

ORTECH INDUSTRIES
ESTABLISHED 1985 PTY LTD



MODULAR BUILDINGS

MODULAR BUILDINGS

INTRODUCTION

MODULAR CONSTRUCTION SYSTEM

THE PACKAGE

PROCESS

FLOORPLANS & ELEVATIONS

3

4

5

7

8

The Hobby

Torquay 4

Torquay 5

Torquay 6

Coolum 8

Coolum 10

Coolum 12

The Switch House

INTRODUCTION

The Ortech modular building system is a major development for environmentally sustainable accommodation. From design to construction and re-usability, modular customisation is the key concept of our Ortech System; Durra Panel, Walls and Ceilings combined with modular steel framing.

A comfortable and private structure for any use; it is prefabricated, extendable, and relocatable, suitable for temporary, Dependent Person Unit (DPU) or permanent individual dwellings to large scale accommodation and facilities.

SUSTAINABLE DESIGN

The use of Durra Panel as an internal lining material for Ortech modular buildings has set a new benchmark for sustainable design;

- **Low Embodied Energy:** Locally sourced straw is used in the simple manufacturing process results in exceptionally low embodied energy.
- **Positive Social Impact:** Innovatively utilising an agricultural biomass by-product provides supplementary economic activity to regional areas - sustainably.
- **Recycling and Disposal:** Durra Panel is fully recyclable and biodegradable, and can be beneficially disposed of as mulch or soil conditioner, avoiding landfill disposal.
- **CO2 Emission Sequestration:** Based on a renewable by-product of annual wheat harvesting, Durra Panel sequesters CO2 emissions from the atmosphere.
- **Indoor Environment Quality:** Avoiding the requirement for additive chemical binders common to other rigid board products, Durra Panel has exceptionally low VOC levels, contributing to healthier indoor environments.

The thermal properties of Durra Panel make our buildings naturally more energy efficient, reducing the need for artificial heating and cooling. Demountability, re-usability and recyclability are significant features of our sustainable Ortech modular building systems – *designing for life*.



MODULAR CONSTRUCTION SYSTEM

We use a prefabricated, modular construction system based on a 1200mm grid. The Ortech modular wall and ceiling systems consist of a lightweight engineered steel framework and Durra Panel. The buildings are assembled off-site, transported and jack-unloaded or craned into position.

The fully modular design allows the buildings to be used for a variety of temporary or permanent accommodation, from general residential, Dependent Person Unit (DPU), simple eco villages, remote housing and barracks, to larger service buildings such as school and training facilities, community buildings and mass accommodation.

A standard Ortech modular building uses concrete pad footings and adjustable steel piers. Temporary concrete block footings can be used if the building needs to be regularly relocated.



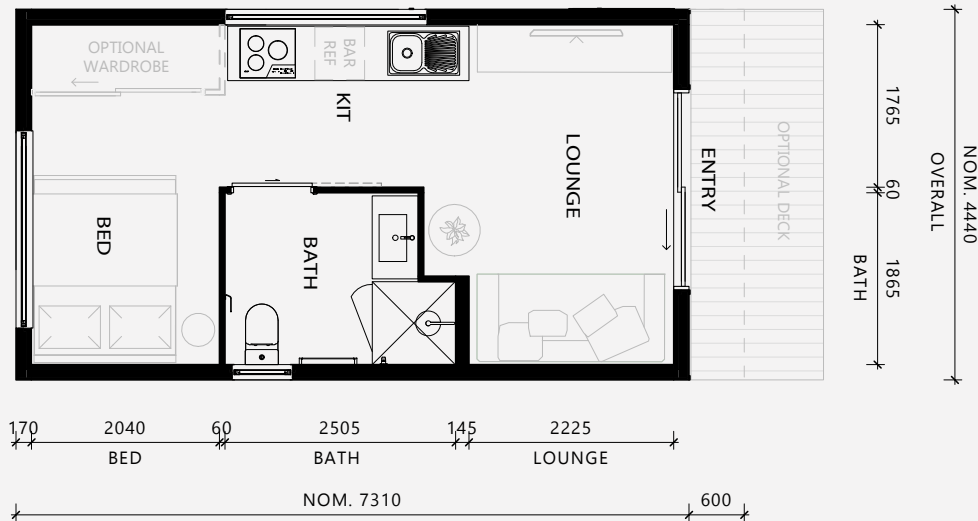
MODULAR HOME PACKAGE

Ortech Industries standard modular buildings have been designed with simplicity in mind. We also offer custom designed floor plans and roof structures to suit your design brief, site and climate zone.

Our homes come with a range of standard finishes, fixtures and fittings to choose from, as well as optional upgrades.

FLOOR PLANS

Ortech modular buildings are based on a 1200mm grid module system. The diagram below is an example of a six module studio with the optional verandah module. Internal walls may be positioned to suit your specific needs.



OPTIONS FOR ENERGY EFFICIENT STAR RATING

Ortech’s modular homes are designed with passive solar principles in mind, ensuring your home is thermally comfortable and your energy bills are reduced. Your homes insulation, glazing and placement can be adjusted to suit your site, to ensure your home meets the minimum 7 star NatHERS energy rating. Where desired, we can work with you to exceed the 7 star rating.

BUSHFIRE ATTACK LEVEL COMPLIANCE

All Ortech modular buildings are rated to BAL 12.5 as standard and if required can be upgraded to comply with Bushfire Attack Levels up to BAL 40 in accordance with Australian Standard AS 3959 - *Construction of Buildings in Bushfire-Prone Areas*.

ACCESSIBLE LIVING REQUIREMENTS

Ortech builds to the NCC 2022 requirements for accessible living. If requested we can design to any level from the Liveable Housing Guidelines (silver, gold or platinum).

PRE-ASSEMBLED - WORKS ORTECH BENDIGO VICTORIA

Ortech modular buildings are constructed in our Bendigo factory and then delivered to site as an assembled unit for installation. Electrical fitout and internal plumbing are included. Connection of site services P.O.A. Delivery P.O.A to suit your site location.

ORTECH MODULAR HOME STANDARD UNIT SYSTEM INCLUDES

| CONSTRUCTION SYSTEM | DESCRIPTION |
|---------------------|--|
| Flooring | <ul style="list-style-type: none">Reinforced concrete pad footingsAdjustable galvanised steel stumpsFully enclosed & insulated steel purlin floor frameTongue and groove sheet floor substrate |
| Walls | <ul style="list-style-type: none">Steel frameDurra Panel S50 - Paint FinishSisalation & Insulation |
| Ceiling | <ul style="list-style-type: none">Ceiling height = 2.5m for gable roofs, raked ceiling for skillion roofs.Galvanised Steel frameDurra Panel S50 - Paint FinishSisalation & Insulation |
| External | <ul style="list-style-type: none">Stramit Longspan roof & wall claddingFascia gutter, flashings, downpipes |
| Doors & Windows | <ul style="list-style-type: none">Aluminium doors double glazed windows with metal insect screensPre hung doors inc door furniture, jambs & sillsInternal architraves |
| Other | <ul style="list-style-type: none">Set of construction drawings and documentationWarranties for fixtures, fittings and appliancesCertificates of compliance for electrical, plumbing, waterproofing and glazing |

* Upgrade options available for BAL rating compliance: POA

MODULAR HOME PROCESS

What starts with an initial visit to our display village in Bendigo, continues with a completely collaborative and supported journey with the Ortech team. Our highly specialised team will manage every step of your new home, from you choosing the initial design through to the day you move in. See our project process below!

CUSTOMER ENQUIRY

Interested in finding your place? Visit our Display Village to find which home is best suited for you.
Initial project discussions include getting to know your needs and outlining your design brief.

CONCEPT DESIGN

You get started by selecting from our range of homes or we work on your custom design.
We assess costings for your brief and present a quote, including any variations, for your approval.

DEVELOPED DESIGN

We prepare the building contract and engage the relevant project consultants on your behalf.
We prepare and submit planning and building permit documentation following your approval of the drawings.

CONSTRUCTION DOCUMENTATION

Our design team prepare the construction documentation for your home.
We organise purchase orders, schedule contractors and finalise costings for services and transportation.

CONSTRUCTION

Construction can take 12-15 weeks from Building Permit being granted, carried out in our Bendigo Factory.
We prepare footings, electrical and plumbing works on site.

DELIVERY

We transport your place from our factory to your site. Jack-unloaded or crane if required.
We complete site installation including electrical and plumbing site connections.

MOVE IN!

MODULAR HOMES

HOBBY

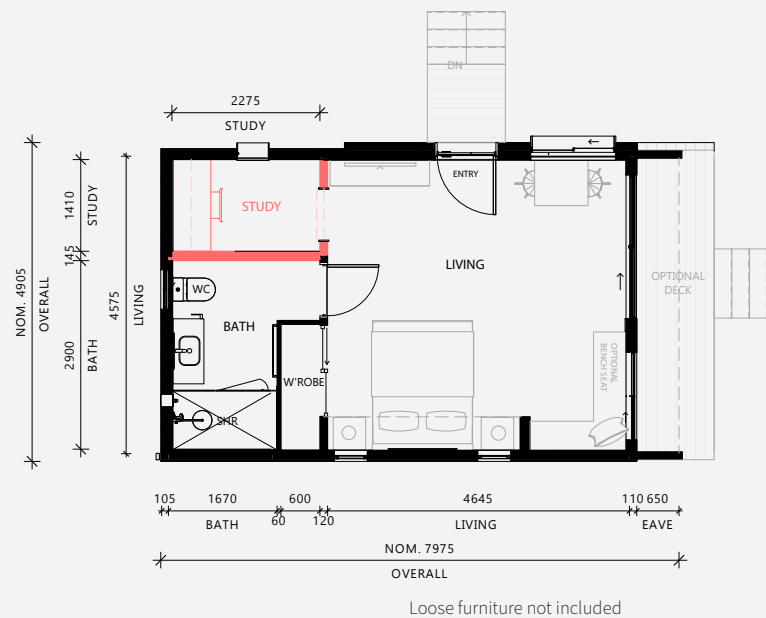
FROM \$209,790* INC GST

STUDIO DIMENSIONS

- Studio Area - 35.1m²
- Overall Internal Dimensions - 7.8m x 4.5m

MODULAR HOME INCLUDES

- Bathroom Package
- Electrical Package
- Floor Coverings
- Painting
- Double Glazing
- Insulated Floor System



Render for illustrative purposes only. May include upgraded finishes.

* Standard Unit price. All prices quoted are GST inclusive and exclude external consultants, permit fees, delivery to site and site works. Ortech Industries reserve the right to make modifications to the plans, specifications, and dimensions if so required.

TORQUAY 4

MODULAR HOME FROM \$123,400* INC GST

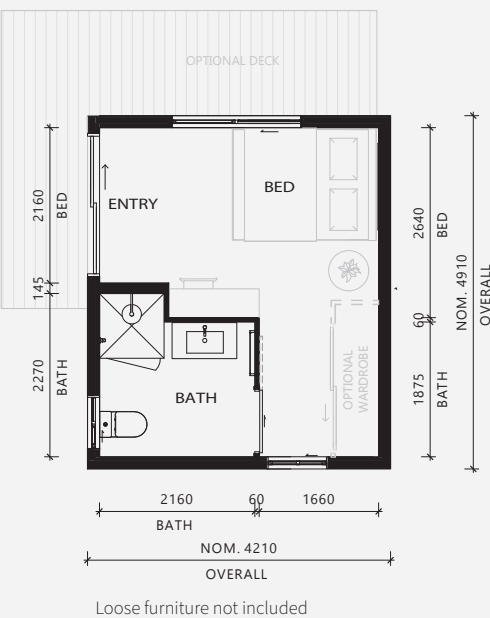
KIT HOME FROM \$53,520* INC GST

STUDIO DIMENSIONS

- Studio Area - 17.5m²
- Overall Internal Dimensions - 3.9m x 4.5m

MODULAR HOME INCLUDES

- Bathroom Package
- Electrical Package
- Floor Coverings
- Painting
- Double Glazing
- Insulated Floor System



Render for illustrative purposes only. May include upgraded finishes.

* Standard Unit price. All prices quoted are GST inclusive and exclude external consultants, permit fees, delivery to site and site works. Ortech Industries reserve the right to make modifications to the plans, specifications, and dimensions if so required.

TORQUAY 5

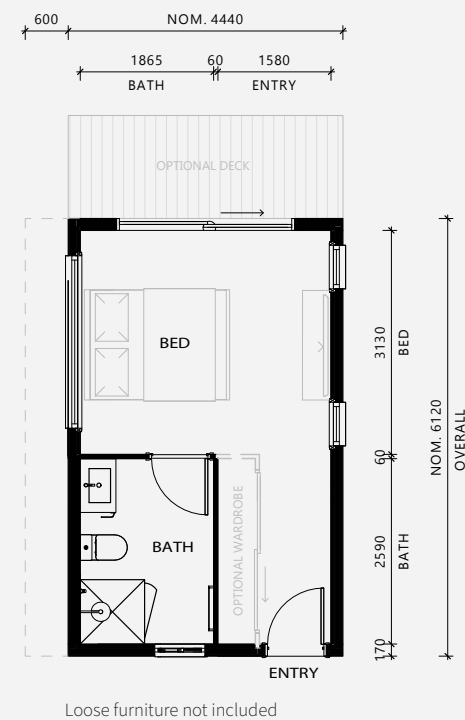
MODULAR HOME FROM **\$133,370*** INC GST
KIT HOME FROM **\$56,190*** INC GST

STUDIO DIMENSIONS

- Studio Area - 20m²
- Overall Internal Dimensions - 5.7m x 3.5m

MODULAR HOME INCLUDES

- Bathroom Package
- Electrical Package
- Floor Coverings
- Painting
- Double Glazing
- Insulated Floor System



Loose furniture not included



Render for illustrative purposes only. May include upgraded finishes.

* Standard Unit price. All prices quoted are GST inclusive and exclude external consultants, permit fees, delivery to site and site works. Ortech Industries reserve the right to make modifications to the plans, specifications, and dimensions if so required.

TORQUAY 6

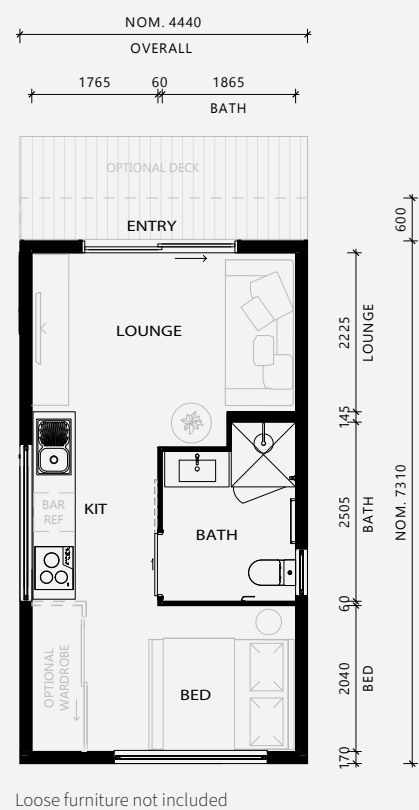
MODULAR HOME FROM **\$152,200*** INC GST
KIT HOME FROM **\$61,220*** INC GST

STUDIO DIMENSIONS

- Studio Area - 24.8m²
- Overall Internal Dimensions - 6.9m x 3.6m

MODULAR HOME INCLUDES

- Bathroom Package
- Kitchen Package
- Electrical Package
- Floor Coverings
- Painting
- Double Glazing
- Insulated Floor System



Loose furniture not included



Render for illustrative purposes only. May include upgraded finishes.

* Standard Unit price. All prices quoted are GST inclusive and exclude external consultants, permit fees, delivery to site and site works. Ortech Industries reserve the right to make modifications to the plans, specifications, and dimensions if so required.

COOLUM 8

MODULAR HOME FROM **\$201,340*** INC GST

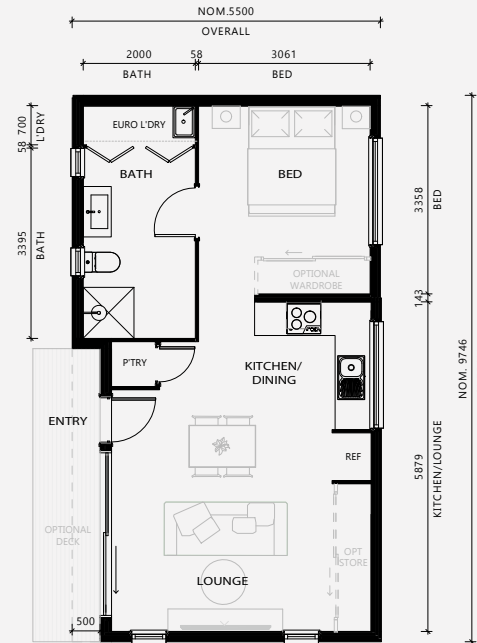
KIT HOME FROM **\$78,150*** INC GST

STUDIO DIMENSIONS

- Studio Area - 48m²
- Overall Internal Dimensions - 9.4m x 5.1m

MODULAR HOME INCLUDES

- Bathroom Package
- Kitchen Package
- Laundry Package
- Electrical Package
- Floor Coverings
- Painting
- Double Glazing
- Insulated Floor System



Loose furniture not included



Render for illustrative purposes only. May include upgraded finishes.

* Standard Unit price. All prices quoted are GST inclusive and exclude external consultants, permit fees, delivery to site and site works. Ortech Industries reserve the right to make modifications to the plans, specifications, and dimensions if so required.

COOLUM 10

MODULAR HOME FROM **\$219,750*** INC GST

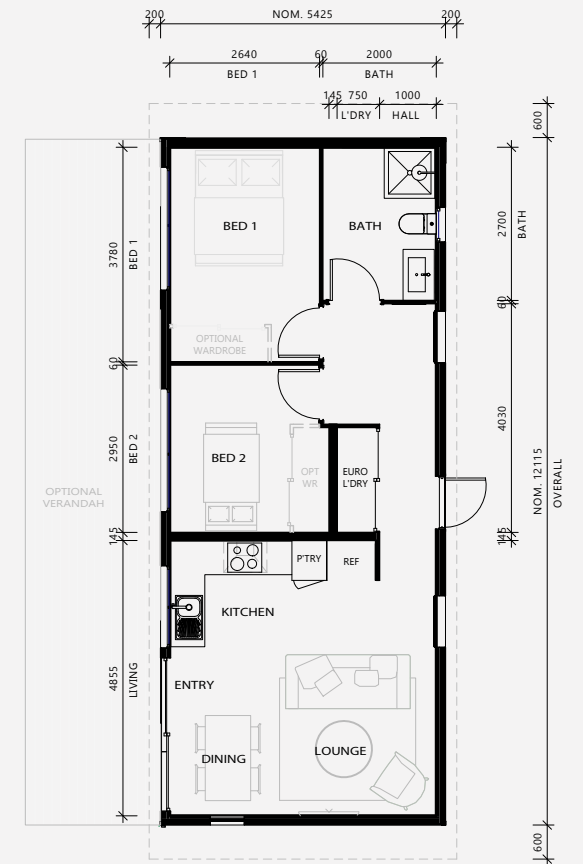
KIT HOME FROM **\$89,860*** INC GST

STUDIO DIMENSIONS

- Studio Area - 55.5m²
- Overall Internal Dimensions - 11.8m x 4.7m

MODULAR HOME INCLUDES

- Bathroom Package
- Kitchen Package
- Laundry Package
- Electrical Package
- Floor Coverings
- Painting
- Double Glazing
- Insulated Floor System



Loose furniture not included



Render for illustrative purposes only. May include upgraded finishes.

* Standard Unit price. All prices quoted are GST inclusive and exclude external consultants, permit fees, delivery to site and site works. Ortech Industries reserve the right to make modifications to the plans, specifications, and dimensions if so required.

COOLUM 12

MODULAR HOME FROM **\$239,540*** INC GST

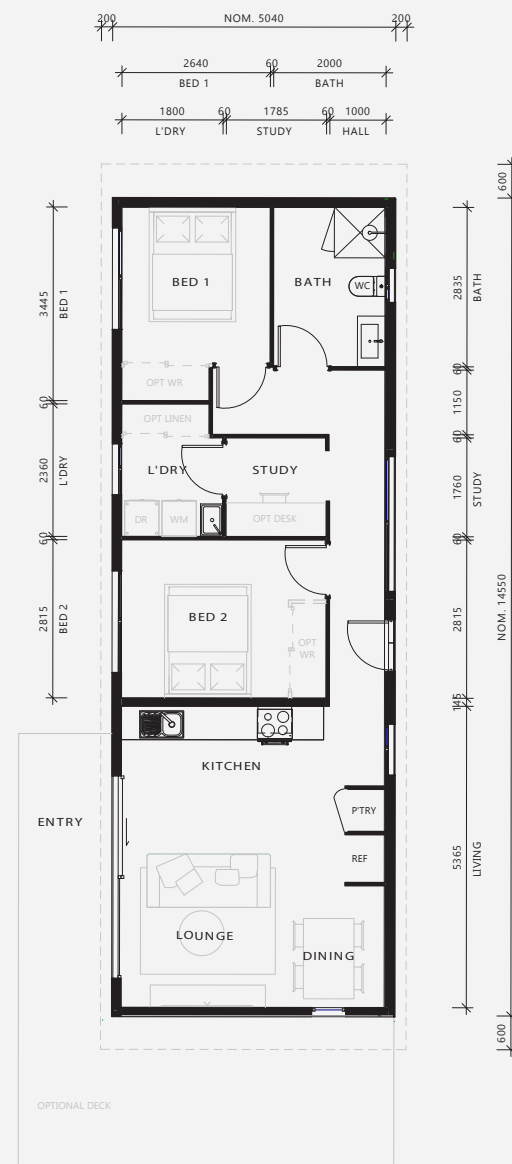
KIT HOME FROM **\$96,780*** INC GST

STUDIO DIMENSIONS

- Studio Area - 66.7m²
- Overall Internal Dimensions - 14.2m x 4.7m

MODULAR HOME INCLUDES

- Bathroom Package
- Kitchen Package
- Laundry Package
- Electrical Package
- Floor Coverings
- Painting
- Double Glazing
- Insulated Floor System



Loose furniture not included



Render for illustrative purposes only. May include upgraded finishes.

* Standard Unit price. All prices quoted are GST inclusive and exclude external consultants, permit fees, delivery to site and site works. Ortech Industries reserve the right to make modifications to the plans, specifications, and dimensions if so required.

COOLUM 14

MODULAR HOME FROM **\$289,700*** INC GST

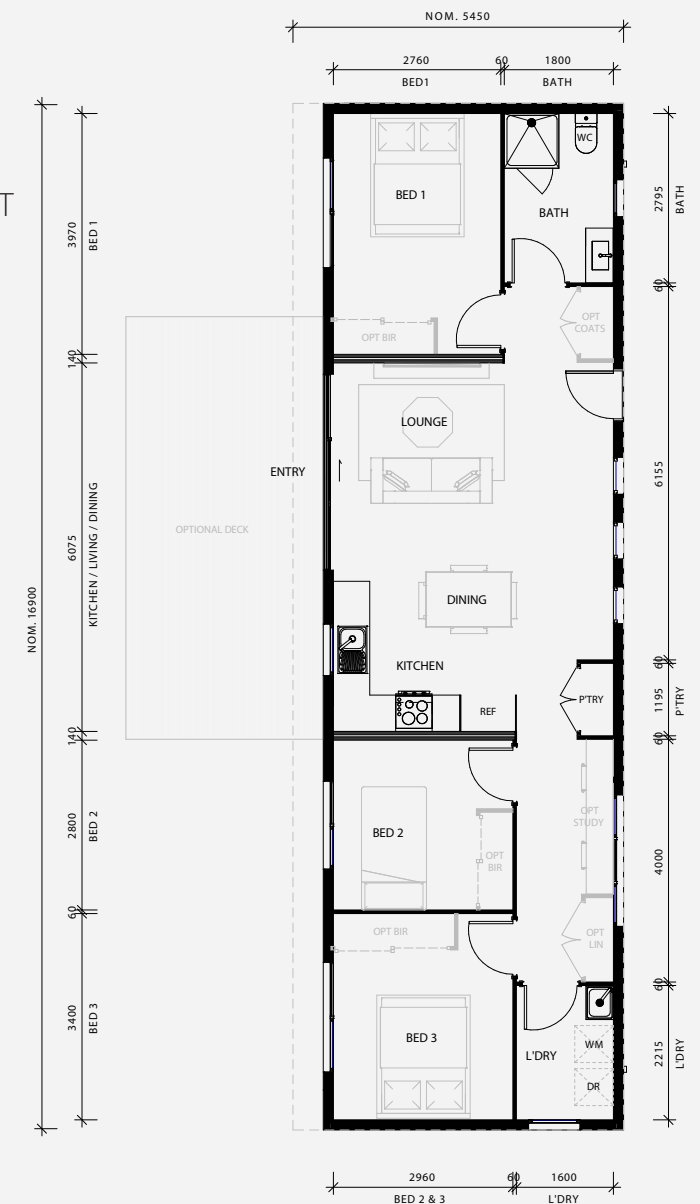
KIT HOME FROM **\$107,640*** INC GST

STUDIO DIMENSIONS

- Studio Area - 83m²
- Overall Internal Dimensions - 17m x 5.5m

MODULAR HOME INCLUDES

- Bathroom Package
- Kitchen Package
- Laundry Package
- Electrical Package
- Floor Coverings
- Painting
- Double Glazing
- Insulated Floor System



Loose furniture not included



Render for illustrative purposes only. May include upgraded finishes.

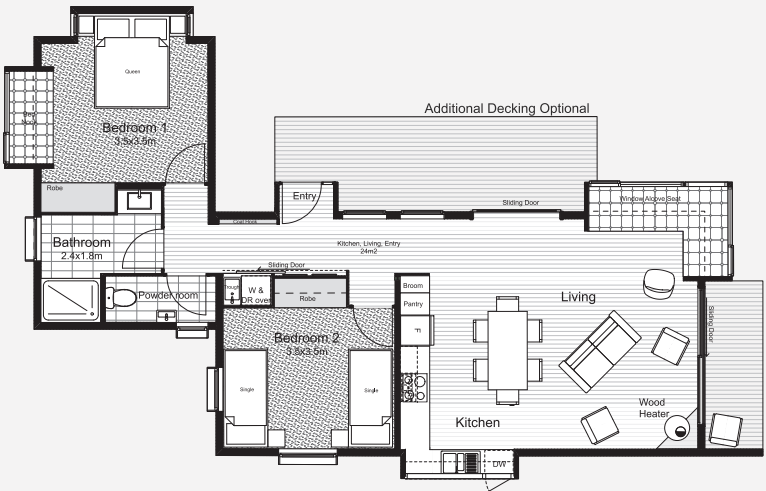
* Standard Unit price. All prices quoted are GST inclusive and exclude external consultants, permit fees, delivery to site and site works. Ortech Industries reserve the right to make modifications to the plans, specifications, and dimensions if so required.

THE SWITCH HOUSE

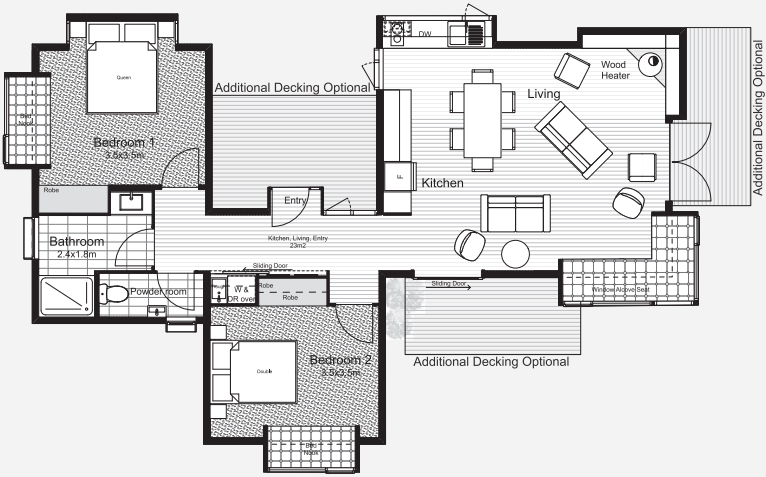
FROM \$438,630* INC GST

4 innovative layouts to choose from.

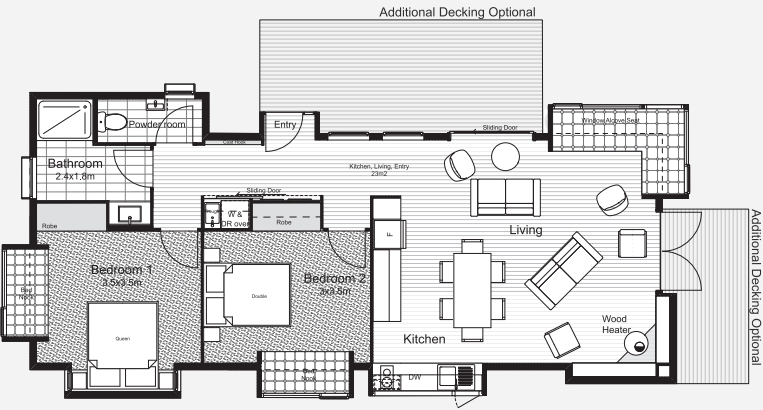
Our display village proudly showcases the Switch House, Type 2 Studio. The Switch House includes a standard bathroom package with plumbing & electrical fit out included to the studio.



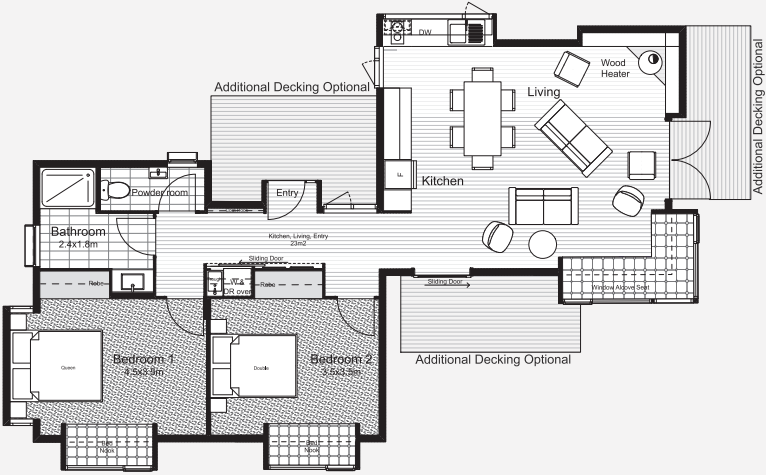
Type 2 Studio As featured in our Display Village



Type 3 Studio



Type 1 Studio



Type 4 Studio



91 Allingham Street
Golden Square VIC 3555, Australia

www.ortech.com.au

sales@ortech.com.au

Phone: +61 3 9580 7766

Toll Free: 1800 805 919



 /OrtechAustralia

 /ortech_industries