



HTC

MODULAR

CONTAINER UNITS

JULIET SERIES BROCHURE

For more information, call (02) 4545 2599 or visit online at www.hometechclub.au



JULIET Series

These modern & sleek modular container units are perfect for off-grid, compact living arrangements. Easy to customise and ready to attach additional units together when desired, the JULIET series is your affordable modular living solution.

For a full price guide for the JULIET Series, please contact Home Technology Club. Installation and delivery cost are not included.

Prices are subject to change at any time and availability of units may vary. Lead times for custom units may be from 10-16 weeks from time of deposit.

HTC will provide a quote for delivery according to your location and delivery provider.



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Who Are We?

Home Technology Club (HTC) specialises in transportable rapid-deployment buildings, sustainable technologies and home appliances at affordable prices.

Available in single, double and triple configurations, we offer the JULIET Series in a pre-fabricated home solution which enables you to have a secondary dwelling just about anywhere. We also supply a range of other quick-install units that can be relocated with relative ease.

We have curated a range of accompanying appliances and technologies to enhance the freedom offered by the JULIET Series. We offer complete solar systems with batteries and solar panels, water storage solutions for all types of locations, efficient heat pump hot water systems, affordable septic tanks, air-conditioning and more.

Home Technology Club is a Cornick Pty Ltd company. Cornick is a family business with over 45 years of trading.

Let us showcase the benefits of the JULIET Series, work out your home needs, and find a solution that is right for you - contact HTC today.



Frank Ferrara

Founder of Home Technology Club

Display Home Village Mulgrave NSW



CALL US:
(02) 4545 2599



Demonstration Units

59 Mulgrave Road
Mulgrave NSW



Fully furnished JULIET3 models with seamless tiled flooring, bathroom, kitchen and 2 bedrooms.

Enquiry Process

JULIET Series



The first step is to consult with you to find the right JULIET container package for you. Contact us by phone, submit your enquiry online or schedule a visit to one of our demonstration units at Mulgrave NSW (Mon-Fri 9am-5pm, Saturday 9am-12pm).

1. Understanding Your Needs

Contact us in person, over the phone or online and we will discuss:

- Prospective site location and access
- Desired schedule for purchase/delivery
- Possible unit transportation options
- Any questions regarding JULIET units

We can provide a free quotation on discussion of your requirements. Floor plans can be designed using the drawings in this brochure.

3. Site Preparation

After reserving your unit, you can begin work on building the footings/piers using our footings guide in this brochure.

Once footings are complete, arrangements for balance payment and transportation to site can be made.

2. Reserving a Unit

After receiving your quotation form, we will generate a quote for you. If you approve of the quotation, we request 20% deposit of the total cost to reserve an incoming standard design unit, or to put a custom unit into production.

Assembly of custom designs can take 6~8 weeks to complete (excludes shipping). Additional lead time may be required in peak periods or during times with a full construction schedule.

4. Delivery of Your Unit

Upon balance payment and freight payment, we will work to coordinate a shipment date that suits you best. We will load onto the chosen transport from our distribution centre in Mulgrave NSW.

Once arrived at your site, you may require additional cranes to lift-off from the truck or lift over obstacles.

JULIET Series units come assembled and only require connecting to electrical, water and septic services to be completed.

Product Overview

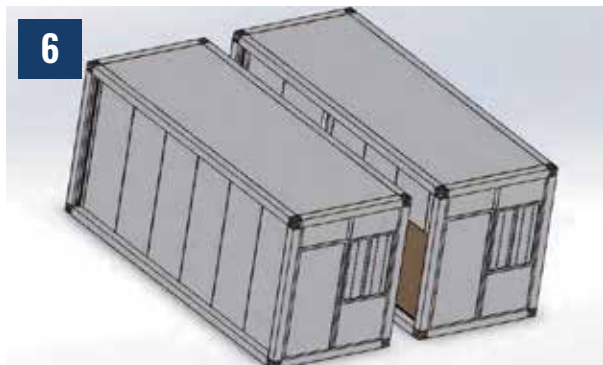
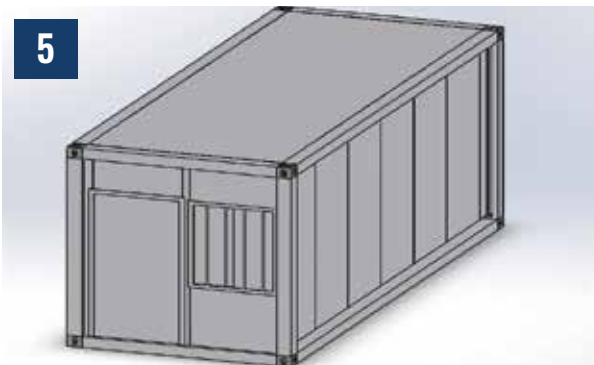
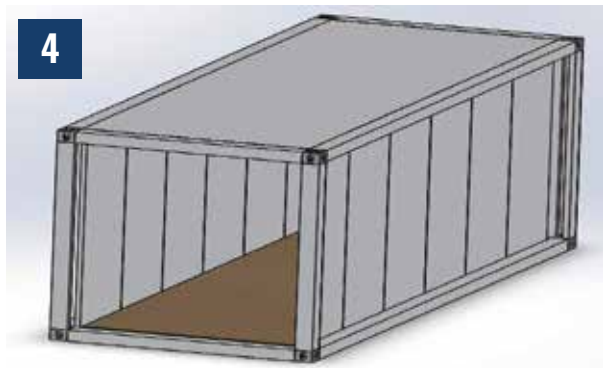
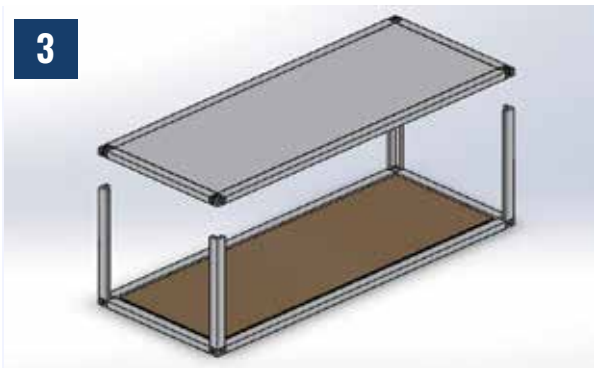
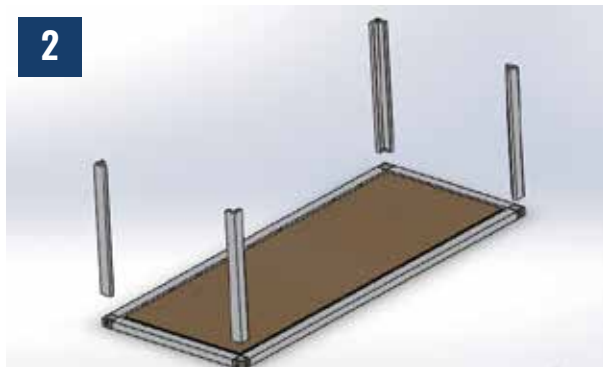
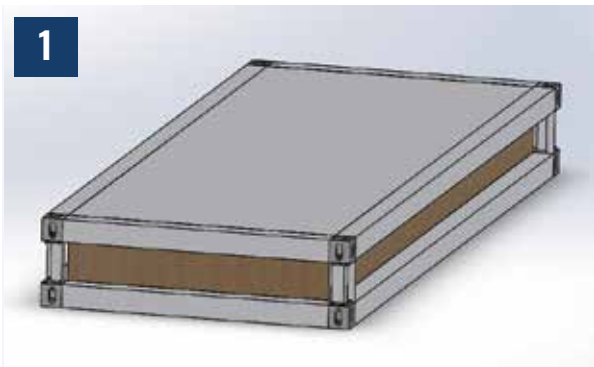
JULIET Series



Each JULIET unit is configured from the ground up unlike others that are constructed using pre-loved shipping containers. They are designed to bolt together so you can have as large of a structure as you want.

JULIET units are assembled at our NSW production facility and then delivered to you. It is placed on your built footings and then can be joined together. Units are connected via bolts in the corners of each 20ft modular unit and then sealed from the elements. The final design can be customized to suit.

How they're assembled by HTC:





JULIET1 - Single 20ft Unit



JULIET2 - Double 20ft Unit



JULIET3 - Triple 20ft Unit

Standard Inclusions

JULIET Series



A single basic JULIET1 unit comes as an empty unit with a standard swing door, 2 windows, blue PVC flooring, electrical & downlights and can be modified with the add-ons featured in the following page.

Our standard design for JULIET Series container units offers a base configuration that which allows ample room for customisation. Below you will find what is included in the basic model, which can be customised to your liking.

Unit Specifications

- Exterior: 6.00m(L) x 2.43m(W) x 2.79m(H)
- Interior: 12.8m²
- Approx. Weight: 1.5 tonnes



EPS Sandwich panel

Materials & Construction

- 75mm EPS + steel sandwich panel walls/ceiling (see above)
- Heavy duty galvanised steel frame (see right)
- 18mm fibre cement subfloor board base, pre-fitted to steel frame
- Pre-wired powered outlets, switches and power box
- Australian standards approved electrical cabling
- 8x LED downlights



Gal. steel frame

Windows & Doors

- Aluminum-framed double glazed windows with flyscreen mesh
- Heavy duty lockable swinging front door made from EPS with aluminum frame

These units can be connected using a connection kit that we supply when you order a JULIET2 or JULIET3 model.



JULIET1 Basic Unit



JULIET1 Custom Unit



Customisations

- Custom bathroom
- Flooring of choice
- Kitchenette or Full kitchen
- Sliding glass doors
- Wall partitions
- Additional electrical/lighting/windows

Additional Options

- Appliances
- Furniture
- Air conditioning
- Solar & battery storage
- Patio/Verandah
- Water tanks
- Septic tank system

Full list of home options and customisations with pricing can be found on page 38.

Modular Design Overview

JULIET Series



JULIET Series container units are modular and can be joined together to form larger structures. Each modular unit is approximately the same footprint as a 20ft shipping container. See right for examples of a base JULIET modular unit and multiple JULIET modular units combined to increase the total floor area. Each unit is weather sealed and protected from the elements when joined together (see following page).

HTC will build your JULIET unit at our headquarters and fit out any customisations that you specify. To join multiple units, the units are brought together, interior walls are removed, and then the interior is fitted out.

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Delivery Note:

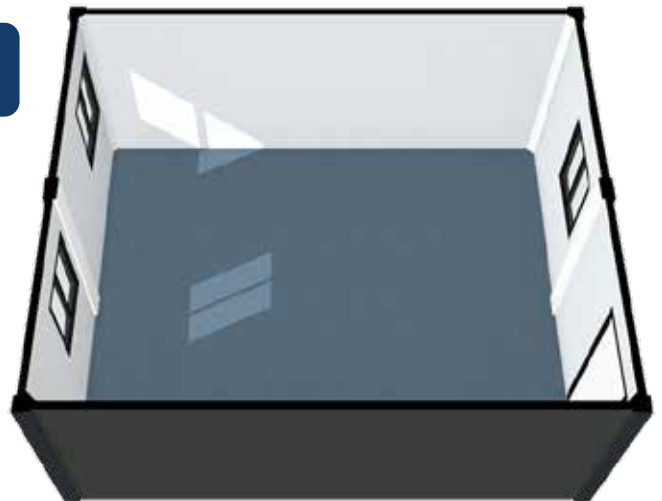
Multiple units such as JULIET2 or JULIET3 units must be delivered un-connected on truckbed. HTC can assist* with weather sealing and connecting units on your site when units are delivered.

*Depending on distance from our headquarters

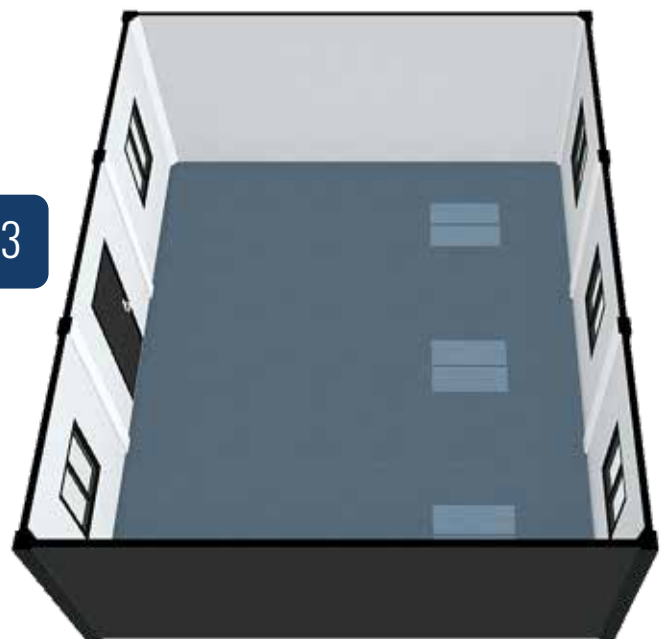
JULIET1



JULIET2

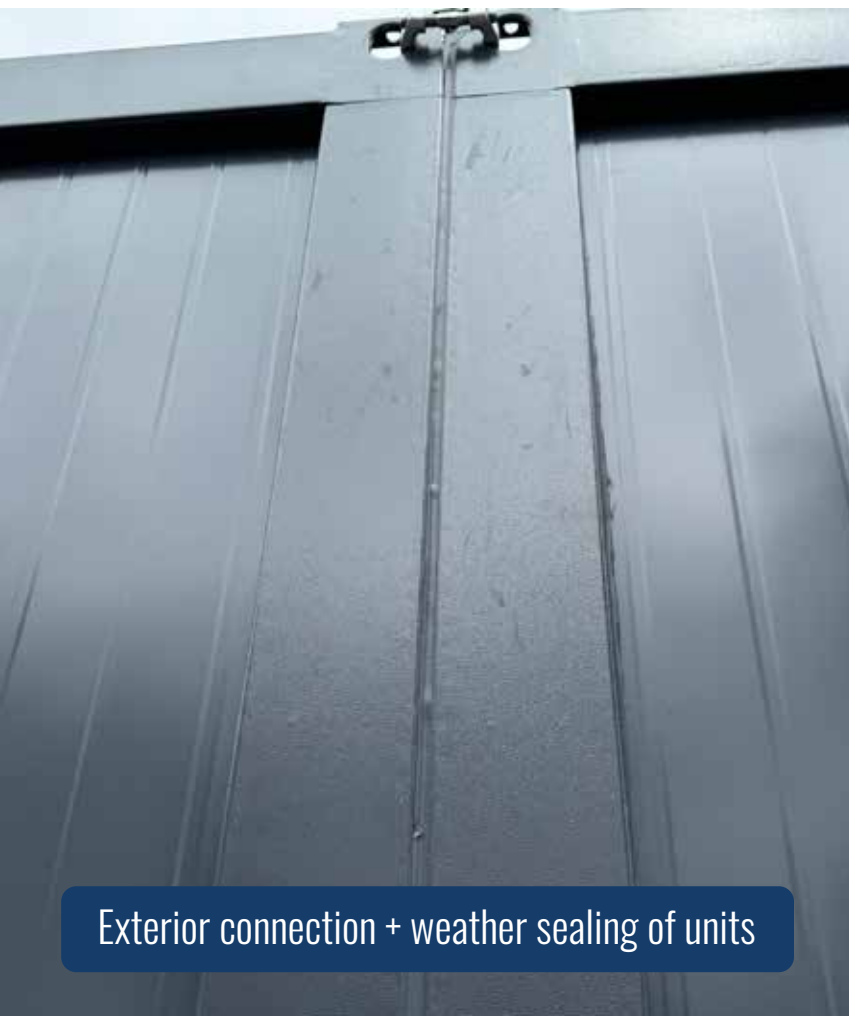


JULIET3





Basic JULIET3 interior with capping & flashing on seams between units



Exterior connection + weather sealing of units



JULIET1 SINGLE UNIT

Dimensions (L*W*H): 6.00m*2.45m*2.79m

Internal Floor Area: 12.8m²

We have curated pre-configured models of the JULIET1 which include various customisations and options. These configurations are meant to make it easier for you to choose between different customisations and price points.

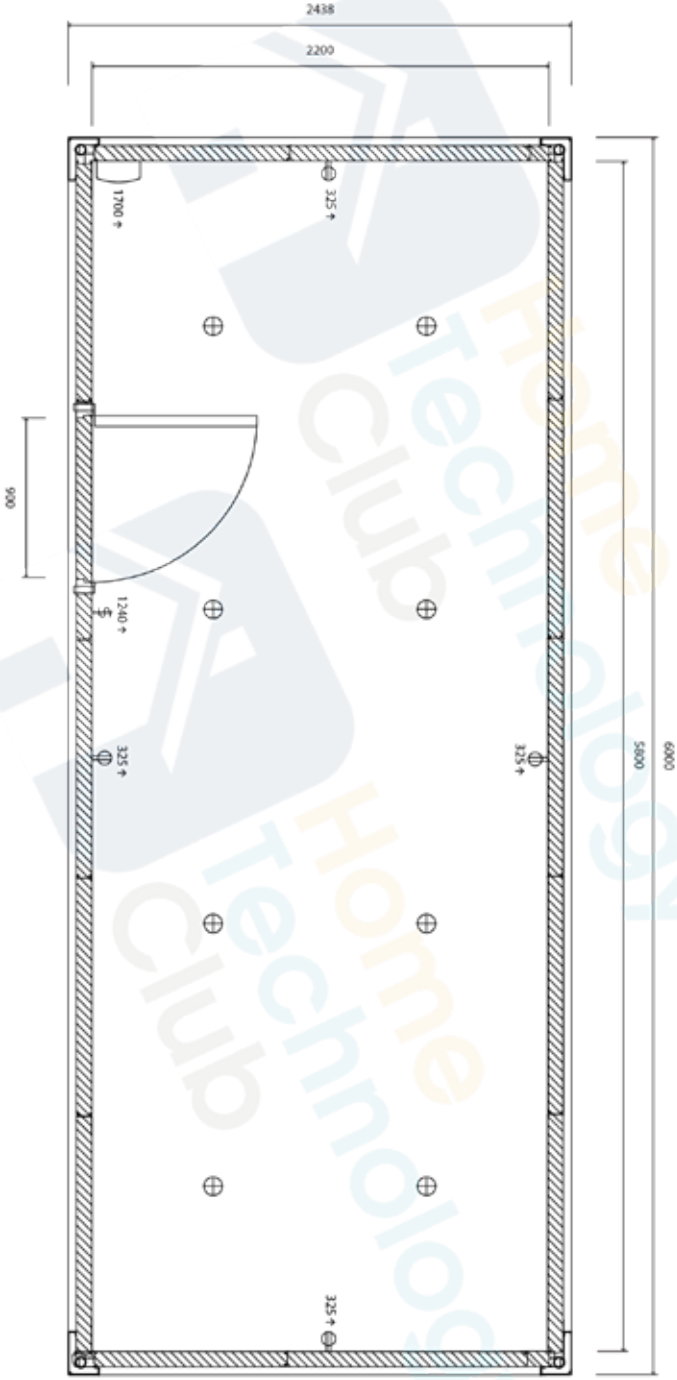
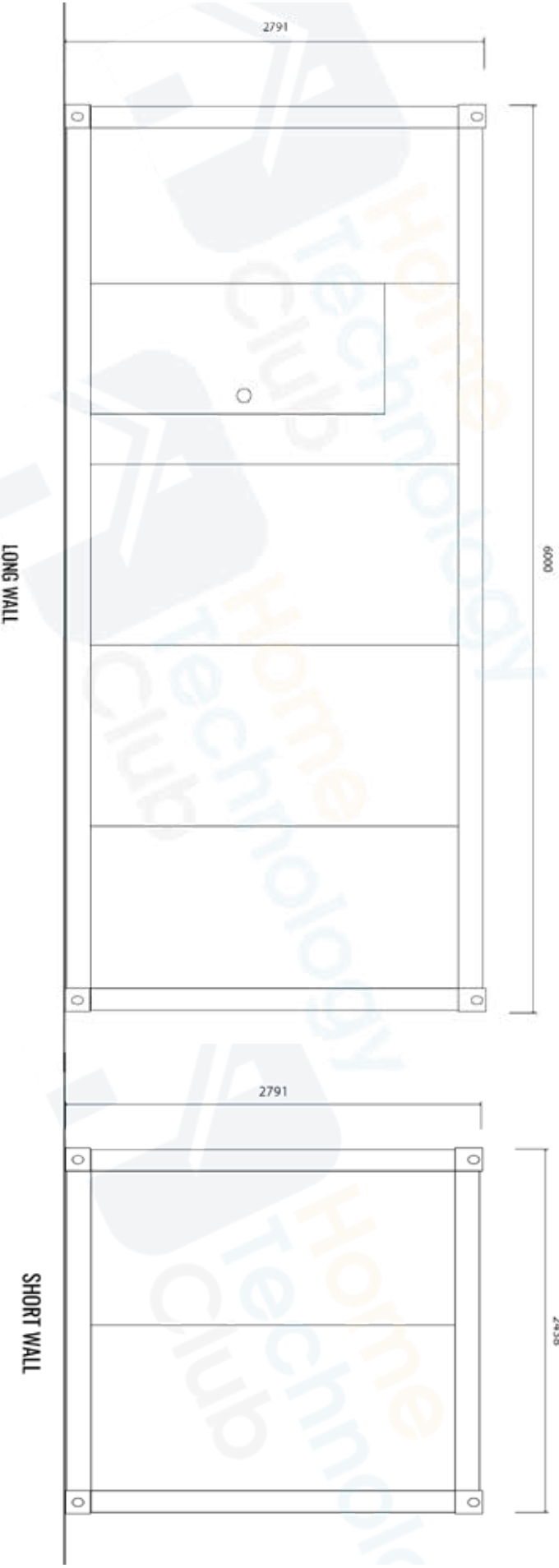
To reserve a configuration, please use the quote model (i.e. JULIET1-BSC) when enquiring.

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Pricing Note:

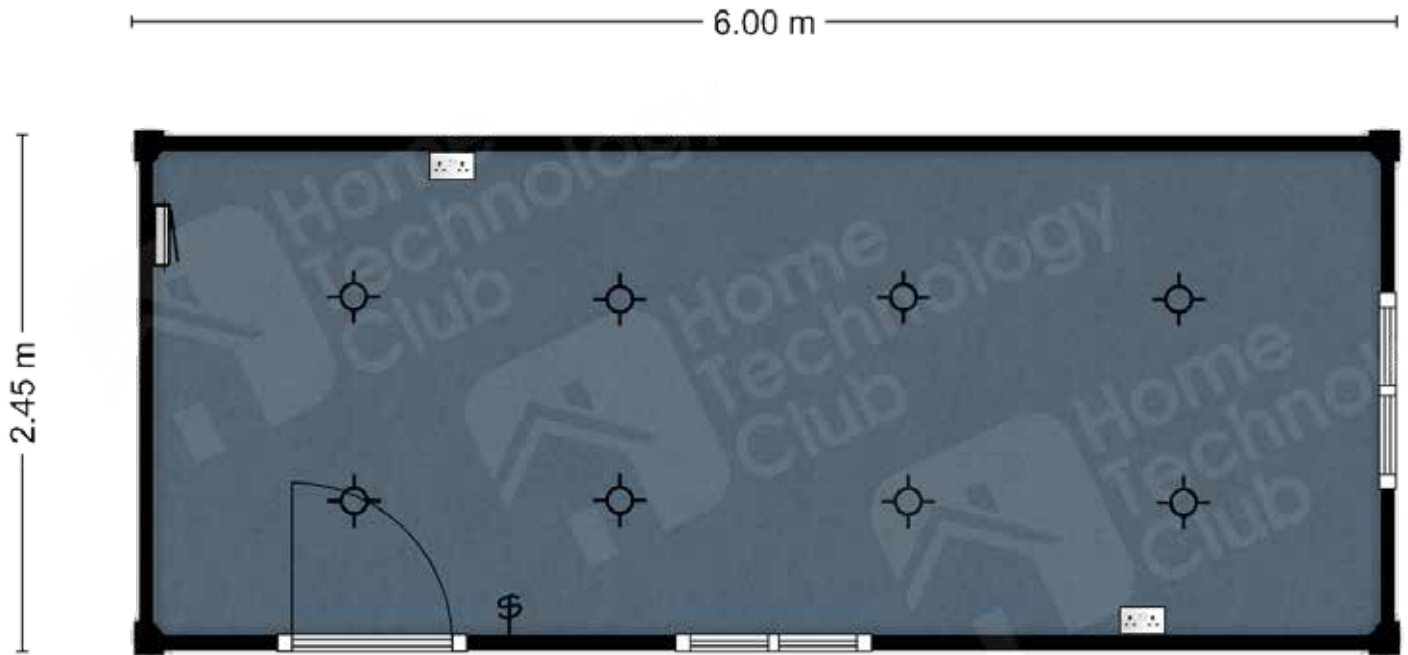
When quoting, HTC units factor in labour and installation of listed customisations and options. Price is exclusive of delivery.

JULIET1 Basic Unit Floorplan & Exterior Drawings



JULIET1 Basic

JULIET Series



Inclusions - JULIET1 Basic

Container Unit with Swing Door

Double Glazed Windows with Screen x2

Electrical & Lighting

LED Downlights x8

Double Power Points x2, Light Switch & Power Board

Quote Model: JULIET1-BSC

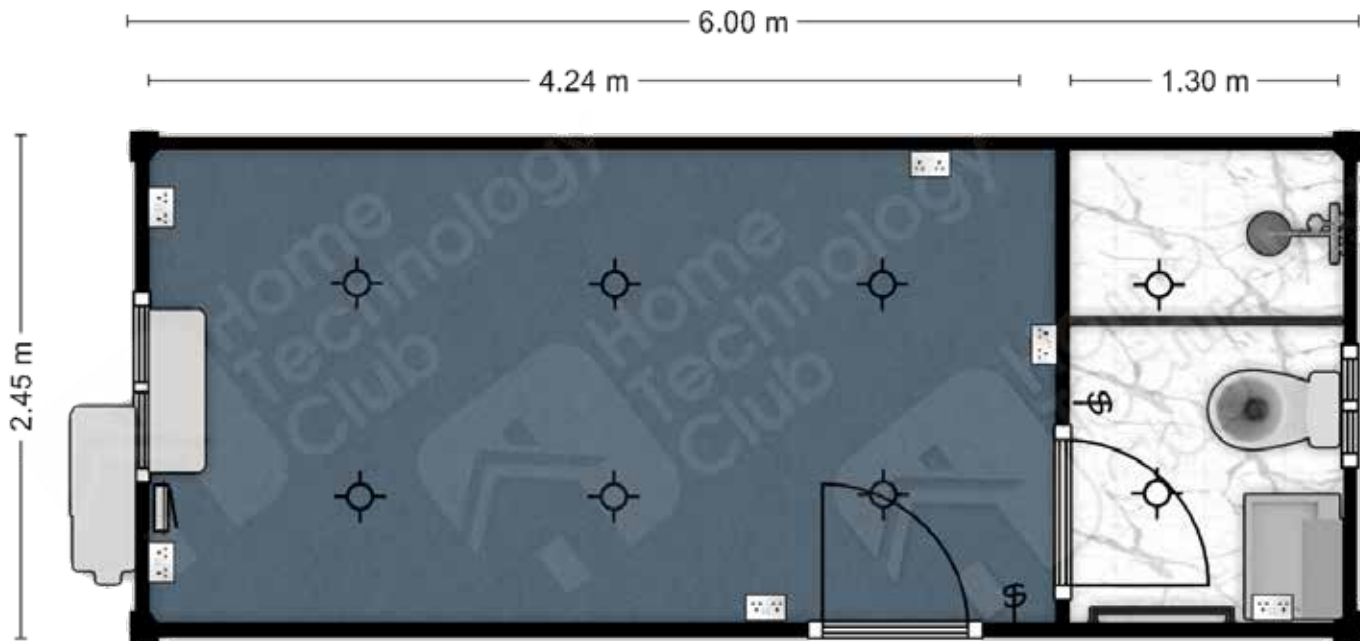
JULIET1 *Basic*

JULIET Series



JULIET1 Bathroom

JULIET Series



Inclusions - JULIET1 Bathroom

Container Unit with Swing Door

Standard Bathroom

Shower with Curtain Rod

450mm Vanity with Small Mirror

Toilet and Toilet Roll Holder

Gree Split System Air Conditioner

Double Glazed Windows with Screens x2

Electrical & Lighting

LED Downlights x8

Double Power Points x6, Light Switch x2 & Power Board

Quote Model: JULIET1-BRM

● = Addition to Basic model

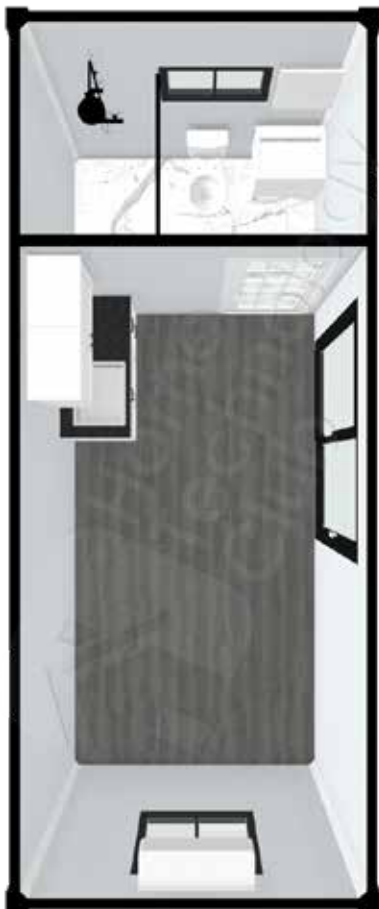
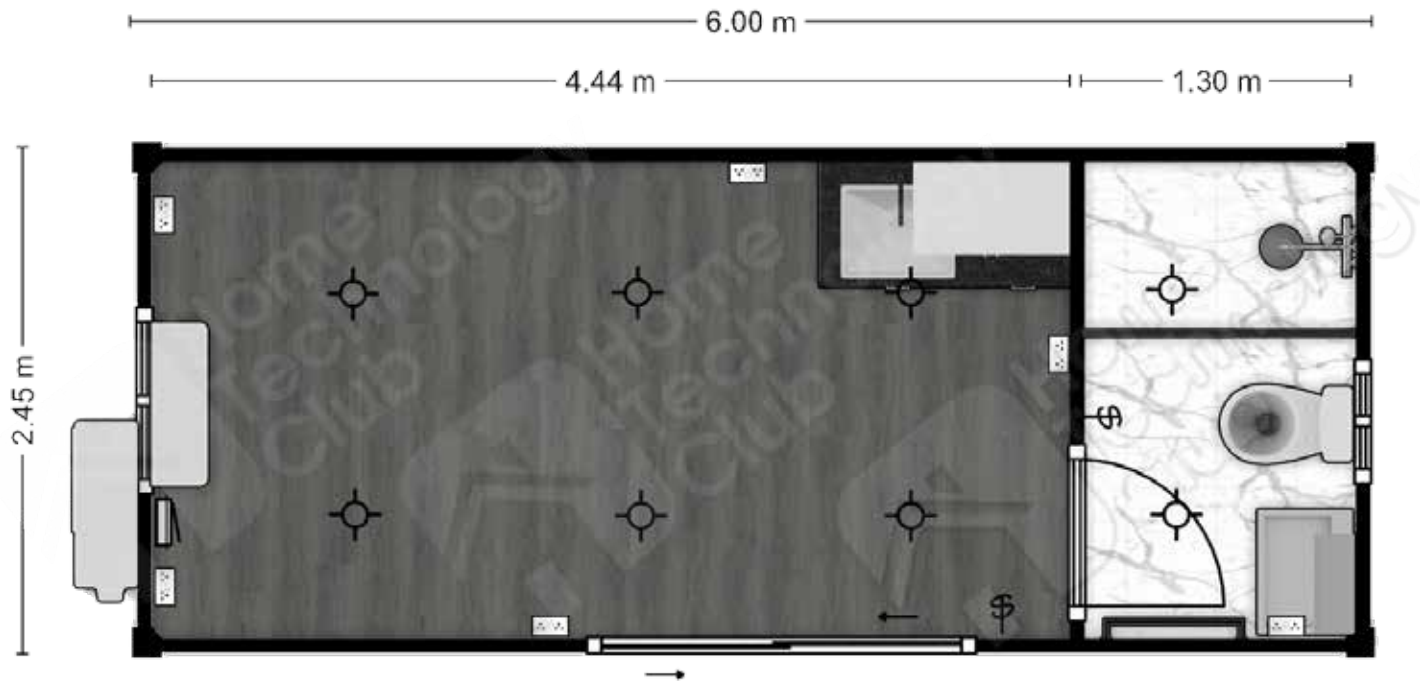
JULIET1 Bathroom

JULIET Series



JULIET1 Bath+Kitchenette

JULIET Series



Inclusions - JULIET1 Bath+Kitchenette

Container Unit

Wood Grain PVC Flooring

Double Sliding Glass Door with Screen

Standard Bathroom

Shower with Curtain Rod

450mm Vanity with Small Mirror Cabinet

Toilet and Toilet Roll Holder

Basic Kitchenette

Gree Split System Air Conditioner

Double Glazed Window with Screen x2

Electrical & Lighting

LED Downlights x8

Double Power Points x6, Light Switch x2 & Power Board

Quote Model: JULIET1-BKN

● = Addition to Bathroom model

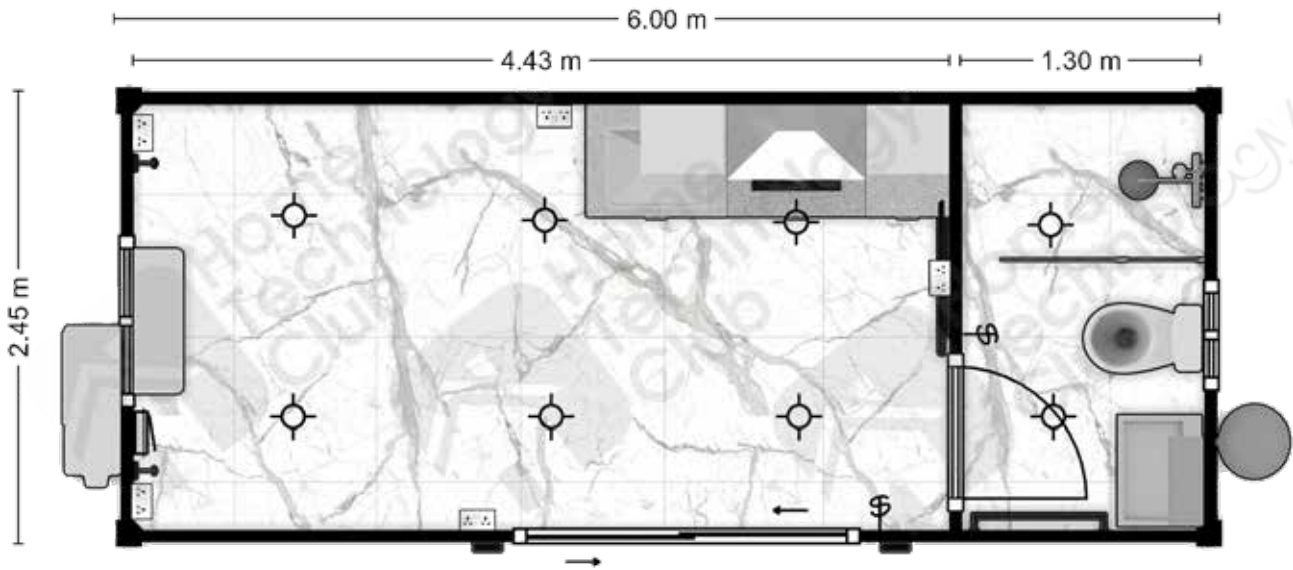
JULIET1 Bath+Kitchenette

JULIET Series



JULIET1 Premium

JULIET Series



Inclusions - JULIET1 Premium

Container Unit

Glazed Ceramic Tile Flooring ●

Premium Italian Kitchen ●

Italian Oven, Cooktop & Rangehood

Sink with Premium Tap

Premium Bathroom ●

Shower with Glass Door

600mm Vanity with Mirror Cabinet

Toilet and Toilet Roll Holder

Gree Split System Air Conditioner

Electric Hot Water System ●

Double Sliding Glass Door with Screen

Double Glazed Windows with Screen x2

Satellite Antenna ●

Bedside LED Lights with USB Ports x2 ●

Exterior LED Porch Lights x2 ●

Electrical & Lighting

LED Downlights x8

Double Power Points x6, Light Switch x2 & Power Board

● = Addition to
Bath+Kitchenette model

Quote Model: JULIET1-PRM

JULIET1 Premium

JULIET Series





JULIET2 DOUBLE UNIT

Dimensions (L*W*H): 6.00m*4.9m*2.79m

Internal Floor Area: 27m²

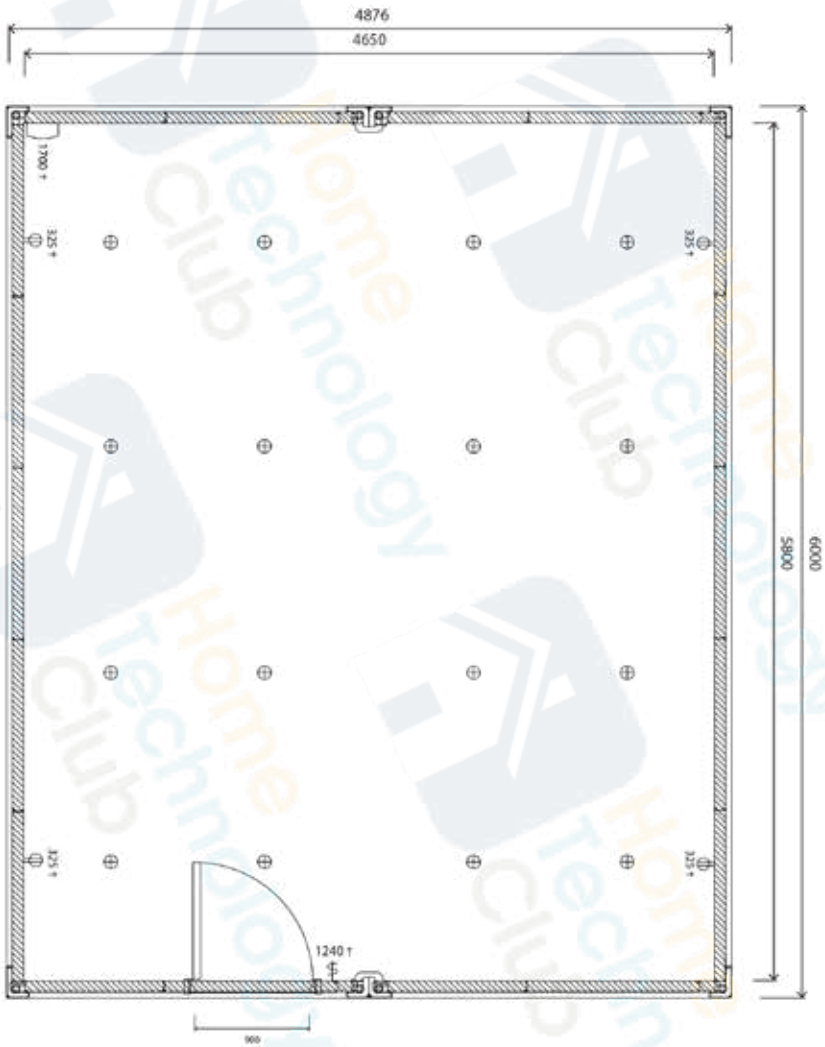
We have curated pre-configured models of the JULIET2 which include various customisations and options. These configurations are meant to make it easier for you to choose between different customisations and price points.

To reserve a configuration, please use the quote model (i.e. JULIET2-BSC) when enquiring.

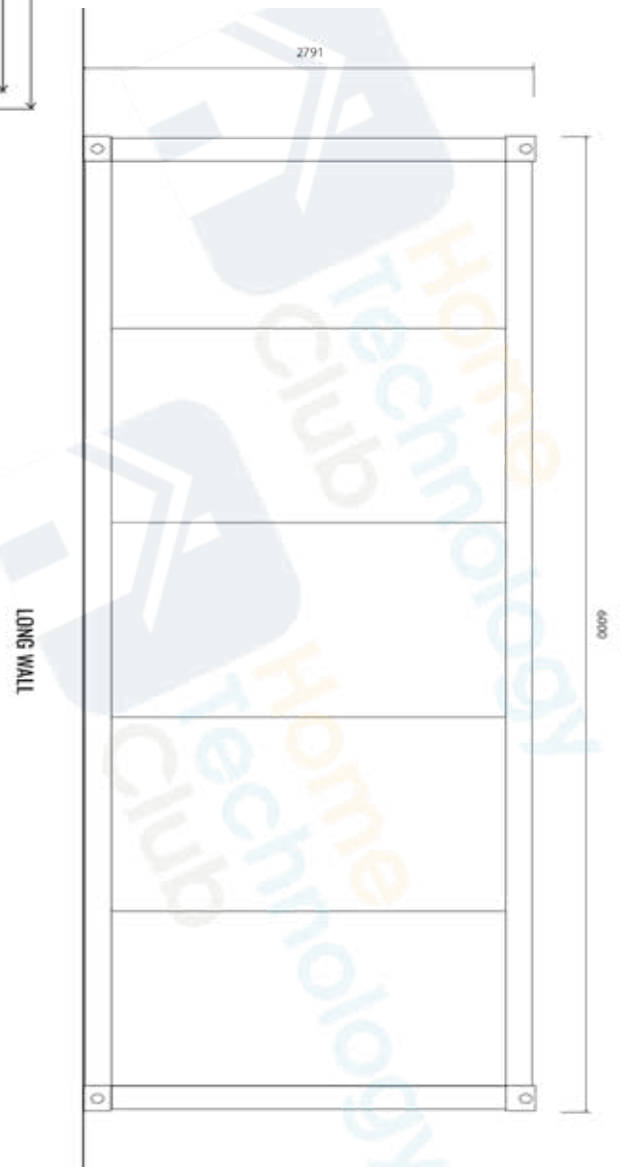
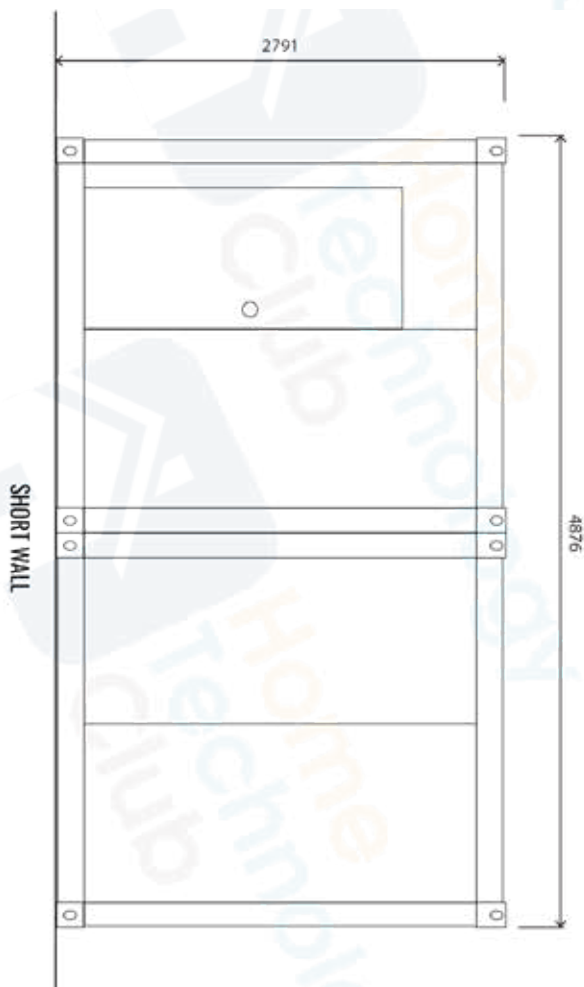
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Pricing Note:

When quoting, HTC units factor in labour and installation of listed customisations and options. Price is exclusive of delivery.

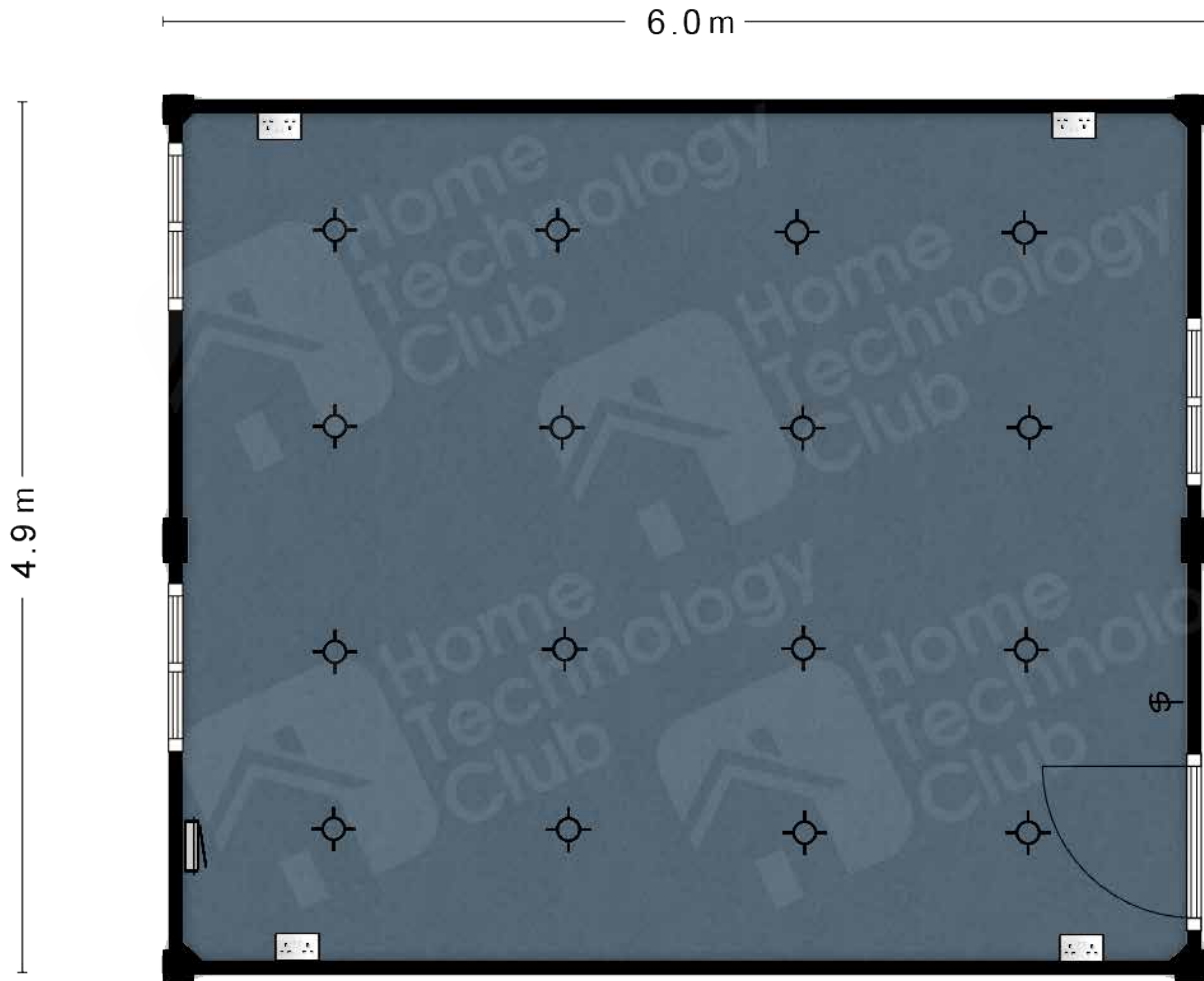


JULIET2 Basic Unit Floorplan & Exterior Drawings



JULIET2 Basic

JULIET Series



JULIET2 Basic

JULIET Series



Inclusions - JULIET2 Basic

Container Units x2 with Swing Door

Double Glazed Windows with Screen x3

Electrical & Lighting

LED Downlights x16

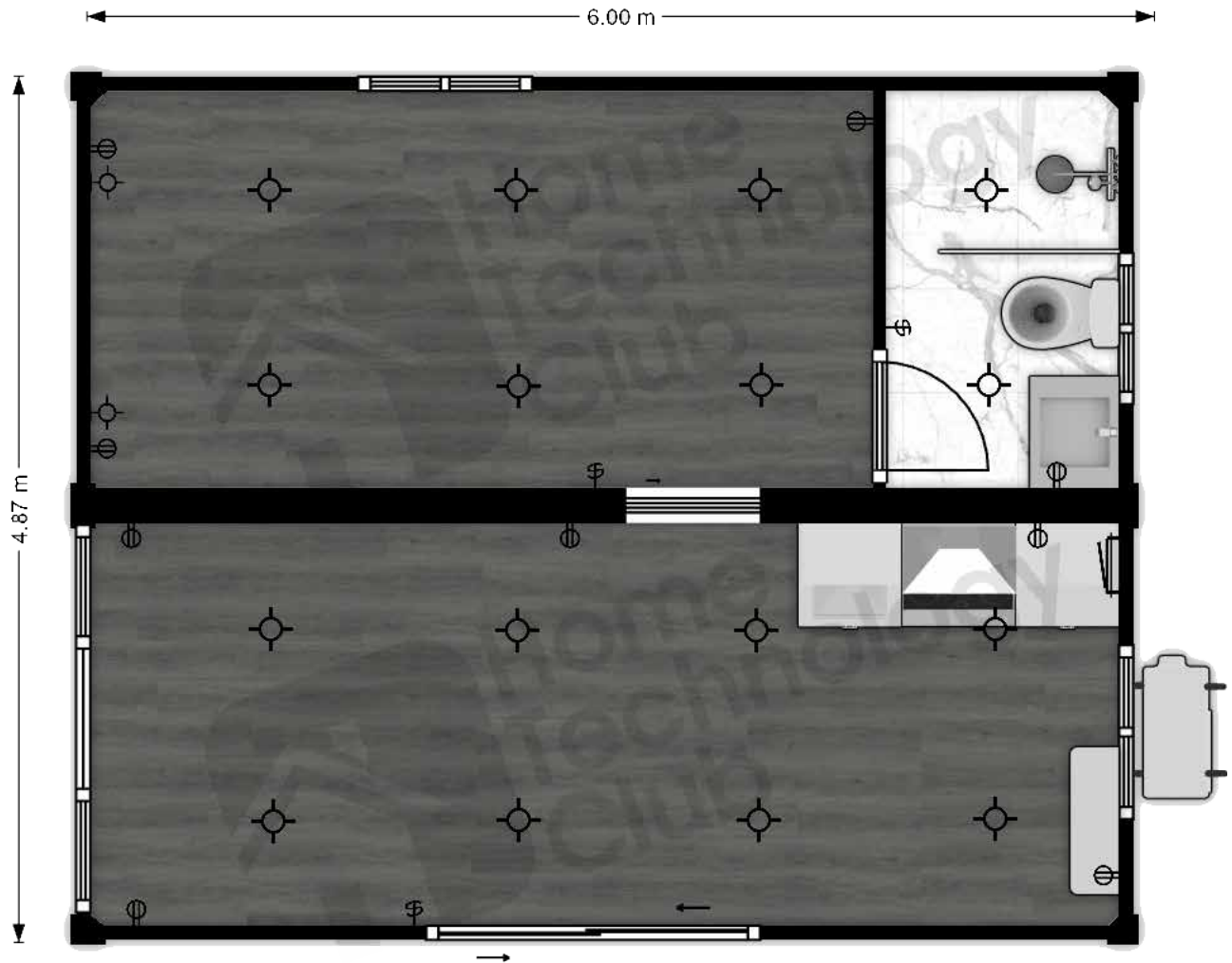
Double Power Points x4, Light Switch & Power Board

Quote Model: JULIET2-BSC



JULIET2 *Ensuite*

JULIET Series



JULIET2 *Ensuite*

JULIET Series



Inclusions - JULIET2 Ensuite

Container Units x2

Wood Grain Lino Flooring

Premium Italian Kitchen

Italian Oven, Cooktop & Rangehood

Sink with Premium Tap

Premium Bathroom

Shower & Glass Door

600mm Vanity & Mirror Cabinet

Toilet and Toilet Roll Holder

Gree Split System Air Conditioner

Electric Hot Water System

Double Sliding Glass Door with Screen

Double Glazed Windows with Screen x3

Bedside LED Lights with USB Ports x2

Exterior LED Porch Lights x2

Electrical & Lighting

LED Downlights x16

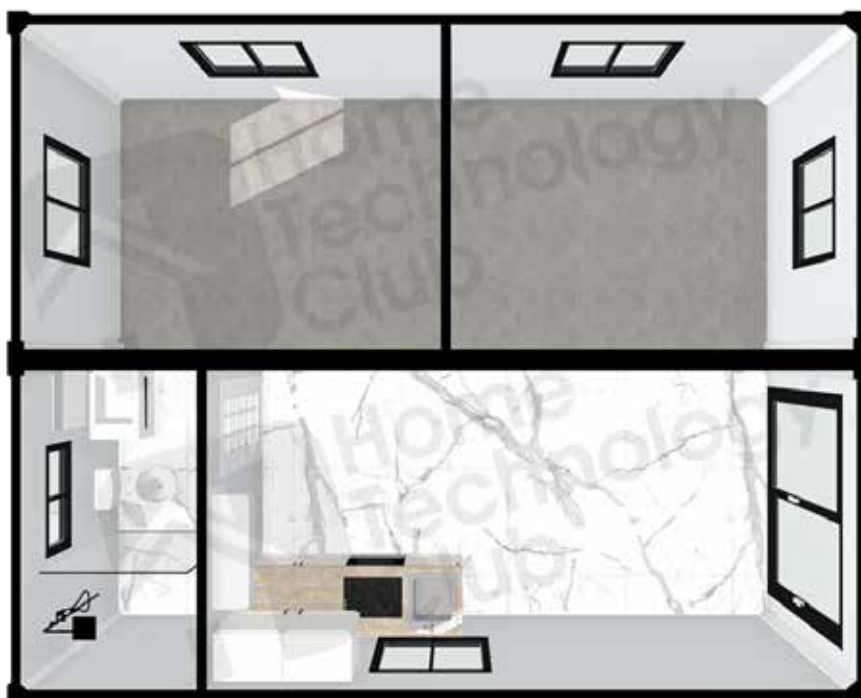
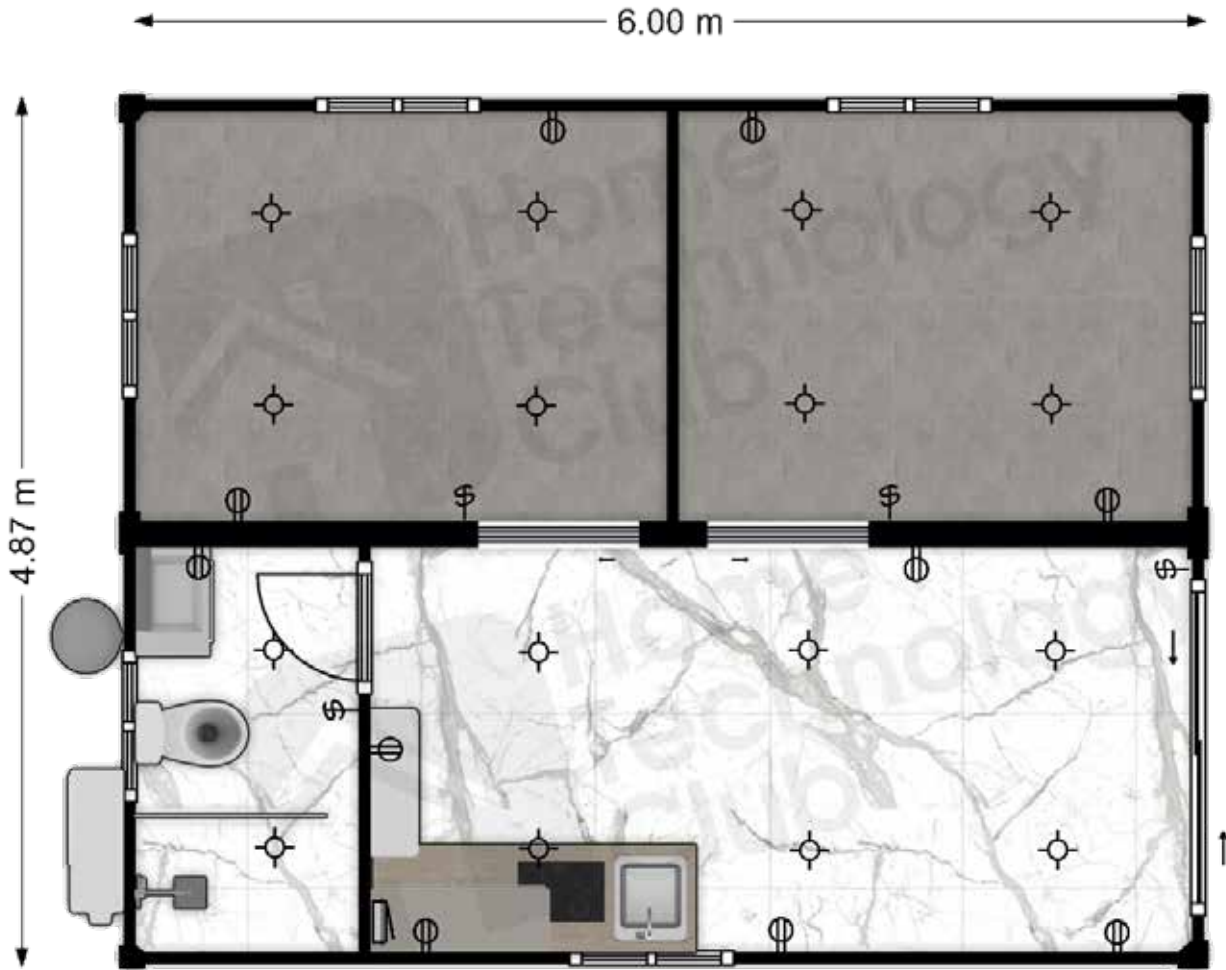
Double Power Points x8, Light Switch x3 & Power Board

Quote Model: JULIET2-ENS

● = Addition to Basic model

JULIET2 2 Bedroom

JULIET Series



JULIET2 2 Bedroom

JULIET Series



Inclusions - JULIET2 2 Bedroom

Container Units x2

Full Glazed Ceramic Tile Flooring

Premium Italian Kitchen

Italian Oven, Cooktop & Rangehood

Sink with Premium Tap

Premium Bathroom

Shower & Glass Door

600mm Vanity & Mirror Cabinet

Toilet and Toilet Roll Holder

Gree Split System Air Conditioner

Electric Hot Water System

Double Sliding Glass Door with Screen

Double Glazed Windows with Screen x6

Bedside LED Lights with USB Ports x2

Exterior LED Porch Lights x2

Electrical & Lighting

LED Downlights x16

Double Power Points x8, Light Switch x3 & Power Board

Quote Model: JULIET2-2BR

● = Addition to Basic model



JULIET3 TRIPLE UNIT

Dimensions (L*W*H): 6.00m*7.3m*2.79m

Internal Floor Area: 40m²

We have curated pre-configured models of the JULIET3 which include various customisations and options. These configurations are meant to make it easier for you to choose between different customisations and price points.

To reserve a configuration, please use the quote model (i.e. JULIET3-BSC) when enquiring.

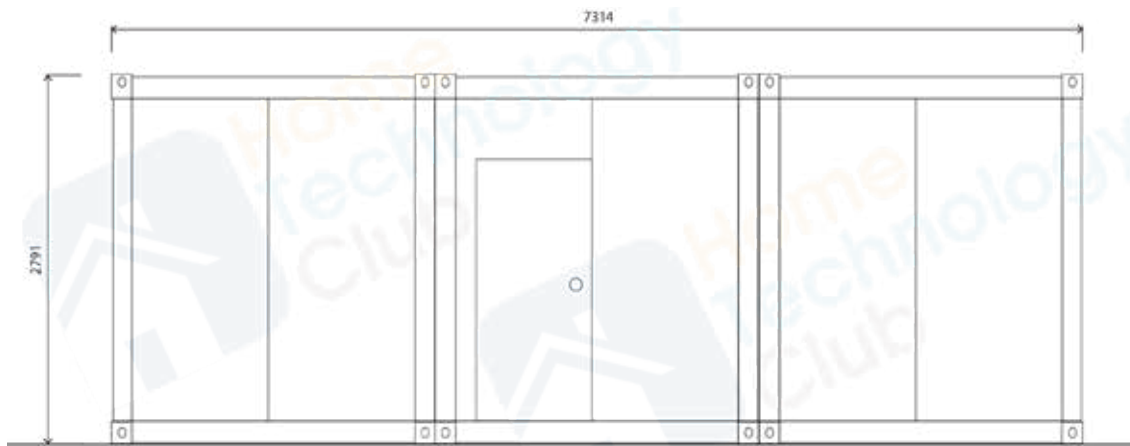
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Pricing Note:

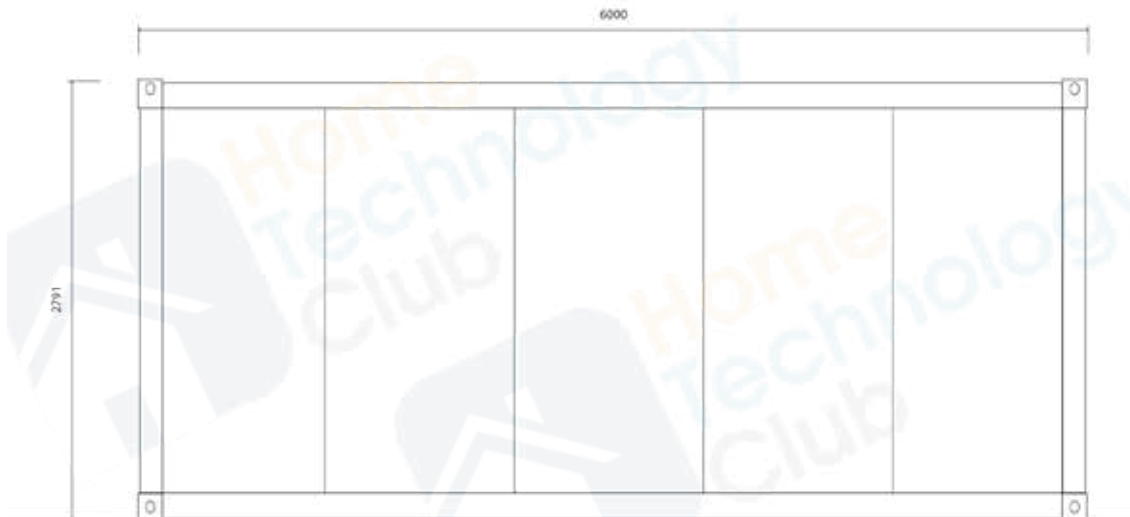
When quoting, HTC units factor in labour and installation of listed customisations and options. Price is exclusive of delivery.



JULIET3 Basic Unit Floorplan & Exterior Drawings



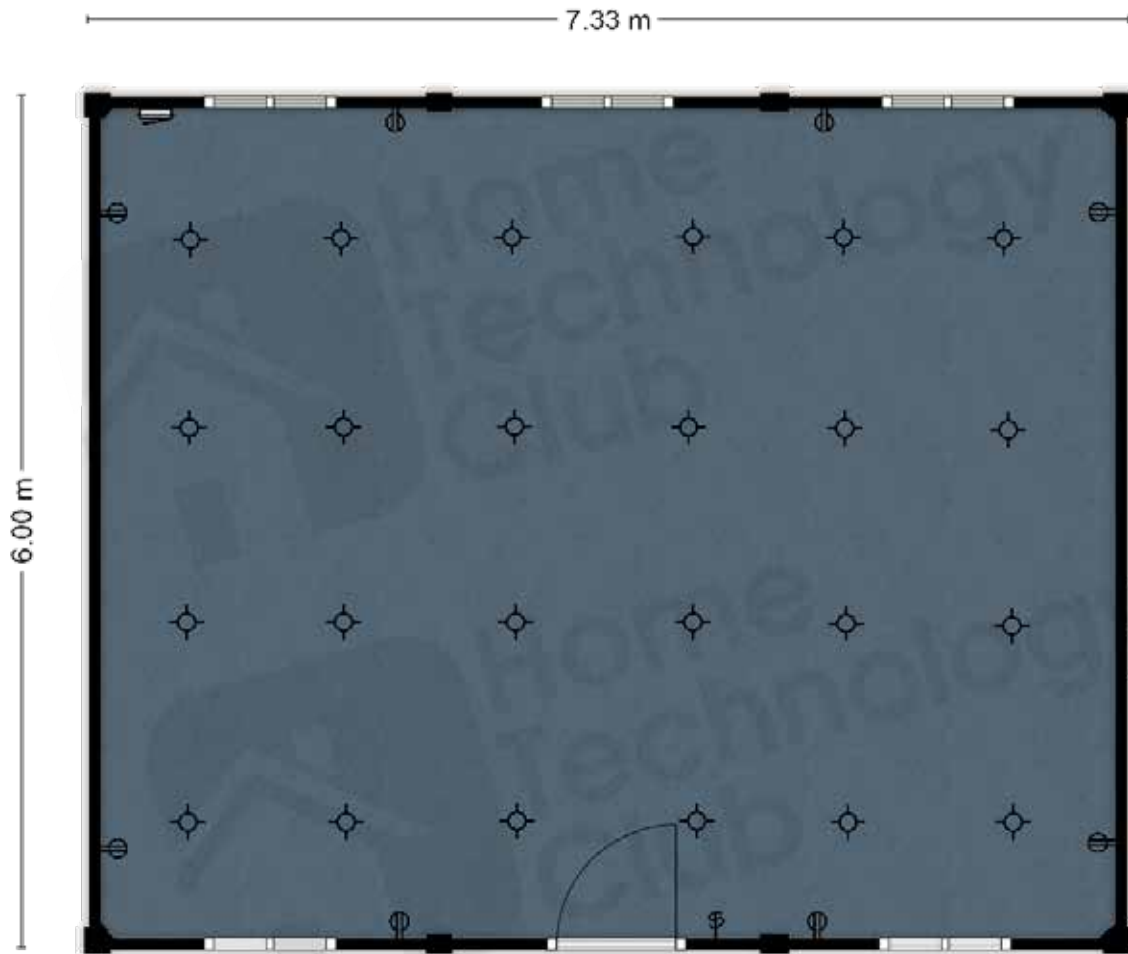
SHORT WALL



LONG WALL

JULIET3 Basic

JULIET Series



JULIET3 Basic

JULIET Series



Inclusions - JULIET3 Basic

Container Units x3 with Swing Door

Double Glazed Windows with Screen x5

Electrical & Lighting

LED Downlights x24

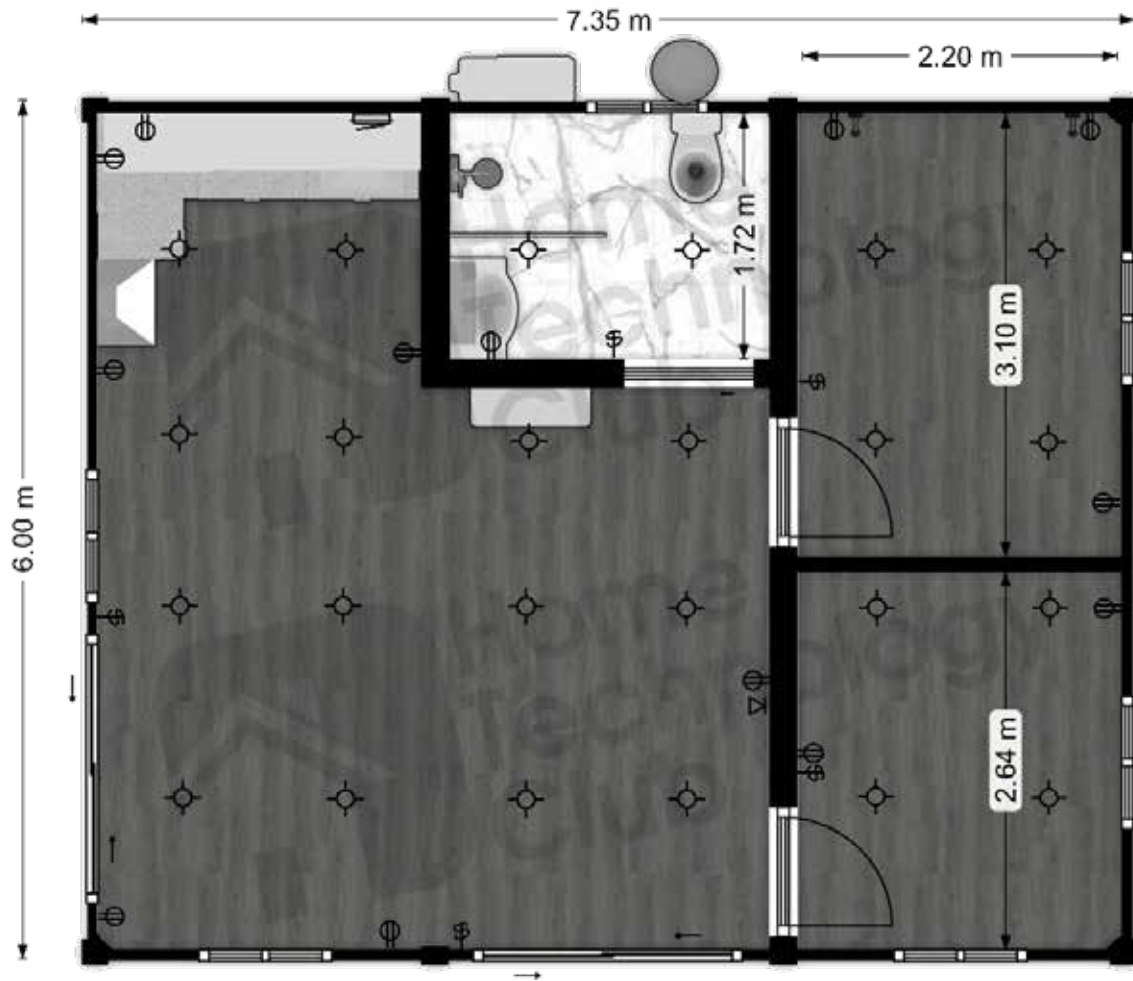
Double Power Points x8, Light Switch & Power Board

Quote Model: JULIET3-BSC



JULIET3 2 Bedroom

JULIET Series



JULIET3 2 Bedroom

JULIET Series



Inclusions - JULIET3 2 Bedroom

Container Units x3 with 2 Bedrooms

Wood Grain PVC Flooring

Premium Italian Kitchen

Italian Oven, Cooktop & Rangehood

Sink with Premium Tap

Premium Bathroom Complete Installed

Shower with Glass Door

Toilet and Toilet Roll Holder

Vanity with Laundry Space & Mirror Cabinet

Gree Split System Air Conditioner

Electric Hot Water System

Double Sliding Glass Door with Screen x2

Double Glazed Windows with Screen x5

Bedside LED Lights with USB Ports x2

Exterior LED Porch Lights x2

Electrical & Lighting Complete Installed

LED Downlights x24

Double Power Points x8, Light Switch x4 & Power Board

Quote Model: JULIET3-2BR

● = Addition to Basic model

Customisation Guide

JULIET Series



Flooring

Standard Blue PVC
Included



Wood Grain PVC
Request Quote

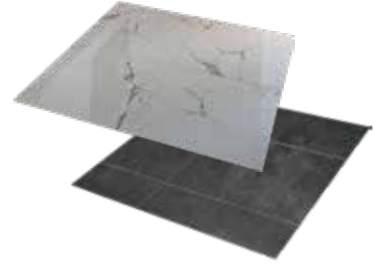


TERAZZO
Glazed Ceramic Tile
Request Quote



White/Gray

CARRARA
Glazed Ceramic Tile
Request Quote



White/Black, Gloss/Matte

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Glazed ceramic tile options TERAZZO or CARRARA can be installed throughout the entire unit, or only as the bathroom floor and/or walls. Can be installed as splashbacks for kitchens and vanities.

Kitchens

Basic Kitchenette

Sink, Wall Cabinets, Cupboards,
Drawers, Splashback, Benchtop

Add to your unit



Premium Italian Kitchen

Sink, Wall Cabinets, Cupboards,
Drawers, Splashback, Benchtop, Oven
with Cooktop, Rangehood

Add to your unit



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Cupboards/benchtops can be added or removed, splashbacks can be customised with tiles, appliances can be added or removed. Please let us know your custom requests.

Bathrooms

Standard Bathroom

Tiled Floor, Toilet, Shower, Curtain Rod, 450mm Vanity, Mirror, Toilet Roll Holder

Add to your unit



Premium Bathroom

Tiled Floor & Walls, Toilet, Shower with Glass Door, 600mm Vanity, Mirror, Toilet Roll Holder

Add to your unit



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Bathroom depth can be increased to rearrange shower, toilet and vanity if desired. Ceramic tiles for bathroom walls can be chosen from our available **TERAZZO** or **CARRARA** options.

Veranda



Empty unit with walls removed + ceramic tiles as floor

Request Quotation

Standard Components

Add standard components to your JULIET design

(components in-addition to standard designs are sold separately)

- Metal Swing Door
- Double Glazed Windows with Screen
- Sliding Glass Door with Screen
- Double GPO Power Point / Light Switch
- Bedside LED Lights with USB Port



Septic Tanks

2500L

1500L

[Click here
to find on
website or
scan here:](#)



Hot Water Systems (Brands vary)

26L Continuous Flow LPG

20L Continuous Flow LPG

170L Heat Pump

280L Heat Pump

160L Electric Heater

250L Electric Heater

315L Electric Heater

[Click here
to find on
website or
scan here:](#)



Bushmans Water Tanks

1,000L Slimline Tank

3,000L Slimline Tank

5,000L Slimline Tank

10,000L Squat Tank

[Click here
to find on
website or
scan here:](#)



AVOL Solar Power

Genius 5kWh Solar Battery + Inverter

Genius 10kWh Solar Batteries + Inverter

Genius 15kWh Solar Batteries + Inverter

Genius 20kWh Solar Batteries + Inverter

3.5kW Solar Panels + Inverter

7kW Solar Panels + Inverter

3.5kW Panels + 5kWh Battery + Inverter Kit

7kW Panels + 10kWh Battery + Inverter Kit

7kW Panels + 15kWh Battery + Inverter Kit

7kW Panels + 20kWh Battery + Inverter Kit

[Click here
to find on
website or
scan here:](#)



Home Options

JULIET Series



Lowara Water Pumps

- 700W Pump + Genyo Electronic Controller
- 900W Pump + Genyo Electronic Controller
- 1100W Pump + Genyo Electronic Controller

[Click here to find on website or scan here:](#)



Gree Air Conditioning

- 2.5kW Reverse Cycle Split System + WiFi

[Click here to find on website or scan here:](#)



Appliances (Brands vary)

- 8kg Heat Pump Dryer
- 5kg Front Load Washing Machine
- 600mm Gas Oven
- 540mm Electric Oven
- 600mm Rangehood
- 240L Fridge and Freezer
- 120L Bar Fridge

[Click here to find on website or scan here:](#)



Installation Overview

JULIET Series



Deployment of a JULIET Series container unit is designed to be performed quickly. After confirmation of the design and payment of deposit, container units are assembled by the team at our head office. Site preparation follows and after full unit and delivery payment, your JULIET Series unit will be on its way to your site.

HTC does not offer installation or build-on-site services for the JULIET Series. Units are delivered fitted-out and must be completed on-site by the customer. The primary steps are shown in the list below and images on the following page.

We provide an installation guide which will act as a guidebook for you to execute installation by you and/or a crew of handymen. You may consider hiring professionals to handle the installation procedure, or parts of the installation procedure, of your JULIET Series unit. This is essential for connecting plumbing and electrical services, but also may be necessary in preparation of your site and footings construction.

Installation and Connection Steps

1. Site preparation, footings construction; making level is very important for smooth install
2. Delivery and placement of JULIET unit via crane onto footings
3. Join container units together, ensuring the walls are properly aligned and secured for optimal weather sealing*
4. Fasten units at corners using threaded studs + nuts*
5. Weather seal the units by securing pinched rubber seal in between roofs of units*
6. Install interior flashing where needed on floor between units*
7. Install interior capping and trim where required*
8. Connection to electrical, air conditioning/hot water outlets; connection to plumbing; hot/cold water supply, grey water and waste/septic system

* Steps marked apply to JULIET2 models or larger

Units on following page are old models, shown for installation process demonstration only



Footings Diagrams

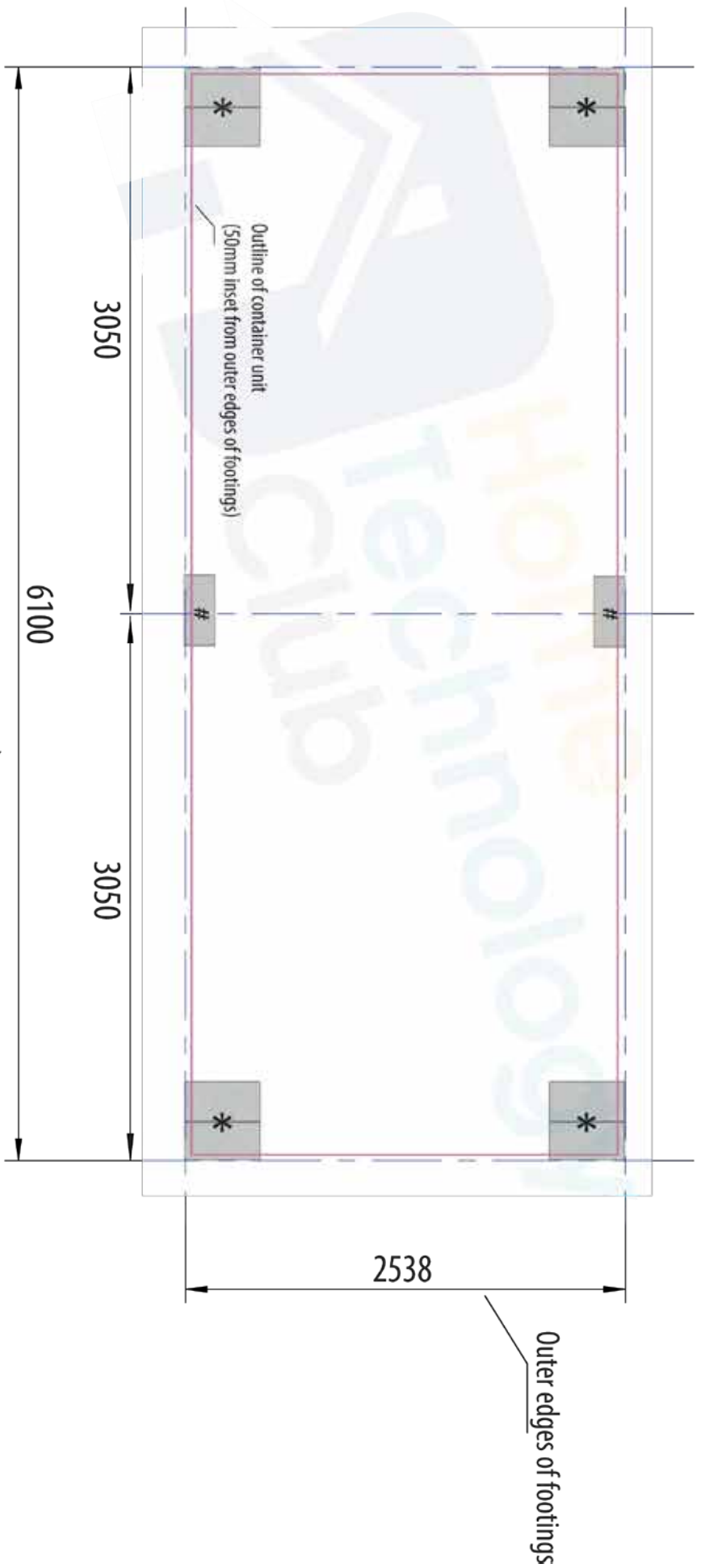
JULIET Series

To support the structure of each unit, JULIET Series container units are to be placed on footings or concrete piers. It is crucial that the site is level as it can affect the effectiveness of the weather sealing measures of the container unit.

The diagram on the following page details footing locations for a singular unit, and can be duplicated when placing multiple units together (JULIET2 or JULIET3). Below shows two types of footings options, one with besser blocks arranged and another with house stumps on a concrete pier.



Concreted-in besser blocks and house stumps on concrete piers



LEGEND

* ±0

This footing is +10mm high

Footings are based on standard besser blocks, approximately 390mm x 190mm

Thin, durable material such as tile can be used to shim where necessary to add additional height and ensure footings are level.

TITLE	JULIET7 FOOTINGS DIAGRAM
DATE	Q2-2024



We'll help organize transport to your site, wherever you're located in Australia. You can also choose to organize your own transportation for your container unit. Delivery to your site is not included in the base price of the unit and is arranged after your unit has arrived to our NSW warehouse or holding facilities.

Shipping Within NSW

We are based in Western Sydney and are capable of organizing transport to anywhere in New South Wales via semi-trailer crane truck. Delivery can take 1~2 days depending on the third-party transport chosen and distance to the delivery site. Units are assembled at and delivered from our head production site in Mulgrave, NSW.

Shipping Outside of NSW

Since JULIET Series units are built in our NSW production facility, we must ship from our Mulgrave location in NSW. We will aim to offer the best value shipping rates to get your JULIET units to you.

Access To Your Site

JULIET Series container units are heavy and so too are the heavy haulage vehicles that transport them. It is essential that there is sufficient access to the site and that any obstacles are known ahead of time to prevent increased transport costs and delays. Large vehicles will get bogged in loose or wet surfaces. Consider the following for your site and the vehicles that will be required to access your deployment location:

- Vehicle weight limit up to 10~25t
- Vehicle height access up to 4m
- Vehicle footprint up to 8m x 13m
- Access for franna crane if required
- Sealed road surface for heavy truck access
- Road width is suitable for large vehicles
- No obstructions; trees, powerlines, etc.
- Bad weather will postpone delivery

What customisations are possible?

- Modifying window placement, bedroom door placement and adding extra sliding glass doors are common customisations. You can install a bathroom or kitchenette, add wall partitions to make rooms, or completely remove the walls between the JULIET units for an open concept.
- A custom floorplan layout is the best way to customize your unit to make it your own.
- Please refer to customisations on page 38-39

What is the lead time?

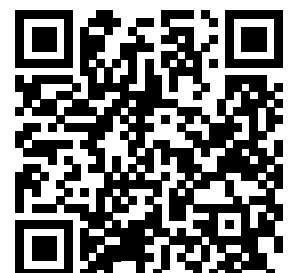
- Our basic model container units are produced overseas and arrive in scheduled shipments to our NSW distribution centre and holding facilities across the country
- Depending on your location, we may be able to ship our basic model units immediately
- If no stock is available, or if you have a custom design, lead time can be 12~16 weeks from time of deposit, excluding shipment to your deployment site, weather permitting
- Our supplied options are also subject to availability and lead times vary

Who will organise shipping to my site?

- HTC can arrange local delivery to your site via a third party shipping company. Our quotes are based upon best case scenario sites which means optimal site access & weather conditions
- Additional charges will be passed onto the customer in the event costs exceed the quote
- Customers may also organize their own transport and we will load-on your unit for you

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For all other information, please visit our Information Hub featured on our website at www.hometechclub.au, or scan the QR code shown right





Come and inspect one of our display homes today:

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