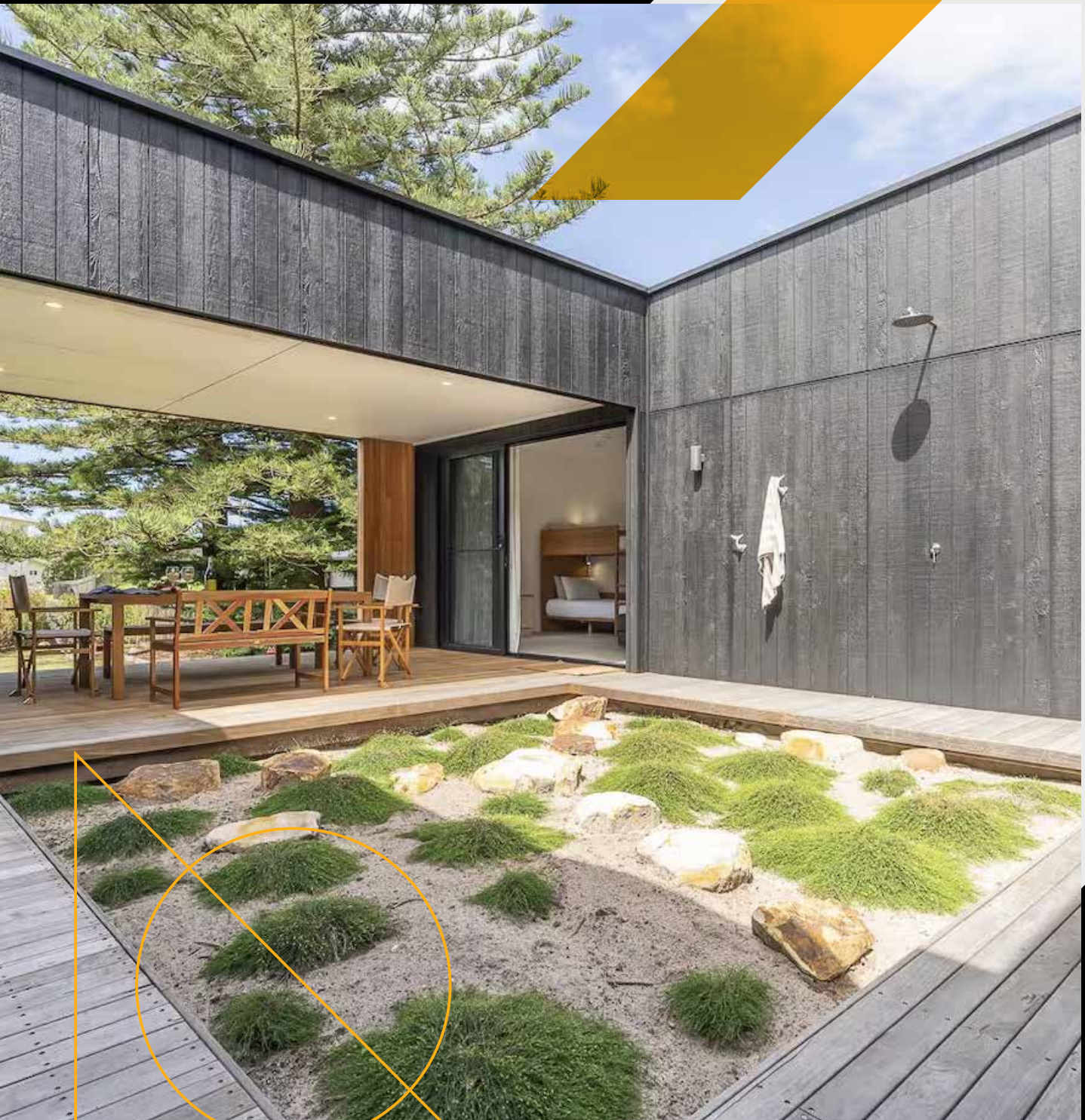




BROADWORTH MODULAR



Broadworth Modular offers smart modular building solutions for high end residential and commercial projects



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ABOUT US



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

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.

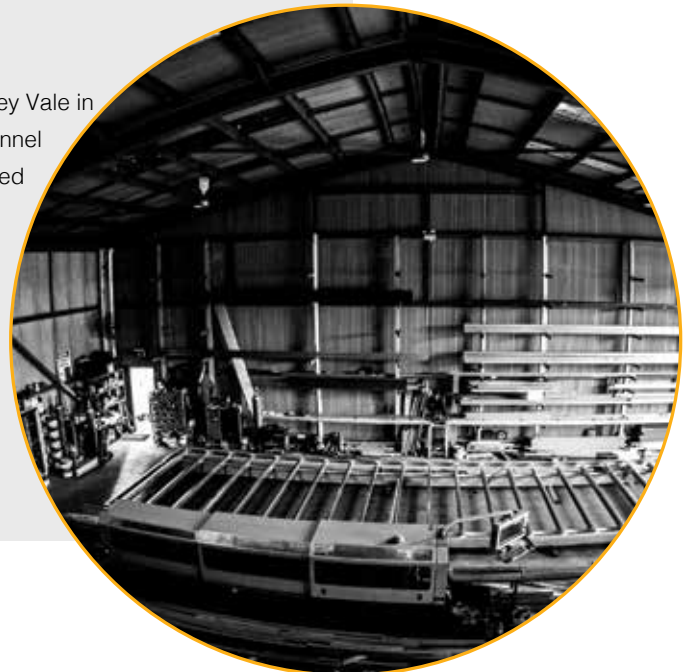
OUR FOCUS

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.

envision
KITCHENS



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.

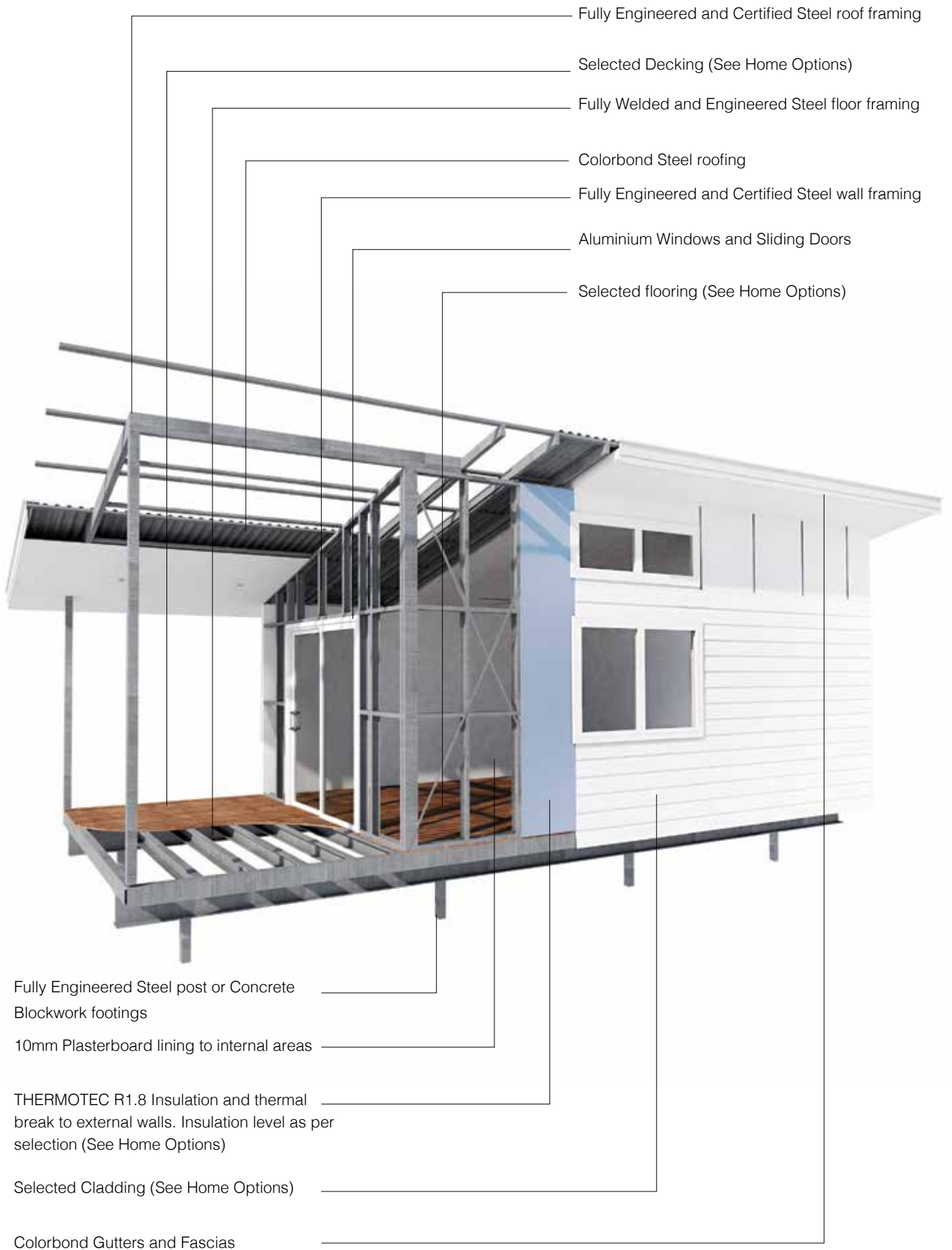
SUSTAINABILITY

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



I wanted something better than a project home but didn't have unlimited budget so I looked at the possibilities of prefabricated homes, modular homes, kit homes and anything else that offered more bang for the buck. I chose Broadworth Homes because they could design a home to meet my specific objectives and a credible review observed that they delivered better quality than most others. I was not disappointed.

Throughout the process of design and then build Broadworth kept me informed, asking for decisions where decisions were needed, and, if something couldn't be done or needed to be done a certain way, explaining why. And the design is stunning. The block offered extensive views of the surrounding landscape that are so well integrated into the design that it is easy to forget you are actually in a house.

When it came to choices of flooring and fittings Broadworth were quite relaxed about it. There was a budget and a suggested supplier but no suggestion that these were fixed or that there would be significant costs in choosing something else. This made for a comfortable working relationship.

I wanted a house that is relaxing to live in and use, that is a joy to come home to, and is good value. I wanted a house that didn't need to impress on first sight but one that, after a few days of living in it, made you think "*This is a nice house.*"

Broadworth delivered.

Client: Tom McBride



We have always found their quality at a very cost effective price.

Broadworth Homes 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 Homes 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.



I am very confident in recommending Broadworth Homes 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 Homes 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 Homes 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 Homes 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. As a builder, 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 Homes.

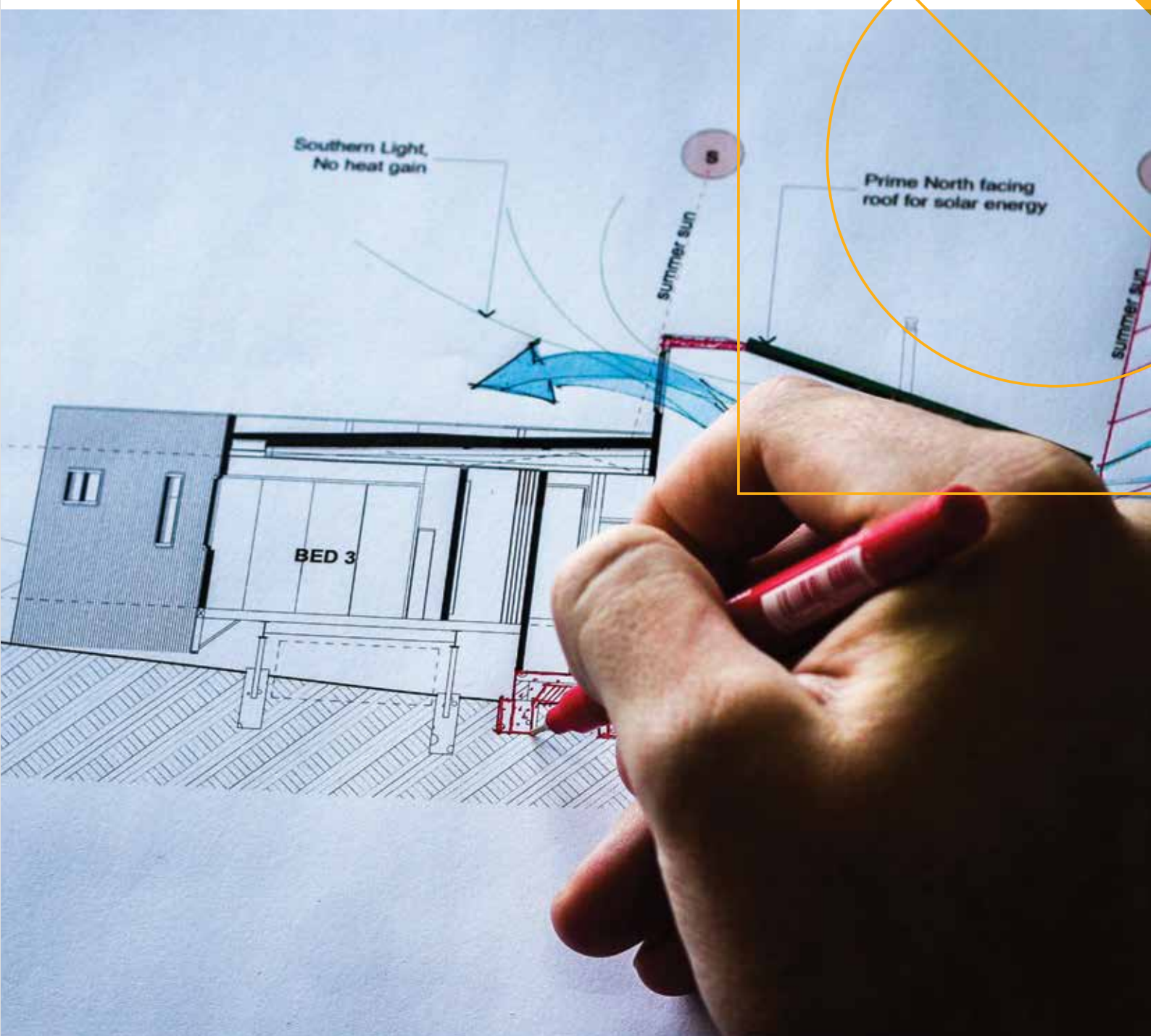
Paul Turner,
Platinum Modular Solutions.








FLOOR PLANS

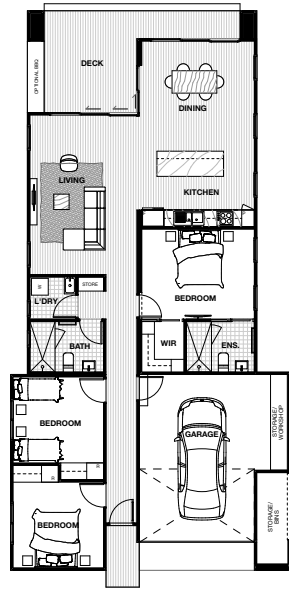
Please enquire about our current price list for the following floor plans.



BASE SUBURBAN 12M FRONTAGE

12A
/120

 3
  2
  118.19



CONTEMPORARY FAÇADE






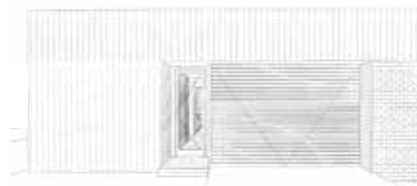
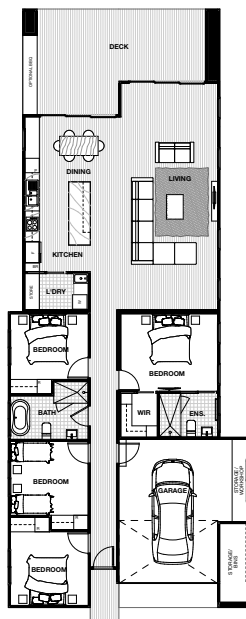
COASTAL FAÇADE



TRADITIONAL FAÇADE

12A
/150

 4
  2
  149.67



CONTEMPORARY FAÇADE



COASTAL FAÇADE



TRADITIONAL FAÇADE

Floor plans are reflective of the 'Contemporary' façade. Some windows and walls may differ with different façade options.

12A
/180



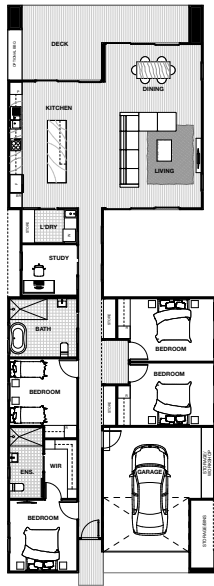
5



2



177.16



CONTEMPORARY FAÇADE



COASTAL FAÇADE



TRADITIONAL FAÇADE

12B
/120



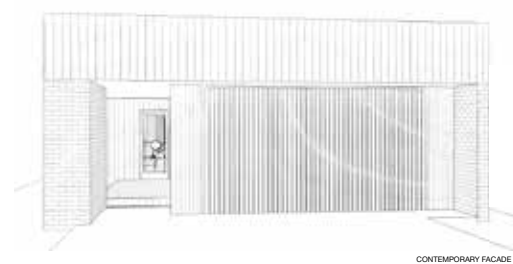
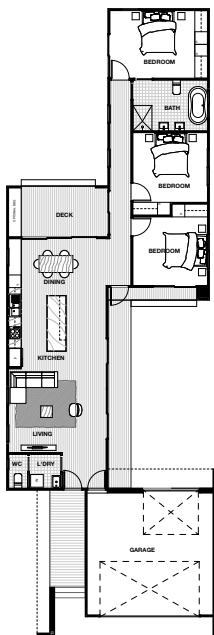
3



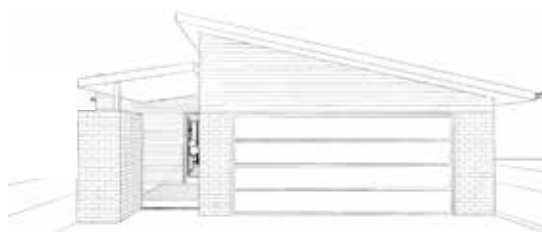
2



120.96



CONTEMPORARY FAÇADE






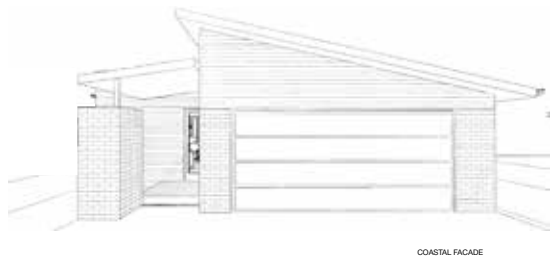
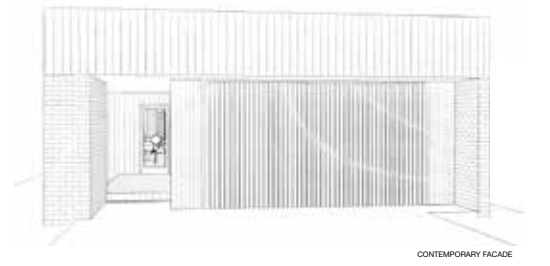
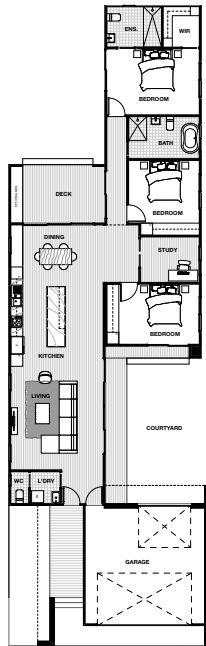
COASTAL FAÇADE

Floor plans are reflective of the 'Contemporary' façade. Some windows and walls may differ with different façade options.




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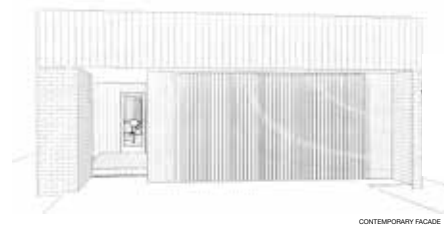
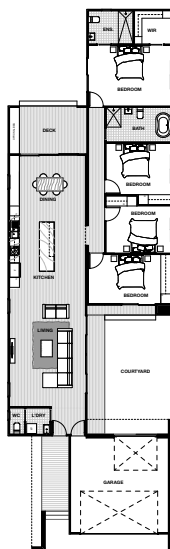
12B
/150

 4
  2
  149.47



12B
/180




 4
  2
  179.44

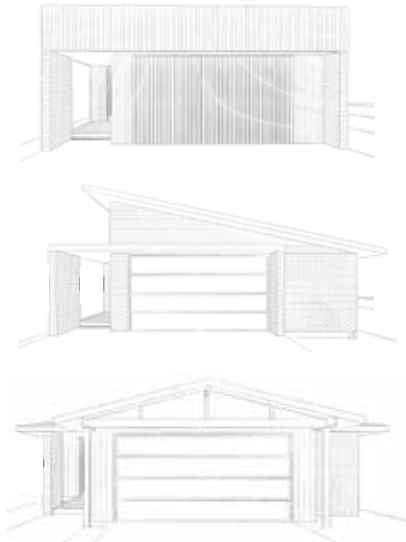
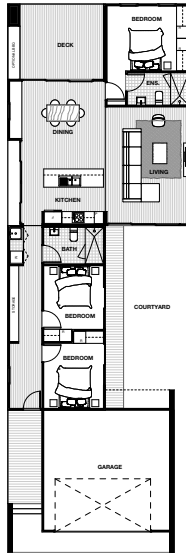


Floor plans are reflective of the 'Contemporary' façade. Some windows and walls may differ with different façade options.






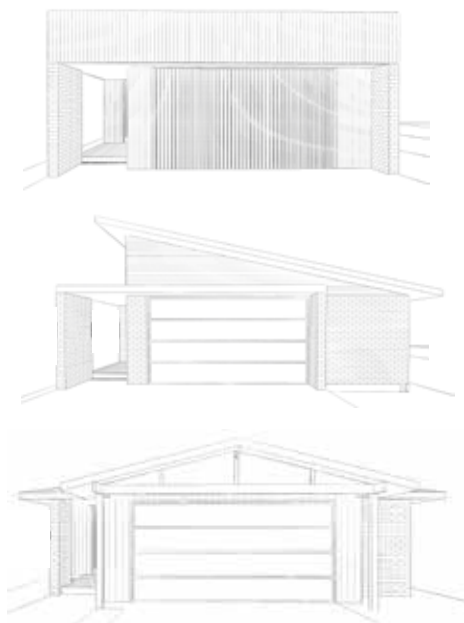
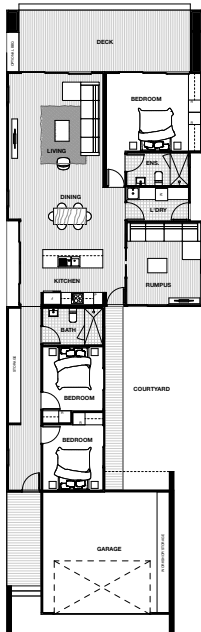
12C
/120

 3  2  121.49



12C
/150

 3  2  149.60



Floor plans are reflective of the 'Contemporary' façade. Some windows and walls may differ with different façade options.

BASE SUBURBAN 12M FRONTAGE

12C
/180



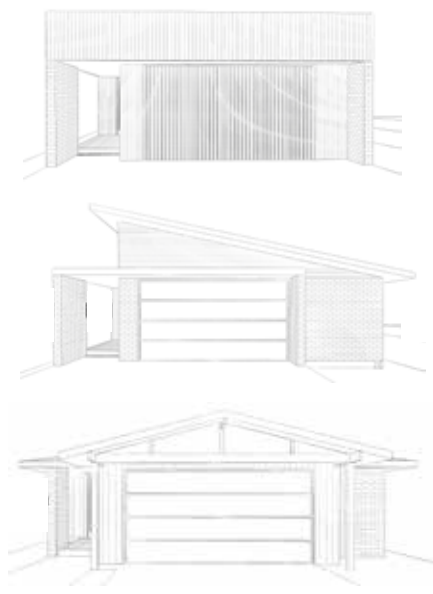
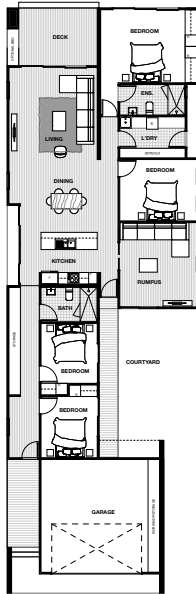
4



2



175.84






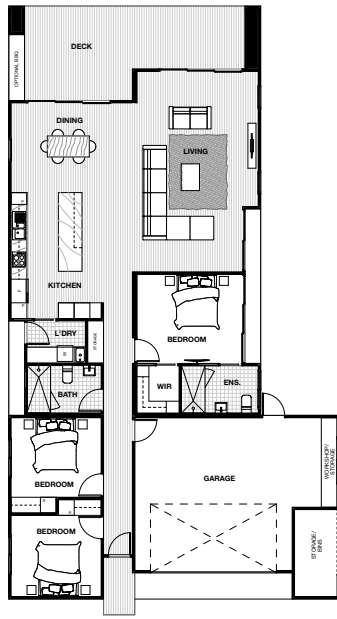
Floor plans are reflective of the 'Contemporary' façade. Some windows and walls may differ with different façade options.






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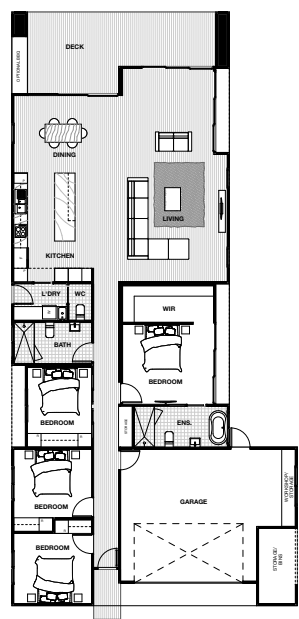
15A
/150

 **3**
 **2**
 **148.43**



15A
/180




 **4**
 **2**
 **179.59**

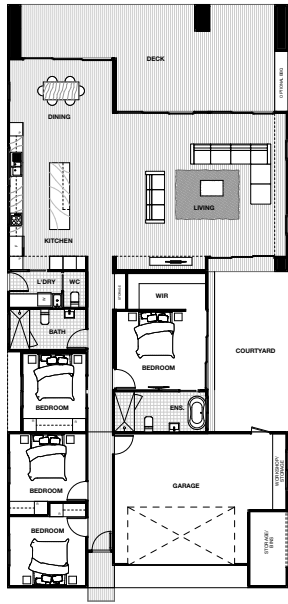


Floor plans are reflective of the 'Contemporary' façade. Some windows and walls may differ with different façade options.






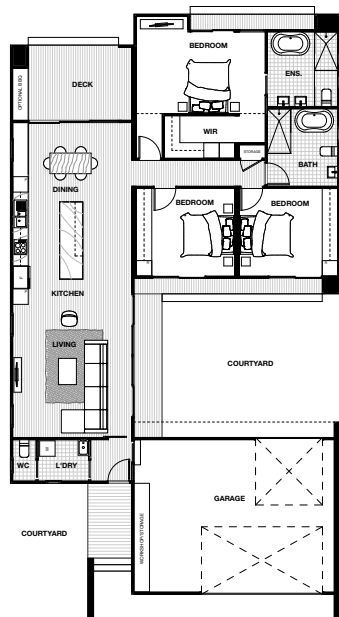
15A
/200

 4
  2
  196.36 m²



15B
/150

 3
  2
  146.86 m²

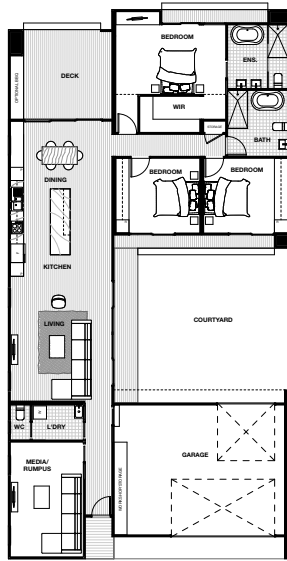


Floor plans are reflective of the 'Contemporary' façade. Some windows and walls may differ with different façade options.

BASE SUBURBAN 15M FRONTAGE

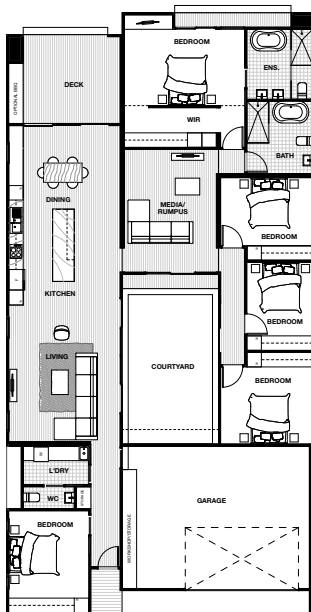
150B
/180

3 2 m² 180.03



150B
/210

4 2 m² 210.46

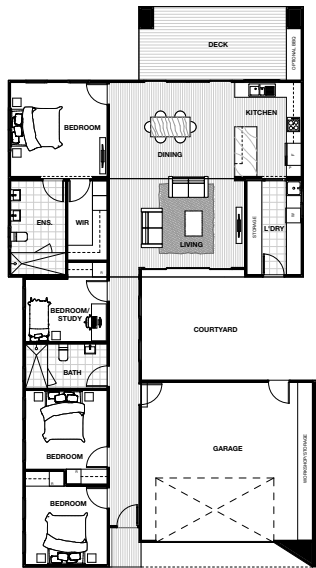


Floor plans are reflective of the 'Contemporary' façade. Some windows and walls may differ with different façade options.



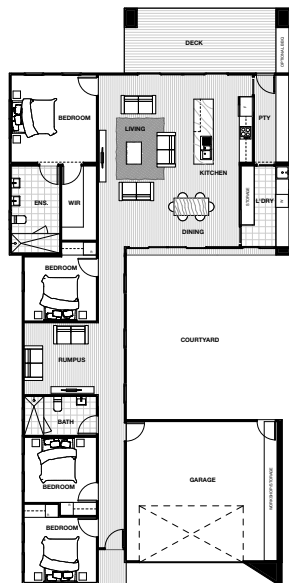
15C
/150

4 2 m² 150.58



15C
/180




4 2 m² 180.10

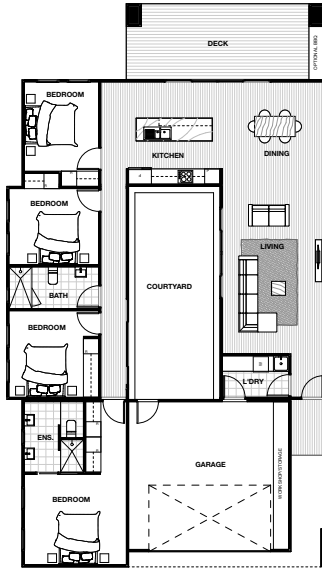


Floor plans are reflective of the 'Contemporary' façade. Some windows and walls may differ with different façade options.




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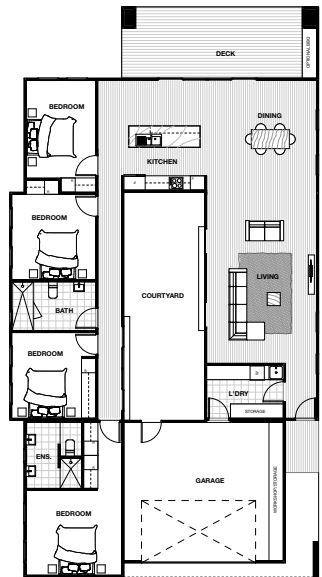
15D
/150

 4
  2
  153.06



15D
/180

 4
  2
  179.40

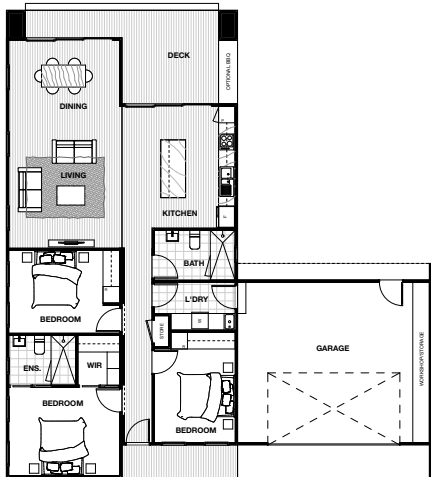


Floor plans are reflective of the 'Contemporary' façade. Some windows and walls may differ with different façade options.

BASE SUBURBAN 18M FRONTAGE

18A
/120

3 2 m² 119.28



18A
/150

3 2 m² 152.10

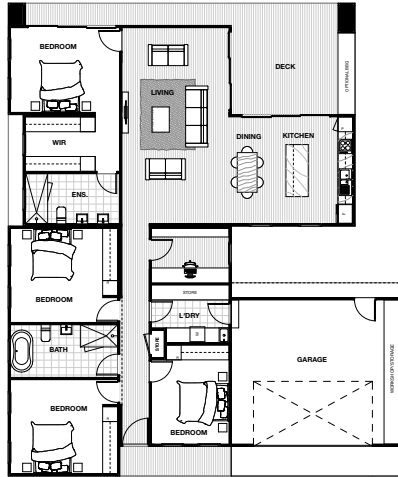


Floor plans are reflective of the 'Contemporary' façade. Some windows and walls may differ with different façade options.

BASE SUBURBAN 18M FRONTAGE

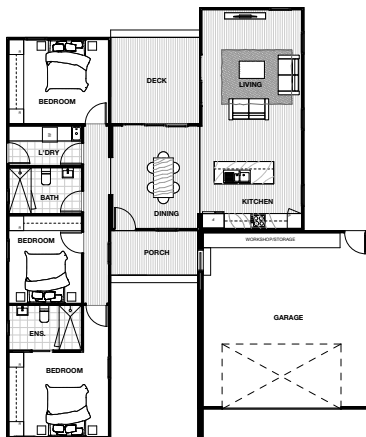
18A
/180

4 2 m² 178.11



18B
/120

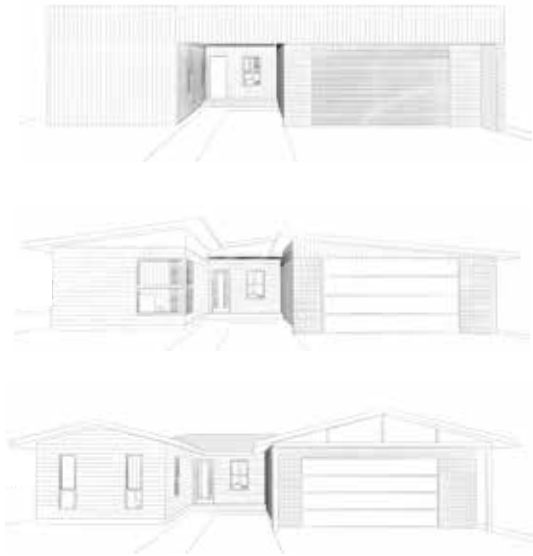
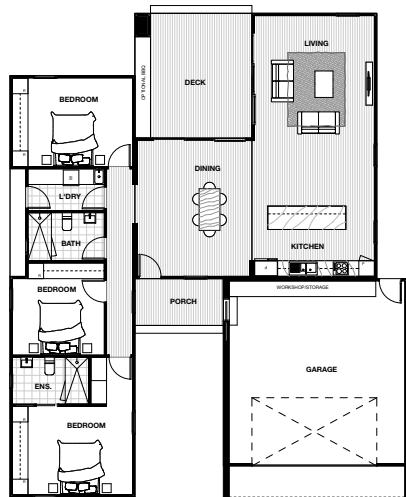
3 2 m² 121.36





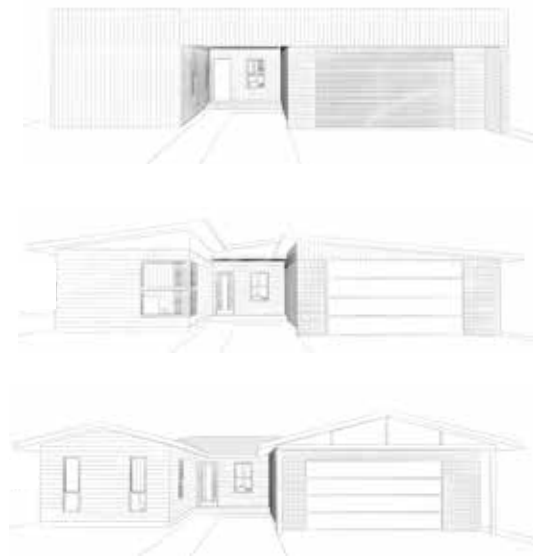
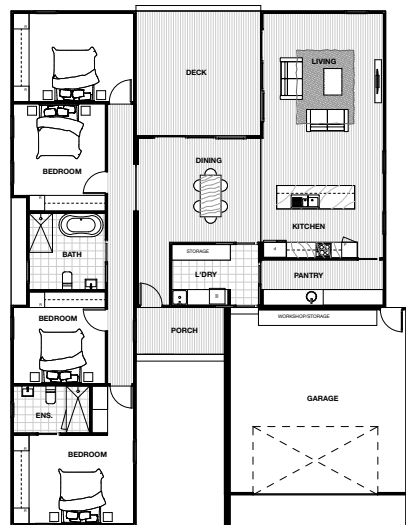
18B
/150

3 2 m² 151.02



18B
/180

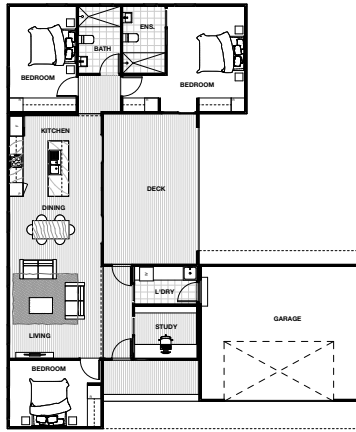
4 2 m² 181.44



BASE SUBURBAN 18M FRONTAGE

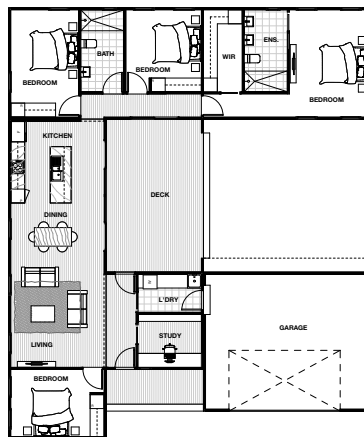
18C
/120

3 2 m² 126.00



18C
/150

4 2 m² 150.48



Floor plans are reflective of the 'Contemporary' façade. Some windows and walls may differ with different façade options.

18C
/180



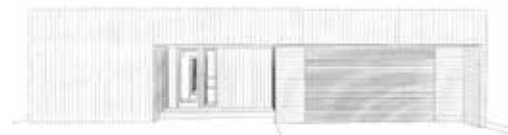
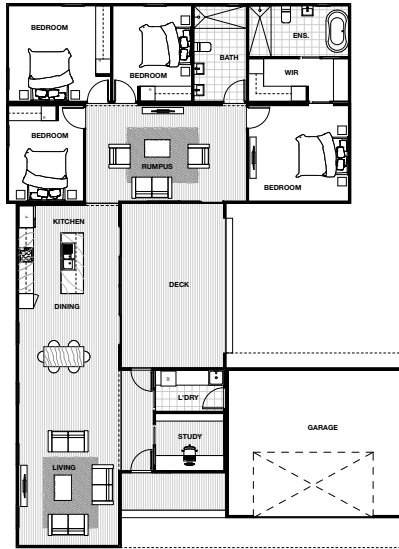
4



2



186.00



Floor plans are reflective of the 'Contemporary' façade. Some windows and walls may differ with different façade options.

FAÇADE OPTIONS



Coastal Facade



Contemporary Facade



Traditional Facade



BASE RURAL FLOOR PLANS 1

1A



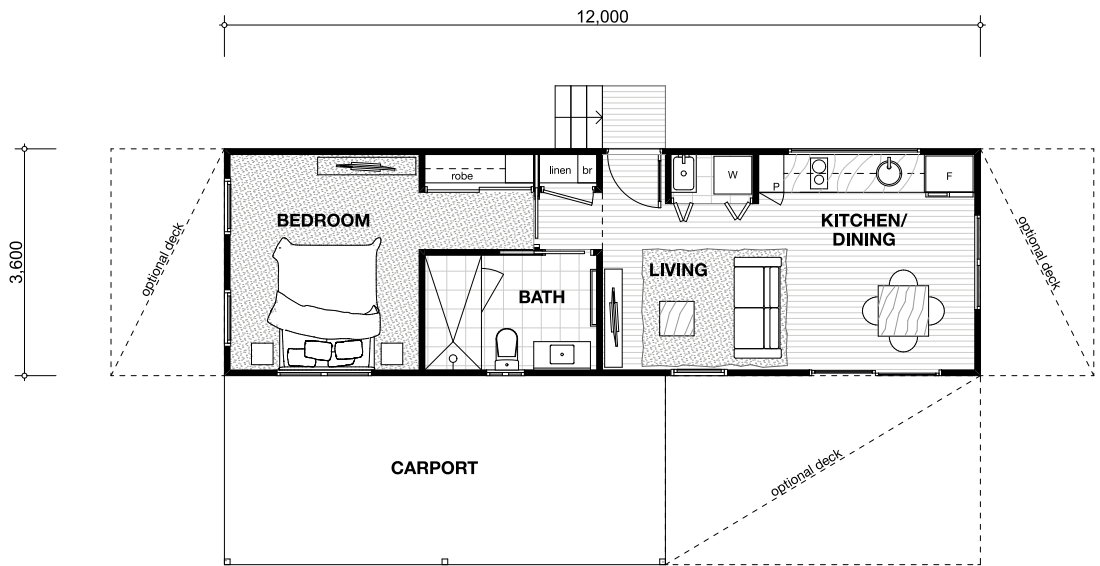
1



1



43.20



1B



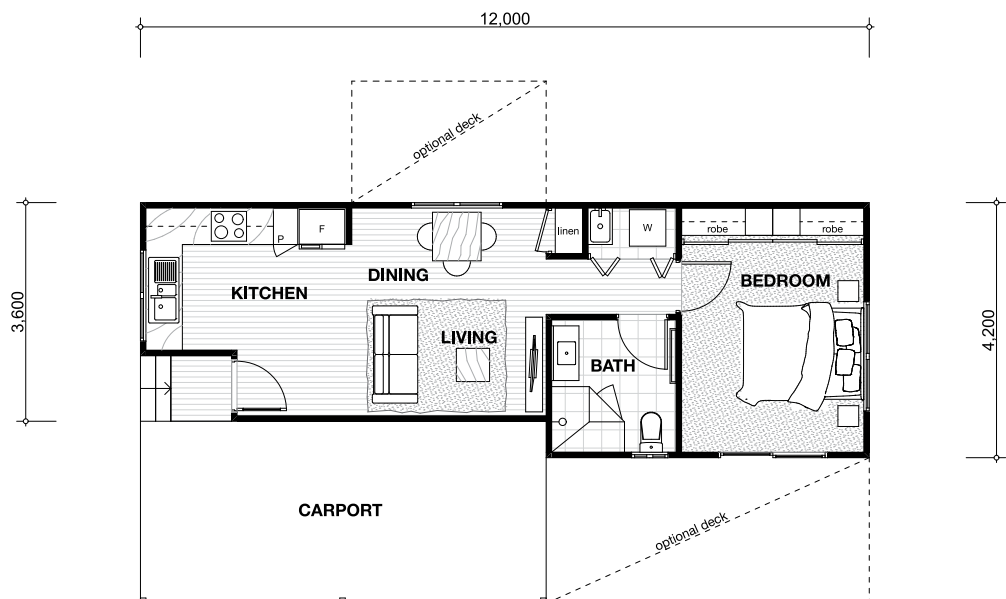
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1

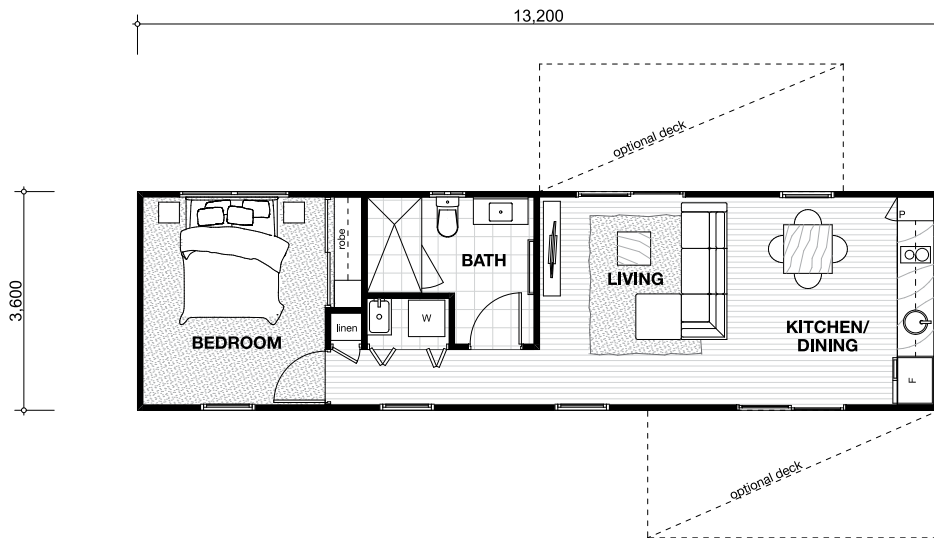


46.39



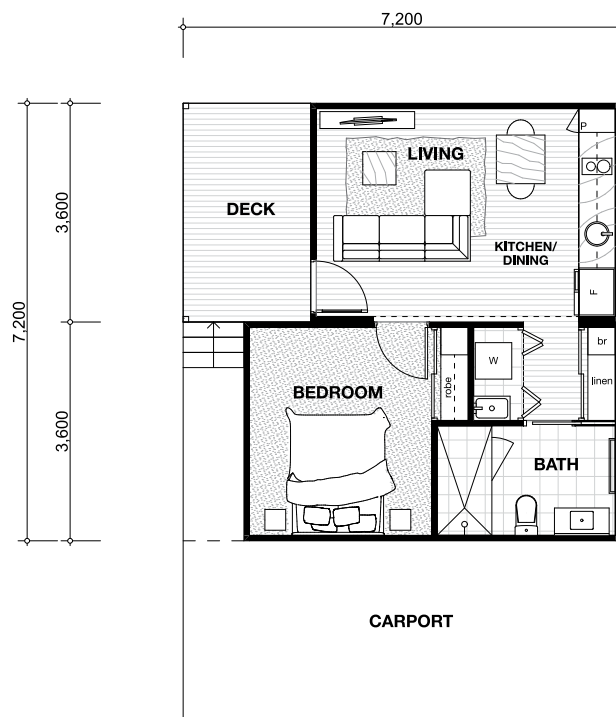
1C

1 bed 1 shower 47.52 m²



1D

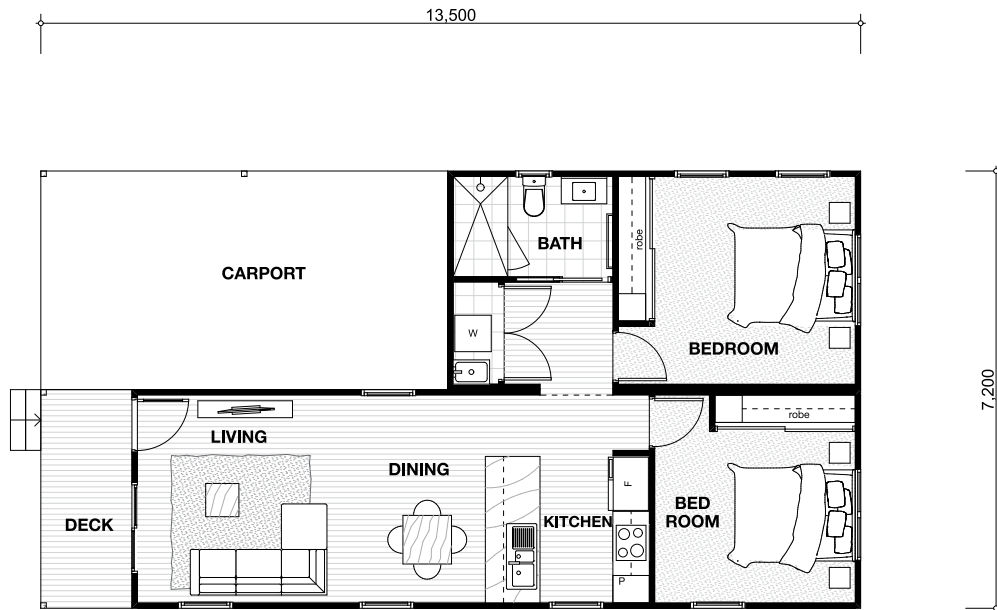
1 bed 1 shower 40.68 m²



BASE RURAL FLOOR PLANS 2

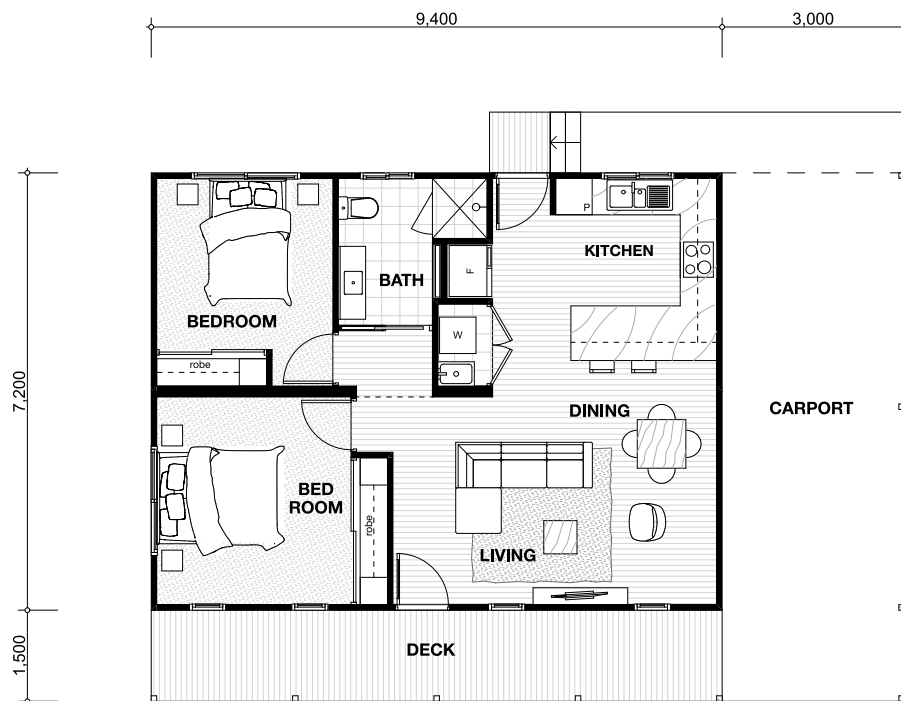
2A

 2
  1
  67.68





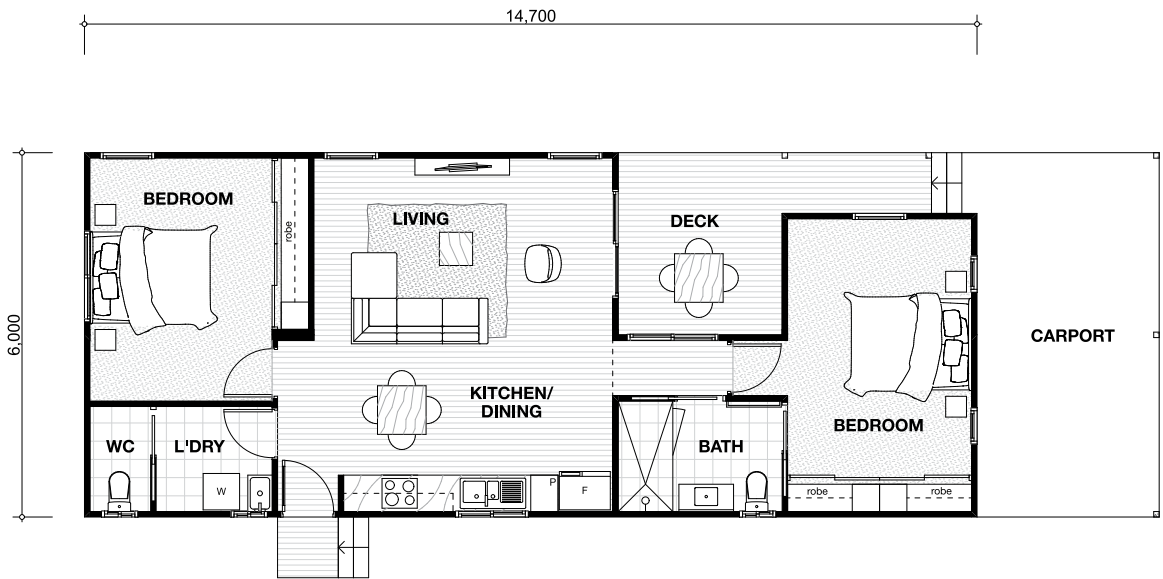
2B

 2
  1
  67.68






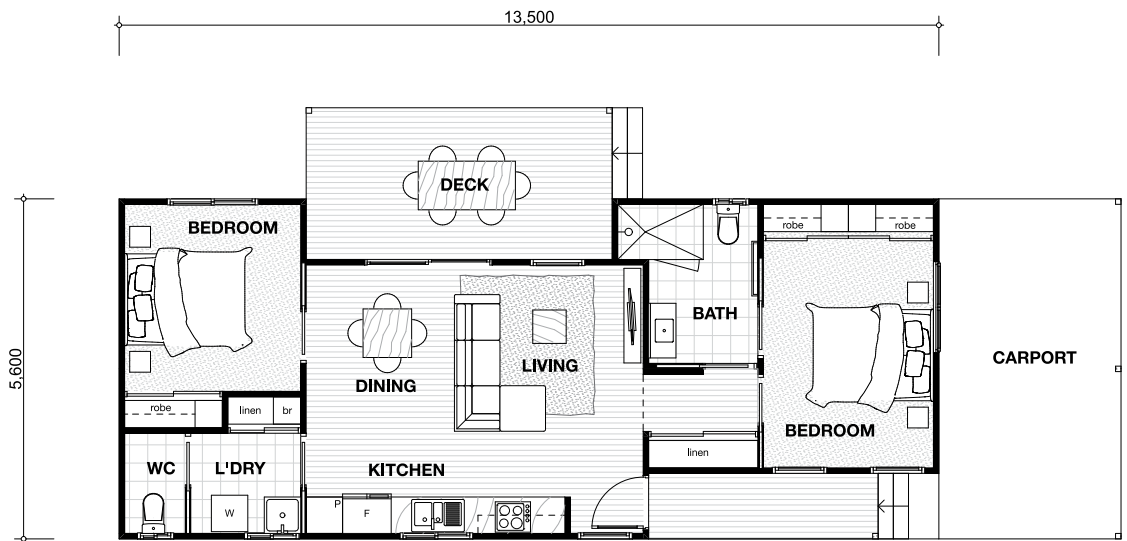
2C

2  1   76.89



2D

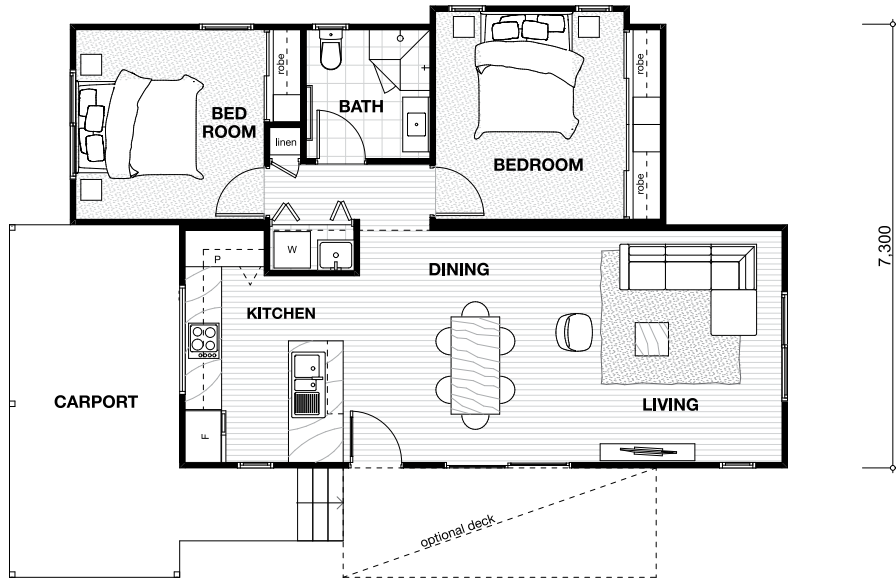
2  1   65.40



BASE RURAL FLOOR PLANS 2

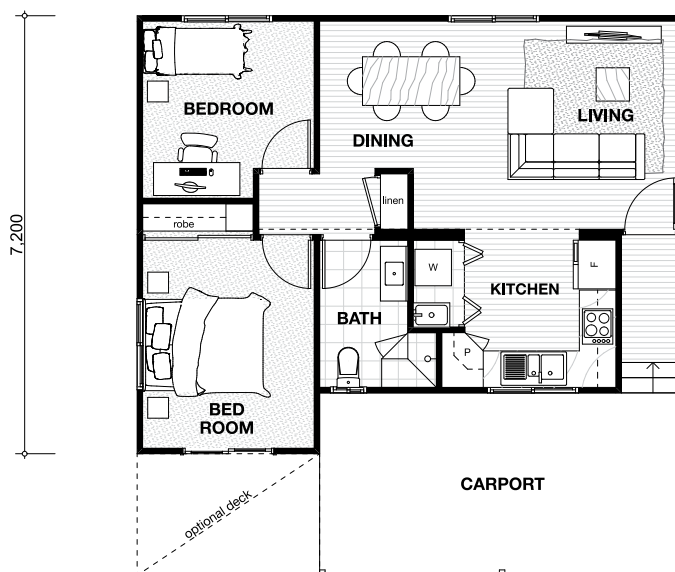
2E

 2
  1
  73.32




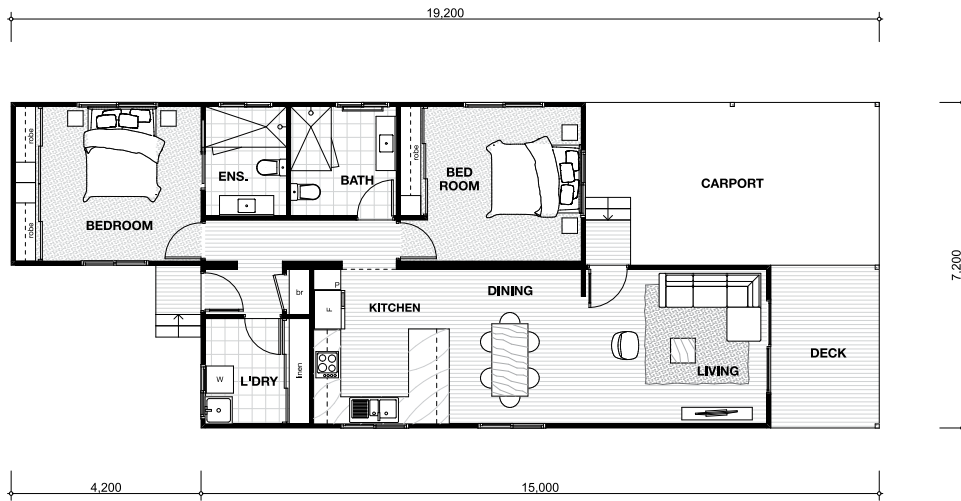
2F

 2
  1
  56.10





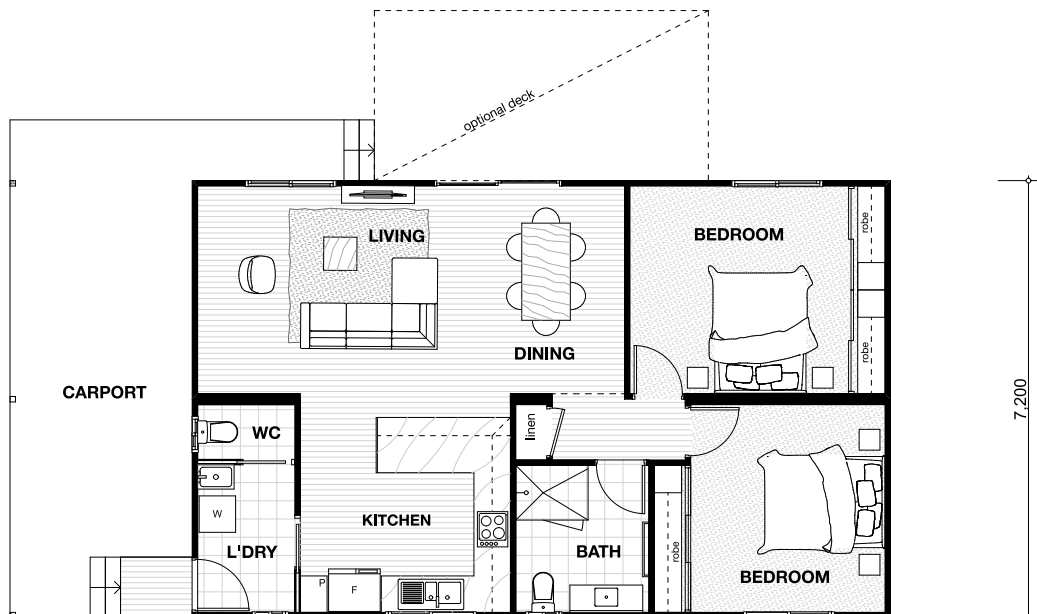
2G

2  2  2  91.08



2H

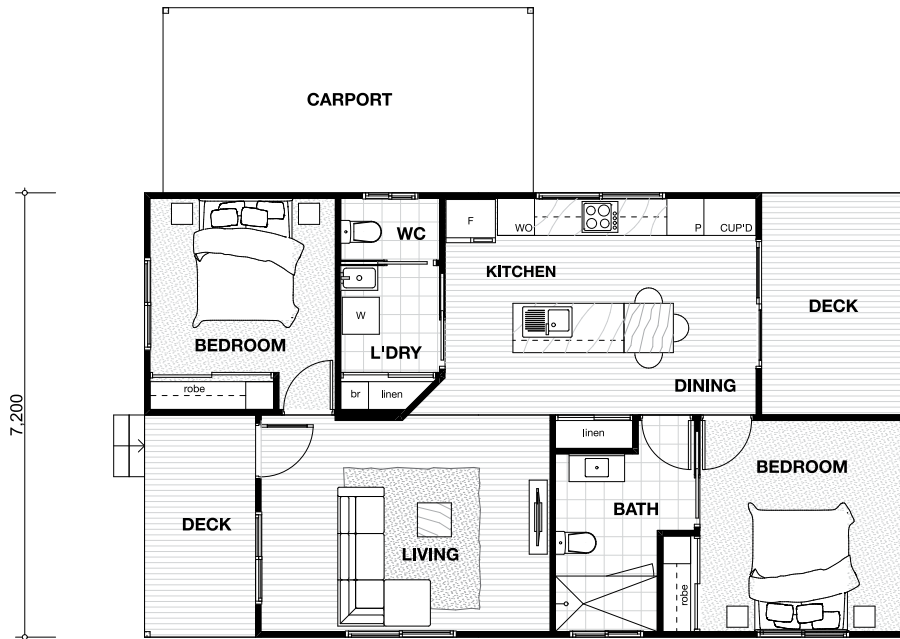
2  1  1  82.80



BASE RURAL FLOOR PLANS 2

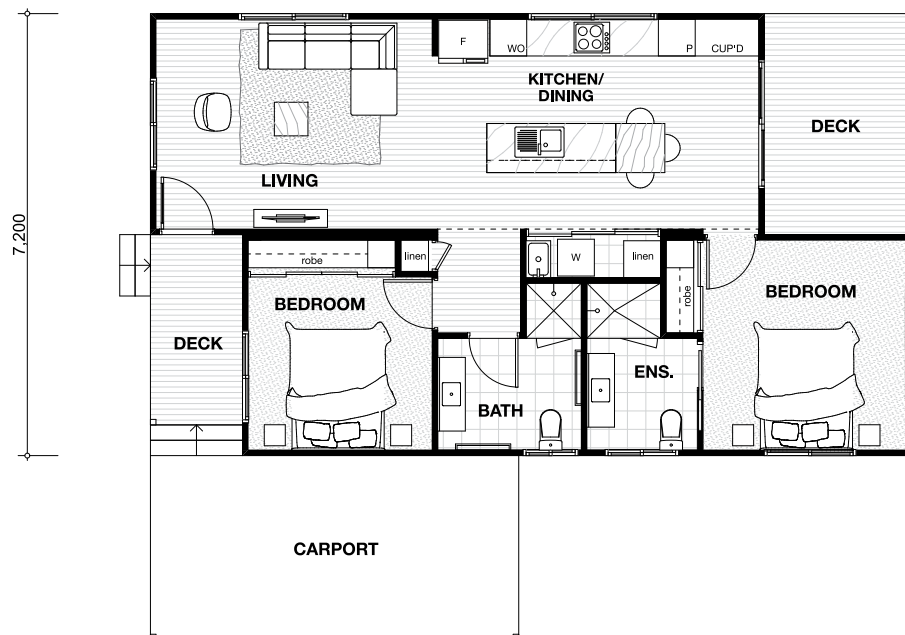
2I

 2
  1
  74.16



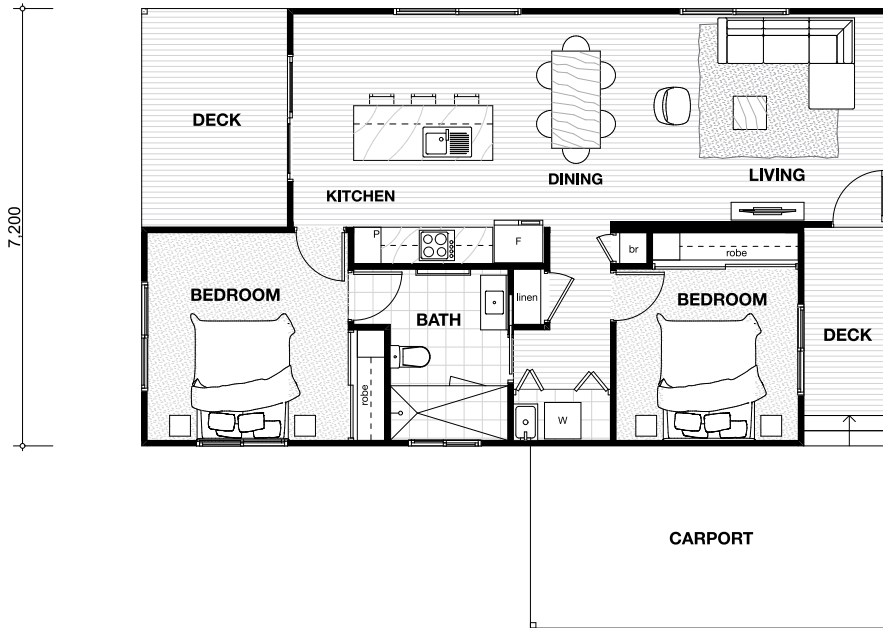
2J

 2
  2
  75.24



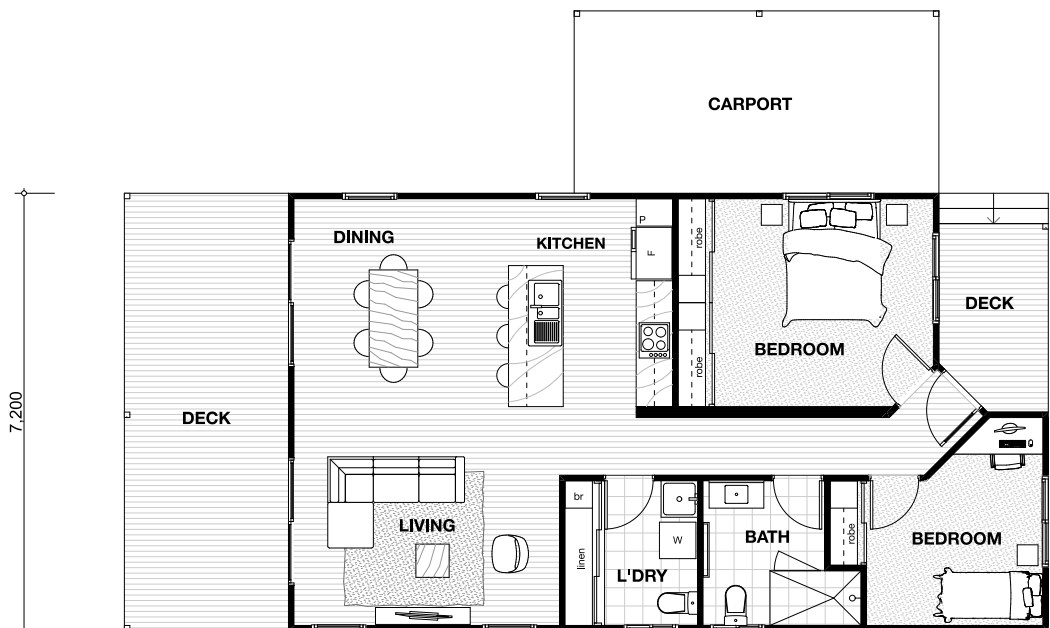
2K

2 1 75.24



2L

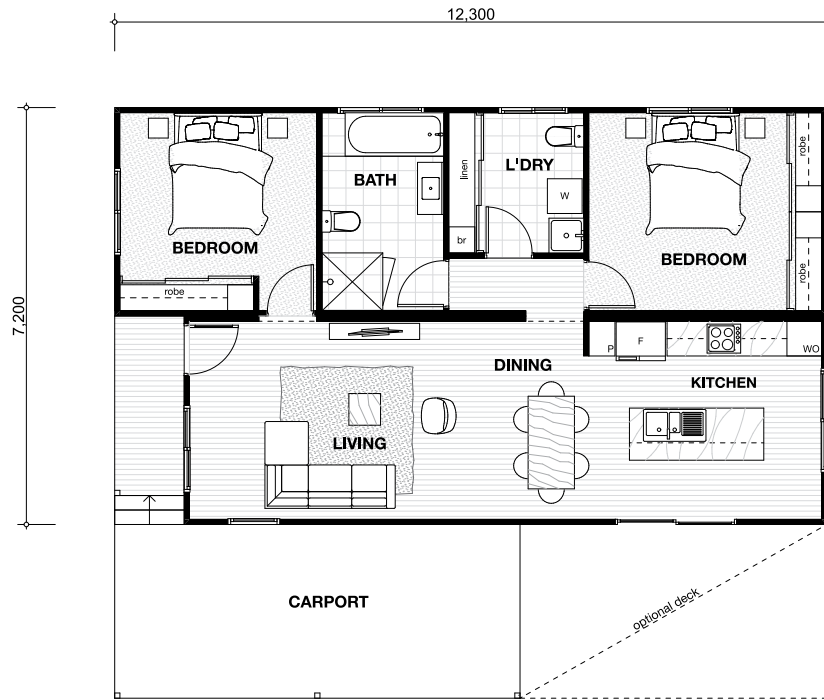
2 1 83.84




BASE RURAL FLOOR PLANS 2

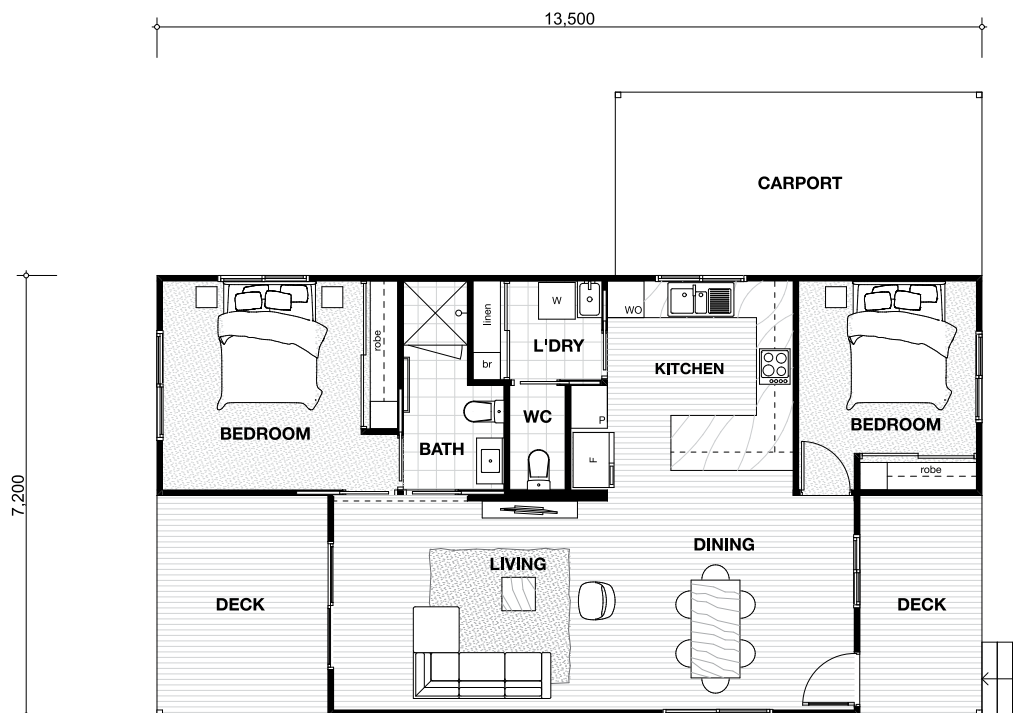
2M

 2
  1
  84.24



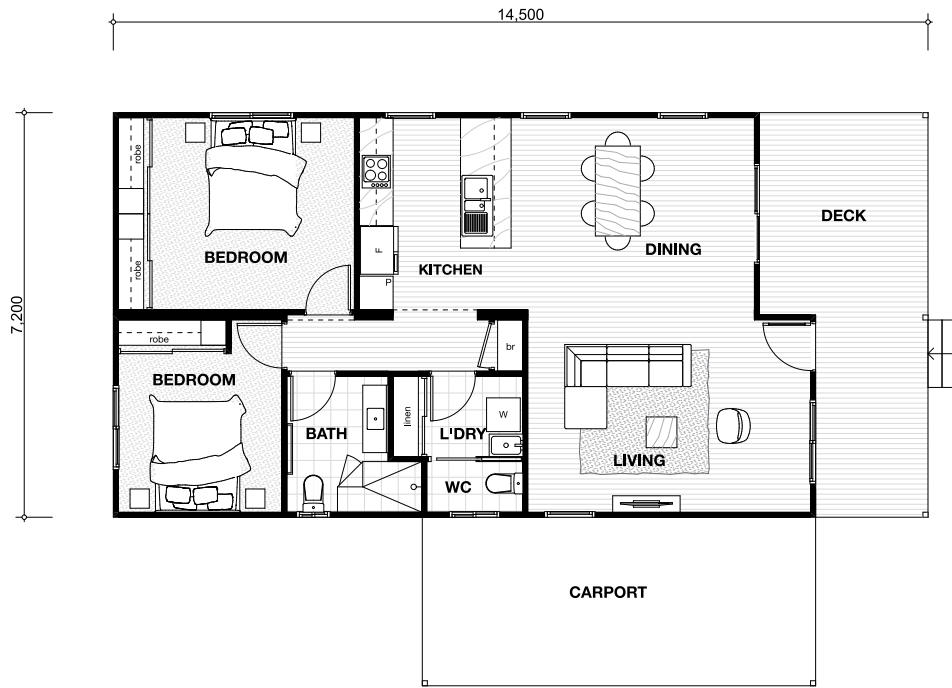
2N

 2
  1
  79.92



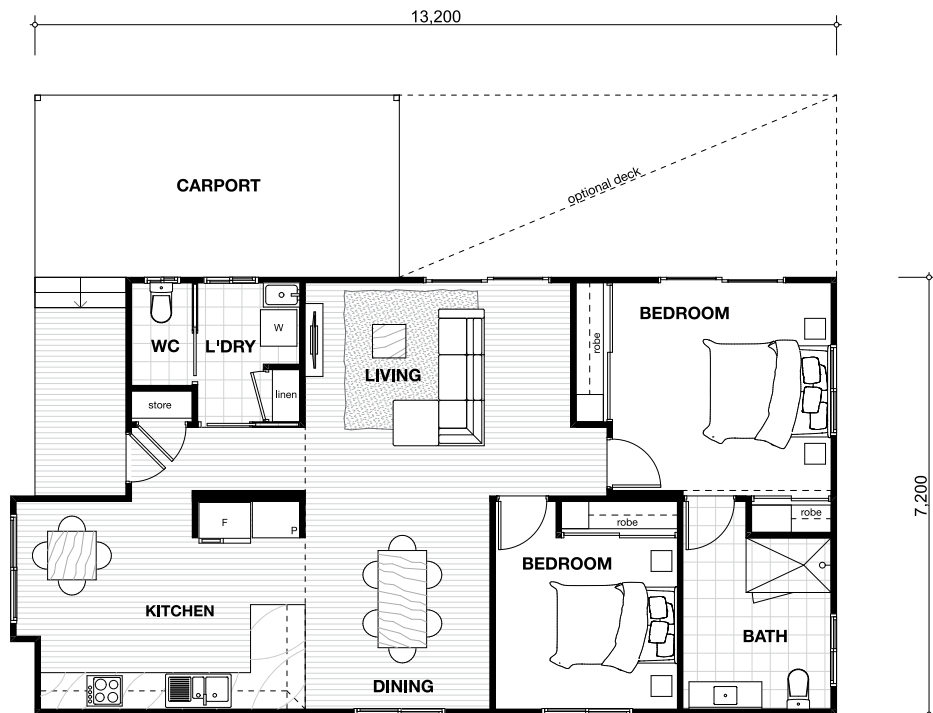
20

2 1 m² 86.40



2P

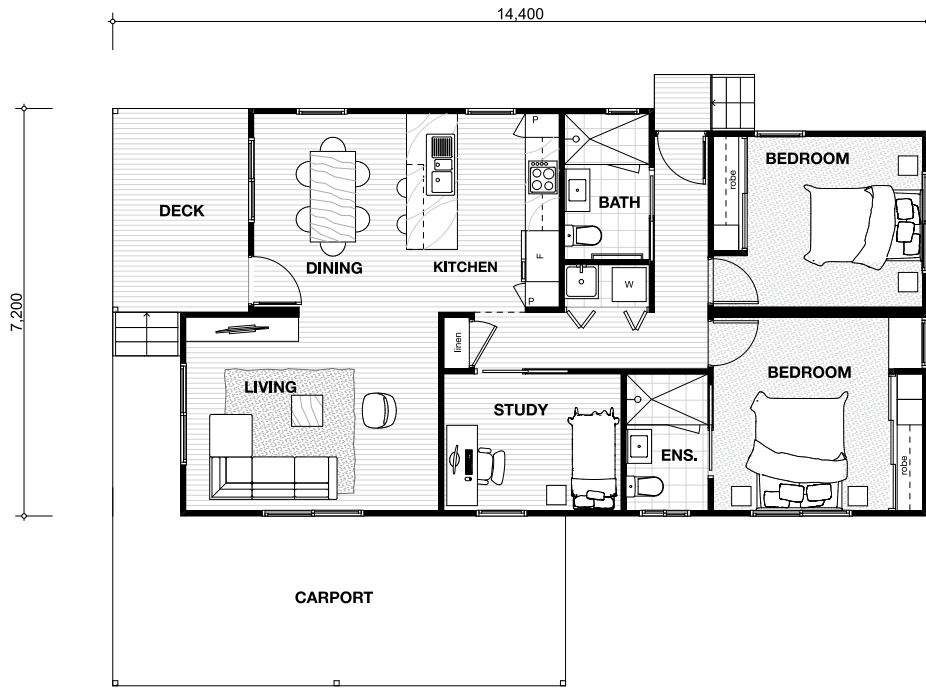
2 1 m² 90.60



BASE RURAL FLOOR PLANS 3

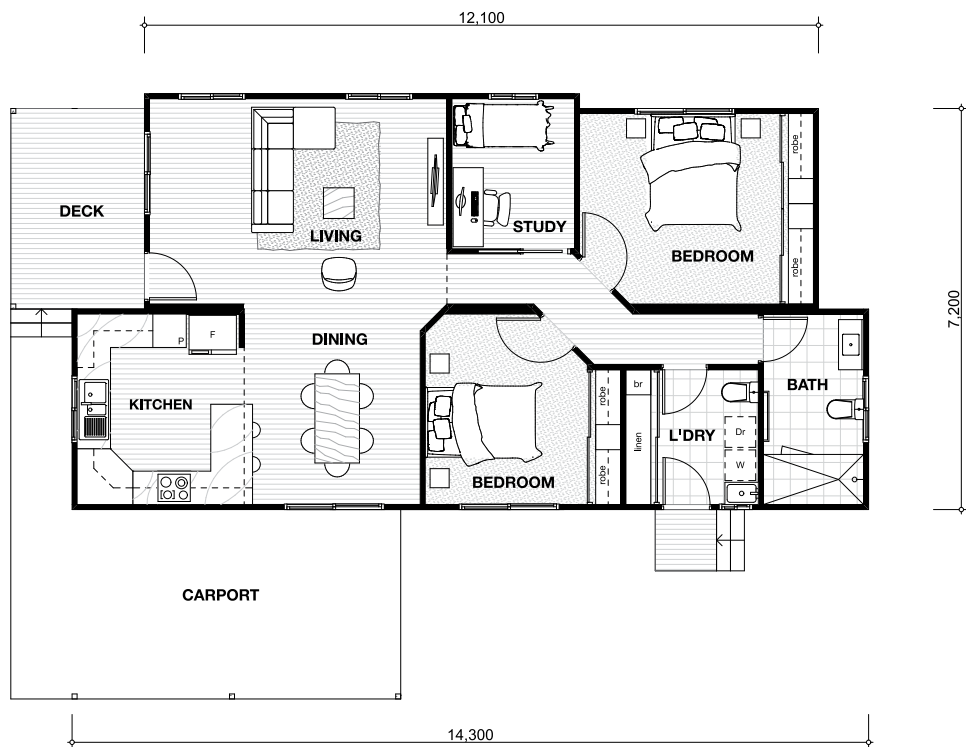
3A

3 2 m² 88.79



3B

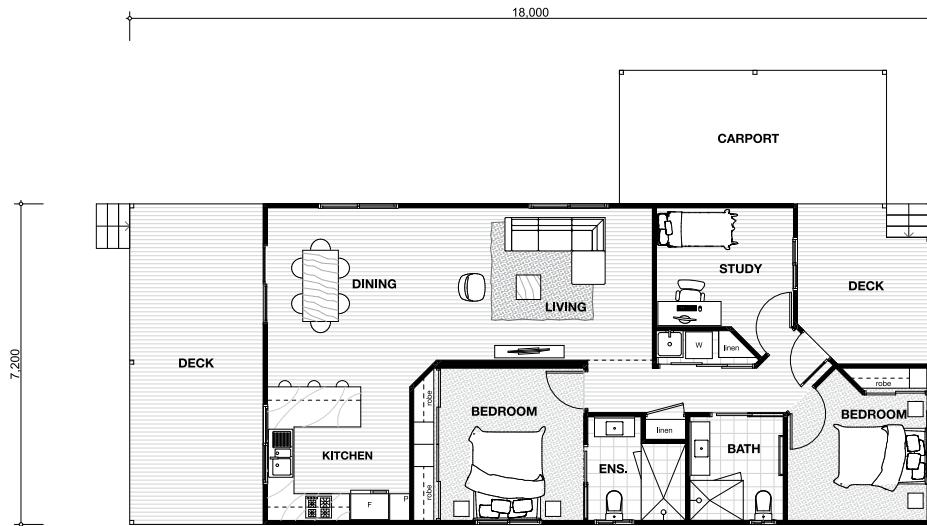
3 1 m² 97.11





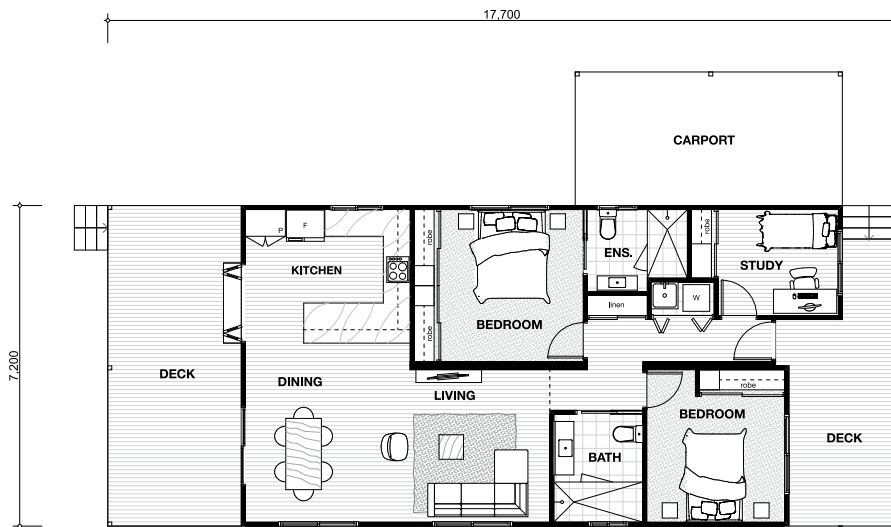
3C

3 2 m² 97.61



3D

3 2 m² 91.32



BASE RURAL FLOOR PLANS 3

3E



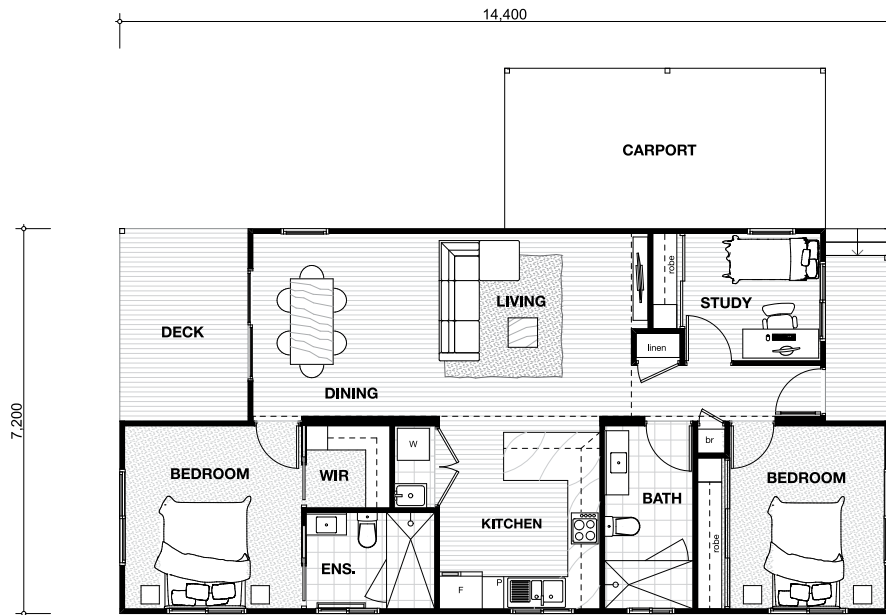
3



2



90.72



3F



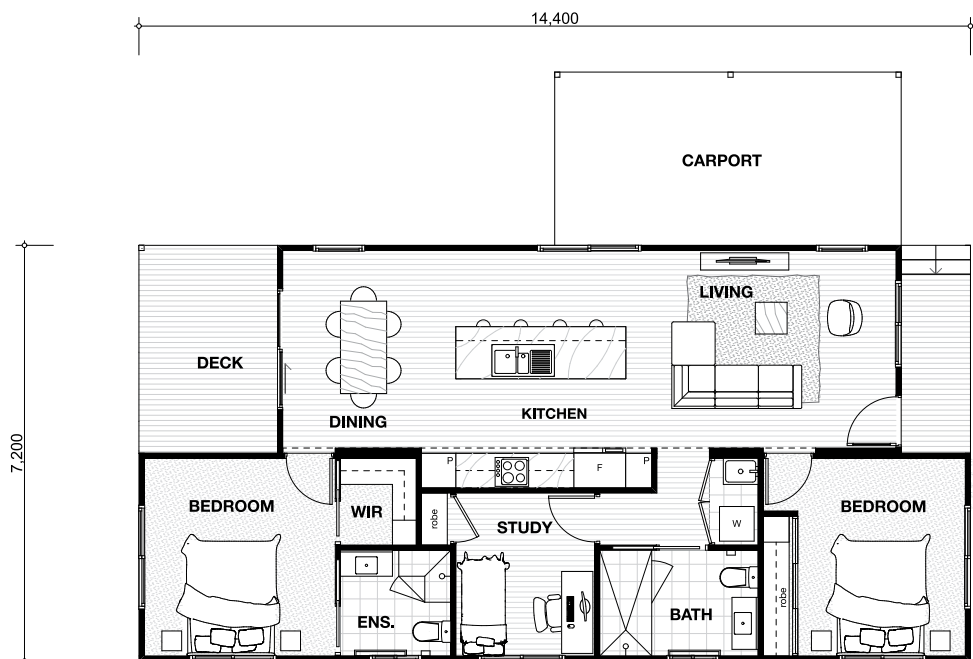
3



2

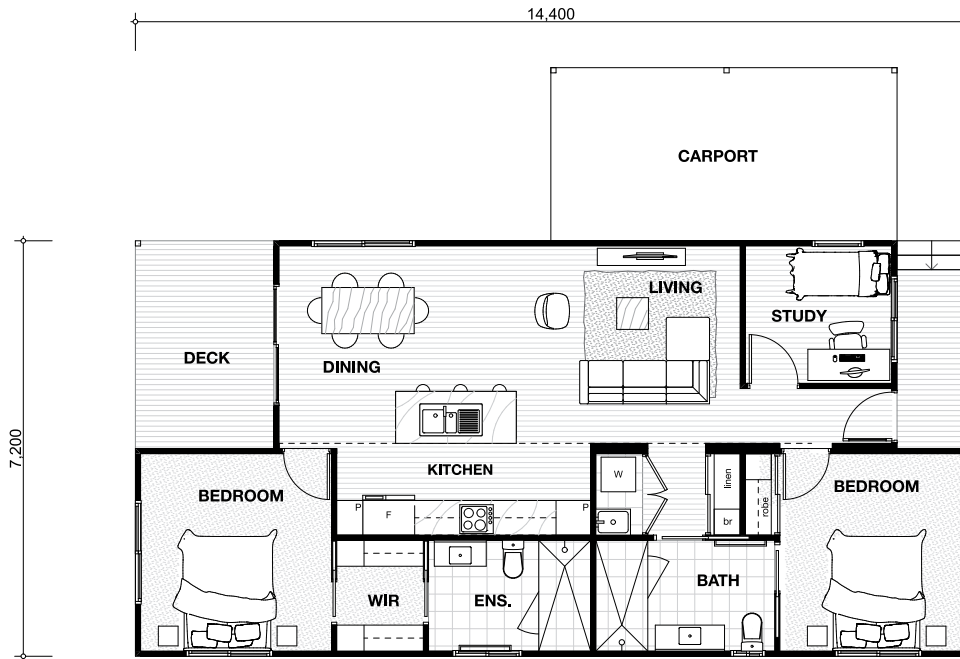


90.72



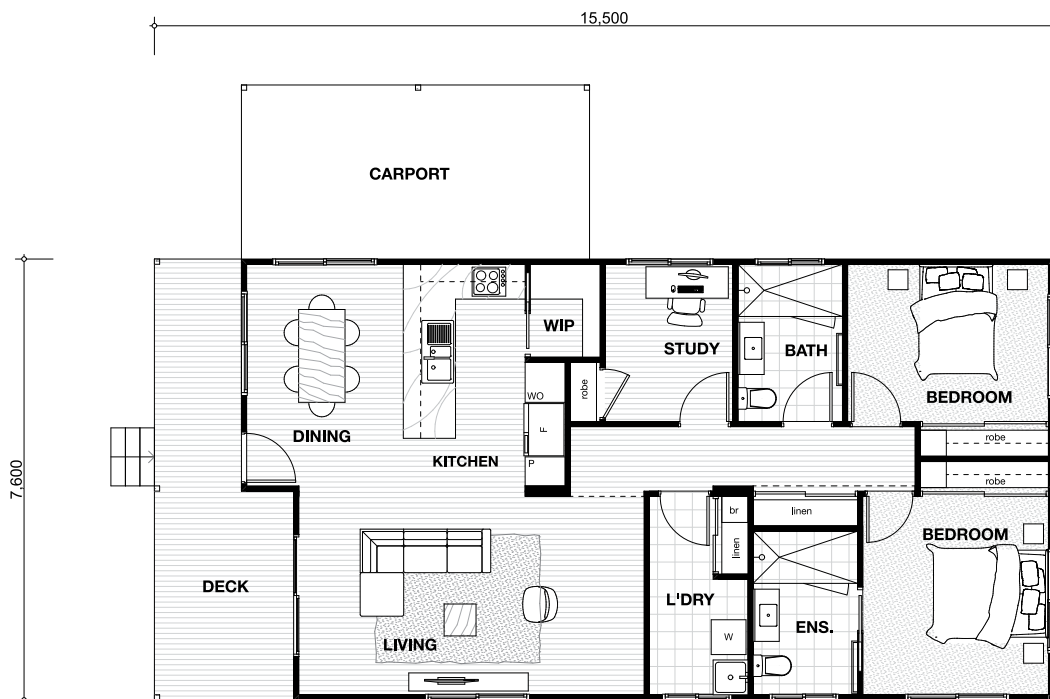
3G

3 2 90.72 m²



3H

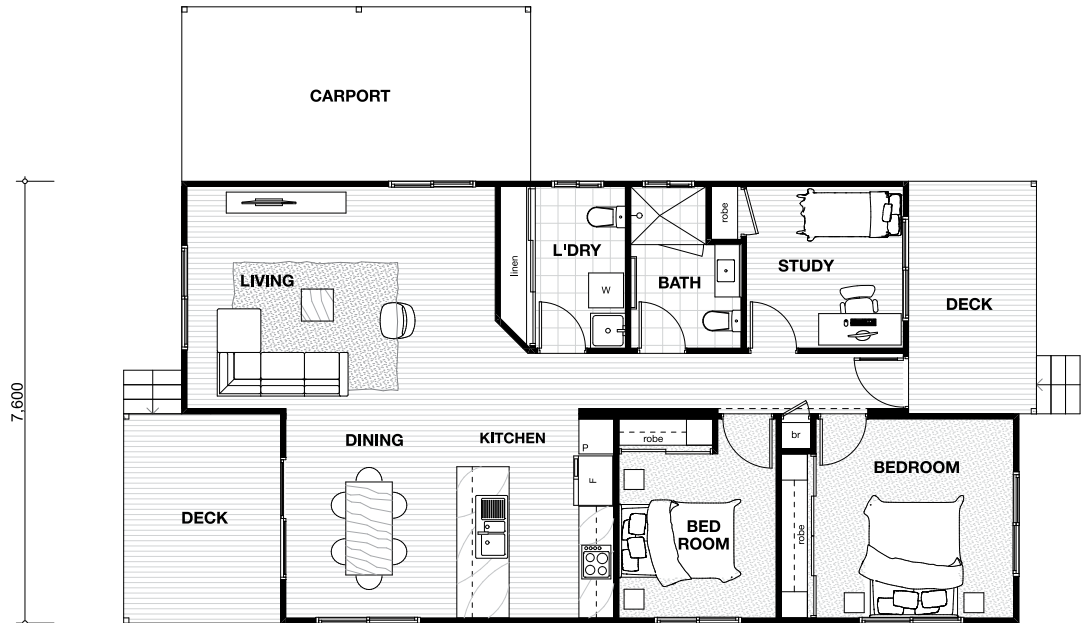
3 2 103.16 m²



BASE RURAL FLOOR PLANS 3

3I

3  1   95.72



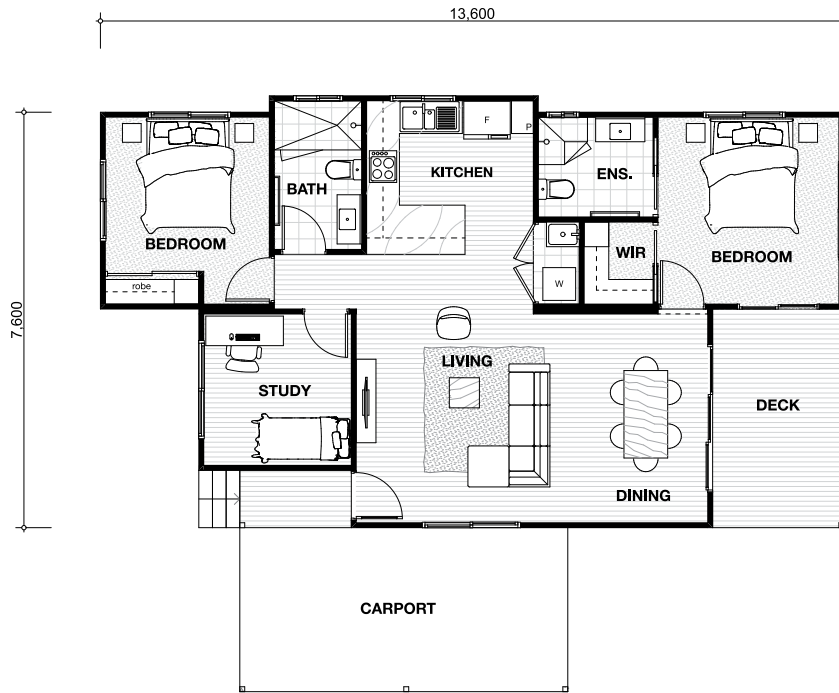
3J

3  2   110.16



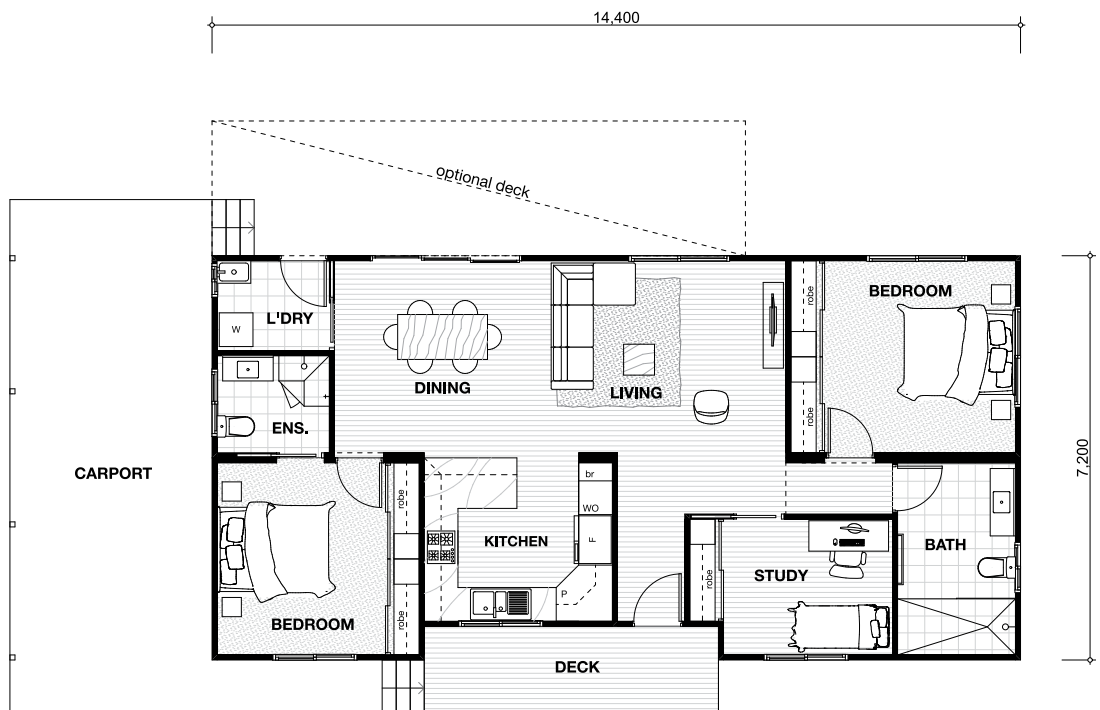
3K

3 2 85.11 m²



3L

3 2 100.54 m²



BASE RURAL FLOOR PLANS 3

3M



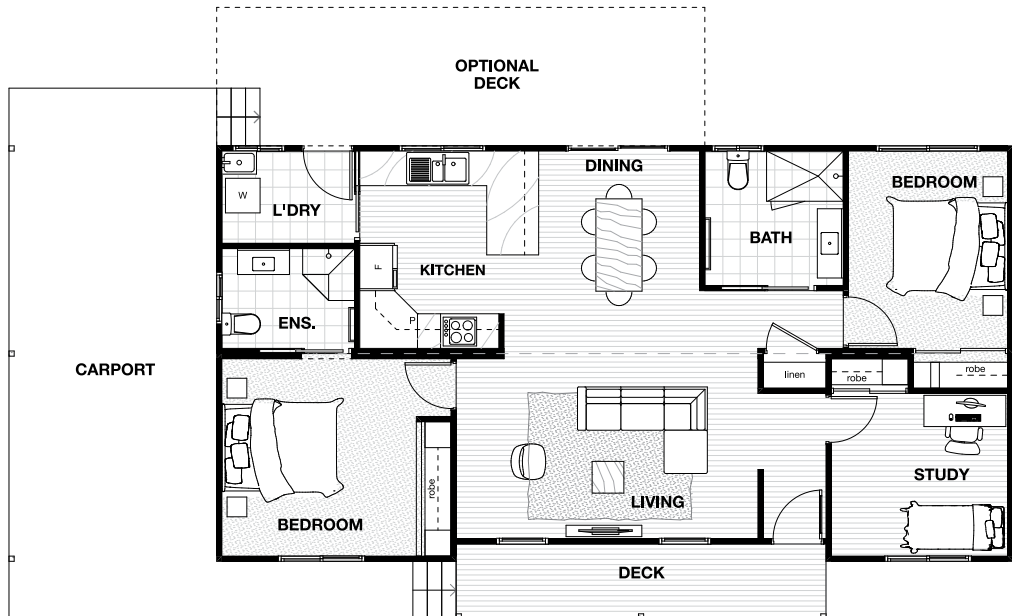
3



2



97.44



3N



3



1



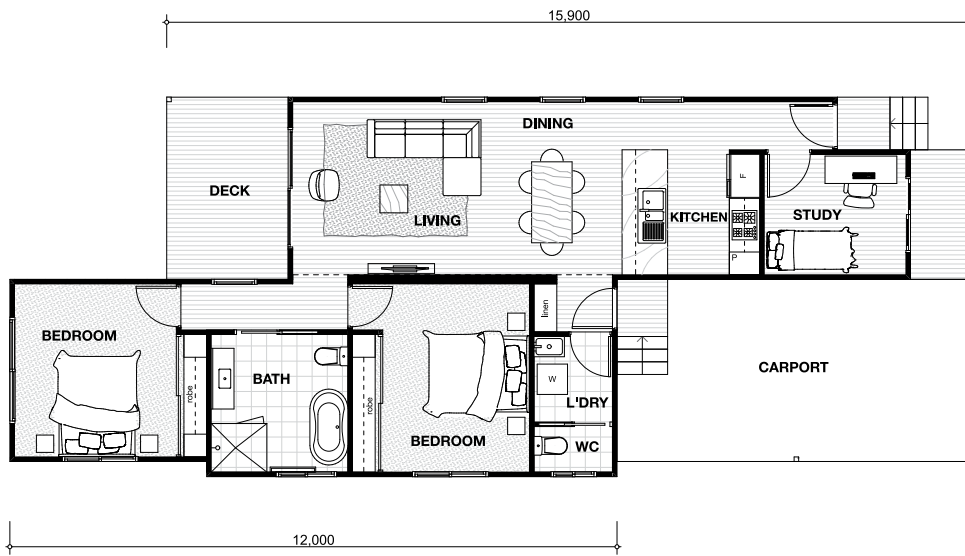
88.88





30

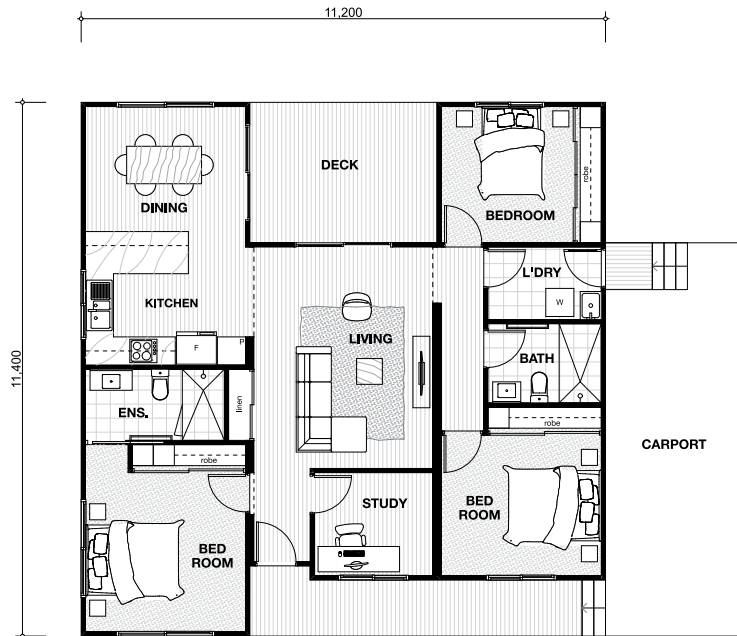
3 1 88.14



BASE RURAL FLOOR PLANS 4

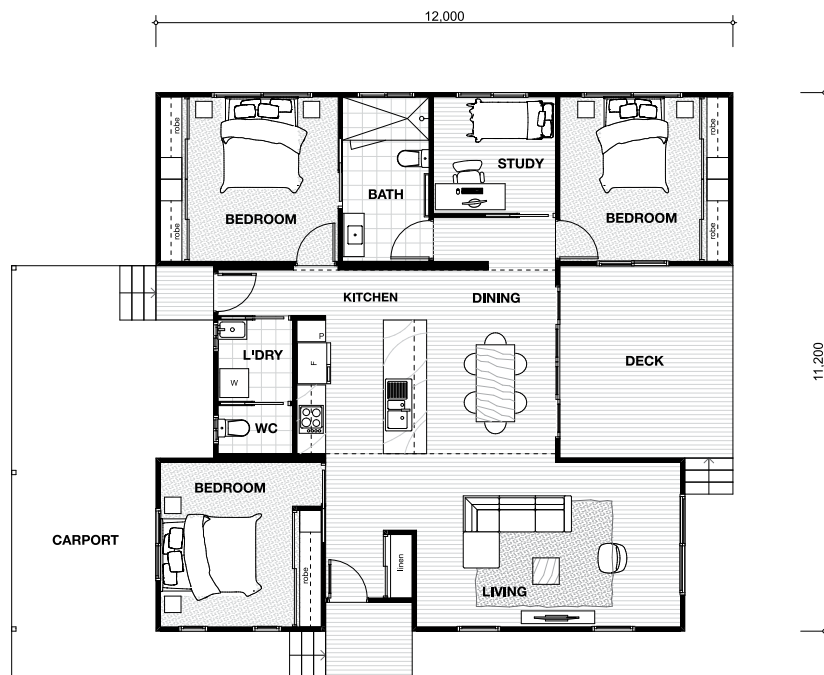
4A

4 2 m² 106.17



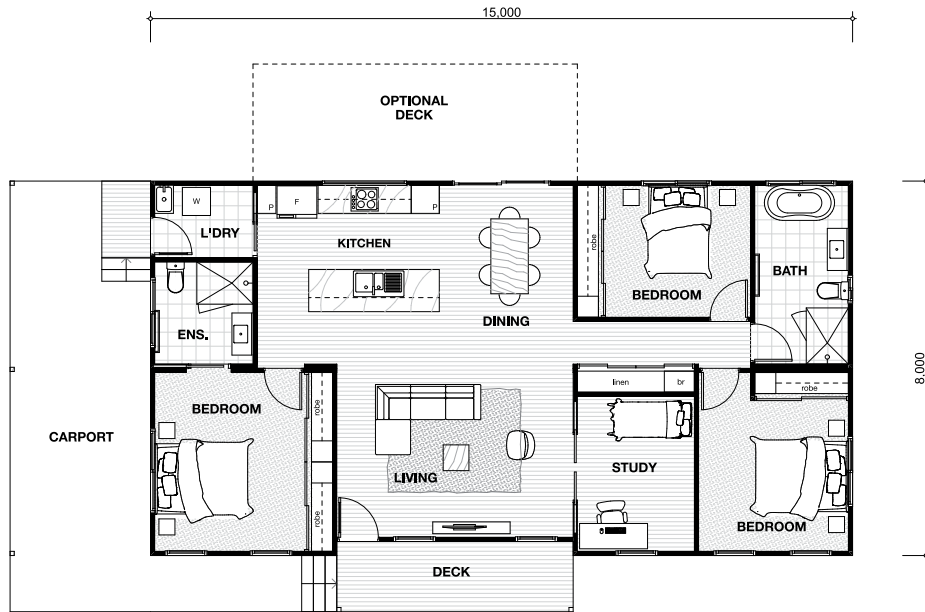
4B

4 1 m² 111.60



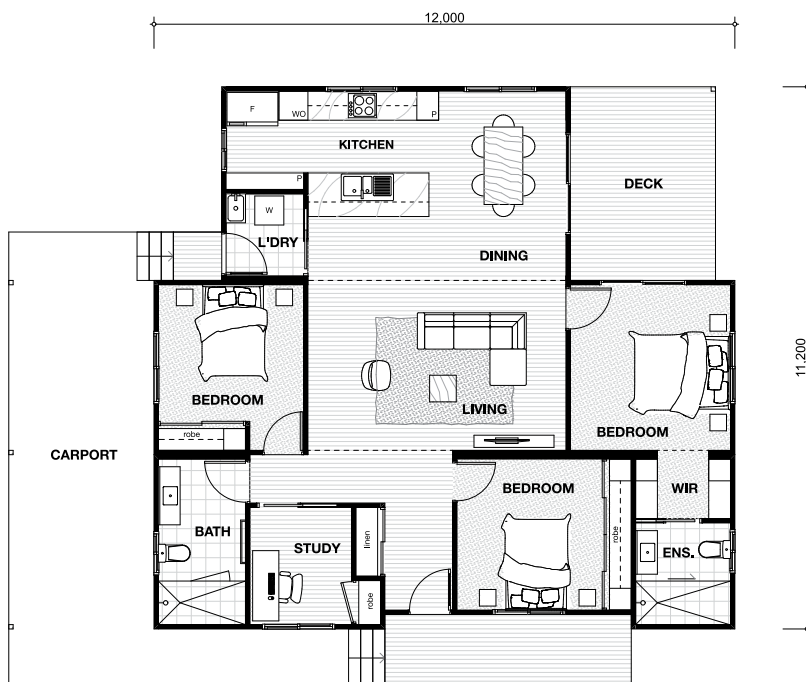
4C

4 2 118.48 m²



4D

4 2 112.32 m²



BASE RURAL FLOOR PLANS 4

4E



4



2

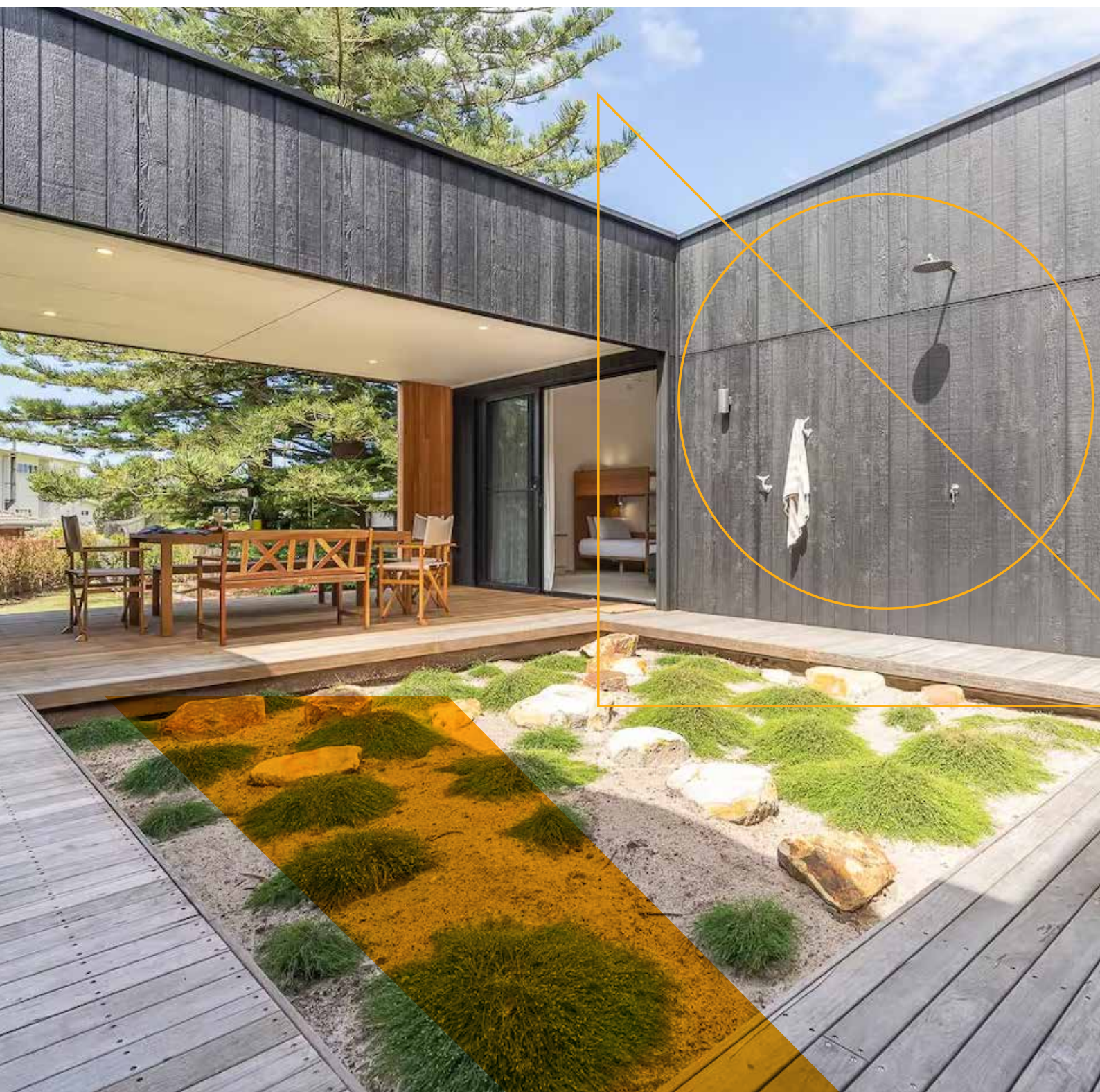


110.16



CUSTOM HOMES

Broadworth Modular offers a complete in-house design and construction process for custom projects that require a higher level of design. Whether this is because of difficult site conditions such as slope, bushfire, flooding, or if you are just after something special to suit your site and maximise its potential. Our team will develop a design brief with you and provide detailed plans, custom project specifications and a 3D model to help visualise your project.



PROCESS

The process of building your custom modular home

STEP 1: CONSULTATION

The first step of the Broadworth Modular process is to meet with our team to discuss the feasibility of the modular system for your project. Our team, consisting of young emerging designers and our experienced directors will give you an insight into our processes and discuss your ideas and concepts with you. An expert creative team will assess your requirements, your site, your personality and your needs to form a design brief that informs our strategies to design your building.

COST: This step requires no investment and can be kick started by calling or emailing our team via the Contact Us tab.

STEP 2: CONCEPT DESIGN & COSTING

A concept proposal for your project will be formulated from the design brief along with a preliminary costing to factor into your budget. The concept design will include sketches, models and CAD drawings of the proposal and will heavily involve your input and analysis to ensure the design responds to your needs and requirements. We offer a number of costing options from ex-yard through to complete construction and handover and anything in between to suit you're your budget and circumstance.

COST: This step incurs a \$2,500 +GST investment to cover architectural design work. If required, any reports or surveys will incur additional fees.

STEP 3: DEVELOPED DESIGN & PLANNING APPROVAL

This step involves a detailed proposal of the final design with an accurate costing to be used in the construction contract. This includes selection of finishes, fixtures and fittings along with a detailed construction specification and workshop drawings. Our design team will begin consulting with engineers, surveyors and contractors to prepare the necessary drawings and reports to be submitted for planning approval and construction.

COST: This step will incur architectural fees of \$10,000+GST along with costs associated with planning approval and any additional reports if required. This fee will be deducted from your contracted price. Upon receiving development approval, a 5% deposit will accompany the signing of the construction contract, at which point we will provide an estimation of key dates such as commencement of works, delivery and handover.



STEP 4: FACTORY CONSTRUCTION

The factory construction process involves the manufacturing and assembly of all structural systems for the building along with external and internal fit outs to the required stage of completion before transport. This includes kitchens, bathrooms, floor coverings, internal & external cladding, electrical, plumbing, joinery and any painting within the project. This process typically lasts 5 weeks within the factory depending on the nature and size of the building. Whilst factory construction is underway we will also commence work on footings, earthworks and landscaping to ensure the fastest and most economical construction process possible. During this time you are able to walk through the building upon request to ensure the project is being constructed to your desired detail and level of quality. The benefit of modular construction is that our designers, in house engineering, builders, directors and you or your architect are always on site watching the build progress, ensuring a quality final product.

STEP 5: DELIVERY AND SITE WORKS

Delivery of the prefabricated modules to site commences the final stage of construction within the Broadworth Modular process. This process involves the craning and complexing of modules along with site service connections for electrical and plumbing systems. Once the join up is complete final works commence on landscaping, driveways and on site ancillaries and structures. This step typically lasts 7-8 weeks again depending on the scale of the build and is taken through to the handing over of keys.





STEP 6: HANDOVER

The handover process is initiated at the practical completion of all works on site. You will have a nominated approval period to ensure you are 100% happy with the finish of your new home. Any agreed defects will be rectified prior to the final retention payment in which you will receive a handover pack containing all compliance certificates and warranties, including a 6-year homeowners warranty insurance.










COMPLETED WORKS

BIAS AVENUE

 3  2  158m²  \$483,500

The brief for this project was to design and construct a three bedroom house for a young family in the coastal suburb of Bateau bay. Broadworth Modular worked with Mark Burgess of Coast Aligned Building Design to create a modern coastal house with characteristics reflecting existing local architecture and materiality. The owner had previously built houses using in situ construction methods but decided to utilise the modular system to benefit from reduced construction time and a predictable budget. The final product was a high end suburban beach house that responded to the clients requirements for space and function that suited family life and the coastal environment. Lofty roofs, raked ceilings and north facing hi lite windows create a light drenched interior living space whilst the outside is a reflection of local beach house vernacular with a mixture of lightweight cladding and timber detailing. The home was delivered on time and within budget with an exceptionally high quality finish which highlights the viability of the modular system for the typical suburban housing market.

PROJECT SPECIFICATIONS

-  Weathertex Federation Smooth weatherboards & Weathergroove Woodsmans
-  Solid Spotted Gum Hardwood flooring
-  Colorbond Custom Orb roofing 'Surfmist'
-  Laminex Kitchen Joinery
-  Caesarstone Benchtops
-  Lysaght Truecore Steel Frames & Trusses (ASFCC) supplied by Australian Steel Framing
-  Bradnams Windows & Doors







BIAS AVE FLOORPLAN





COMPLETED WORKS


BOOMERANG BEACH

 3  1  168m²  \$610,800

Our Boomerang Beach house was designed as a holiday home, to be used by our clients and as a holiday rental. The floor plan offers a protected courtyard, central to the home which provides valuable outdoor space whilst also connecting all parts of the home. The site for this home is a short walk to Boomerang Beach and outdoor living was a central focus to the design of the home.

The home is clad in Shou Sugi Ban, charred hardwood cladding and Solid Blackbutt cladding and decking throughout. The interiors feature a number of bespoke joinery pieces including a custom fire place and plywood joinery. Whilst the home is centred around the landscaped courtyard, it also opens to the north making use of it's great aspect and connection to the backyard.

PROJECT SPECIFICATIONS

-  Lysaght Truecore Steel Frame (ASFCC)
-  Custom Joinery by Envision kitchens.
-  Weathertex Weathergroove Cladding
-  Solid Blackbutt Decking & Feature Cladding – ITI Timber
-  Omega Appliances
-  Large format concrete look tiles – Beaumont Tiles



BOOMERANG BEACH FLOORPLAN







- 1 Entry
- 2 Deck
- 3 Courtyard
- 4 Living
- 5 Dining
- 6 Kitchen
- 7 Bedroom
- 8 Sleep out
- 9 Bathroom
- 10 Laundry
- 11 Store
- 12 Carport



COMPLETED WORKS

BLACKHEATH

 3  2  165m²  \$628,500









This project involved the design and construction of a three bedroom weekender in Blackheath. The site was located at the top of an escarpment within dense bushland which resulted in the need for BAL FZ Construction.

The site was also restricted by difficult access, with a need to cross the Blue Mountains railway line. This resulted in Broadworth developing a custom tilting roof structure to allow the modules to fit on smaller trucks for transport and installation

The design and orientation of the dwelling was carefully considered to make use of the northern sun exposure, whilst also providing panoramic views towards the Blue Mountains. The materials were selected to be robust and durable in it's Flame Zone setting, whilst also providing a contrast to the natural landscape. The home consists of three bedrooms, two bathrooms, outdoor shower, kitchen, dining, living, laundry and a large north facing deck

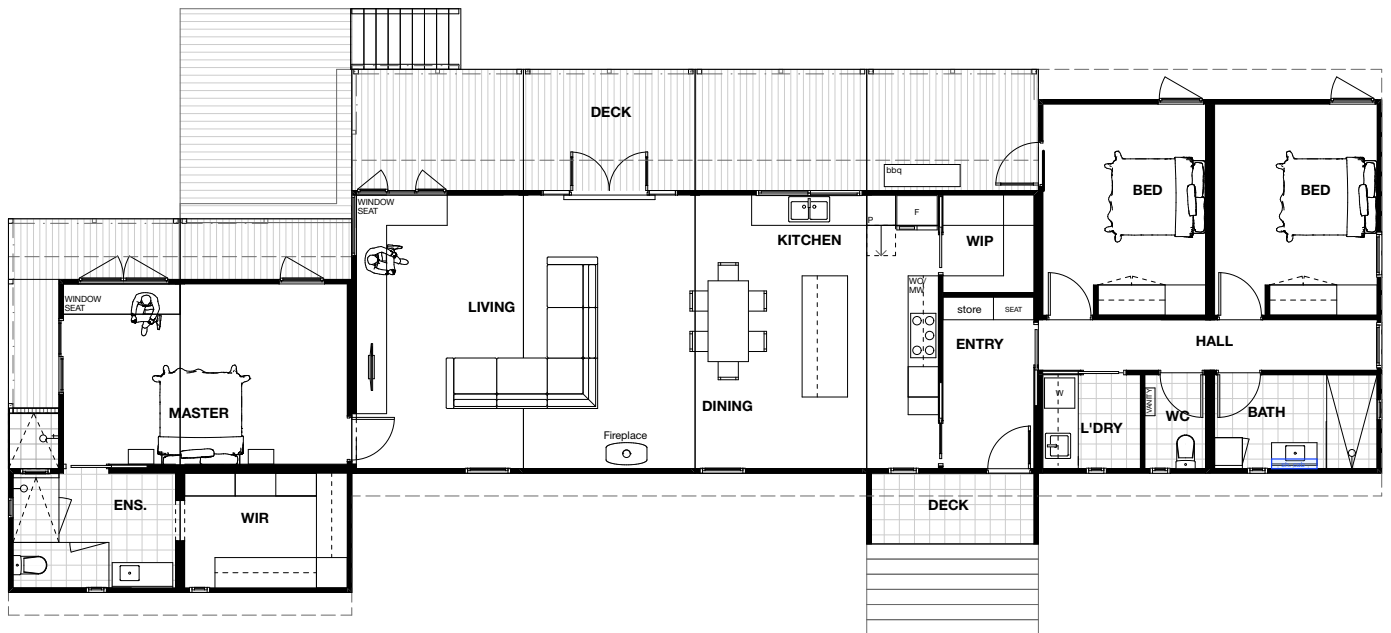
The interior features a mix of high end materials, including Havwoods flooring, ceramic benchtops, solid blackbutt doors with custom turned handles and custom joinery.

PROJECT SPECIFICATIONS

-  INEX Renderboard BAL FZ Cladding
-  Lysaght Custom Orb 'Monument' Roofing & Cladding
-  James Hardie 'Hardiedeck'
-  RollaShield Bushfire Shutters
-  AVS Windows and Doors
-  Havwoods Flooring
-  Custom kitchen by Envision Kitchens
-  Lysaght Truecore Steel frame (ASFCC) supplied by Australian Steel Framing







BLACKHEATH FLOORPLAN





COMPLETED WORKS

COLLOMBATTI

 3  2  98m²  \$379,400

This project was designed as a farm stay Bed & Breakfast on a rural block in Collombatti on the Mid North Coast. It includes three bedrooms, 2 bathrooms and a central living space that all open up to a large deck facing views over the property.

Access was limited to the property which resulted in the use of four smaller modules for an easier install. Contemporary Lysaght steel cladding and Cemintel cement sheeting was used to contrast the building in its natural landscape.

PROJECT SPECIFICATIONS

-  Lysaght Trucore steel frame (ASFCC) supplied by Australian Steel Framing
-  Joinery by Envision Kitchens.
-  Lysaght Monument Matt steel cladding.
-  Cemintel Barestone cement sheet cladding.
-  Blackbutt decking
-  Solid Blackbutt Flooring







COLLOMBATTI FLOORPLAN





COMPLETED WORKS

STANHOPE

 3  2  153m²  \$587,400

This idyllic site sits atop a mountain in Stanhope within the Hunter Valley, offering panoramic 360 degree views over the hinterland. The project involved the construction of a three bedroom residence for our clients who were relocating from Sydney to the Hunter Valley. The floor plan offered multiple decks facing different directions and capturing different views of the property. A carefully considered entry foyer opens onto an internal courtyard which act as a lightwell to the living areas.

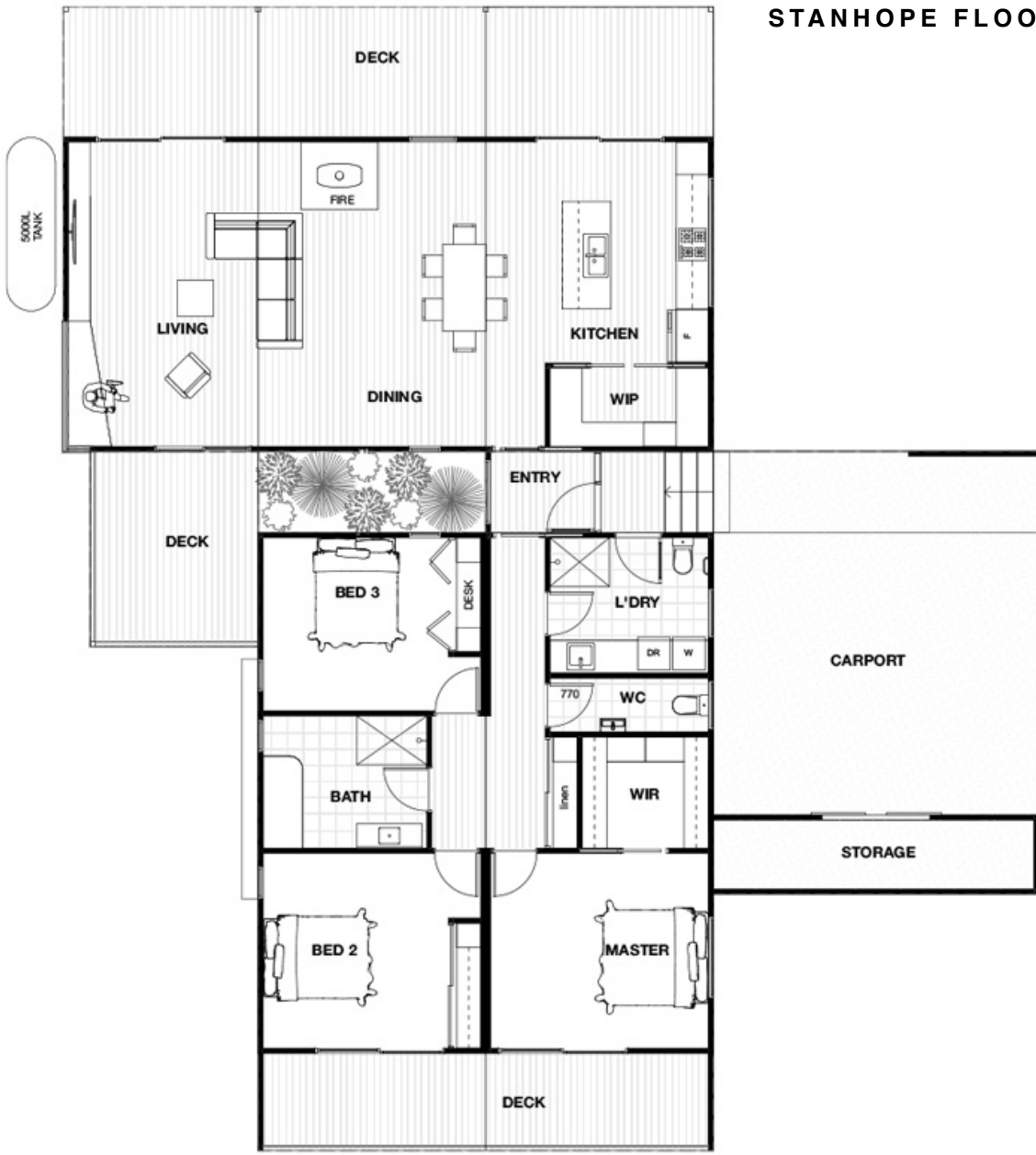
The materiality was chosen to reflect the quintessential Australian wool-shed vernacular with a mixture of solid blackbutt weatherboards and Lysaght Zinalume corrugated steel cladding that sits well within it's environment. A contemporary split skillion roof form was adopted which floats above a dark sub-floor, resulting in a dramatic cantilever effect.

PROJECT SPECIFICATIONS

-  Lysaght Zinalume Custom Orb Cladding
-  Australian Blackbutt Hardwood Cladding
-  Australian Blackbutt Decking
-  Kenbrock Smartdrop flooring
-  James Hardie F.C. Sheet
-  Bradhams Double Glazed Windows
-  Custom joinery and Kitchen by Envision Kitchens
-  BAL 29 Bushfire Construction
-  Lysaght True-Core Steel frame supplied by Australian Steel Framing







STANHOPE FLOORPLAN





COMPLETED WORKS

TALLWOODS

 3  1  134m²  \$518,700

Our client was relocating from Sydney to the Mid-North Coast of New South Wales and purchased an elevated block with views back towards Forster. The sites challenging nature resulted in an 'L' Shape plan that allowed views from all areas within the dwelling and a garage built underneath the prefabricated modules. The living room included a dramatic frameless corner window which captures views to the south and the mountain ranges to the West.

A carefully considered entry opens onto a private courtyard, landscaped by our client. The living and sleeping areas are separated by a light filled breezeway which offers glimpses of the view to the south. A large deck was constructed within our factory as part of the modules to simplify construction on site.

PROJECT SPECIFICATIONS

-  Weathertex Weathergroove 150 Cladding
-  Australian Blackbutt Solid Flooring
-  Custom joinery and kitchen by Envision Kitchens.
-  Lysaght True-core steel frame supplied by Australian Steel Framing
-  Colorbond Custom Orb Roofing



TALLWOODS FLOORPLAN





INCLUSION **RANGE**



INCLUSIONS

ITEM	INCLUDED	BASE SPECIFICATION	PREMIUM SPECIFICATION
GENERAL			
Insulation	YES	Walls R1.8 / Floor nil / Ceiling R1.5	Walls R3.1 / Floor R2.4 / Ceiling R4.5
Internal doors	YES	Standard Range Humes Hollow Core Doors	Premium Decorative Humes Hollow core Doors
External doors	YES	Standard Range Humes 820 Solid Core door	Premium Range Humes Solid core door in 820, 870, 920 OR Powdercoated Aluminium glazed door to match windows
Robes	YES	Humes Smartrobe or selected mirror/vinyl aluminium framed sliding doors	Joinery by ENVISION Kitchens with selected melamine finish
Door Hardware	YES	Gainsborough G1/G2 series. Tri-Lock to front door	Gainsborough G3/G4 series. Tri-Lock to front door
Roofing	YES	Colorbond Custom orb	Colorbond Custom orb Ultra
Fascia/Gutters/ Downpipes	YES	Colorbond fascia. 115 High Quad Gutters. Choice of 90mm PVC or Colorbond Downpipes	Colorbond Fascia. 150 Half Round or Box Gutter Choice of 90mm PVC or Colorbond Downpipes
Foundations	YES	Allowance for 750mm below ground, 650mm above ground Steel post footings	
Termite Control	NO	All structural members are steel framed and termite resistant. Optional extras on request.	
Framing and Truss	YES	Full certified 90mm wall frames and trusses. Fully certified steel structural floor system	
ELECTRICAL			
Lighting	YES	Legrand Excel Life Range	
Power Points	YES	Legrand Excel Life Range	
Phone Point	YES	Legrand Excel Life Range	
Data Point	YES	Legrand Excel Life Range	
TV Point	YES	Legrand Excel Life Range	
Electrical Switchboard	YES	Single Phase meter allowance	
Smoke Detectors	YES	To NCC standards and guidelines	
Exhaust Fans	YES	Heat/Fan/Light to Bathrooms Exhaust fan to WC/Laundry	Upgrade Heat/Fan/Light to Bathrooms Exhaust fan to WC/Laundry
Antennae	NO	Wires run to nominated external location	
External Lighting	YES	Wall mounted lights to entries/carport	
External Power	YES	To deck and carport	
Gas Points	NO		
FINISHES			
Cladding	YES	Selection of Standard Hardies/Weathertex/ Lysaght cladding	Selection of premium Hardies/Weathertex/Lysaght cladding
Walls	YES	Painted 10mm Plasterboard 10mm WR Board to wet areas	
Ceilings	YES	Painted 10mm Plasterboard	
Paint External	YES	Dulux Weathershield	
Paint Internal	YES	Dulux 2 Coat system.	
Tiling	YES	Allowance of \$30/sqm. Full height to wet areas. Skirting tile to Laundry.	Allowance of \$50/sqm. Full height to ALL wet areas.
Flooring	YES	Southern Lights Vinyl Planks OR Standard Tile Selection OR Standard Carpet Range	Polished BORAL Solid strip hardwood flooring OR Premium Tile Selection OR Premium Carpet Range
Cornice	YES	90mm cornice to level ceilings, Square set plaster to raked ceilings	Square set plaster throughout
Skirting & Architraves	YES	67mm Treated FJ Pine skirting and architraves Painted	
WINDOWS			
Windows/Sliding Doors	YES	Powder coated aluminium with standard glazing and hardware	Premium Frame Powder coated aluminium with double glazing and upgraded hardware
Flyscreens	NO	Standard Nylon	Aluminium OR Steel. Crimsafe available on request
Window Furnishings	NO	Options available on request	
HEATING AND COOLING			
Heating and cooling	NO	Options available on request	

FIXTURES			
Kitchen Sink	YES	1 1/3 Standard stainless steel sink	Double Bowl Stainless Steel Undermount Sink
Tap	YES	Harmony Lento Mixer - Silver	Harmony Alto Mixer – Silver OR Black
Oven	YES	Standard Omega 60cm under bench	Upgraded Omega 60cm
Cooktop	YES	Standard Omega 60cm	Upgraded Omega 60cm
Rangehood	YES	Standard Omega integrated pull-out	Upgraded Omega 60cm Built-In
Dishwasher	NO	Omega 60cm White or Silver	Upgraded Omega 60cm White, Silver, Integrated
Toilet	YES	Caroma Round Back to Wall Suite	
Vanity	YES	Standard 600/900/1200 1TH Wall Hung Vanity	Premium 600/900/1200 1TH Wall Hung Vanity with Stone Top
Basin Mixer	YES	Harmony Lento Mixer	Harmony Alto Mixer- Chrome OR Black
Shower	YES	Semi Frameless screen, Harmony Senza Shower Rail, Harmony Lento Shower Mixer, Tiled Wall Recess	Fully Frameless Screen. Harmony Bassini Combo Showerhead, Harmony Alto Shower Mixer, Tiled Wall Recess
Wastes	YES	Standard shower waste with tile insert	
Bath	YES	As per plan, Built in 1500mm or 1700mm	As per plan, Built in OR Freestanding 1500mm or 1700mm
Towel Rails	YES	Harmony Lento 900mm Double Towel rail	Harmony Alto 900mm Double Towel rail
Toilet Roll Holder	YES	Harmony Lento	Harmony Alto
Laundry Tub	YES	42L Stainless Steel Laundry Tub and Cabinet	Single Undermount sink in joinery
Taps	YES	Harmony Lento	Harmony Alto
Mirror	YES	Polished edge frameless mirrors to vanity width	Recessed Shaving Cabinet to match vanity width
JOINERY			
Kitchen Joinery	YES	Polytec laminated cabinets, Standard Melamine	Polytec or Laminex cabinets with premium finished OR Painted Poly
Kitchen fittings	YES	Cutlery Tray	
Kitchen Benchtops	YES	Polytec Laminated Benchtops Builders Range Selected 20mm stone	Premium Stone Selection
Splashback	YES	Standard tile selection.	Premium feature tile OR Glass OR Window
Wardrobes	YES	Standard melamine open shelving and hanging space	Premium Melamine drawers, open shelving and hanging space
OTHER			
On-Chassis Decking	YES	Standard Hardwood Selection. Kubar OR Merbau	Premium Native Hardwood OR Composite Timber Decking
External Taps	NO	Available on Request	
DESIGN, PLANNING AND PERMITS			
Planning permits	YES	Full development application and construction certificate will be coordinated by Broadworth. Please note we ask for a \$5000 payment prior to council submissions to cover architectural fees. This fee will then be taken off the final contracted price.	
Council Fees	NO	This will be forwarded to you	
Soil Reports	NO	Can be coordinated by Broadworth	
Site survey	NO	Can be coordinated by Broadworth	
Structural Engineering	YES	Standard engineering. Extraordinary piercing/structure at additional cost	
Certification	YES	Certification for all building elements will be provided as part of the handover documentation.	
SITE WORKS AND SERVICES			
Demolition	NO	Can be coordinated by Broadworth on request	
Site clearance/preparation	NO	Can be coordinated by Broadworth on request	
Site services connection	NO	Can be coordinated by Broadworth on request	
Hot water service	NO	Can be coordinated by Broadworth on request	
Water Tank	NO	Can be coordinated by Broadworth on request	
Baseboards	NO	Can be coordinated by Broadworth on request	
DELIVERY AND INSTALLATION			
Craneage	NO	Will be estimated upon site inspection and included in final contract price	
Transport	NO	Will be estimated upon site inspection and included in final contract price	
On-site complexing	YES	House in installed, reconnected and joining works completed	
GENERAL			
Insurance	YES	Home owners warranty insurance	

OPTIONAL EXTRAS

Broadworth is open to any preferred materials and/or product specification you may wish to use. Please call and discuss for optional extras and our team will be able to help you with any queries. Our factory includes it's own joinery workshop so you may wish to explore custom joinery for your kitchen, bathroom and furniture throughout your home.

HOME OPTIONS



CLADDING



CLADDING OPTIONS – BASE



Selflok Texwood
Smooth 300mm



Selflok Old Colonial
Smooth 300mm



Selflok Millwood
Smooth 300mm



Selflok Ecogroove
Smooth 150mm



Selflok Ecogroove
Smooth 300mm



Weathergroove Natural
75mm



Weathergroove Natural
150mm



Weathergroove Smooth
75mm



Weathergroove Smooth
150mm



Weathergroove Smooth
300mm



Weathergroove Smooth
600mm



Weathergroove Smooth
1200mm



Weathergroove Ruff
Sawn 150mm



Weathergroove
Woodsman 150mm



Selflok Millwood Ruff
Sawn 300mm



Selflok Ecogroove
Woodsman 150mm



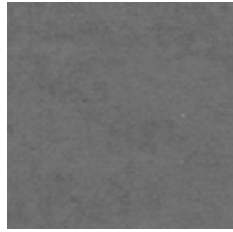
Selflok Ecogroove
Woodsman 300mm

CLADDING OPTIONS – PREMIUM

CEMINTEL®



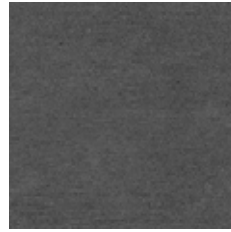
Barestone Original



Barestone Ash



Barestone Graphite



Barestone Lunar

JH James Hardie



Axon Grained 133mm



Axon Smooth 400mm



Axon Smooth 133mm



HardieFlex™ sheet



Woodgrain



Old Style



Smooth



Rusticated





LYSAGHT



PanelRib®



MiniOrb®



Multiclad®



Trimwall®



WallClad®



Weatherline®



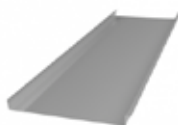
LYSAGHT LONGLINE 305®



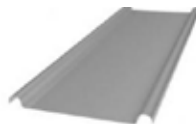
LYSAGHT LONGLINE 305® WA



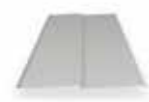
LYSAGHT DOMINION®



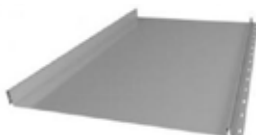
LYSAGHT IMPERIAL™



LYSAGHT BAROQUE®

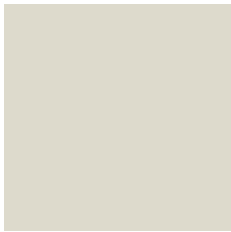


LYSAGHT ENSEAM®



ROOFING

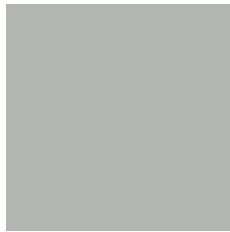
CONTEMPORARY COLOUR RANGE



Surmist



Evening Haze



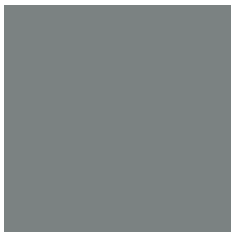
Shale Grey



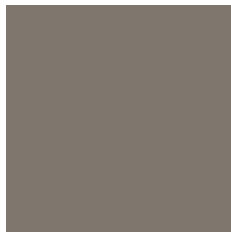
Dune



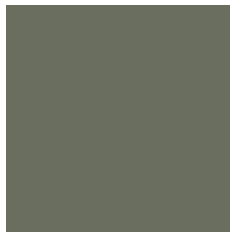
Cove



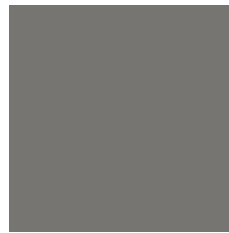
Windspray



Gully



Mangrove



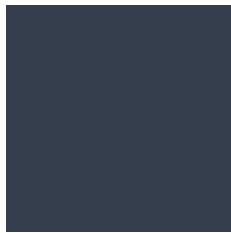
Wallaby



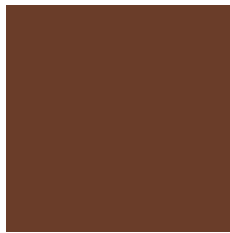
Jasper



Basalt



Ironstone



Terrain

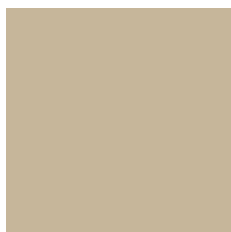


Monument

CLASSIC COLOUR RANGE



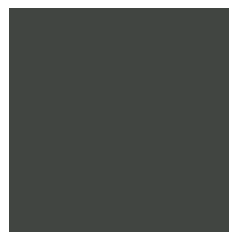
Classic Cream



Paperbark



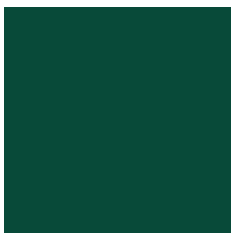
Pale Eucalypt



Woodland Grey



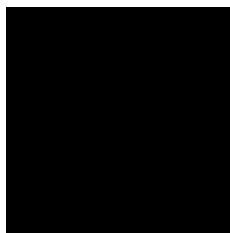
Deep Ocean



Cottage Green



Manor Red



Night Sky

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

DECKING



Spotted Gum // PREMIUM



Blackbutt // PREMIUM



Ironbark // PREMIUM



Hardie Deck // PREMIUM

VIEW THE RANGE

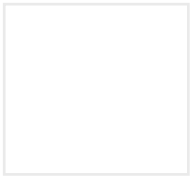
Visit our showroom to view our selection of composite decking products



Hardwood // BASE

WINDOWS

STANDARD COLOURS



Pearl White



APO Grey



Anotec Natural Pearl



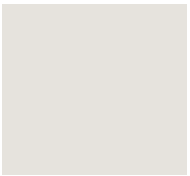
Custom Black



Monument*



Woodland Grey*



Surfmist



Primrose

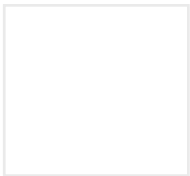


Paperbark*



Dune*

SELECTED PEARLS



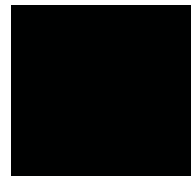
Citi



Ultra Silver



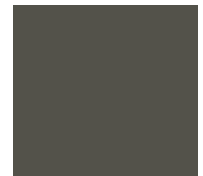
Precious Silver
Pearl Kinetic



Silver Medalist

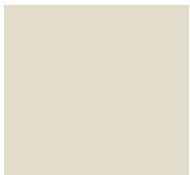


Charcoal Metallic



Stormfront

POPULAR



Rivergum Beige



Magnolia



Classic Cream*



White Birch



Doeskin



Pottery



Stone Beige



Siver Grey



Windspray*



Pale Eucalypt*



Wilderness



Basalt



Wallaby



Notre Dame



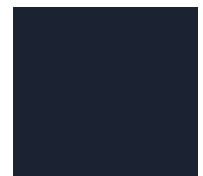
Ironstone*



Berry Grey



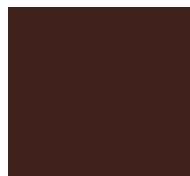
Dark Grey



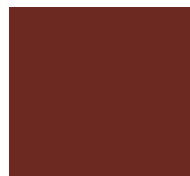
Charcoal



Jasper*



Hammersly Brown



Manor Red*

* COLORBOND

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

EXTERNAL DOORS – BASE



Newington



Verve Nexus



XF3 Back Door

EXTERNAL DOORS – PREMIUM



[VIEW THE FULL RANGE](#)

View the Hume Doors brochure for the complete range of Base and Premium options



HUME DOORS & TIMBER
100% Australian Owned

INTERNAL DOORS



VIEW THE FULL RANGE

View the Hume Doors brochure for the complete range of Base and Premium options



Accent Range // BASE



Premium Range // PREMIUM



Linear Range // PREMIUM

INTERNAL DOOR HARDWARE



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

ENTRY DOOR HARDWARE



Gainsborough Trilock Contemporary
Bright Chrome



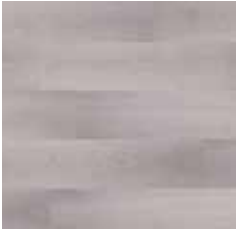
Gainsborough Trilock Contemporary
Matt Black



Gainsborough Trilock Contemporary
Satin Chrome

FLOORING - BASE

CARPET COURT



Alpine White Oak



Recycled Driftwood



Beachside Oak



Northern Blackbutt



Eastern Grey Gum



Fraser Tallowood



Mountain Tasmanian Oak



Native Spotted Gum



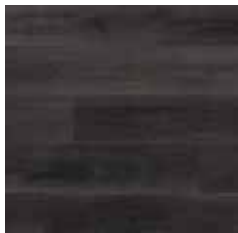
QLD Spotted Gum



Select Natural Oak



Western Red Ironbark



Victorian Dark Oak

TILE RANGE

Visit our showroom for the complete range of Base and Premium Tile options



FLOORING - PREMIUM



Beech



Blackbutt



Brushbox



Red Mahogany



Spotted Gum



Sydney Blue Gum



Flooded Gum



Iron Bark

CARPET



BASE: Nylon

PREMIUM: Nylon Wool Twist

Visit our
showroom for
samples



KITCHEN



BENCHTOPS



Builders Range 20mm Stone // BASE



Gloss/Ravine Benchtop // BASE



Any stone 20mm or 40mm // PREMIUM

CUPBOARD DOORS



BASE: Standard Melamine

PREMIUM: Premium Matt, Gloss or Ravine Melamine

Visit our
showroom for
samples

CUPBOARD HANDLES



Brushed Chrome/Matt Black D Handles
// BASE



Bevelled edge finger pull // PREMIUM

KITCHEN TAPWARE



Lento Sink Mixer Chrome // BASE



Alto Sink Mixer Black // PREMIUM



Alto Sink Mixer Chrome // PREMIUM



BATHROOM



TAPWARE – BASE



Lento Basin Mixer



Lento Single Towel Rail
Chrome 600mm / 800mm



Lento Double Towel Rail
Chrome 600mm / 800mm



Lento Robe Hook



Lento Soap Dispenser
Chrome



Lento Towel Ring
Chrome



Lento Toilet Roll Holder
Chrome



Lento Toilet Roll Holder
Chrome with lid



Lento Soap Basket
Chrome



Lento Toothbrush Holder
Chrome



Lento Soap Dish
Chrome



Lento Toilet Brush
Holder Chrome



Lento Glass Shelf
Chrome



Senza Multi Function
Shower with Rail Chrome



TAPWARE – PREMIUM



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



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



Alto Toilet Roll Holder Chrome or Black



Alto Robe Hook Chrome



Alto Robe Hook Black



Alto Towel Ring Chrome



Alto Mixer Chrome



Alto Mixer Black



Bassini Combination Shower Chrome

VANITY OPTIONS



Wall Hung white/timber grain // BASE



Wall hung stone bench or ceramic top // PREMIUM



Visit our
showroom for
samples

MIRRORS



Frameless // BASE



Shaving Cabinet // PREMIUM

SHOWER SCREENS



Semi Frameless // BASE



Frameless // PREMIUM



GETTING FINANCE

Before embarking on your modular home journey, there are a few considerations to make in regard to the process, particularly if you are seeking finance from a bank or lender.

There is a lot of confusion and misunderstanding in relation to the modular building process, particularly from banks. All too often we see clients that believe they have secured finance, only to discover banks will not release progress payments due to the process of modular building.

WHAT IS THE ISSUE?

Firstly, we must understand the difference between traditional (in-situ) construction and modular construction and how their respective payment terms differ. The main issue with modular finance is the majority of the contract price is due whilst the prefabricated elements are still within our factory. Below is a comparison of the different processes and the implications of the progress payment terms.

TRADITIONAL CONSTRUCTION		BROADWORTH MODULAR CONSTRUCTION	
Location	Progress Payments	Progress Payments	Location
On-site	Deposit 5%	Deposit 5%	Factory
On-site	Slab or Footings 15%	Lockup 40%	Factory
On-site	Frame up 20%	Pre-Delivery 40%	Factory
On-site	Lockup 20%	Practical completion 10%	On-site
On-site	Fit Out 30%	Retention 5%	On-site
On-site	Practical Completion 10%		

As you can see, 85% of the project cost of a modular home is due before your house leaves the factory. This reflects the homes level of completion which is painted, tiled, fitted off with the kitchen installed and almost ready to live in. The key issue is that banks will not release progress payments worth 85% whilst the house isn't on-site as a tangible asset should something go wrong.

Throughout the traditional construction process, the house is always on-site and a bank has security against what it is loaning at all times.





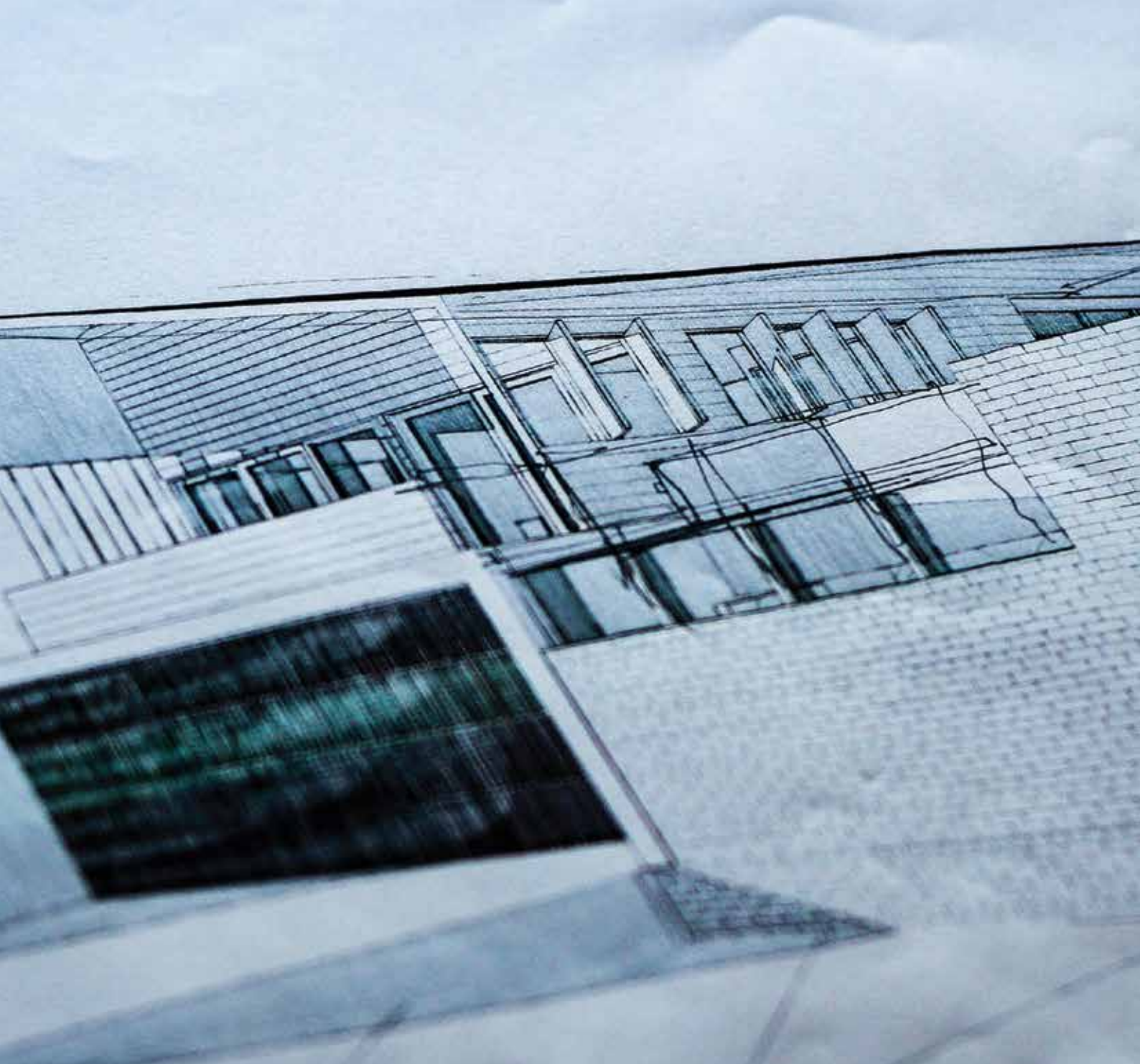
WHAT CAN BE DONE?

The simplest, but sometimes not so easy method is to have significant equity within your property, to cover the cost of construction until your house is on-site. Sometimes, Broadworth can negotiate with your bank to amend the progress payment conditions to suit your level of equity to provide suitable security for your lender throughout the construction process.

It's important to consider that Broadworth will not take on any risk to make progress payments work – i.e. We will not release a house 80% complete with only 50% contract price covered- even if it is only for a couple of weeks until finance comes through.

We recommend that you approach your bank or financial lender early to assess what can be done, prior to commencing any design work.

Broadworth are happy to discuss our process with your lender and negotiate payment terms and you are welcome to use this document in your discussions.



BROADWORTH MODULAR

SOPHISTICATED DESIGN + INNOVATIVE PROCESS



Ph 02 4389 1595

Fx 02 4389 3507



5-7 Newbridge Road

Berkeley Vale NSW 2261



info@broadworthmodular.com.au

www.broadworthhomes.com.au