

Eco modular homes
Thoughtful design meets sustainable living

Live the dream, naturally



Inspired by the Australian landscape and lifestyle,
our modular homes offer sophisticated design and
sustainable living.

We believe that modern luxury is living in comfort without compromising the natural environment. Our sustainably designed and built modular homes minimise negative environmental impacts whilst maximising comfort and wellbeing. Crafted with precision from responsibly sourced and time-tested natural materials, our eco-friendly homes offer beauty and utility with a bold yet understated aesthetic.



EcoGeneration 2A

Good for you. And the planet.

Considered design

Contemporary, functional and luxurious, our award-winning home designs are purposefully created to integrate harmoniously with the environment. Our design DNA is ingrained in the Australian landscape and lifestyle.

Sustainable building

Using locally sourced, renewable, and sustainable building materials along with limiting wastage during the construction process, our eco-friendly approach to building design and construction addresses the needs of the present without compromising the future.

Energy efficient

Climate responsive and operationally efficient, Ecoliv homes harness natural resources to provide a healthy indoor living environment, keeping you comfortable, safe and happy.

Comfort + wellbeing

Designed to increase air circulation, maximise cross-flow ventilation and improve indoor air quality by using low-tox materials, you can breathe easy in your Ecoliv home.

Precision craftsmanship

Made in our entirely off-grid construction facility in Gippsland, our building designs are a marriage of beauty and utility blending contemporary Australian architecture with the natural environment. Every detail is considered and each home is thoughtfully created from frames to finishes.

Carbon neutral

Our EcoGeneration homes are designed to produce enough renewable energy to offset the annual greenhouse gas emissions associated EcoGeneration with its energy use. This means our homes are operationally carbon neutral.





Featured build

South Golden Beach project

LEARN MORE

Modules	2
Area	150.54m ²
Price	+ \$500,000 + GST

Adopting passive solar principles and maximising site orientation, the home nestles beautifully into its natural setting. Two sustainably built modules envelope four bedrooms, two bathrooms and two open living zones. The beach home occupies a minimal footprint, but still offers maximum spacial flexibility for a young family to enjoy a relaxing coastal escape.

“

It's great living in a house that has a strong environmental footprint, was really low fuss to build and knowing we haven't compromised on our environmental beliefs both in building it and living here.

It's a fantastic family home, very easy to navigate around and wonderful indoor outdoor living.

We've got flow through breezes for every room. It's very well insulated from the subtropical heat up here....It's very solid and we feel very secure in this home.

- Wilhemina, co-owner



Featured build

Jindabyne project

LEARN MORE

Modules	3
Area	156.36m ²
Price	+ \$660,000 + GST

Situated on the banks of the Mowamba River in the Snowy Mountains NSW, the Jindabyne site is set in a secluded valley on 120 acres of bushland.

The brief for this project focussed around creating a warm and inviting modern home with a nod to alpine architecture to reflect the location. Sited with stunning southern views, the design settles into the contours of the land, creating a sheltered northern courtyard.

Carefully placed windows provide abundant balanced natural daylight. They are fine tuned for spectacular views and passive solar tempering. A spacious and efficient layout encourages family activity with flexible areas that can be zoned to facilitate temperature control. Resilient design features are integral to the design for long term structure life and ease of long term adaptations.

The house is autonomous on the site, producing its own power with a PV solar array, capturing rainwater, and treating and disposing of wastewater with an on-site gravity fed system. Going off-grid and using natural resources like the sun or wind to power your home is one of the modern ways to rebel against the system, and this project demonstrates that you don't need to sacrifice comfort or style in order to do so.

“

We didn't want any hassles or delays, and compared with building entirely on-site, Ecoliv is much quicker.

- Suzanne, co-owner



“Nature is our biggest ally and greatest inspiration.”

– David Attenborough





EcoGeneration 3B

Benefits of modular construction

Simplified building process

Unlike traditional on-site building, our design and construction approach uses volumetric modules which include all fixtures and fittings including joinery, plumbing and electrical. Constructed off-site, complete modules are delivered to site and connected to services.

Eco-friendly construction

Our modular homes are constructed from locally sourced, renewable, and sustainable building materials with limiting wastage during the construction process leading to significant long-term reductions in operational energy and overall sustainability.

Move in sooner

Our easy 3 phase process takes the stress out of building. We build your home off-site over 16 weeks and deliver in a day. Once your home is on-site, you'll be able to move in within weeks - not months.

“

It had to be sustainable, quick and on time - and Ecoliv hit it.

Chris Read + Suzanne Pelley, clients

Our 3 phase process simplifies your modular home journey

We believe that the building process should be an easy, transparent and enjoyable journey where you know exactly what to expect and when.

1

Pre-construction

We guide you through the pre-construction journey to ensure the design suits your site and minimises environmental impact before we confirm all details in readiness for contract signing.

2

Planning + approval

We assist with providing drawings and engaging consultants for town planning and building permit approvals to ensure the process runs smoothly and efficiently.

3

Construction + delivery

We'll build your modular home in our entirely off-grid construction facility over 16 weeks, deliver it to your site and connect it to services. Then, we'll join you for a final inspection before it's time to move in!





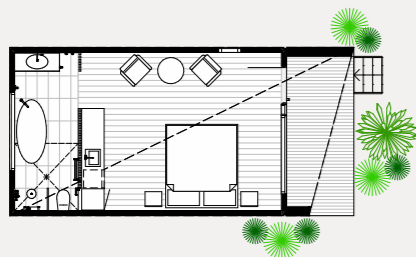
EcoHut 1C

EcoHut range

SHOP NOW

Exquisite quality meets contemporary and sustainable design in our EcoHut range of luxury accommodation. Offering three exclusive designs, our one and two-bedroom modular cabins are the ideal solutions for deluxe tourist accommodation, a dream retreat, a quiet home studio or a functional cabin.

1A

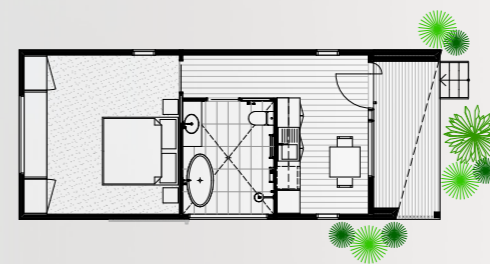


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EcoHut^{1A}

Modules	1
Area	33.88m ²
Deck	7.52m ²
Length	9.20m
Width	4.50m
Height	3.7m
Price	\$189,000 + GST

1B

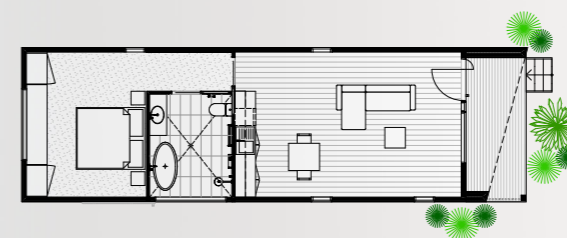


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EcoHut^{1B}

Modules	1
Area	42.12m ²
Deck	7.9m ²
Length	11.16m
Width	4.5m
Height	3.7m
Price	\$213,000 + GST

1C

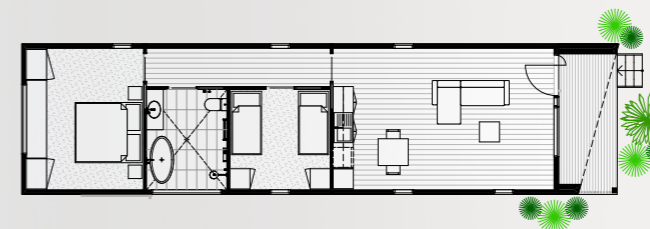


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EcoHut^{1C}

Modules	1
Area	58.26m ²
Deck	7.9m ²
Length	14.7m
Width	4.5m
Height	3.7m
Price	\$242,000 + GST

2A



🛏️ 2 🚽 1 🪑 1

EcoHut^{2A}

Modules	1
Area	72.18m ²
Deck	7.9m ²
Length	17.79m
Width	4.5m
Height	3.7m
Price	\$283,000 + GST



EcoGeneration 2A

EcoGeneration range

SHOP NOW

Thoughtfully designed, functional and light-filled, our carbon neutral EcoGeneration range scales to suit varying household sizes and occupant needs. From growing children to visiting family or working from home to downsizing, each home allows you to live in comfort, with less waste.



Coastal Calm palette See more palette options, pg 25



2A

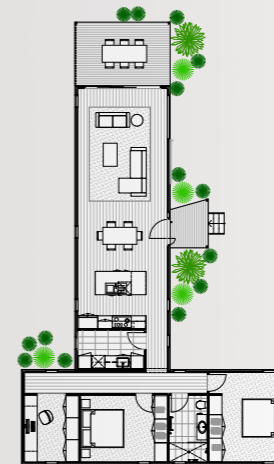


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EcoGeneration^{2A}

Modules	2
Area	117.05m ²
Deck	17.19m ²
Length	16.5m
Width	17.01m
Height	3.8m
Price	\$440,000 + GST

2B



🛏️ 2 🚽 1 🪑 1 🖨️ 1

EcoGeneration^{2B}

Modules	2
Area	117.05m ²
Deck	17.19m ²
Length	12.6m
Width	20.91m
Height	3.8m
Price	\$444,000 + GST

2C

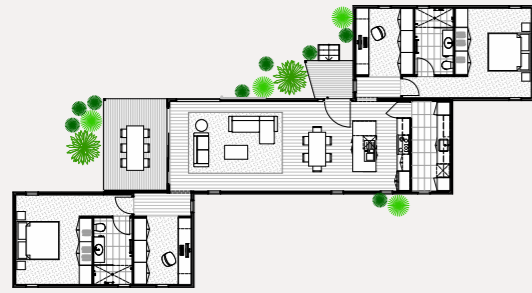


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EcoGeneration^{2C}

Modules	2
Area	116.99m ²
Deck	17.19m ²
Length	24m
Width	8.91m
Height	3.8m
Price	\$447,000 + GST

2D

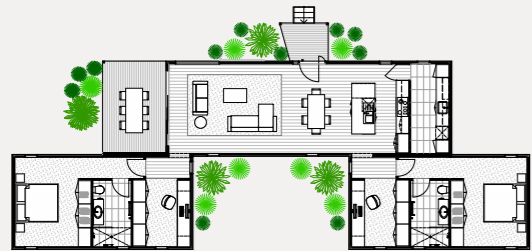


2 2 1 2

EcoGeneration^{2D}

Modules	3
Area	137.15m ²
Deck	17.19m ²
Length	24.63m
Width	13.32m
Height	3.8m
Price	\$518,000 + GST

2E

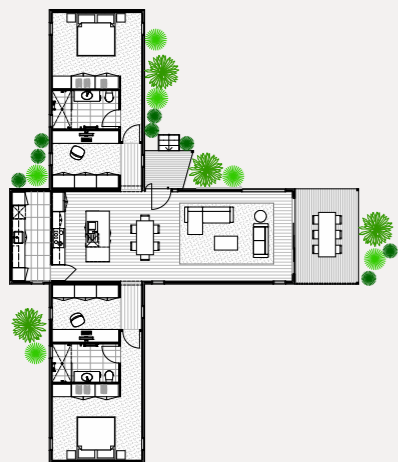


2 2 1 2

EcoGeneration^{2E}

Modules	3
Area	137.15m ²
Deck	17.19m ²
Length	24.47m
Width	8.91m
Height	3.8m
Price	\$523,000 + GST

2F



2 2 1 2

EcoGeneration^{2F}

Modules	3
Area	136.89m ²
Deck	17.19m ²
Length	16.45m
Width	21.42m
Height	3.8m
Price	\$523,000 + GST

3A



3 1 2

EcoGeneration^{3A}

Modules	2
Area	141.05m ²
Deck	17.19m ²
Length	27.07m
Width	8.91m
Height	3.8m
Price	\$492,000 + GST

3B



3 2 1 1

See external render, pg 8

EcoGeneration^{3B}

Modules	3
Area	148.68m ²
Deck	17.19m ²
Length	24.72m
Width	8.91m
Height	3.8m
Price	\$526,000 + GST

3C



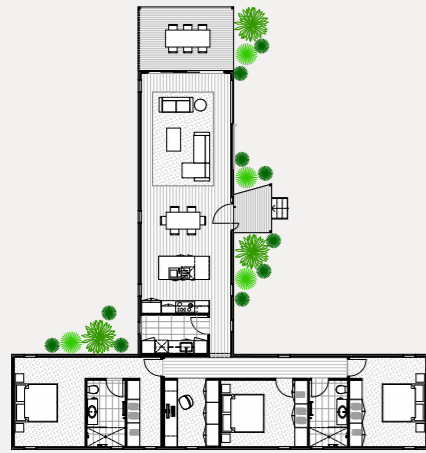
3 2.5 2

See external render, pg 33

EcoGeneration^{3C}

Modules	3
Area	156.73m ²
Deck	17.19m ²
Length	21.50m
Width	13.32m
Height	3.8m
Price	\$541,000 + GST

3D



3 2 1 1

EcoGeneration^{3D}

Modules	3
Area	149.05m ²
Deck	17.19m ²
Length	19.71m
Width	20.91m
Height	3.8m
Price	\$546,000 + GST

4A

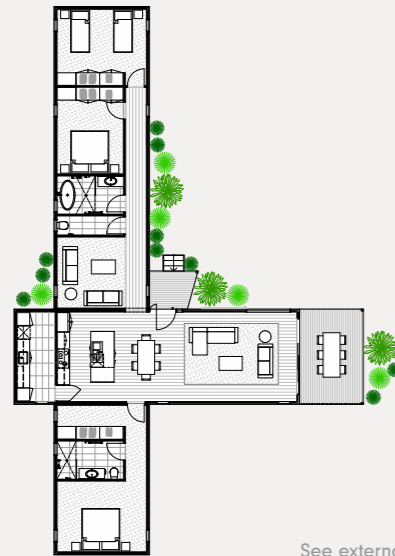


4 2.5 2

EcoGeneration^{4A}

Modules	3
Area	172.05m ²
Deck	17.19m ²
Length	26m
Width	13.32m
Height	3.8m
Price	\$575,000 + GST

3E



3 2.5 2

See external render, pg 3

EcoGeneration^{3E}

Modules	3
Area	157.14m ²
Deck	17.19m ²
Length	16.50m
Width	25.92m
Height	3.8m
Price	\$551,000 + GST

4B



4 2.5 2

EcoGeneration^{4B}

Modules	3
Area	173.35m ²
Deck	17.19m ²
Length	25.11m
Width	20.91m
Height	3.8m
Price	\$593,000 + GST

3F



3 2.5 2 1

EcoGeneration^{3F}

Modules	3
Area	163.08m ²
Deck	17.19m ²
Length	25.95m
Width	8.91m
Height	3.8m
Price	\$574,000 + GST

4C



4 2.5 2

EcoGeneration^{4C}

Modules	3
Area	179.28m ²
Deck	17.19m ²
Length	29.55m
Width	8.91m
Height	3.8m
Price	\$599,000 + GST



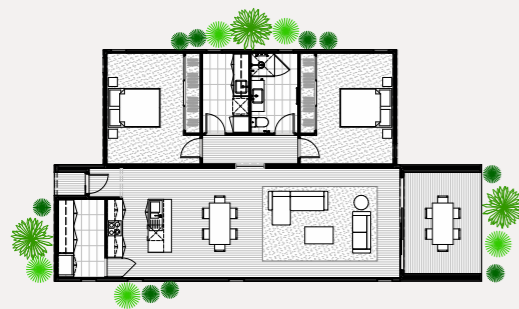
EcoSanctuary 2A

EcoSanctuary range

SHOP NOW

Introducing our new EcoSanctuary range where flexible modular home design meets affordable eco-friendly living. An airy open plan central living module, flexible workspace options and serene sleeping zones, allowing every member of your household to live, work and rest in comfort and ease.

2A



2 1 1

EcoSanctuary^{2A}

Modules	2
Area	111.82m ²
Deck	12.83m ²
Length	16.50m
Width	8.94m
Height	3.8m
Price	\$387,000 + GST

2B



2 2 1 1

EcoSanctuary^{2B}

Modules	3
Area	133.95m ²
Deck	12.83m ²
Length	16.50m
Width	13.39m
Height	3.8m
Price	\$426,000 + GST

3A

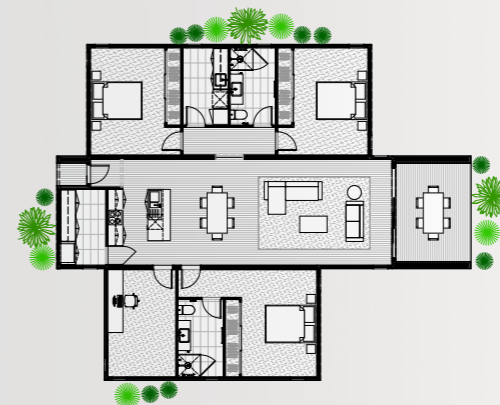


3 2 1

EcoSanctuary^{3A}

Modules	3
Area	137.69m ²
Deck	12.83m ²
Length	16.50m
Width	13.39m
Height	3.8m
Price	\$435,000 + GST

3B

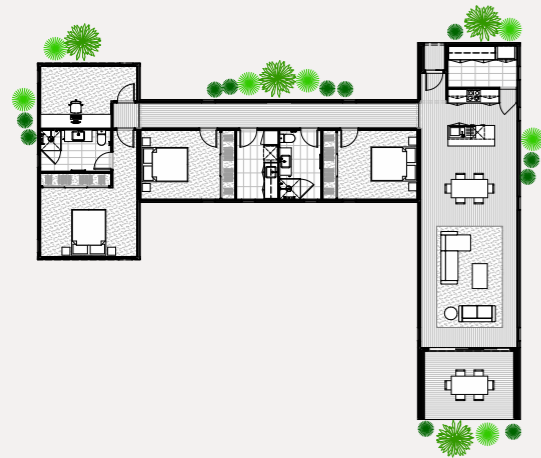


3 2 1 1

EcoSanctuary^{3B}

Modules	3
Area	150.09m ²
Deck	12.83m ²
Length	16.50m
Width	13.39m
Height	3.8m
Price	\$454,000 + GST

3C

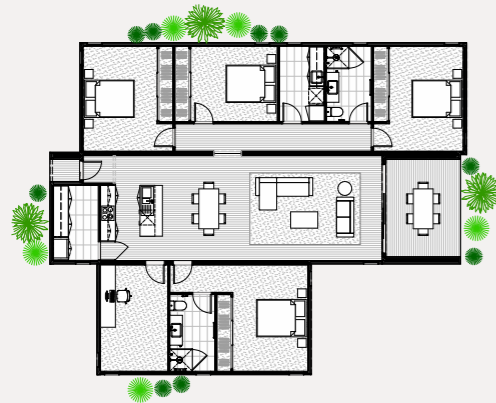


 3
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EcoSanctuary^{3C}

Modules	3
Area	154.79m ²
Deck	12.83m ²
Length	21.14m
Width	16.50m
Height	3.8m
Price	\$471,000 + GST

4A

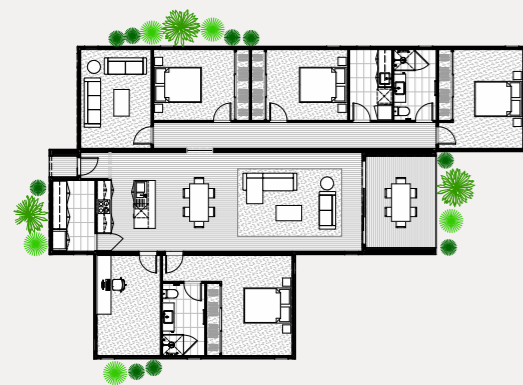


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EcoSanctuary^{4A}

Modules	3
Area	167.97m ²
Deck	12.83m ²
Length	16.75m
Width	13.33m
Height	3.8m
Price	\$489,000 + GST

4B



 4
  2
  2
  1

EcoSanctuary^{4B}

Modules	3
Area	184.13m ²
Deck	12.83m ²
Length	20.34m
Width	13.33m
Height	3.8m
Price	\$518,000 + GST



EcoSanctuary 2A



EcoLiving 3A

EcoLiving range

SHOP NOW

Affordability and sustainability need not be mutually exclusive. Our versatile EcoLiving range is perfect for a family forever home, a modern downsize or an attractive holiday house with all the creature comforts.



Coastal Calm palette



1A

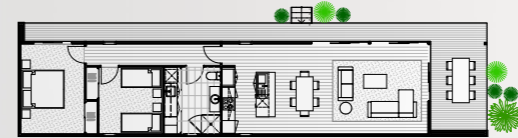


1 1 1

EcoLiving^{1A}

Modules	2
Area	71.1m ²
Deck	27.73m ²
Length	18.5m
Width	5.4m
Height	3.4m
Price	\$314,000 + GST

2A



2 1 1

EcoLiving^{2A}

Modules	2
Area	87.7m ²
Deck	30.88m ²
Length	22.19m
Width	5.4m
Height	3.4m
Price	\$357,000 + GST

3A



3 1 1

EcoLiving^{3A}

Modules	2
Area	103.9m ²
Deck	33.96m ²
Length	25.79m
Width	5.4m
Height	3.4m
Price	\$399,000 + GST

3B



3 2 1

EcoLiving^{3B}

Modules	3
Area	123.45m ²
Deck	37.83m ²
Length	19.38m
Width	9.81m
Height	3.4m
Price	\$465,000 + GST

4A



4 2 2

EcoLiving^{4A}

Modules	3
Area	149.8m ²
Deck	37.83m ²
Length	33.29m
Width	5.4m
Height	3.4m
Price	\$496,000 + GST

Colour palettes

Depending on your style and taste, there are three beautiful, sophisticated and contemporary colour palettes for you to choose from to deck out your Ecoliv home.



Coastal Calm



Alpine Serene



Urban Zen

Featuring the EcoGeneration kitchen

Little extras, big benefits

Your new home should include everything your lifestyle needs and add long term value to your investment. Our optional upgrades can end up saving you time and money in the long run and make your home that little bit more practical and fun to live in, so are well worth considering.

Upgrade or off-grid services (solar + water)

Carports (single + double)

Outdoor entertaining unit

Biophilic indoor garden

Electric car charging station

Plungie pool

Letterbox + clothesline

Outdoor shower

Home power + water monitoring

Indoor entertaining unit

Mobility bathroom package

Heating + cooling package

External storage (garden/bikes) >



Custom homes

Looking to build your new home, but would like it tailored to suit your unique style, site, household and needs? Ecoliv can custom design to meet your specific requirements. Whether you'd like to select a combination of modules from different ranges or want a complete custom design, our experienced team will work with you to bring your Ecoliv dream to fruition.



Loch project

[LEARN MORE](#)

Perched on top of a hill in the middle of dairy country, this custom Ecoliv home in Loch leverages passive solar design principles for comfort and operational efficiency year round. With a design brief to make this a home to grow old in, we customised the design to create a true forever home. Featuring solar power and a 10,000 litre tank, this home can run off-grid while design features such as Tasmanian oak engineered flooring ensure its inhabitants are living in sustainable style.



Flowerdale project

[LEARN MORE](#)

Set atop a steep ravine overlooking rolling hills and distant bushland, modules wrap around a large entertaining deck and infinity pool purpose designed to entertain.



French Island project

[LEARN MORE](#)

A modern off-grid farmhouse on French Island in the middle of Victoria's Westernport Bay.



Northcote project

A design with a free flowing urban sanctuary that connects with and enhances the site via biophilic design principals.



Kilcunda project

[LEARN MORE](#)

A contemporary coastal barn capturing sweeping ocean views on a sloping site.



San Remo project

[LEARN MORE](#)

The perfect pairing of form and function with a robust façade designed to withstand the elements.



Callala Beach project

[LEARN MORE](#)

Constructed to BAL FZ, the design protects from the threat of bushfire without compromising aesthetics or the natural surrounds.

Sustainability report

Australian made, family-owned

Ecoliv sustainable buildings are proudly Australian owned, made, sourced and locally manufactured.

We are passionate about supporting Australian jobs, manufacturing and the building industry where all the materials in our modular prefabricated buildings are locally sourced (where possible) ensuring maximum resource efficiency and constructed by our local trades in our quality-controlled Gippsland construction facility.





Energy efficiency

Solar power

Did you know that in just 60 minutes, earth receives enough sunlight to power us for an entire year? One of the best ways to harness this natural energy is through solar electricity.

Based on a 2.2kw solar power system, Ecoliv gives you the opportunity to significantly reduce your power bill. How significant is the saving? You can expect your utility bill to be reduced by about 51 per cent annually (or about \$740). The yearly environmental benefits of your solar system are equivalent to:

 **58** Trees planted

 **964** Litres of avoided petrol use

 **1095** Kilograms of avoided coal burnt

Solar power systems act as mini power stations, supplying you with electricity and sending any surplus back to the electricity grid. When power is fed back to the grid, your energy retailer will credit your account.

Better still, upgrade to an off-grid solar power and battery storage system and free yourself from power bills and electricity companies for life.

Passive solar design

Central to Ecoliv's resource-efficient and sustainable ethos is our commitment to passive solar design. Carefully considering the orientation of the home on your block to leverage passive solar design principles and taking advantage of natural sunlight and shade can make an enormous difference to artificial energy consumption.

Passive solar design considers orientation, shading, insulation, glazing, and sealing to work with the climate, not against it, and maintain a comfortable temperature in the home year round without the need for expensive heating and cooling.

Energy-efficient light globes

Our LED downlights use 85 per cent less energy than halogen or incandescent lighting and have double the life span.

Maximum star rated electrical appliances

Providing superior star rated appliances as standard inclusions, Ecoliv is committed to sustainable longevity in all our buildings.

Electricity usage meter

An invaluable tool for monitoring energy consumption, Ecoliv can include an electricity usage meter in our homes. Providing instant feedback on energy usage, cost and estimated CO2 emissions, this feature helps you to manage your energy usage.

Heat pump hot water system

Hot water systems can account for 25% of household CO2 emissions, so selecting an energy efficient system can have significant impact on the environment. Heat Pump hot water systems use industry-leading technology, where energy is drawn in from the ambient atmosphere and transferred into heat. The result is a system that requires radically less electricity to heat water when compared to conventional hot water systems. In fact, this system will save you up to 80% of your hot water energy costs, year after year and is equal to taking a car off the road in terms of carbon emission.

Water

Water tank configuration

With the average Australian family using around 1,300 litres of water in the home each day, water conservation is key to maintaining a resource-efficient, sustainable and cost-saving abode. Eliminating reliance on mains water, Ecoliv provide a 10,000 litre water tank in all new buildings located on a single site.

Water saving plumbing fittings

Ecoliv incorporates optimal stars WELS rated plumbing fittings which control the flow of water, saving up to 14,500 litres of water in an average home each year.

Water-saving appliances

Research shows that around 10 per cent of the average home's water usage occurs in the kitchen, and the biggest culprit is the dishwasher. An appliance that saves us so much time yet can be a drain on our resources (energy and money), Ecoliv installs appliances that have earned a maximum energy and WELS rating.

Materials

Timber framing and trusses

Ecoliv utilises plantation timber sourced from sustainable origins wherever possible. Natural and renewable, timber is the optimal framing and truss choice for our buildings, with research showing that its use can save up to 23 tonnes of carbon per home.

External cladding

Ecoliv offers a range of sustainably sourced cladding products, all recognised for their durability, lightweight features and low maintenance qualities.

Sealing

Sealing your home from drafts and air leakage is one of the simplest ways to control indoor temperatures and can reduce energy bills by up to 25%.

Double glazed windows

Featuring double glazed windows in all our buildings, Ecoliv is proud to achieve WERS (Window Energy Rating System) of 5 Stars. Our windows and sliding doors are designed to achieve the best possible energy rating and thermal comfort year-round.

Insulation

Saving up to 50 per cent on heating and cooling costs, Ecoliv includes high-level roof, wall and floor insulation in each construction. Our glass wool insulation batts are manufactured using recycled glass bottles and sand. They are non-irritant and fully recyclable as well as thermally and acoustically efficient.

Joinery

Ecoliv joinery is made to strict Australian quality standards using wood fibre from sustainable forests. Our range is manufactured in factories that meet environmental and social regulations and has been independently certified by Good Environmental Choice Australia. Our reconstituted stone benchtops utilise reclaimed material content. Stain, crack, scratch and heat resistant, this is the perfect choice for a sustainable maintenance-free surface.

Air

Low VOC paints

Ecoliv sources the highest quality low VOC outgassing paint for our interior surfaces.

Low VOC timber products

Minimising the use of plywood, MDF and particleboard due to their formaldehyde content, Ecoliv reduces VOC's by ensuring all our manufactured timber products have a formaldehyde content of less than 1mg/litre.

Window placement

We strategically place windows, incorporating both passive and active internal air circulation systems in our buildings to encourage cross-ventilation, which results in significantly improved air quality.

Waste

Waste reduction

The compact nature of each Ecoliv module allows us to minimise wasted space, resources and costs. Incorporating 900mm building material increments into every design, we're able to significantly reduce construction waste. We also utilise a lightweight footing system that is removable and recyclable, allowing site adaptability and minimal excavation.

Central to our construction process, reducing construction waste is key to all Ecoliv designs. We advocate this through the following methods:

Maximising use of 900mm building materials to minimise wastage.

Prefabrication of frames and trusses reduces wastage by up to 52%.

Recycling excess building materials where possible.

With 40 per cent of building and renovation waste going to landfill, our factory-built structures generate less waste overall.

When Ecoliv modules are delivered, strict onsite guidelines are adhered to, ensuring minimal waste and environmental disturbance.

Widespan joist and bearer footing system ensures minimal site impact with its lightweight and site adaptable properties.

Benefits of using timber

Sustainable plantation timber

Ecoliv construction methods focus on timber sourced from Gippsland's renewable plantations. Using timber significantly reduces environmental impacts during construction, operation and eventual demolition. Here's why we prefer timber:

Natural

Timber is non-toxic, low in VOCs, is safe to handle and construct with.

Renewable

Timber is the most renewable and sustainable material on the planet which provides both environmental and performance benefits.

Recyclable

Timber can be recycled and repurposed over its life cycle until it naturally breaks down.

Low in embodied energy

It takes very little energy to convert trees into timber making it the lowest embodied energy of all building materials.

A store for carbon

Timber is made from carbon drawn from the atmosphere which would otherwise be adding to the Greenhouse effect.

Good insulator

Timber is a natural insulator and can reduce energy needs when used in floors, doors and windows.

Flexible

Its superior versatility and lightweight properties make timber easy to work with simple equipment which reduces energy consumption during construction.





Carbon benefits

Greenhouse gas emissions avoided building with Ecoliv

Over its lifespan, it is expected an Ecoliv home* will emit 159 tCO₂e (tonnes of carbon dioxide equivalent) less than average or standard buildings

providing the same functional

This is equivalent to:

	952	Trees planted
	42	Cars taken off the road for 1 year
	21	Zero energy Australian homes for 1 year
	4.8M	Balloons of CO ₂ gas removed from the atmosphere

*Based on EcoGeneration range 3 bedroom, 2 bathroom designs.

Sources eTool LCA



A note from the director

Homeownership has long been the great Australian dream. But in the face of climate change, we must find more sustainable ways to bring our dream homes to life. With a background in building design, I've seen too many poorly planned mega-mansions built with little consideration for environmental impacts, energy efficiency, health and wellbeing. It is time for a change.

It is time for truly sustainable building design that supports the comfort and wellbeing of occupants, delivers long-term energy efficiency, and protects the natural environment for future generations. Australian made and locally manufactured, Ecoliv homes make the most of sustainable materials, resources and natural surroundings while embodying a unique and tailored finish. Having evolved significantly over the years, modular buildings have certainly come a long way, both in contemporary architecture and environmentally sustainable construction.

Offering long-term affordability, our award-winning 7-star energy rated modular homes are adaptive and responsive. We design our homes to take advantage of the site and surrounding environment, maximise energy efficiency, and utilise natural resources and sustainable materials. If you're considering building your new home sustainably, we invite you to live the dream naturally in an Ecoliv home.

Ashley Beaumont

Standard inclusions

EcoHut range

ENERGY EFFICIENCY / SUSTAINABILITY

- 7 Star energy rating (via site specific passive solar design recommendations)
- Zero carbon footprint Weathertex cladding
- Sealing with Thermakraft vapour permeable membrane
- Energy efficient hot water system
- Double glazed aluminium windows and sliding doors
- Low VOC paints and sealers
- Low VOC custom cabinetry
- WELS rated plumbing fixtures
- LED downlights
- Bulk insulation - ceiling R6 batts, walls R2.5, floor R6. (subfloor sealed)

SITE & FOUNDATIONS

- Footings (to class 'M' soil classification)
- 600mm diameter bored pier concrete pad with galvanised steel stumps to 400mm high
- Connection of services available from perimeter of building
- NCC termite treatment

EXTERIOR

- NCC compliant structure (local, state and national compliance)
- Plantation pine frames and trusses
- Standing seam profile colorbond colour roofing and accessories
- Zero carbon footprint Weathertex cladding
- Australian made Haymes Low VOC paint finish to all external surfaces (one colour)
- AWS powder coated aluminium double-glazed windows and sliding door units
- Fly screens to all openable windows and sliding doors
- 1200 Timber entry door with feature handle
- Australian hardwood decking + external steps as detailed in floorplan
- BAL (Bushfire Attack Level) 12.5 construction
- Wind rating to N2

INTERIOR

- 3100mm max ceiling height timber lined
- 10mm plasterboard to walls
- Insulation to external walls, floors and ceilings
- Eazypine 67mm square set skirting and architraves
- Villaboard (water resistant) to bathroom
- Redicote 2400mm hinged internal doors with brushed chrome lever door furniture
- Cushion door stops to all doors opening on to walls
- Built-in robes and window seat
- 100% wool carpet to bedrooms
- Tasmanian Oak 14.3mm engineered timber flooring with Bona low VOC scratch resistant finish
- Australian made Haymes low VOC paint finish to all internal surfaces (one colour)

KITCHENETTE

- 20mm recycled glass benchtops
- Low VOC custom cabinetry
- Single bowl stainless steel sink with drainer
- Phoenix taps WELS rated water saving brushed nickel flick mixer
- Tiled splashback
- Australian hardwood chopping block
- 2 compartment recycling bin and cutlery tray insert

BATHROOM

- 20mm recycled glass benchtops
- Low VOC custom cabinetry
- White solid surface basin and bath
- LED backlit wall mirror with magnifying panel
- Waterproofing to all tiled areas
- 600x300 ceramic floor and wall tiles to wet areas full hight to shower walls
- 600x300 ceramic tiled shower base set in floor
- Phoenix taps WELS rated water saving brushed nickel flick mixer
- WELS rated water saving low-level toilet suites

ELECTRICAL & SAFETY

- Kitchenette 2x GPO, 2x surface mounted downlights
- Living 1x GPO, 4x surface mounted downlights, 1x TV point 1x telephone point or 1x data point
- Bathroom 2x GPO, 1x exhaust fan/ light/heater
- Bedroom 3x GPO, 1x ceiling fan with light
- External 1x external wall light with sensor, 1x external GPO
- Smoke detectors hard wired w/ battery backup
- Energy saving LED globes to all downlights

EcoGeneration range

ENERGY EFFICIENCY / SUSTAINABILITY

- Operationally carbon neutral
- 5.5 kW grid connect solar power system
- 7 Star energy rating (via site specific passive solar design recommendations)
- 10,000 litre poly water tank connected to dishwasher and toilet
- 250 litre energy efficient heat pump hot water system
- Sealing with Thermakraft vapour permeable membrane
- Zero carbon footprint Weathertex cladding
- Double glazed aluminium windows and sliding doors
- Low VOC paints and sealers
- Low VOC custom cabinetry
- WELS rated plumbing fixtures
- LED downlights
- Bulk insulation - ceiling R6 batts, walls R2.5, floor R6. (subfloor sealed)

SITE & FOUNDATIONS

- Footings (to class 'M' soil classification)
- 600mm diameter bored pier concrete pad with galvanised steel stumps to 400mm high
- Connection of services (electrical, water and wastewater) available from building perimeter
- NCC termite treatment

EXTERIOR

- NCC compliant structure (local, state and national compliance)
- Plantation pine frames and trusses
- Standing seam profile colorbond colour roofing and accessories
- Zero carbon footprint Weathertex cladding
- Australian made Haymes Low VOC paint finish to all external surfaces (one colour)
- AWS powder coated aluminium double-glazed windows and sliding door units
- Fly screens to all openable windows and sliding doors
- Timber sliding screen

- 1200 Timber entry door with feature handle
- One garden tap connected to water tank
- BAL (Bushfire Attack Level) 12.5 construction
- Wind rating to N2
- Covered entry pergola
- Australian hardwood decking + external steps as detailed in floorplan

INTERIOR

- 3100mm max ceiling height to living module timber lined feature ceiling
- 2550mm max ceiling height to all other rooms
- 10mm plasterboard to walls and ceilings
- Insulation to external walls, floors + ceilings
- Eazypine 67mm square set skirting + architraves
- Villaboard (water resistant) to bathroom
- Redicote 2340mm hinged internal doors with brushed chrome lever door furniture
- Cushion door stops to all doors opening onto walls
- 2400mm built-in robes with shelving, hanging rail and study nook to bedrooms
- 100% wool carpet to bedrooms
- Tasmanian Oak 14.3mm engineered timber flooring with Bona low VOC scratch resistant finish
- Australian made Haymes low VOC paint finish to all internal surfaces (one colour)

KITCHEN

- 20mm recycled glass benchtops
- Low VOC custom cabinetry
- Westinghouse 900mm stainless steel under bench electric oven
- Westinghouse 900mm ceramic electric cooktop
- Westinghouse 900mm undermount range hood (externally ducted)
- 1 3/4 bowl stainless steel sink with drainer
- Phoenix taps WELS rated water saving brushed nickel flick mixer
- Tiled splashback
- Australian hardwood chopping block
- 2 compartment recycling bin system and cutlery tray insert

BATHROOMS

- 20mm recycled glass benchtops
- Low VOC custom cabinetry
- Solid surface basin
- Solid surface bath (design specific)
- LED backlit wall mirror with magnifying panel and clock
- Waterproofing to all tiled areas
- 600x300 ceramic floor and wall tiles to wet areas full height to shower walls
- 600x300 ceramic tiled shower base set-in floor
- 1950mm frameless shower screens w/ pivot door
- Phoenix taps WELS rated water saving brushed nickel flick mixer
- WELS rated water saving low-level toilet suites

LAUNDRY / PANTRY

- Low VOC custom cabinetry
- Tiled splashback
- Stainless steel insert trough
- Phoenix Taps WELS rated water saving brushed nickel finish sink mixer
- Chrome finish hot and cold tap fittings for washing machine
- 600x300 ceramic floor tile
- In draw laundry hamper

STUDY

- Low VOC custom cabinetry
- Metabox filing draws
- Tech and storage cupboard

ELECTRICAL & SAFETY

- Kitchen 4x GPO, 2x surface mounted downlights, 1x telephone point or 1x data point
- Living/Dining 3x GPO, 4x surface mounted downlights, 1x TV point
- Bathroom/Laundry/Pantry 2x GPO, 1x downlight, 1x exhaust fan
- Bedroom/Rumpus 2x GPO, 1x ceiling fan w/ light
- Study 2x GPO, 1x downlight
- External 2x wall light w/ sensor, 2x external GPO
- Smoke detectors hard wired w/ battery backup
- Energy saving LED globes to all downlights

Standard inclusions

EcoSanctuary range

ENERGY EFFICIENCY / SUSTAINABILITY

- 7 Star energy rating (via site specific passive solar design recommendations)
- 2.22 KW grid connect solar power system
- 10,000 litre poly water tank connected to dishwasher and toilet
- 250 litre energy efficient hot water system
- Sealing with Thermacraft vapour permeable membrane
- Zero carbon footprint cladding
- Double glazed aluminium windows and sliding doors
- Low VOC paints and sealers
- Low VOC custom cabinetry
- WELS rated plumbing fixtures
- LED downlights
- Bulk insulation - ceiling R6 batts, walls R2.5, floor R6. (subfloor sealed)

SITE & FOUNDATIONS

- Footings (to class 'M' soil classification)
- 600mm diameter bored pier concrete pad with galvanised steel stumps to 400mm high
- Connection of services available from perimeter of building
- NCC termite treatment

EXTERIOR

- NCC compliant structure (local, state and national compliance)
- Plantation pine frames and trusses
- Trim Deck profile colorbond colour roofing and accessories
- Zero carbon footprint Weathertex cladding
- Australian made Haymes Low VOC paint finish to all external surfaces (one colour)
- AWS powder coated aluminium double-glazed windows and sliding door units
- Fly screens to all openable windows and sliding doors
- One garden tap connected to water tank
- BAL (Bushfire Attack Level) 12.5 construction
- Australian hardwood decking + external steps as detailed in floorplan
- Wind rating to N2
- Featured timber cladding
- Timber entry door with feature handle

INTERIOR

- 2550mm living ceiling height throughout
- 10mm plasterboard to walls and ceilings
- Insulation to external walls, floors and ceilings
- Eazypine 67mm square set skirting and architraves
- Villaboard (water resistant) to bathroom
- Redicote 2100mm hinged internal doors with brushed chrome lever door furniture
- Cushion door stops to all doors opening on to walls
- 2400mm built-in robes with shelving and hanging rails
- Wool carpet to bedrooms
- Tasmanian Oak 14.3mm engineered timber flooring with Bona low VOC scratch resistant finish
- Australian made Haymes low VOC paint finish to all internal surfaces (one colour)

KITCHEN

- 20mm reconstituted stone benchtop with waterfall edge to island
- Low VOC custom cabinetry
- Westinghouse 600mm stainless steel under bench electric oven
- Westinghouse 600mm ceramic electric cooktop
- Westinghouse 600mm under mount range hood (externally ducted)
- 1 3/4 bowl stainless steel sink with drainer
- Phoenix taps WELS rated water saving brushed nickel flick mixer
- Tiled splashback

LAUNDRY

- Low VOC custom cabinetry and tiled splashback
- Stainless steel insert trough
- Phoenix taps WELS rated water saving brushed nickel flick mixer
- Chrome finish hot and cold tap fittings for washing machine
- 600x300 ceramic floor tile

BATHROOM

- 20mm reconstituted stone benchtop
- Low VOC custom cabinetry
- White vitreous china basin
- 900x1200 fixed wall mirror
- Waterproofing to all tiled areas
- 600x300 ceramic floor and wall tiles to wet areas 2550mm high to shower walls
- 600x300 ceramic tiled shower base set-in floor
- 1950mm semi-frameless shower screens with pivot door
- Phoenix taps WELS rated water saving chrome finish plumbing fixtures + fittings
- WELS rated water saving low-level toilet suites

ELECTRICAL & SAFETY

- Kitchen 4x GPO, 3x downlights, 1x telephone point or 1x data point
- Living/Dining 3x GPO, 3x downlights, 1x TV point
- Bathroom/Laundry/Utility 2x GPO, 1x downlight, 1x exhaust fan
- Bedroom/Rumpus 2x GPO, 1x ceiling fan w/ light
- External 1x single flood light with sensor, 2x external GPO
- Smoke detectors hard wired with battery backup
- Energy saving LED globes to all downlights

PANTRY

- Low VOC custom cabinetry + tiled splashback
- 600x300 ceramic floor tile

EcoLiving range

ENERGY EFFICIENCY / SUSTAINABILITY

- 7 Star energy rating (via site specific passive solar design recommendations)
- 2.22 KW grid connect solar power system
- 10,000 litre poly water tank connected to dishwasher and toilet
- 250 litre energy efficient hot water system
- Sealing with Thermacraft vapour permeable membrane
- Zero carbon footprint cladding
- Double glazed aluminium windows and sliding doors
- Low VOC paints and sealers
- Low VOC custom cabinetry
- WELS rated plumbing fixtures
- LED downlights
- Bulk insulation - ceiling R6 batts, walls R2.5, floor R6. (subfloor sealed)

SITE & FOUNDATIONS

- Footings (to class 'M' soil classification)
- 600mm diameter bored pier concrete pad with galvanised steel stumps to 400mm high
- Connection of services available from perimeter of building
- NCC termite treatment

EXTERIOR

- NCC compliant structure (local, state and national compliance)
- Plantation pine frames and trusses
- Trim Deck profile colorbond colour roofing and accessories
- Zero carbon footprint Weathertex cladding
- Australian made Haymes Low VOC paint finish to all external surfaces (one colour)
- AWS powder coated aluminium double-glazed windows and sliding door units
- Fly screens to all openable windows and sliding doors
- One garden tap connected to water tank
- BAL (Bushfire Attack Level) 12.5 construction
- Australian hardwood decking + external steps as detailed in floorplans
- Wind rating to N2

INTERIOR

- 2550mm ceiling height throughout
- 10mm plasterboard to walls and ceilings
- Insulation to external walls, floors and ceilings
- Eazypine 67mm square set skirting and architraves
- Villaboard (water resistant) to bathroom
- Redicote 2100mm hinged internal doors with brushed chrome lever door furniture
- Cushion door stops to all doors opening on to walls
- 2400mm built-in robes with shelving and hanging rails
- Wool carpet to bedrooms
- Tasmanian Oak 14.3mm engineered timber flooring with Bona low VOC scratch resistant finish
- Australian made Haymes low VOC paint finish to all internal surfaces (one colour)

KITCHEN

- 20mm reconstituted stone benchtop with waterfall edge to island
- Low VOC custom cabinetry
- Westinghouse 600mm stainless steel under bench electric oven
- Westinghouse 600mm ceramic electric cooktop
- Westinghouse 600mm under mount range hood (externally ducted)
- 1 3/4 bowl stainless steel sink with drainer
- Phoenix taps WELS rated water saving brushed nickel flick mixer
- Tiled splashback

LAUNDRY

- Low VOC custom cabinetry and tiled splashback
- Stainless steel insert trough
- Phoenix taps WELS rated water saving brushed nickel flick mixer
- Chrome finish hot and cold tap fittings for washing machine
- 600x300 ceramic floor tile

BATHROOM

- 20mm reconstituted stone benchtop
- Low VOC custom cabinetry
- White vitreous china basin
- 900x1200 fixed wall mirror
- Waterproofing to all tiled areas
- 600x300 ceramic floor and wall tiles to wet areas 2550mm high to shower walls
- 600x300 ceramic tiled shower base set-in floor
- 1950mm semi-frameless shower screens with pivot door
- Phoenix taps WELS rated water saving chrome finish plumbing fixtures + fittings
- WELS rated water saving low-level toilet suites

ELECTRICAL & SAFETY

- Kitchen 4x GPO, 3x downlights, 1x telephone point or 1x data point
- Living/Dining 3x GPO, 3x downlights, 1x TV point
- Bathroom/Laundry/Utility 2x GPO, 1x downlight, 1x exhaust fan
- Bedroom/Rumpus 2x GPO, 1x ceiling fan w/ light
- External 1x single flood light with sensor, 2x external GPO
- Smoke detectors hard wired with battery backup
- Energy saving LED globes to all downlights

All modular homes

PEACE OF MIND

- 7-year Home owners warranty insurance
- 3-month Ecoliv rectification/maintenance

EXCLUSIONS POA

- Excavation of site if required
- Driveway construction
- Transport/Delivery Fees
- Service connections
- Balustrade/handrails

PRE-CONSTRUCTION PHASE

The following items are NOT included in construction costs. Pricing for the Pre-Construction Phase items are site and project dependent.

- Pre-construction design and documentation
- Town planning/Development approval and Building permit documentation
- Town planning/Development approval and Building permit application fees
- Soil test fees
- Energy rating fees
- Bushfire attack level assessment fees
- Engineering drawings and specification fees
- Site re-survey fees
- External consultant reporting fees

Please note: Ecoliv Standard Construction Inclusions and Materials Specifications are subject to availability at the time of construction and can vary for individual sites. These Standard Construction Inclusions are valid for a 3-month period from the date of engagement for Pre-Construction Phase and are subject to change pending supplier availability.



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