



**eclipse**

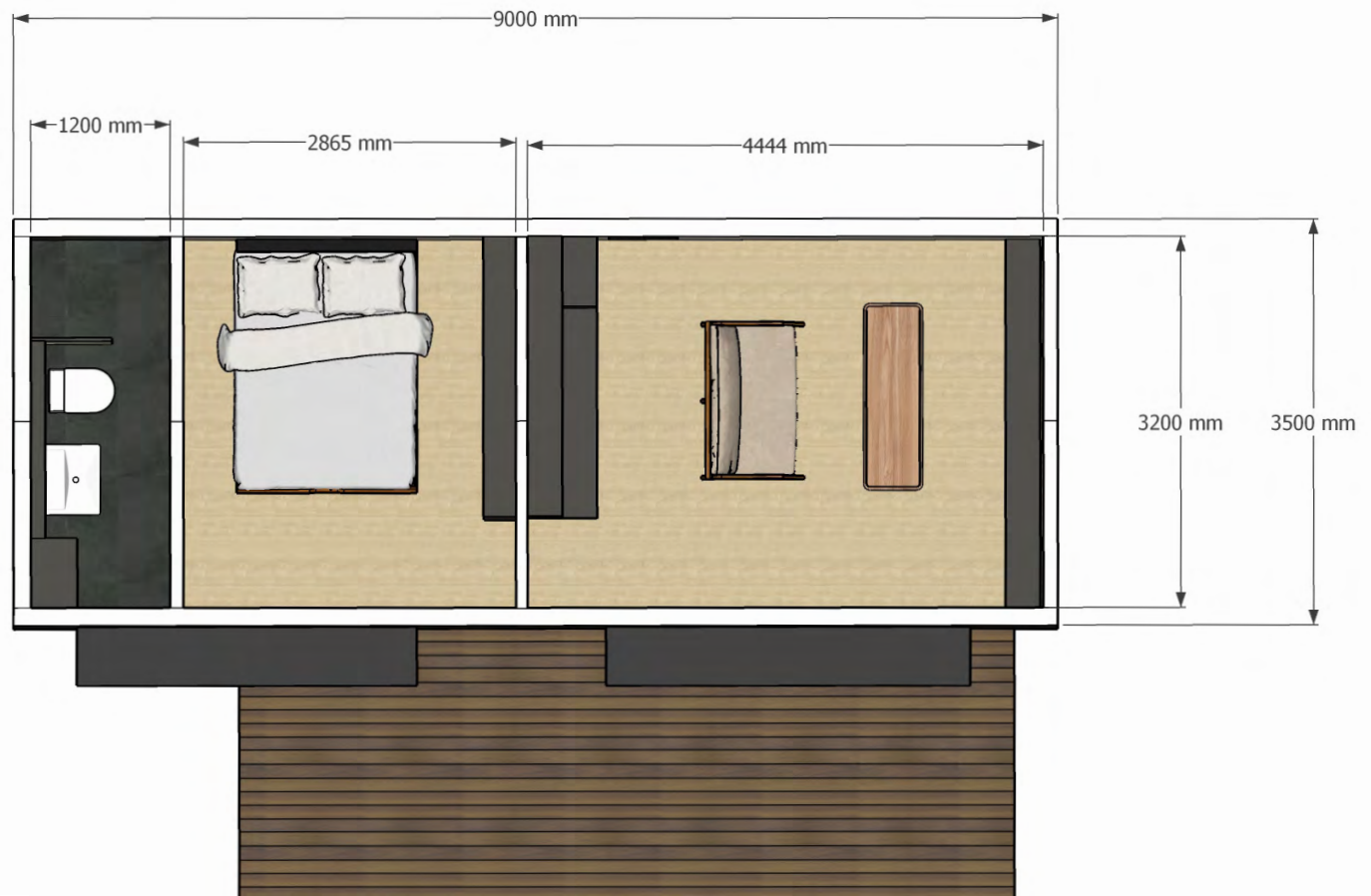
**PREFABRICATED.**  
eclipsemodular.com.au

## ULTRA ENERGY EFFICIENT MODULAR POD RANGE

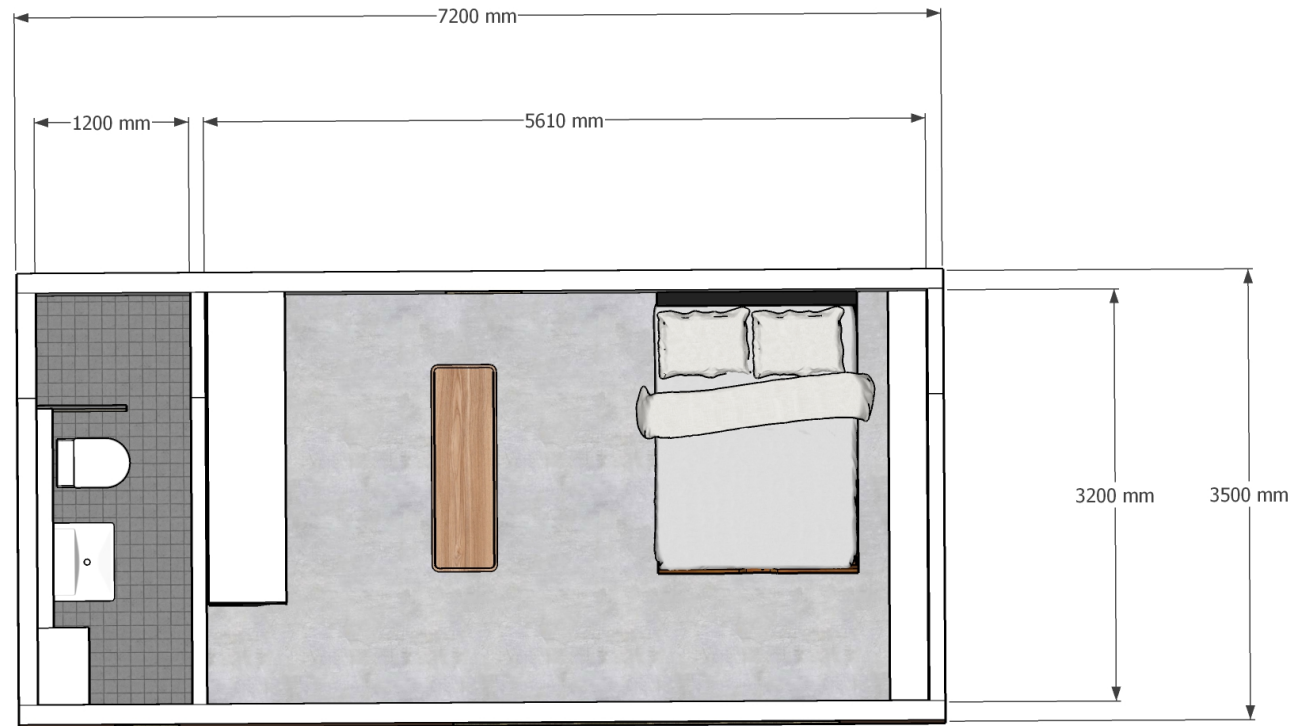


**eclipse**

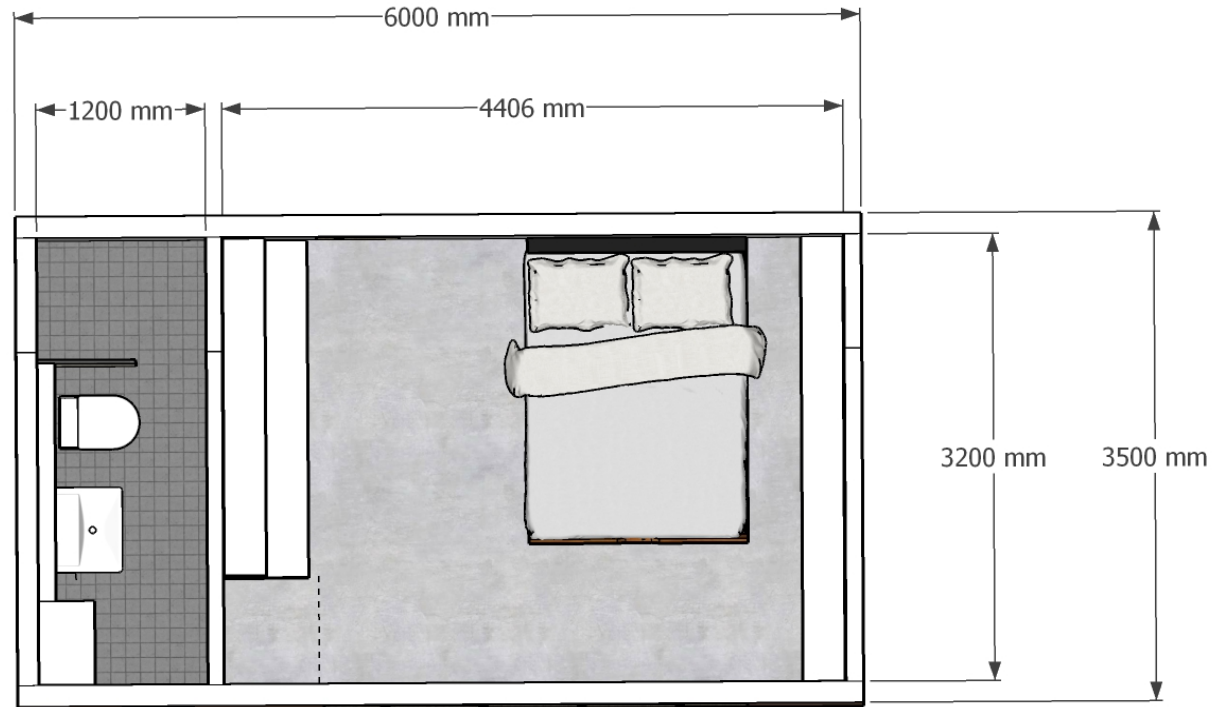
**PREFABRICATED.**  
eclipsemodular.com.au



**1 - bedroom floor plan**



**Studio 1 floor plan.**  
**Available without bathroom and kitchen for use as workspace**



**Studio 2 floor plan**  
**Available without bathroom and kitchen for use as workspace**



# eclipse

**PREFABRICATED.**  
eclipsemodular.com.au

## Standard Inclusions

### Site & Footings

- ✓ Services - including electrical, plumbing taken to the buildings perimeter
- ✓

### Structure

- ✓ All construction to National, State and Local codes to a soil classification of 'M'
- ✓ Steel sub-floor - to National Construction Codes (NCC)
- ✓ Structural wall framing - to NCC
- ✓ Structural roof framing and trusses to NCC
- ✓

### External Cladding and Roofing

- ✓ Roofing - Colorbond Metal and Accessories
- ✓ Downpipes - PVC Painted
- ✓ Cladding - Colorbond corrugated cladding
- ✓ Flashings - Colorbond
- ✓ Rainwater heads - dependent on design

### Kitchen

- ✓ Bench-top - 20mm Caesarstone
- ✓ Joinery - soft close doors and drawers, laminate finish
- ✓ Joinery fittings - Rubbish bin and cutlery drawer insert
- ✓ Splash-back - toughened mirrored glass
- ✓ Cook-top - 450mm stainless steel electric cook-top
- ✓ Oven - 450 mm stainless steel oven
- ✓ Range-hood -concealed, 3 Speed, ducted externally
- ✓ Sink - Reece stainless steel
- ✓ Tap-ware - Reece chrome-plated solid brass construction

### Bathroom

- ✓ Shower - full tiled base
- ✓ Shower screen - fixed 2100 mm
- ✓ Tap-ware - Reece chrome-plated solid brass construction
- ✓ Joinery - mirrored shaving cabinet - 500 mm
- ✓ Wall hung vanity basin - Reece white vitreous china
- ✓ Toilet suites - Reece white vitreous china
- ✓ Towel rail - 1 x double towel rail
- ✓ Robe hooks - 1 x chrome
- ✓ Toilet roll holder - chrome
- ✓ Tiles - 600 x 300 mm to floor, including shower base. 300 x 600 mm tile to walls at 2100 mm high.

### Laundry cupboard in bathroom

- ✓ Laundry trough - Reece 20Lt trough with joinery benchtop in 32 mm laminate and one door below under trough.
- ✓ Flooring - 300 x 600 mm tiles
- ✓ Splash-back - tiled (to trough only) 300 x 600 mm
- ✓ Tap-ware - Reece chrome-plated solid brass construction

### Windows & Doors

- ✓ Internal doors - flush panel design with solid timber reveals at 2040 mm; lever handles
- ✓ Windows - double glazed, aluminium frame, with fly-screens
- ✓ Sliding Doors - double glazed, aluminium frame, with fly-screens

### Internal Finishes

- ✓ Ceiling heights - 2400 mm to kitchen/living area and other rooms within the same module. *Raking ceiling to centre of room*
- ✓ Plasterboard - 10mm
- ✓ Cornice - square set
- ✓ 10 mm water resistant plasterboard to bathrooms
- ✓ Skirting - 92 x 18 mm DAR primed MDF
- ✓ Architraves - 67x 18 mm DAR primed MDF
- ✓ Bedroom and living room flooring - Egger Greentec timber flooring
- ✓ Wet area flooring - 300 x 600 mm porcelain floor tiles
- ✓ Internal walls and ceilings - Dulux Low VOC Paint
- ✓ Doors - Flush panel sliding, sliding track in white powder coated finish at 2100 mm high
- ✓

### Electrical

- ✓ GPO - 2 x double in bedroom, 2 x in kitchen and living areas and 1 x in bathrom areas
- ✓ Bedrooms - 2 x down-lights
- ✓ Living area - 2 x down-lights
- ✓ Hallway - 1 x down-light
- ✓ Bathroom - 2 x down-lights
- ✓ External sensor spotlights - 2 x wall lights
- ✓ Heating and Cooling - 1 x 2.5kW Split System Air Conditioner to living area
- ✓ Internal heat recovery ventilation system -
- ✓ Smoke detectors - as required

### Sustainable Inclusions

- ✓ Minimum 7 Star rating achieved - through design and use of materials (*depending on state requirements and individual site conditions*)
- ✓ *Can achieve Passive House*
- ✓ Light Fittings - low-energy LED (where applicable)
- ✓ High draft weatherproof seals to all windows and doors.
- ✓ Paints - Low VOC
- ✓ Insulation - Ceiling: R6 Batts / Walls: R2.5 Batts / Floor: R2.5 to the ground floor base with fibre cement board under base
- ✓ Hot Water System - 15 Lt Instantaneous Gas unit or 200 Lt Electric Unit depending on site conditions
- ✓

### Exclusions

- Design elements that are not applicable to all sites (pools, garage, carport, driveway, decking, sun-shades)\*
- Town planning application and submission, authority fees and charges\*
- Land feature and contour survey\*
- Site preparation including demolition, excavations, footings
- Cranage, dependant on your block location\*
- Transport, dependant on your site location
- Septic sewage system, including permits\*
- Construction for non-cyclonic areas and bushfire attack areas\*
- Third Party consultants such as (but not limited to): civil engineers, waste management, bushfire etc.\*

### **Considered rigorous design**

Our POD designs are purposefully created to integrate harmoniously with the environment. They are all modular crafted with precision from responsibly sourced and time-tested natural materials. Our PODs are beautiful, utilitarian and are manufactured in our facility in Sydney

The Envelope of each pod is built with our Passive House building system that will guarantee the healthy indoor environment and the energy consumption of your pod.

### **Sustainable building**

Our PODs are all constructed from locally sourced, renewable, and sustainable building materials. There is limited wastage during the construction process, which leads to a significant reduction in the embodied carbon in each pod.

### **Ultra energy efficient**

All Eclipse PODs are operationally energy efficient and highly energy responsive to their climate zone and location.

The Envelope of the building is built with our Passive House building system which is a system that has tested and certified results, this will guarantee the energy consumption of your pod.

### **Human comfort**

The indoor air quality in our PODs is superior to any standard building. Each POD is designed with the optimum indoor human comfort in mind. The building envelope of the building is built with our Passive House building system which is a system that has tested results. All of our PODs will also be fitted with a heat recovery mechanical ventilation system. This system ensures that the inside of the POD is constantly provided with filtered fresh air.



### **Precision offsite manufacture**

Manufactured entirely in our off-site manufacturing facility in Sydney, our modular prefabricated PODs are tailor designed to the Australian environments and to build high-performance houses efficiently.

### **Ready to move in sooner**

Modular offsite manufacture has the advantage over site built buildings of being completed much quicker. Depending on the size of the POD, the build time could be reduced by up to 6 months.

Our easy 3 stage 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.



# Clients we work with?

Eclipses's modular POD product line serves a broad range of scenarios in Australia catering to end-users, developers, landowners, and self-builders alike.

Whether you're exploring agritourism, eco-tourism, expanding living/working space, looking for a secondary dwelling, generating additional revenue, or pursuing a new development project, we have you covered.

Our POD product offering range covers four variously sized fully finished PODs. These four pods come standard as open plan PODs, with the option of kitchens and bathrooms able to be added to all of them.



## Builders and home owners

As secondary dwellings or to generate additional revenue streams, or as a backyard office our range of modular PODs aim is to make construction simple so that anyone can take part. The range of PODS means that there is bound to be an option that works for you.

## Project developers

Our predesigned range of modular PODs can be built at scale to suit any site. Our team can also work with developers to provide technical feedback on cost, manufacturing, transport and time for any bespoke projects.

## Retail and commercial

Pop up retail and commercial premises provide the end user with additional operating space or the ability to generate additional revenue streams. Any of our range of Modular PODs is the perfect solution. As a complete package we can design and build a unique, high-quality POD. Our pods are available delivered as as a fully fitted out retail or commercial space.



**eclipse**

**PREFABRICATED.**  
eclipsemodular.com.au



**eclipse**

**PASSIVE HOUSE.  
PREFABRICATED.**