



## Secondary dwellings





Awarded Best Secondary Dwelling/Granny Flat - EcoHut

## Secondary dwellings

Featuring five efficient and versatile floorplans, our Secondary dwellings redefine compact and stylish living, offering tailored solutions for those seeking a modern, sustainable, and space-efficient lifestyle.

### Stylish and compact future

With a selection of standard floorplans under 60m<sup>2</sup>, our self-contained living spaces, offer a multitude of advantages.

They provide flexibility for upsizing or downsizing as life circumstances evolve, promote intergenerational living by bringing younger and older generations together, offer affordable housing solutions for those otherwise priced out of the market, and create opportunities for generating additional income through short-term rentals.

Climate responsive and operationally energy efficient, Ecoliv homes harness the natural environment to provide a healthy, safe, and comfortable living environment for all generations. Crafted with precision from responsibly sourced, renewable, and resilient building materials each home addresses the needs of the present without compromising the future.



**ECOLIV<sup>®</sup>**

**EcoLiving<sup>1A</sup>**

Modules	1
Area	60m <sup>2</sup>
Deck	12.15m <sup>2</sup>
Length	16.05m
Width	4.5m
Height	3.4m
Price	\$272,000 + GST



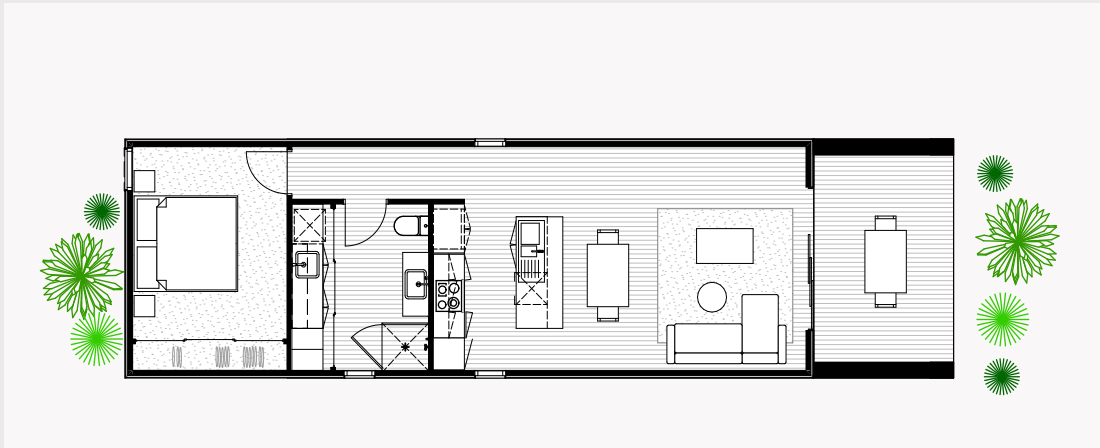




**ECOLIV**

## EcoSancturay<sup>1A</sup>

Modules	1
Area	60m <sup>2</sup>
Deck	11.65m <sup>2</sup>
Length	16m
Width	4.5m
Height	3.8m
Price	\$288,000 + GST

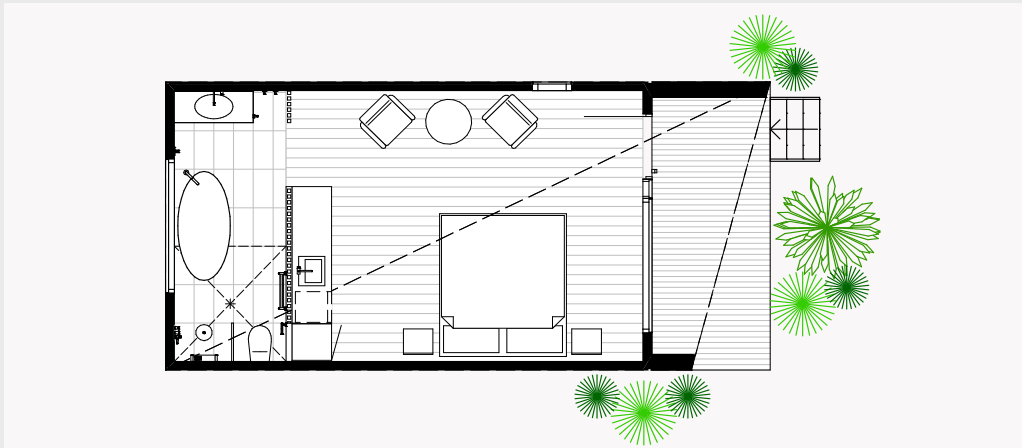




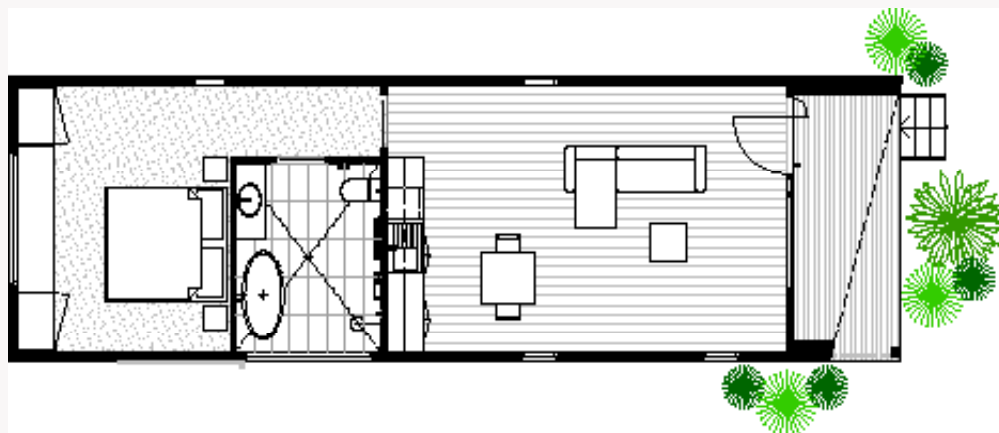
ECOLIV<sup>®</sup>

## EcoHut<sup>1A</sup>

Modules	1
Area	33.88m <sup>2</sup>
Deck	7.52m <sup>2</sup>
Length	9.20m
Width	4.50m
Height	3.7m
Price	\$240,000 + GST



1B



### EcoHut<sup>1B</sup>

Modules	1
Area	58.26m <sup>2</sup>
Deck	7.9m <sup>2</sup>
Length	14.7m
Width	4.5m
Height	3.7m
Price	\$305,000 + GST





# Standard inclusions

ECOLIV®

## EcoLiving & 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 washing machine and toilet
- 270 litre heat pump hot water system
- Sealing with vapour permeable membrane
- Zero carbon footprint cladding
- Double glazed argon filled aluminium windows and sliding doors
- Low VOC paints and sealers
- Low VOC custom cabinetry
- WELS rated plumbing fixtures
- LED downlights
- Bulk insulation - R1.5 Aircell roof blanket, 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
- TrimDeck 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

### 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
- 2500mm built-in robes with shelving and hanging rails
- Wool carpet to bedrooms
- Tasmanian Oak 14.3mm engineered timber flooring with low VOC scratch resistant finish
- Australian made Haymes low VOC paint finish to all internal surfaces (one colour)

### KITCHEN

- 20mm recycled glass benchtops with waterfall edge to island
- Low VOC custom cabinetry
- Fisher & Paykel 600mm 85L 7 Function Electric Oven
- Fisher & Paykel 600mm Ceramic Cooktop
- Fisher & Paykel 600mm Integrated Range Hood (externally ducted)
- 1 bowl stainless steel sink with drainer
- Phoenix taps WELS rated water saving chrome flick mixer
- Tiled splashback
- 2 compartment recycling bin and cutlery tray insert

### LAUNDRY

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

### BATHROOM

- 20mm recycled glass benchtops
- 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
- 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 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 with light
- External 1x single flood light with sensor, 2x external GPO
- Smoke detectors hard wired with battery backup
- Energy saving LED to all downlights

### EXCLUSIONS POA

- Pre-construction design fees
- Excavations of site if required
- Driveway construction
- Transport/Delivery Fees
- Service connections
- Balustrade/handrails

\*Please note: Secondary dwellings, Extension and projects under 60m2 are to be connected to existing services. Therefore no solar power systems or water tanks are included.

# 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 a vapour permeable membrane
- 180 litre heat pump hot water system
- Double glazed argon filled aluminium windows and sliding doors
- Low VOC paints and sealers
- Low VOC custom cabinetry
- WELS rated plumbing fixtures
- LED downlights
- Bulk insulation - R1.5 Aircell roof blanket, 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
- Trimdeck 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
- 1020 solid core 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 to living with timber lined feature ceiling
- 2550mm max ceiling height to bedrooms and bathrooms
- 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 feature window seat
- 100% wool carpet to separate bedrooms
- Tasmanian Oak 14.3mm engineered timber flooring with 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
- Phoenix taps WELS rated water saving brushed nickel flick mixer
- Tiled splashback
- 2 compartment recycling bin and cutlery tray insert

### BATHROOM

- 20mm recycled glass benchtops
- Low VOC custom cabinetry
- Solid surface basin
- Solid surface bath (design specific)
- 2000mm frameless shower screen
- LED backlit wall mirror with magnifying panel
- Waterproofing to all tiled areas
- 600x300 ceramic floor and wall tiles to wet areas, full height tiling to 3 walls
- 600x300 ceramic tiled shower base set in floor
- Phoenix taps WELS rated water saving brushed nickel flick mixer
- WELS rated water saving toilet suites

### ELECTRICAL & SAFETY

- Kitchenette 2x GPO, 2x surface mounted downlights
- Living 1x GPO, 4x surface mounted downlights, 1x TV point or 1x data point
- Bathroom 1x 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 with battery backup
- Energy saving LED to all downlights

### EXCLUSIONS POA

- Pre-construction design fees
- Excavations of site if required
- Driveway construction
- Transport/Delivery Fees
- Service connections
- Balustrade/handrails

\*Please note: Secondary dwellings, Extension and projects under 60m2 are to be connected to existing services. Therefore no solar power systems or water tanks are included.



# ECOLIV<sup>®</sup>

## Contact us

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