



Recipe Houses™

Your affordable, site specific, sustainable design and construction package

- ✓ **Affordable**
- ✓ **Site specific**
- ✓ **Flexible**
- ✓ **Energy efficient**
- ✓ **Low maintenance**
- ✓ **GreenSmart Energy Efficiency Award winning**





SUSTAINABLE believes we need affordable and environmentally sustainable houses that enhance the built environment and reduce environmental destruction by the use of sustainable building systems that provide economical, practical solutions.

What are Recipe Houses?

SUSTAINABLE has developed a new affordable, low maintenance, site specific housing alternative. "Recipe Houses" are your proven sustainable design and construction package customised to your individual block of land and starting at only \$250,000 for a 3 bedroom + study, 2 & 1/2 bath home.

"Recipe Houses" (as we refer to them) are a selection of energy-efficient pre-designed modules or components that are linked together and built onsite to create your perfect house.

The modules allow you to choose from are a wide selection of small, medium and large living, sleeping, storage and connection modules to suit your lifestyle and requirements.

You simply select how many bedrooms, bathrooms and living areas you require and during the design stage we arrange and connect these modules in the most environmentally advantageous locations on your site so that the final product is a complete sustainable home, customised for your site.



Your Recipe House advantages

- **Affordable**
- **Site specific- NOT pre-fabricated pods or kit homes**
- **Constructed onsite**
- **Energy efficient:** resource efficient, water waste and energy efficient - a well designed sustainable alternative to project housing
- **Flexible & a wide variety of selection:** from small, medium and large living, sleeping, and garage modules to suit every family type
- **Adaptable & customised to a wide variety of sites:** Recipe Houses can be positioned anywhere, from an inner suburban block to remote regional areas and rural areas
- **Low maintenance** - we evaluate the 25 year life cycle of your house
- **Environmentally friendly building materials:** exterior walls are clad in your choice of low maintenance lightweight materials in accordance with their orientation
- **Minimises waste materials & construction impacts on the site**
- **Built utilising sustainable technologies**
- **Utilises local council utilities:** (depending on location) or can be stand alone, with the provision for water tanks and solar power
- **The dream of a sustainable home is possible for you!**



What sets Recipe Houses apart?

The Recipe Homes are not pre-fabricated or pre-built pods or kit homes that are just delivered onsite. They are not simply a standard plan list that you pick your house from alike the project market, nor are they an owner builder pack. Recipe Houses are completely designed for your individual site and built on your site.

The homes are sustainable and energy efficient because they all take into account:

- Passive design
- Energy efficiency
- Solar orientation
- Passive ventilation
- Site management
- Water and storm water management
- Integrated Landscaping Design
- Built form issues
- Views & vistas
- Challenges versus commercial outcomes and opportunities.
- Life Cycle Assessment of building, product and material choices to manage your Ongoing Resource Management & Costs after your home is constructed.





Where we design and construct?

Sustainable designs and construct homes throughout:

- Brisbane
- Gold Coast
- Sunshine Coast
- Southern Downs QLD
- Toowoomba
- North Coast NSW

Is your site/block of land ideally suited for a Recipe House?

We build Recipe Houses on the following sites:

- Remote/difficult sites of all sizes/shapes and contours
- Flat or steep slopes (we do both slab on ground and houses raised up on steel posts)
- Urban development projects
- Small Lots, Large Lots or Acreage
- Locations where trades people are scarce
- Projects with budget limitations
- Projects with time pressures
- Site where access to amenities is limited



Simple selection process (how it works)

1. You purchase a block of land and come to us. We provide advice in regards to what modules we believe, will best suit the site and provide information on orientation, ventilation, slope etc.

2. You decide what modules what you want and how many. There are different Living, Sleeping and Garage modules for Small, Medium and Large families that are combined to create your home.

3. You select from our range of finishes, fittings and fixtures, all of which will be provided to you as part of our standard information package.

4. Your working drawings are produced, approvals and engineering are obtained.

5. Your Recipe House is constructed.





Your Proof - Recipe Houses are award winning

Sustainable has had over 20 successful years in the industry. The Housing Industry Association (HIA) which is Australia's largest residential building organisation and the voice of Australia's home building industry - has awarded Sustainable with over 60 Australian housing awards. In particular the majority of these are the Australian Greensmart Energy Efficiency awards, including numerous Greensmart Home of the year awards.

Our Sustainable Design and Construction Team who are experts in sustainable housing, have also been highly recognised with the Australian Greensmart Professional of the Year awards.

Some of our prestigious awards:

2011

- HIA Silver Queensland Renovation/ Addition Project of the Year - Oxley Home**
- HIA Queensland Greensmart Energy Efficient Home of the Year - Tivoli Home**
- HIA Silver National Greensmart Home of the Year - Curtis Home Moreton Island**
- Silver Brisbane/ Toowoomba Custom Built Home of the Year up to \$300,000 - Tivoli Home**

2010

- HIA CSR Queensland Housing Awards Queensland GreenSmart Energy Efficiency Awards Finalist**
- Finalist Queensland GreenSmart Energy Efficiency Award - Bardon (HIA-CSR Queensland Housing Awards)**



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Award Winning Small Module House - Tivoli Residence

- HIA Queensland Greensmart Energy Efficient Home of the Year - 2011
- HIA Silver Brisbane/ Toowoomba Custom Built Home of the Year up to \$300,000 - 2011





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Award Winning Medium Module House - Boonah Residence

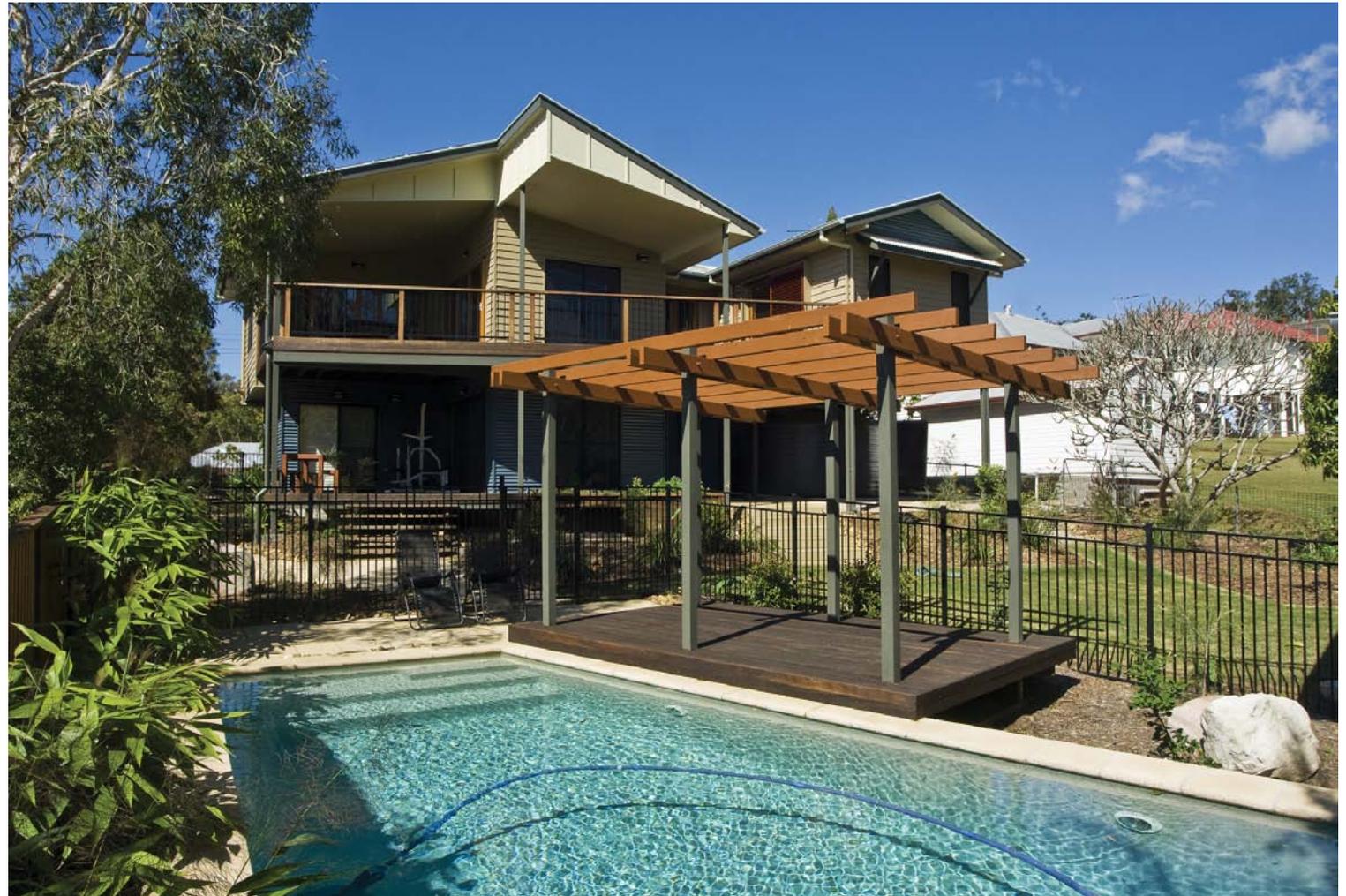
- HIA Brisbane/Toowoomba Greensmart Energy Efficient Home of The Year - 2009





Award Winning Large Module House - Bardon Residence

- HIA-CSR QLD Housing Awards Finalist Queensland GreenSmart Energy Efficiency Award - 2010



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| | Type | Construction Costs | Design Fees | Materials & Finishes | Design timeframes | Construction timeframes | Award Winning Examples |
|-----------------------------|--|--------------------|-------------|--|---|--|---|
| Small Module Houses | ✓ 2 bed + study + 1 & 1/2 bath | ✓ \$185k-\$285k | ✓ \$10k | ✓ Basic range of materials and finishes | ✓ 5-6 weeks + 3 weeks Council approval (approximately, depending on any design changes) | ✓ 10-12 weeks (approximately, depending on site location and site constraints) |  |
| Medium Module Houses | ✓ 3 bed + study + 2 & 1/2 baths | ✓ \$250k-\$350k | ✓ \$20k | ✓ Medium range of materials and finishes | ✓ 6-7 weeks + 3 weeks Council approval (approximately, depending on any design changes) | ✓ 12-14 weeks (approximately, depending on site location and site constraints) |  |
| Large Module Houses | ✓ 4 bed + study + 2 & 1/2 baths + 2 living rooms | ✓ \$330K-\$430K | ✓ \$30k | ✓ Full range of materials and finishes | ✓ 7-8 weeks + 3 weeks Council approval (approximately, depending on any design changes) | ✓ 14-16 weeks (approximately, depending on site location and site constraints) |  |

* For more information on Materials and Finishes, please see our Inclusions package within this brochure.

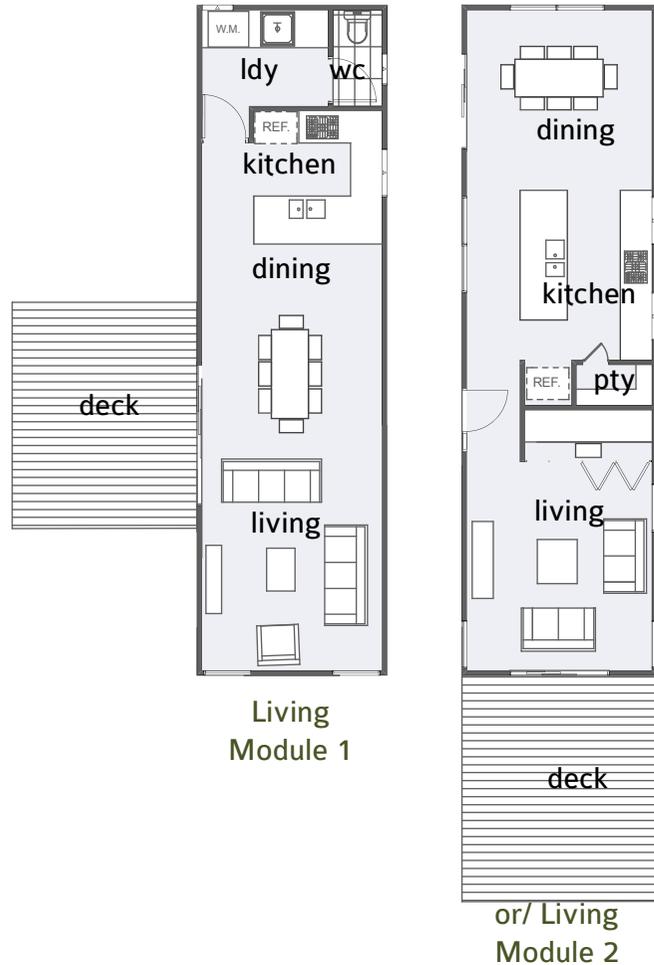
* Please note: construction costs, construction timeframes, design fees & design timeframes are subject to site constraints, site location, soil type, client input & level of finish required. Also design & approval stages timeframes may be longer if Development Approval/s are required.

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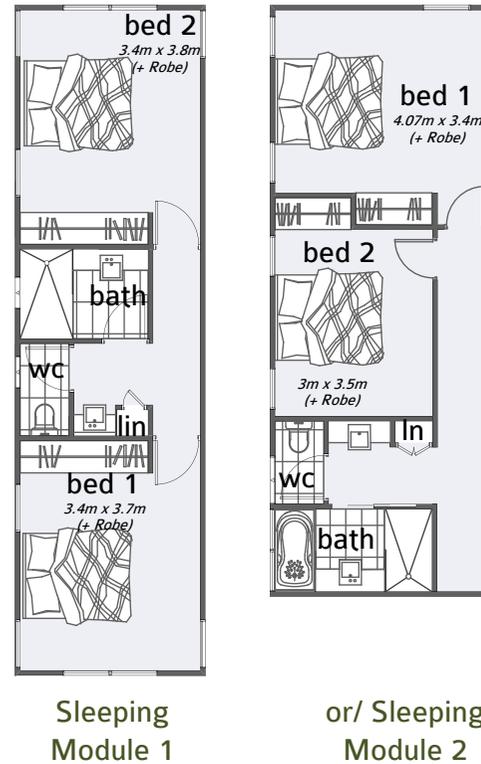


Small Module Houses - 2 bedrooms + study + 1 & 1/2 bathrooms

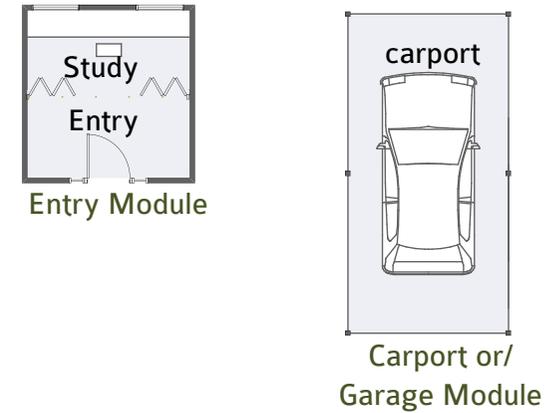
Select your Living Module...



+ Select your Sleeping Module...



+ Select your Entry & Carport or Garage Module...



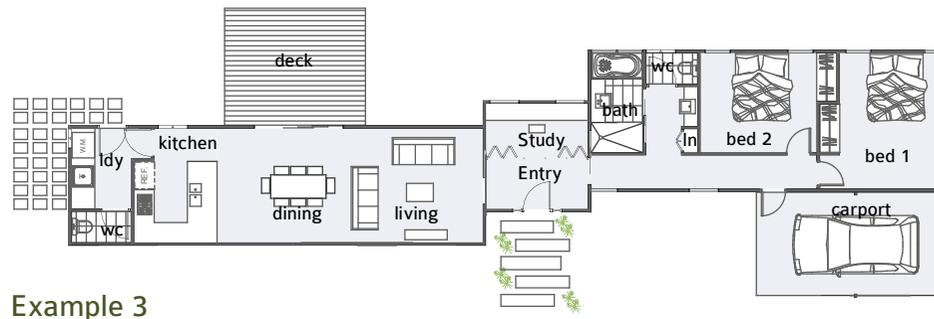
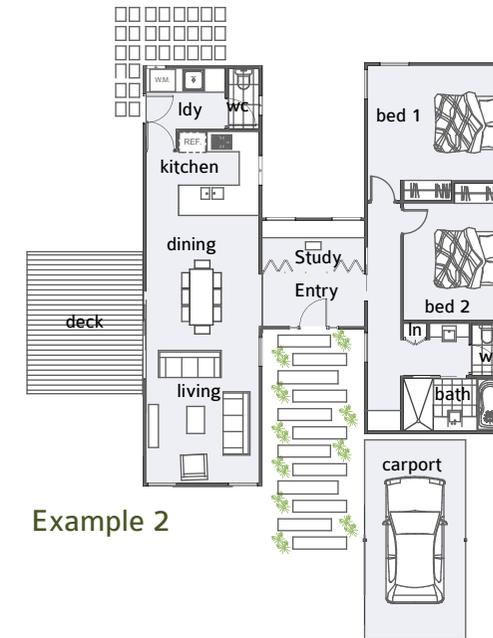
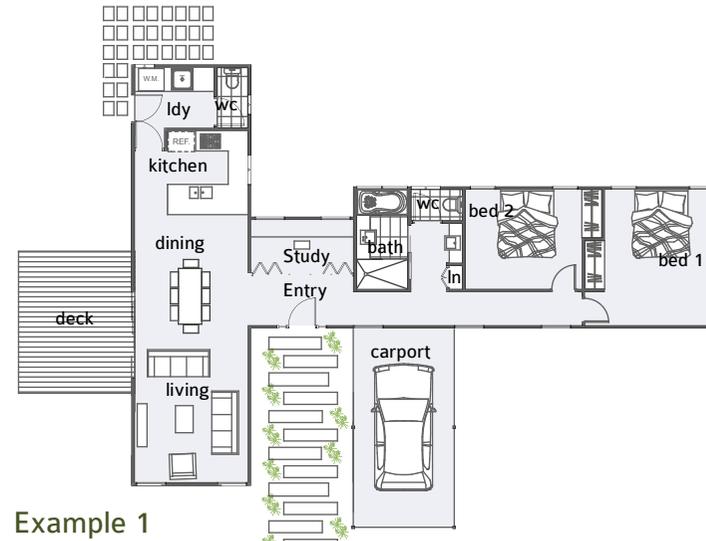
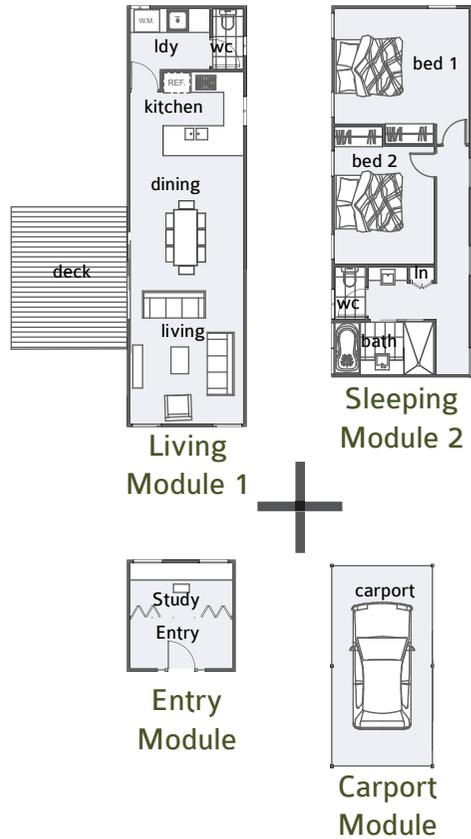
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Small Module Houses - 2 bedrooms + study + 1 & 1/2 bathrooms

Example of selected modules
...Living/Sleeping/Master/Garage

Example of combined selected modules

...We combine your modules to create various house layouts to suit your site

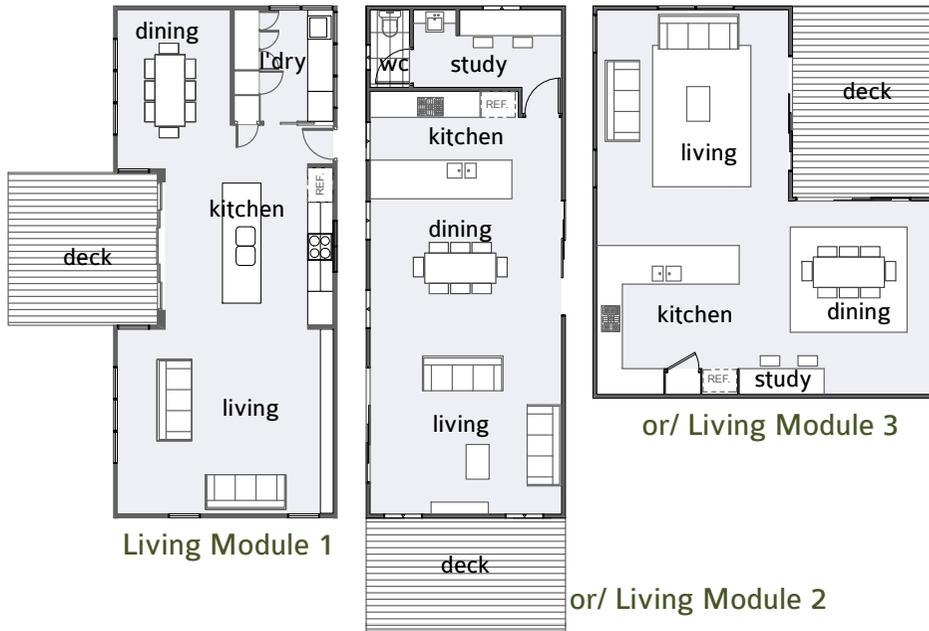


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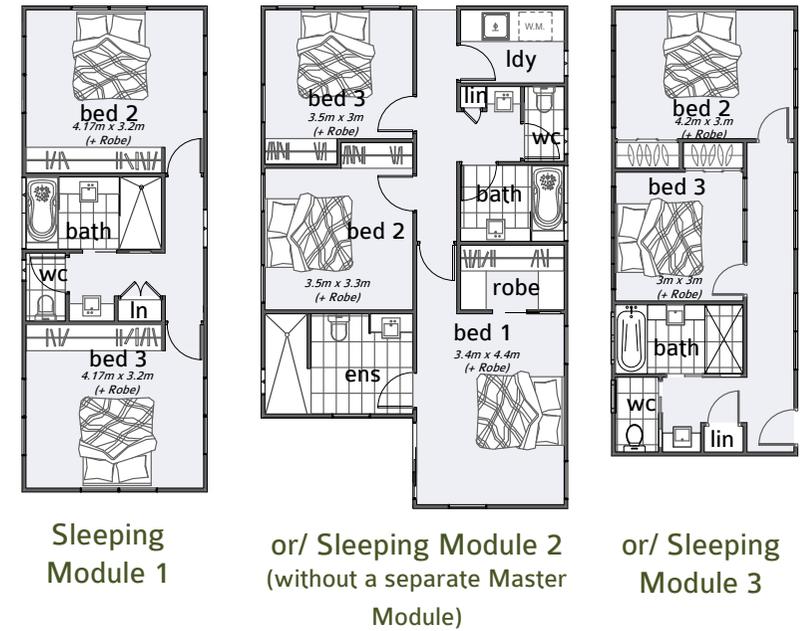


Medium Module Houses - 3 bedrooms + study + 2 & 1/2 bathrooms

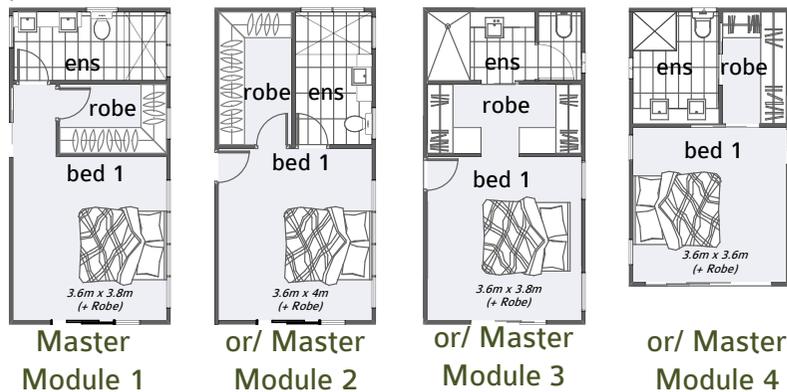
Select your Living Module...



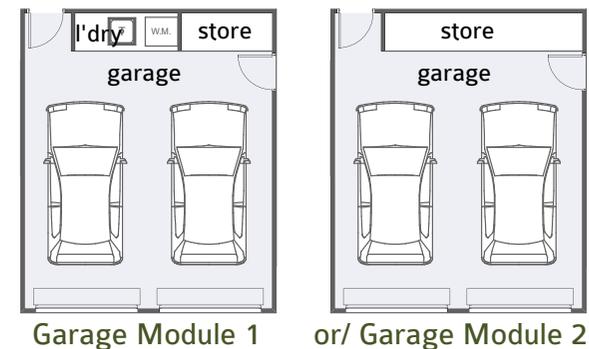
+ Select your Sleeping Module...



+ Select your Master Module...



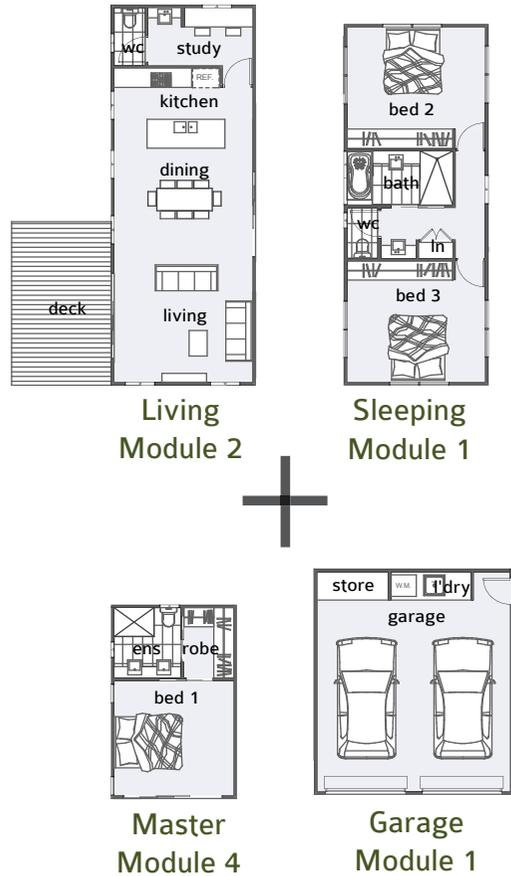
+ Select your Garage Module...





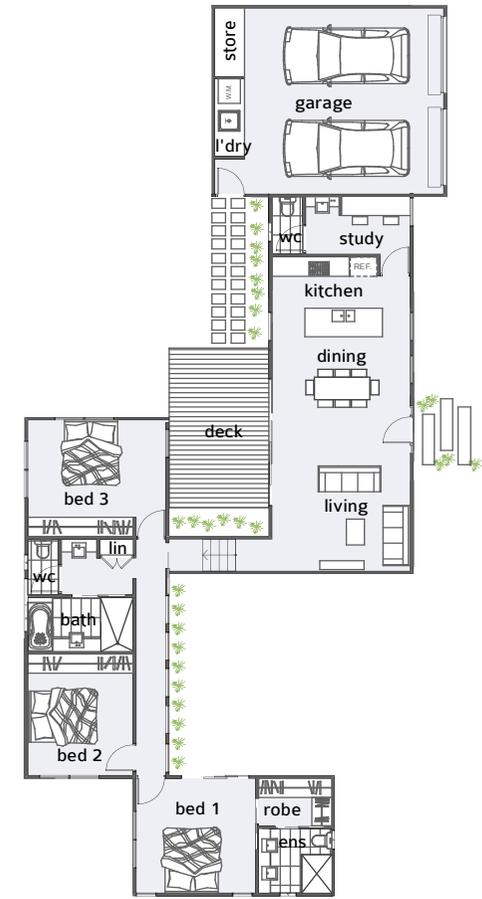
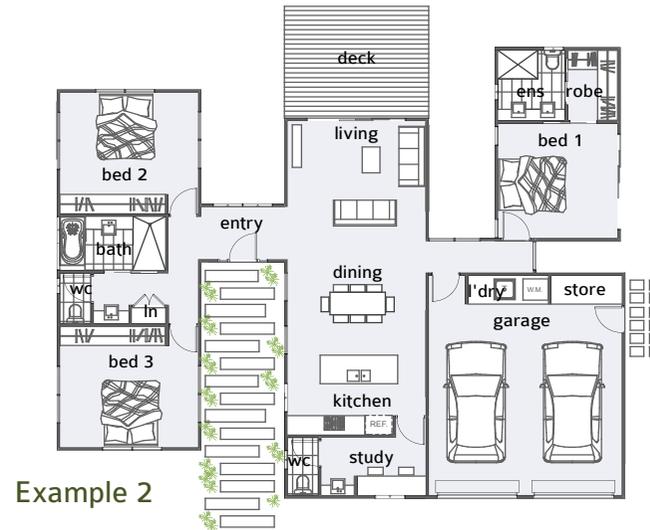
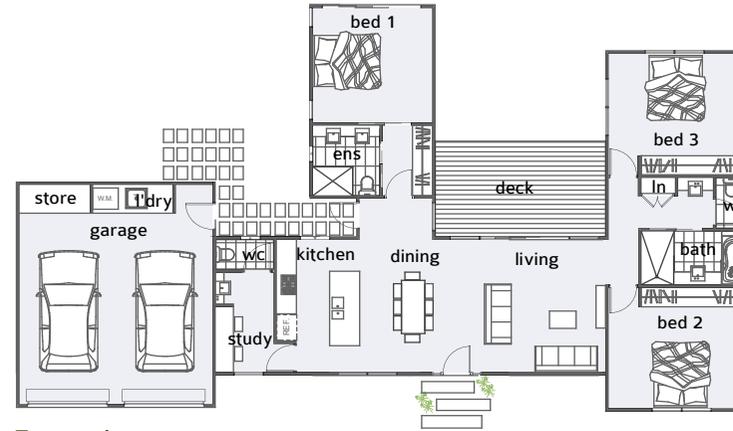
Medium Module Houses - 3 bedrooms + study + 2 & 1/2 bathrooms

Example of selected modules
...Living/Sleeping/Master/Garage



Example of combined selected modules

...We combine your modules to create various house layouts to suit your site

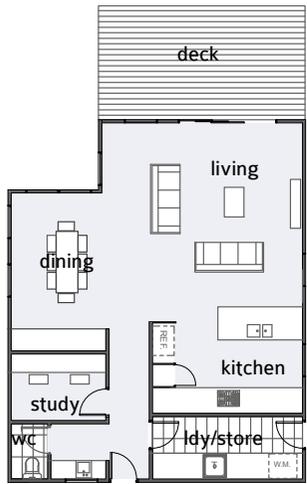


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Large Module Houses - 4 bedrooms + study + 2 @ 1/2 bathrooms + 2 living rooms OR / alternative 3 extra large bedrooms

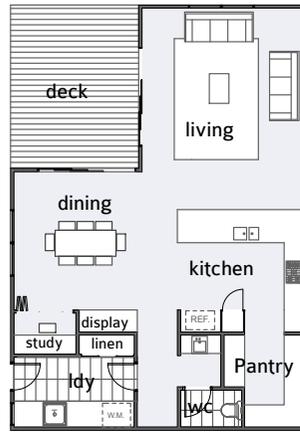
Select your Living Module...



Living Module 1

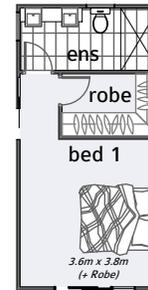


or/ Living Module 2

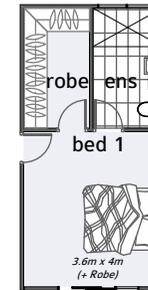


or/ Living Module 3

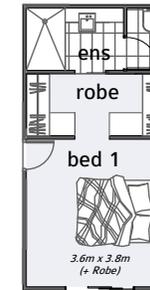
+ Select your Master Module...



Master
Module 1



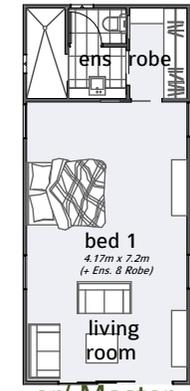
or/ Master
Module 2



or/ Master
Module 3



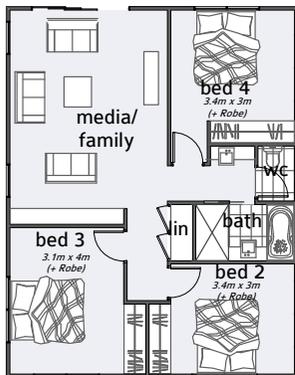
or/ Master
Module 4



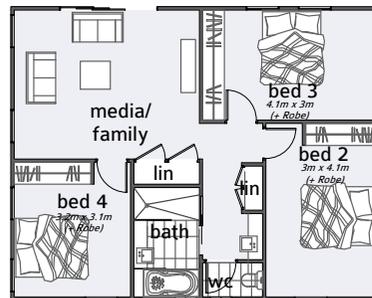
or/ Master
Module 5

(Extra large bedroom option.
Note additional costs for extra
3rd living room)

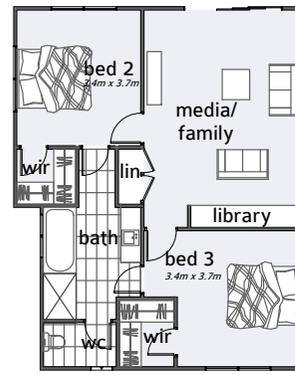
+ Select your Sleeping Module...



Sleeping Module 1

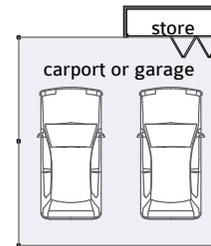


or/ Sleeping Module 2

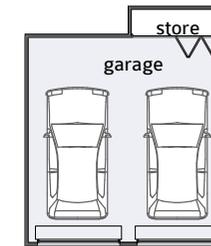


or/ Sleeping Module 3
(alternative 2 extra large bedrooms option)

+ Select your Garage/Carport Module...



Carport Module



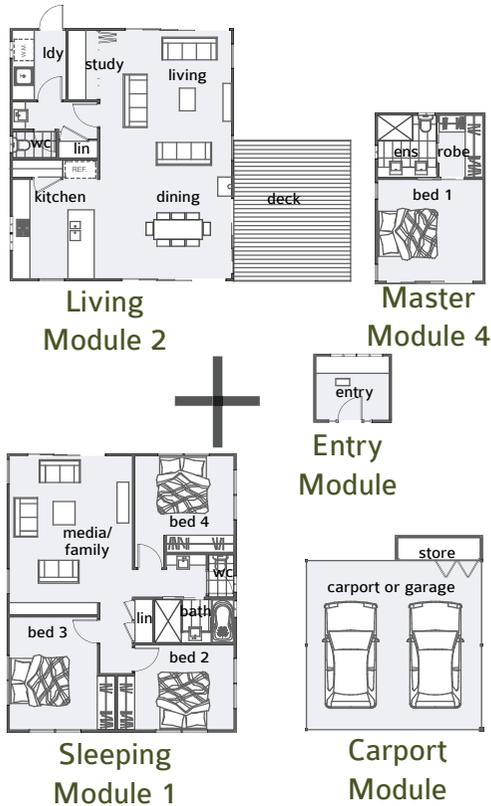
or/ Garage Module

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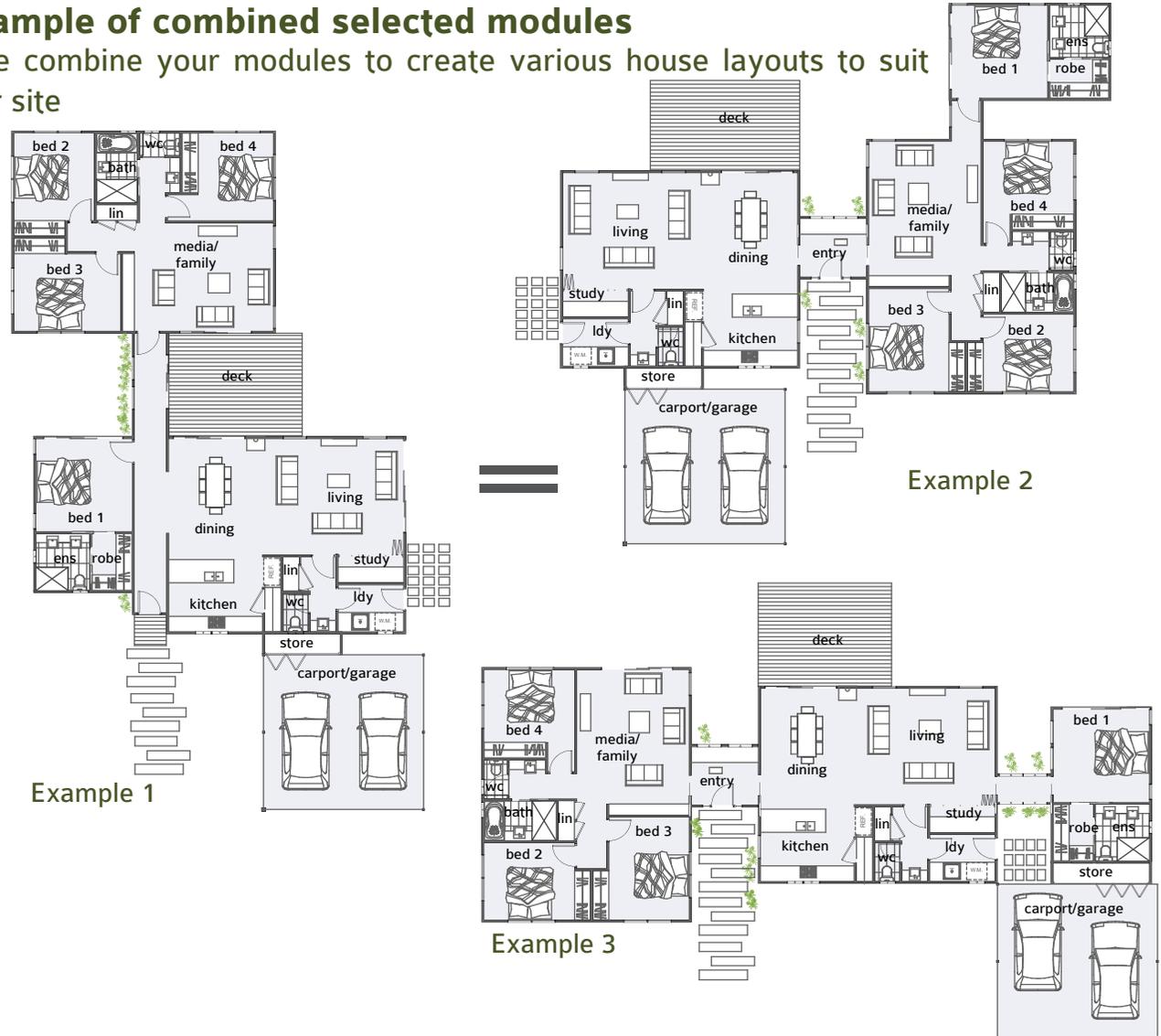


Large Module Houses - 4 bedrooms + study + 2 @ 1/2 bathrooms + 2 living rooms

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Example of combined selected modules
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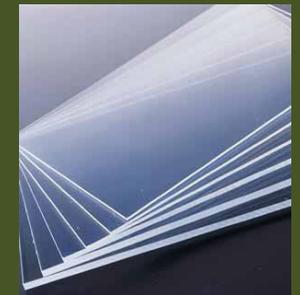




Recipe Houses™

Your affordable, site specific, sustainable design and construction package

Your Inclusions





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Standard inclusions for all Module types

- Passive Design and Masterplan Concept
- Insulation to Walls/Ceiling/ Roof to achieve 6 Star Rating
- Prewired for solar panels
- Solar hot water
- 5000L Rainwater Tank piped through house
- 2550 min ceiling height
- Floor coverings
- Aluminium framed windows and doors
- Ceiling fans to all Bedrooms and Living areas
- Semi-frameless shower screens and mirrors
- Compact Fluorescent Lights (energy efficient)
- Colour scheme internal and external
- Wardrobe fit out
- Flyscreens
- Treated Framing
- Termite Protection

Sustainable Add-Ons

- Solar, PV Panels - Back to Grid/ Stand alone
- Additional Water Tanks
- Landscaping Soft/Hard
- Drought Tolerant Landscaping
- Gas reticulation
- Blinds/Curtains
- 2700 ceiling height
- Double glazing
- Crimsafe

• * Exclusions: Driveways, Site Cut and Fill, Landscaping, Engineering, Certification



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Inclusions - all module types include a selection of the following:

Exterior Finishes:

- Lightweight claddings
- Colorbond
- Feature Timber Panelling



Windows:

- Double Hung
- Louvres
- Sliding windows



Doors:

- Sliding Doors
- Bifold Doors
- Hinged Doors



Flooring:

- Bamboo Floors
- Tiled Floors
- Carpet
- Timber



Cabinetry:

- Laminated Cupboards & Benchtops
- Stone Benchtops
- 2 pac Cupboards



Roof Options:

- Colorbond (Skillion Roof, Hip & Gable Roof, or Flat Roof)



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Give Sustainable a call NOW on (07) 3201 1177 to talk to your highly awarded experts in sustainable home design and construction and start planning your new Recipe House today!



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