areas	•		
Standard ceiling fan to living area and bedrooms		•	

Item	Bronze	Silver	Gold
Internal			
Upgraded ceiling fan to living area and bedrooms			•
LED downlights throughout	•	•	•
Provision for air conditioning	•		
Split system air conditioner to living area		٠	
Split system air conditioner to living area + main bedroom			•
TV point to living	•		
TV point to living + main bedroom		•	
TV point to living + all bedrooms			•

Kitchen					
Standard Laminate benchtop	•				
Gloss/Ravine Laminate benchtop		٠			
Level 2 Stone Benchtop with waterfall ends			•		
Standard melamine doors to all cupboards/ drawers	•				
Premium gloss or matte melamine doors to all cupboards/drawers		•	•		
Standard Brushed chrome 'D' handles	•				
Selection of upgraded handles		۰	•		
No handle/Finger pull			•		
100 x 300 tile splashback	•	٠			
Feature tile or glass splashback			•		
1 1/2 top mount sink + drainer SS	•	•			
1 1/2 Undermount sink SS			•		
Standard Gas or Electric cooktop	•	٠			
Upgrade Gas or Electric cooktop			•		
Standard fan forced oven SS	•	٠			
Upgrade multifunction oven SS			•		
Retractable 60cm rangehood	•	•	•		
Provision for dishwasher	•				
Standard dishwasher SS		•			
Upgrade dishwasher or dishdrawer			•		
Microwave provision	•	٠	•		
Harmony Meno standard mixer	•				
Upgrade Mixer		٠	•		

Item	Bronze	Silver	Gold
Laundry			
42L tub + cabinet and washing machine provision	•		
Standard Laminate benchtop		•	
Level 2 Stone Benchtop			•

Bathroom			
Tiled shower and skirting	•		
Floor to ceiling tiles with feature strip		•	
Floor to ceiling tiles with feature strip and tiled recess in shower			•
Frames shower screen (SS or white)	•		
Semi-frameless shower screen SS			
Frameless or fixed floor to ceiling glass shower screen			•
Framed mirror	•		
Frameless Mirror		•	
Shaving Cabinet to match vanity width			•
Standard white vanity on kick or legs. Ceramic top	•		
Wall hung white gloss vanity. Ceramic top			
Premium wall hung white gloss or feature laminate vanity. Ceramic top			•
Heat/Fan/Light	•	۰	•
Downlight over vanity			•
Harmony meno tapware + accessories	•		
Upgrade Tapware + accessories		•	•

NOTE: Final inclusions subject to change due to availability, regulatory requirements, customer preference and budget.

# HOME OPTIONS

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# CLADDING

### CLADDING OPTIONS - BRONZE





#### CLADDING OPTIONS - SILVER



Selflok Texwood Smooth 300mm

Selflok Old Colonial

Selflok Old Colonial Smooth 300mm



Selflok Millwood Smooth 300mm



Selflok Ecogroove Smooth 150mm



Selflok Ecogroove Smooth 300mm

### CLADDING OPTIONS - GOLD





Axon Grained 133mm

Axon Smooth 400mm



Axon Smooth 133mm

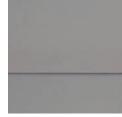


HardieFlex<sup>™</sup> sheet



Woodgrain





Smooth



Rusticated

### **Weathertex**



Weathergroove Natural 75mm



Weathergroove Smooth 600mm



Weathergroove Natural 150mm



Weathergroove Smooth 1200mm



Weathergroove Smooth 75mm



Weathergroove Ruff Sawn 150mm



Weathergroove Smooth 150mm



Weathergroove Woodsman 150mm



Weathergroove Smooth 300mm



Selflok Millwood Ruff Sawn 300mm



Selflok Ecogroove Woodsman 150mm



Selflok Ecogroove Woodsman 300mm







PanelRib®

Trimwall®



MiniOrb®



WallClad®



Multiclad®



Weatherline®



#### CONTEMPORY COLOUR RANGE



#### CLASSIC COLOUR RANGE



## DECKING



Spotted Gum // GOLD

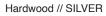


Blackbutt // GOLD



Ironbark // GOLD







Treated Pine // SILVER and BRONZE



#### STANDARD COLOURS

Pearl White	APO Grey	Anotec Natural Pearl	Custom Black	Monument*	Woodland Grey*
Surfmist	Primrose	Paperbark*	Dune*		

#### SELECTED PEARLS

Citi	Ultra Silver	Precious Silver Pearl Kinetic	Silver Medalist	Charcoal Metallic	Stormfront
POPULAR					
Rivergum Beige	Magnolia	Classic Cream*	White Birch	Doeskin	Pottery

Stone Beige



Siver Grey Windspray\*

Notre Dame



#### \* COLORBOND

Pale Eucalypt\*

Berry Grey

NOTE: Please make sure you check actual colour samples. It is impossible to get colour perfect reproduction of the swatches in a printed brochure.

Dark Grey

Wilderness

Jasper\*

Wallaby

Manor Red\*

Ironstone\*

#### HOME OPTIONS

Basalt

Charcoal

#### EXTERNAL DOORS - BRONZE



Vaucluse - See brochure for options



Brunswick - See brochure for options



XF3 Back Door - See brochure for options

#### EXTERNAL DOORS - SILVER



Newington

Verve Nexus



XF3 Back Door

## EXTERNAL DOORS – GOLD





#### VIEW THE FULL RANGE

View the Hume Doors brochure for the complete range of Gold, Silver and Bronze options.



### BALUSTRADING



Frameless Glass // GOLD



Post + Wire // SILVER



Aluminium/Glass // SILVER



Aluminium Post // BRONZE



### CARPORTS



#### INTERNAL DOORS



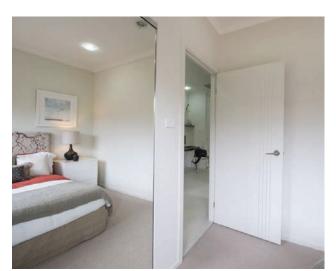
#### VIEW THE FULL RANGE

View the Hume Doors brochure for the complete range of Gold, Silver and Bronze options.





Moulded Panels – BRONZE



Accent Range - SILVER



Linear Range - GOLD

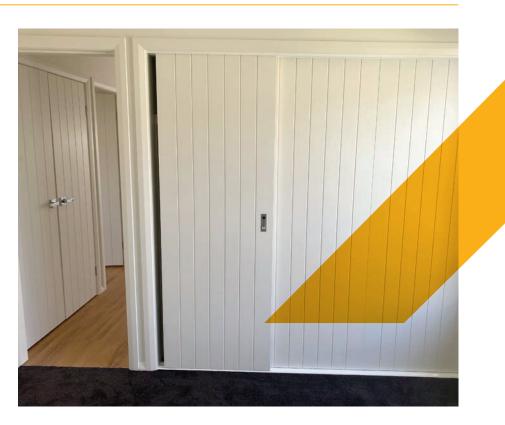


Premium Range - GOLD

#### INTERNAL DOOR HARDWARE - SILVER & BRONZE



'In-style' lever & deadbolt



#### INTERNAL DOOR HARDWARE - GOLD



G2 Series Align Passage Leverset Square Backplate



G2 Series Angular Passage Leverset Square Backplate



G2 Series Align Passage Leverset



G2 Series Angular Passage Leverset



G2 Series Aurora Passage Leverset Brushed



G2 Series Outline Passage Leverset Stepped Round Rosette

#### FLOORING - BRONZE









**Timber Clear** 

Cajou Honey



**Timber Medium** 

smar

### FLOORING - SILVER



Chateau Oak

Cajou Grey





Colorado Hickory







**TILE RANGE** 

Please ask our staff for our latest tile selection range.

Limed Marri



Feature Blackbutt



Ebony Oak





New England Blackbutt



Murray River Spotted Gum

Feature Laurel

FLOORING - GOLD









Flooded Gum



Iron Bark

**Red Mahogany** 

Beech

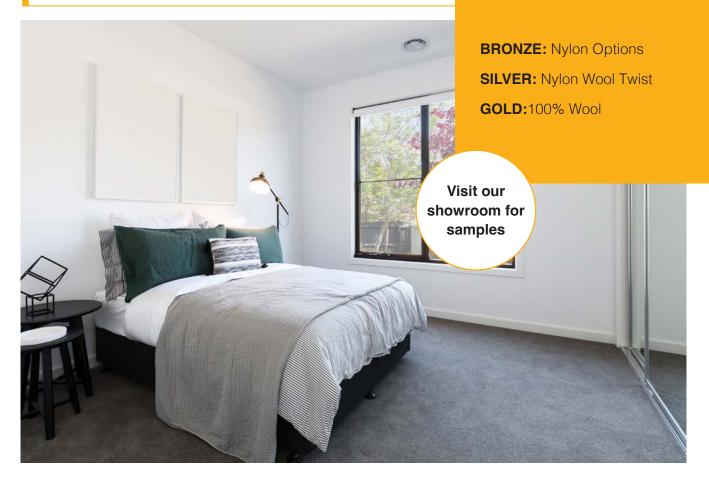
Spotted Gum

Blackbutt

Sydney Blue Gum

HOME OPTIONS

#### CARPET



### CURTAINS/BLINDS







### BENCHTOPS



Standard laminate benchtop // BRONZE

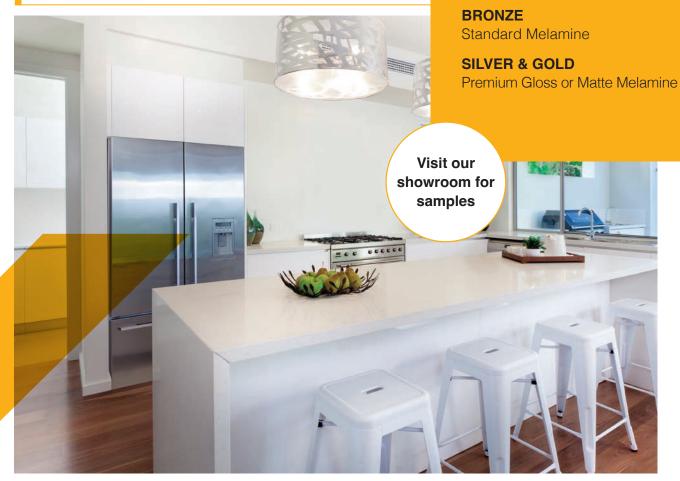


Gloss/Ravine Benchtop // SILVER



Any stone 20mm or 40mm // GOLD

#### CUPBOARD DOORS



### CUPBOARD HANDLES



Brushed Chrome bow handles // BRONZE



Brushed Chrome/Matt Black D Handles // SILVER



Bevelled edge finger pull // GOLD

### KITCHEN TAPWARE



Meno Sink Mixer Chrome // BRONZE



Lento Sink Mixer Chrome // SILVER



Alto Sink Mixer Black // GOLD



Alto Sink Mixer Chrome // GOLD



## BATH





Meno Toilet Roll Chrome without Lid



Meno Soap Dish Chrome



with Lid

Meno 450mm Metal Shelf Chrome

Meno 900mm Single

Towel Rail Chrome

Meno Robe Hook Chrome

Meno 900mm Double

Towel Rail Chrome

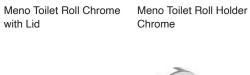




Meno Swivel Basin Mixer Chrome



Meno Shower on Rail 5 Function with wall mixer Chrome

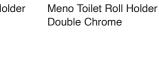






Meno Towel Ring Chrome





Meno 600mm Double

**Towel Rail Chrome** 

#### TAPWARE - SILVER



Lento Basin Mixer









Lento Double Towel Rail Chrome 600mm / 800mm

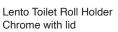






Lento Soap Dispenser Chrome

Lento Toilet Roll Holder Chrome





Lento Soap Basket Chrome



Senza Multi Function Shower with Rail Chrome



Lento Toothbrush Holder

Lento Towel Ring

Chrome

Chrome

Fic

Lento Soap Dish

Chrome



Lento Toilet Brush Holder Chrome



Lento Glass Shelf Chrome

TAPWARE - GOLD



Alto Single Towel Rail Chrome or Black 600mm / 800mm



Alto Robe Hook Black



Alto Double Towel Rail Chrome or Black 600mm / 800mm

Alto Towel Ring Chrome



Alto Toilet Roll Holder Chrome or Black



Alto Mixer Chrome



Alto Robe Hook Chrome



Alto Mixer Black



Bassini Combination Shower Chrome

### VANITY OPTIONS



White vanity on kick or legs BRONZE



Wall Hung white/timber grain SILVER



Wall hung stone bench or ceramic top GOLD



#### MIRRORS



Framed // BRONZE



Frameless // SILVER



Shaving Cabinet // GOLD

#### SHOWER SCREENS



Framed Screen // BRONZE



Semi Frameless // SILVER



Frameless // GOLD







Ph 02 4389 1595 Fx 02 4389 3507



5-7 Newbridge Road Berkeley Vale NSW 2261



sales@broadworthhomes.com.au www.broadworthhomes.com.au