

Start to finish in just 14 days



Another modular home by 2020 takes shape in Seville Grove.



After 14 days, the Benchmark is ready to move into.

LAURA PHILLIPS

A search for alternative housing to address the accommodation crisis in the North-West has produced a stylish, functional display home which marks a new era in residential home building in WA.

The Benchmark, 2020

Construction Systems' first display home, was built in just 14 days as part of a LandCorp alternative housing project in Seville Grove. The method involves a system of prefabricated modules which can be constructed on a mainstream concrete pad or a lightweight steel floor.

All components, including the roof, are locked together via a solid wall panel system. The panels are lightweight, low-carbon Australian BlueScope steel treated to provide thermal benefits.

Richard Trainer, 2020 Pty operations and marketing manager, said the wall panels had higher thermal and structural qualities than double-brick construction because the use of nanotechnology altered the way the steel responded to heat.

The eco-friendly system reduced waste on site and the panels could be taken apart and reused.

The Benchmark has four bedrooms, two bathrooms, a study

and generous living areas. There is 231sqm under the main roof, 194sqm of which is living space.

The home is six-star rated and has 2.7m high ceilings throughout. From the street, the home appears no different from a conventional, rendered brick-and-tile home with a Colorbond roof.

It has white walls, a double garage and timber-clad gables. There is a pitched, timber-lined portico over the entrance, which opens to a wide hallway. Bamboo flooring was chosen over hard timber for its status as a more sustainable product.

At the right is a study or home office, which could be converted to an extra bedroom if needed, and to the left is a generous main suite with ensuite and big walk-in robe.

The ensuite has a corner shower, twin freestanding vanities with sleek, square basins, a separate toilet and eye-catching feature tiling around the walls.

The entry then leads into a light-filled, central living area. The spacious family and meals area has a door to the garage and also opens to a sunny courtyard.

The stylish kitchen is finished with black granite benchtops, stainless-steel appliances and metallic pastley tiled splashbacks. There is an underbench oven,

gas cooktop, integrated range hood, dishwasher and double sink, along with ample storage space.

Double doors behind the living space lead into a minor bedroom, with the remaining minor bedrooms on either side. Tucked around the corner is a bathroom, with an oversized square basin and vanity to match the ensuite, a generous shower and feature tiling.

A linen cupboard is situated at the entrance to the laundry, which includes a second, separate toilet. Mr Trainer said in the 14 days the Benchmark took to construct, three of which were wet, windy days, carpet, curtains, light fittings, landscaping and fencing were completed and furniture was delivered.

"This design is really catering for a mini-site worker, with the main bedroom away from the living area," he said.

"It's a conventional four-bedroom home with a study, but what we've done with this fourth bedroom is put a set of double doors on to make it an activity room, or a TV room."

"Normally in a home, you'd have a closet-off corridor to the minor bedrooms, but from a heating-cooling point of view, this one air-conditioner (in the living room) services the whole house.

"This is the first conventional home we've built. It's been over two years of research and development.

"It's a modular building system in the true form. We pre-manufacture the panels in the factory, including all the door frames and corner modules.

"It's a composite-steel product — a composite of nanotechnology, ceramic-based technology and lightweight cold-pressed steel.

"The panels are treated at our factory and then shipped to the location, so that short-cuts the construction time on site and in particular in the North-West, overcoming accommodation and other shortages."

Mr Trainer said the average turnaround on a 2020 home would be between 60 and 90 days.

"We have committed to building 500 of these in the next 12 months." Mr Trainer said.

"We've got about 30 houses to build up in the North-West straight away, and we're currently

working on some contracts for some more.

"Right now, we see that as the biggest need, the shortage of housing or accommodation crisis. . . .

so in the short term, the product's designed specifically for that market.

"But at the same time, we've keen to establish relationships locally and look at the South-West. Regional construction is really what the product is perfect for."

The display village at Seville Grove, known as Revolution Road, will showcase a range of innovative design and construction techniques.

Using new materials, the project will offer homebuyers affordable housing options and quicker construction.

See New Homes in coming weeks for more coverage of the soon-to-be-launched Revolution Road project. The Benchmark will go on display to the public when the project is officially launched.