

2024

# MODULAR CONTAINER UNITS

**JULIET SERIES** BROCHURE





#### 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.

All prices in this brochure are in AUD, including GST. Installation cost 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.

We 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, airconditioning 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







Fully furnished JULIET3 model with seamless marble floor, custom 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-4pm).

#### 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.

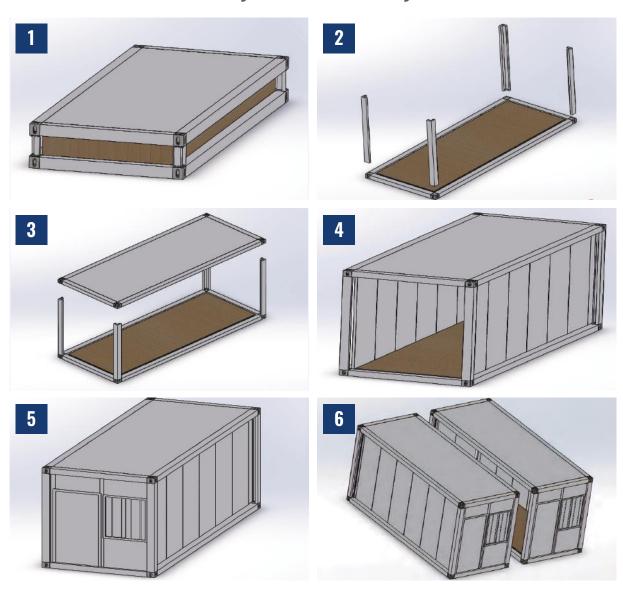
## **Product Overview JULIET Series**



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:









## 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:  $6.00m(L) \times 2.43m(W) \times 2.79m(H)$ 

Interior: 12.8m<sup>2</sup>

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 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.









#### **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
- Satellite
- Solar power
- Patio
- 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 vour 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.

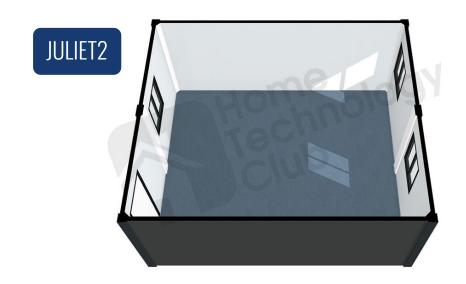


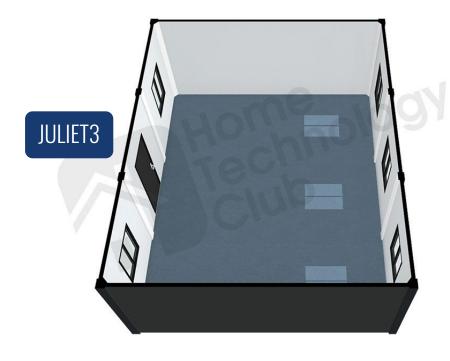
#### **Delivery Note:**

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

\*Depending on distance from our headquarters











#### **JULIET Series**





## JULIET1 SINGLE UNIT

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

**Internal Floor Area:** 12.8m<sup>2</sup>

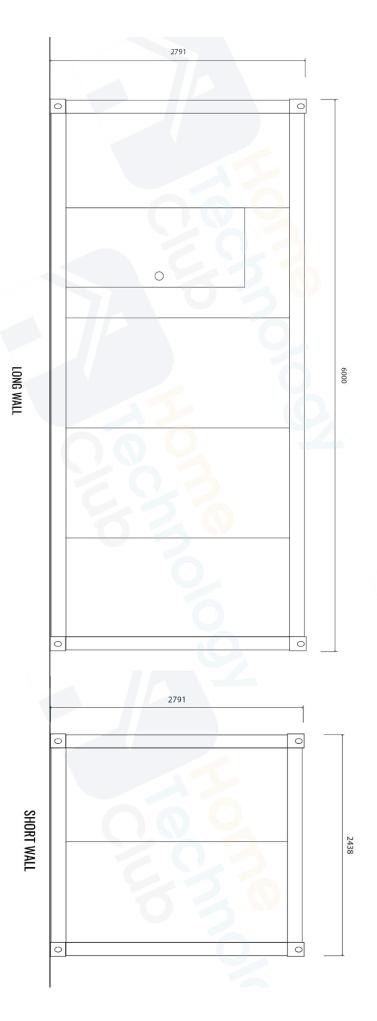
We have curated pre-configured models of the JULIET1 which include various customisations and options. These configurations are meant to make it easier for you to choose between different customisations and price points. To reserve a configuration, please reference the model name (i.e. JULIET1 Bath+Kitchenette) when enquiring.



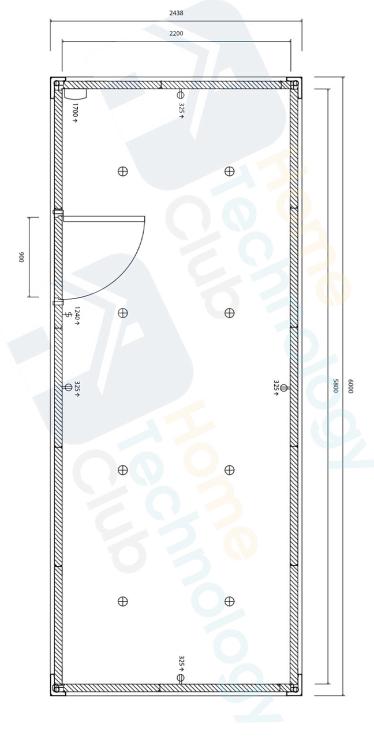
#### **Pricing Note:**

Prices of units factor in labour and installation of listed customisations. Price is exclusive of delivery.

PLEASE NOTE: Prices are subject to change at any time



## JULIET1 Basic Unit Floorplan & Exterior **Drawings**



## **JULIET1** Basic **JULIET Series**



—— 6.00 m -







#### **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

**Total Unit Cost** 

\$13,650.00

## JULIET1 Basic JULIET Series



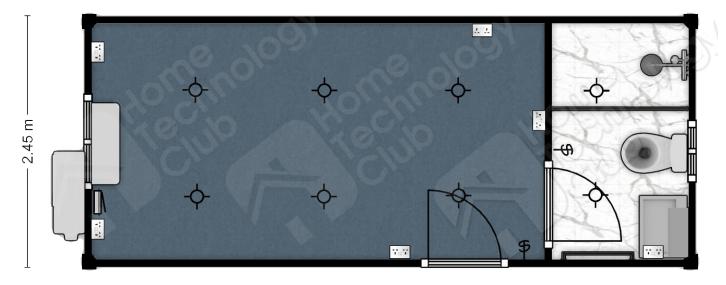




## JULIET1 Bathroom **JULIET Series**



— 6.00 m – - 4.24 m – — 1.30 m —





#### **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

#### **Total Unit Cost**

\$22,380.00

• = Addition to Basic model

## JULIET1 Bathroom JULIET Series







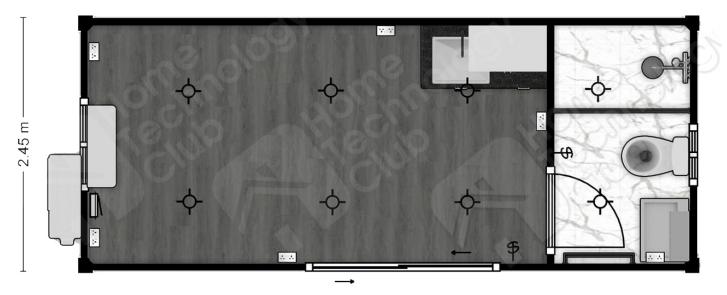




## JULIET1 Bath+Kitchenette **JULIET Series**









#### **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

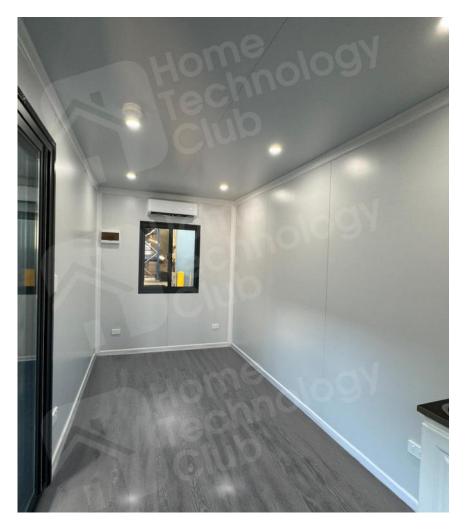
#### **Total Unit Cost**

\$25,430.00

= Addition to Bathroom model

## JULIET1 Bath+Kitchenette JULIET Series





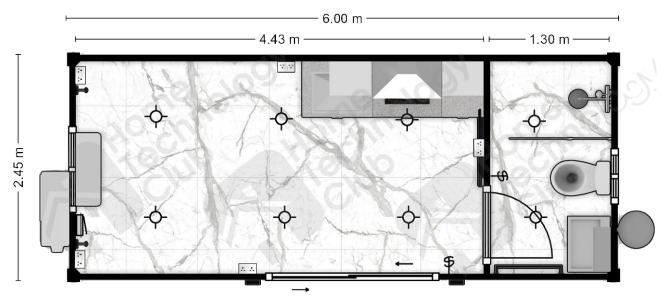






## **JULIET1 Premium** JULIET Series





Container Unit



### **Inclusions** - JULIET1 Premium

Double Power Points x6, Light Switch x2 & Power Board

= Addition to Bath+Kitchenette model

**Total Unit Cost** 

LED Downlights x8

\$34,600.00

## **JULIET1 Premium** JULIET Series











#### **JULIET Series**





# JULIET2 DOUBLE UNIT

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

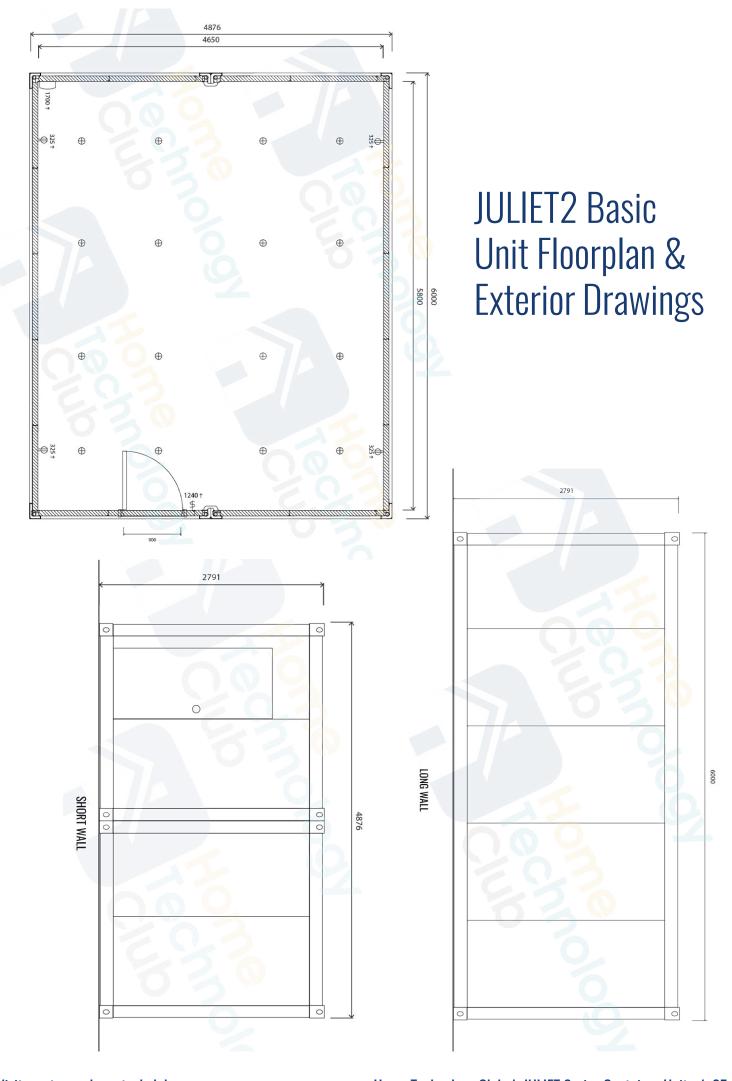
**Internal Floor Area: 27m<sup>2</sup>** 

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 reference the model name (i.e. JULIET2 Ensuite) when enquiring.

#### **Pricing Note:**

Prices of units factor in labour and installation of listed customisations. Price is exclusive of delivery.

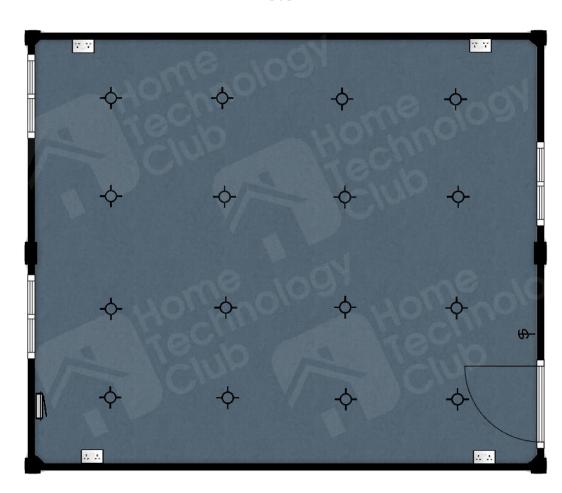
PLEASE NOTE: Prices are subject to change at any time

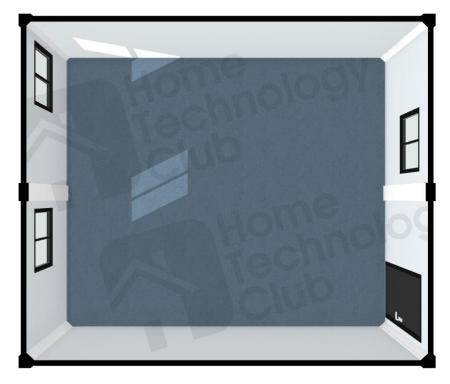


## **JULIET2** Basic JULIET Series



- 6.0 m





## **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

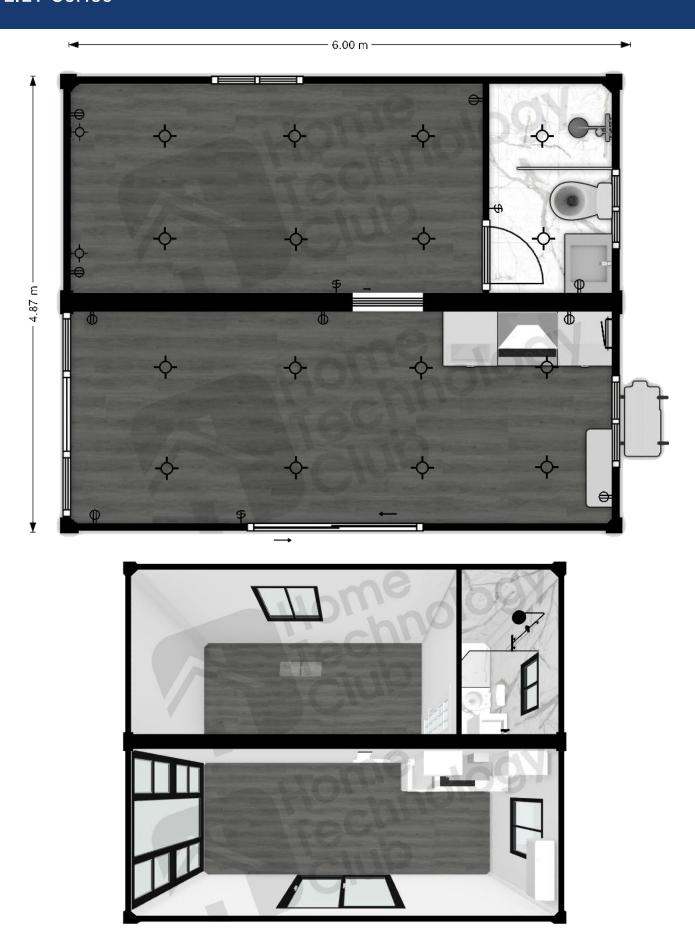
**Total Unit Cost** 

\$26,270.00



## **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



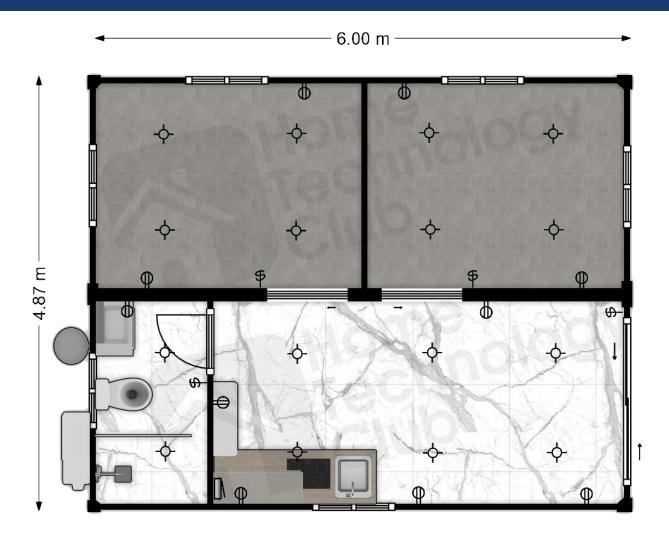
#### **Total Unit Cost**

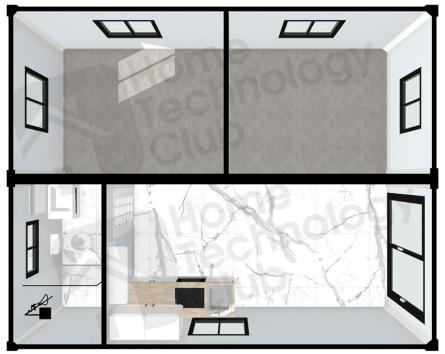
\$58,960.00

= Addition to Basic model

## **JULIET2 2 Bedroom** JULIET Series







## **JULIET2 2 Bedroom JULIET Series**









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

**Double Sliding Glass Door with Screen** 

Double Glazed Windows with Screen x6

Bedside LED Lights with USB Ports x2

Exterior LED Porch Lights x2

**Electric Hot Water System** 

Electrical & Lighting

LED Downlights x16

Double Power Points x8, Light Switch x3 & Power Board

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	•
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#### **Total Unit Cost**

\$58,960.00

= Addition to Basic model

#### **JULIET Series**





## JULIET3 TRIPLE UNIT

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

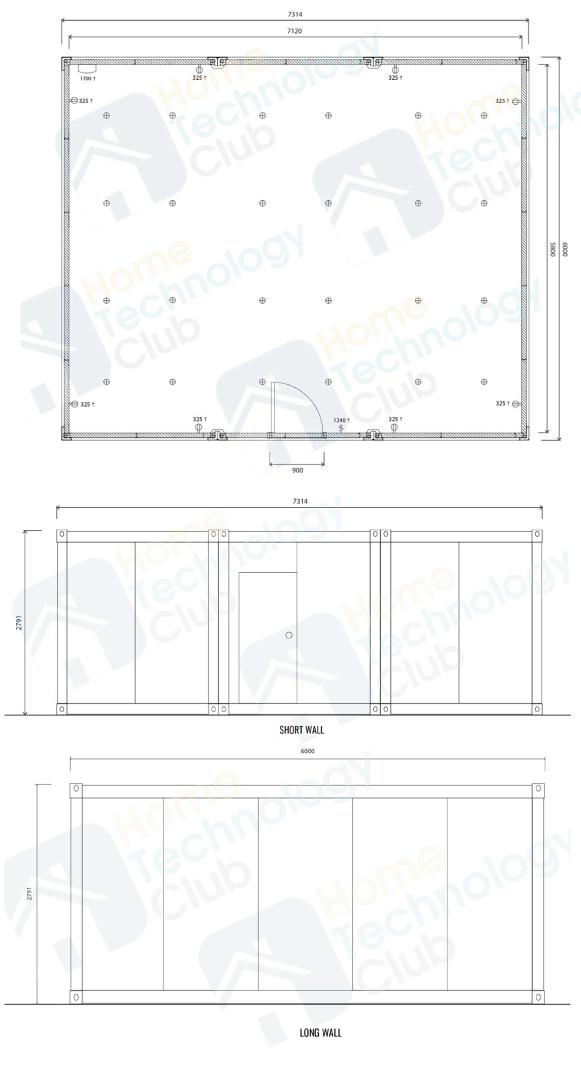
**Internal Floor Area:** 40m<sup>2</sup>

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 reference the model name (i.e. JULIET3 2 Bedroom Standard) when enquiring.

#### **Pricing Note:**

Prices of units factor in labour and installation of listed customisations. Price is exclusive of delivery.

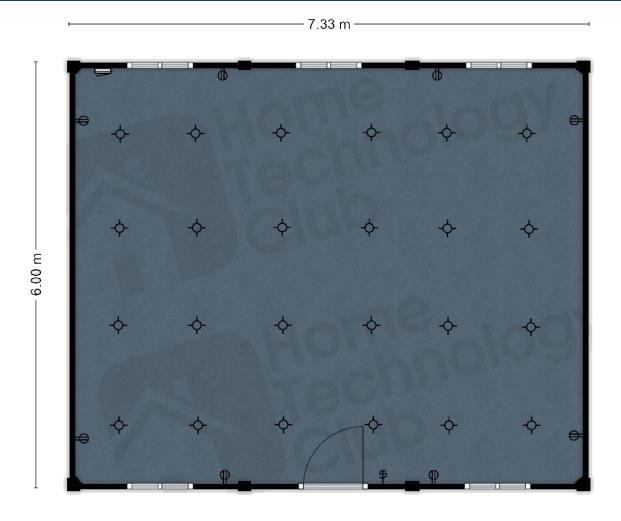
PLEASE NOTE: Prices are subject to change at any time

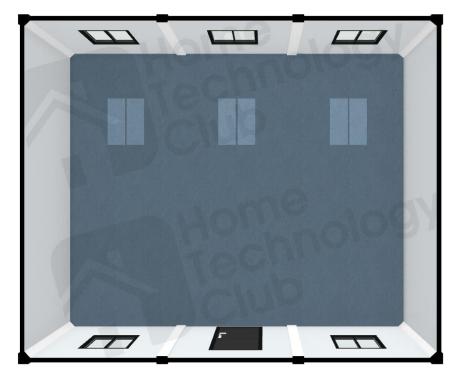


# JULIET3 Basic Unit Floorplan & Exterior Drawings

## **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

**Total Unit Cost** 

\$39,850.00



## **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



#### **Total Unit Cost**

\$68,995.00

= Addition to Basic model

# **Customisation Guide**

**JULIET Series** 



## **Flooring**



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 \$900.00



#### Premium Italian Kitchen

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



**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.

# **Customisation Guide**

**JULIET Series** 



## **Bathrooms**

#### Standard Bathroom

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

\$4,500.00



#### Premium Bathroom

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

\$6,500.00



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 \$9,500.00

# **Standard Components**

Metal Swing Door \$450.00 each Double Glazed Windows with Screen \$650.00 each Sliding Glass Door with Screen \$2,500.00 each Double GPO Power Point \$75.00 each Data Point \$60.00 each Light Switch \$60.00 each Bedside LED Lights with USB Port \$250.00 each

PLEASE NOTE: Prices are subject to change at any time

# **Home Options**







#### Septic Tanks 2500L

1500L

**Click here** to find on website or scan here:



#### Hot Water Systems (Brands vary)

261 Continuous Flow LPG

201 Continuous Flow I PG

170L Heat Pump

280L Heat Pump

1601 Flectric Heater

2501 Flectric 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**



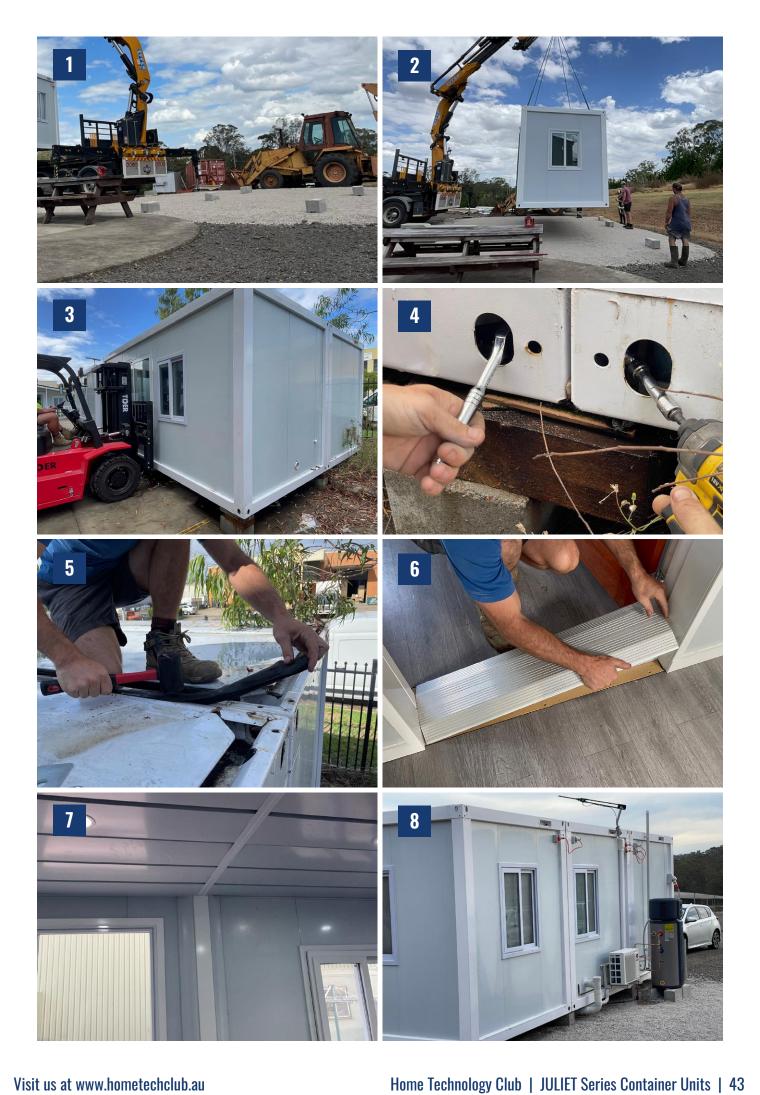
Installation of a JULIET Series container unit can be done relatively quickly and without hassle. Container units are assembled by the team at our head office, and then are delivered. Units can be joined together on-site using our installation guide. Preparing the site for the unit by building & leveling footings, weather sealing the unit, interior fitout and connecting the unit to services will take up the most time and requires professionals to be brought on board.

HTC may be able to assist with connection of your units depending on your location. However if we are unable to assist, we provide a full 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 a professional to handle the entire installation process of your unit.

### **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

\*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.

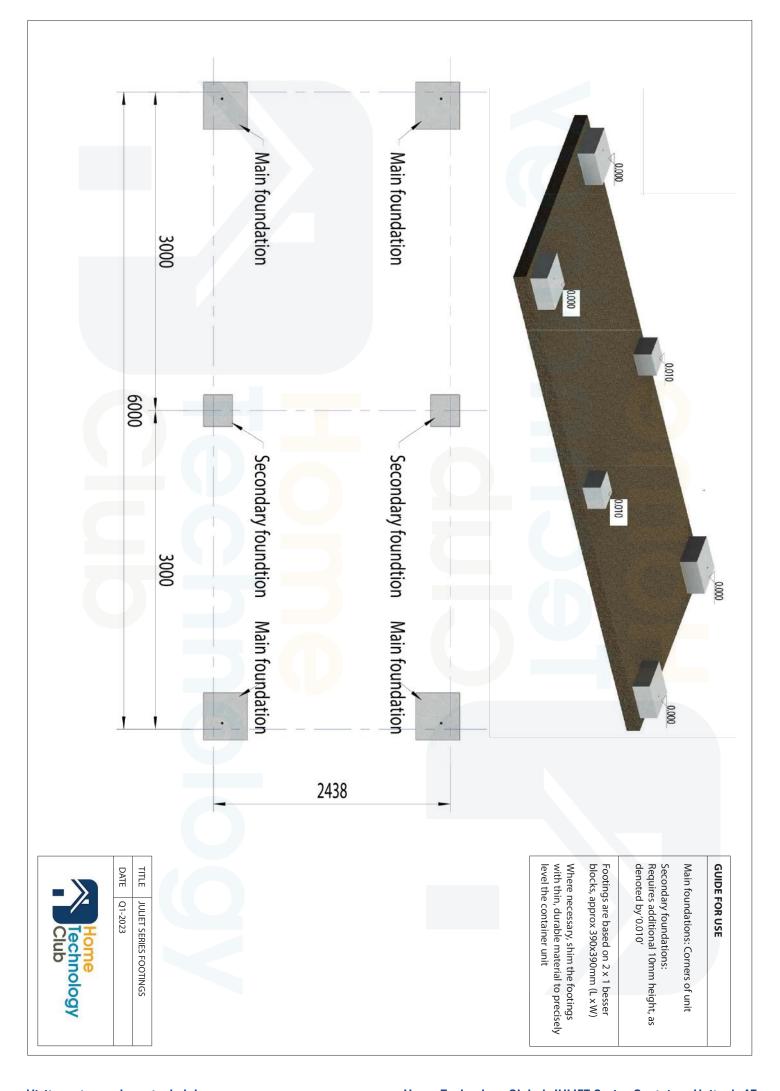








Concreted-in besser blocks and house stumps on concrete piers



# **Unit Transportation JULIET Series**



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 (see modes of transport on opposite page). 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

# Modes of Transport & Lift-On/Off



#### Crane Truck / Hiab (up to 25t)

- Transports container unit and supports lift-on, lift-off and placement of unit onto site
- Requires large hiab as unit is heavy, standard crane trucks are unsuitable
- May incur great expense if travel to site is far outside metro area/head office area



#### Flathed Truck / Truck & Trailer

- We load the flatbed at our warehouse
- Requires separate crane for lift-off
- Can ship additional pallets / accessories
- Most economic for long distances
- Truck and trailer required for shipping multiple 20ft units



#### Franna Crane / Fixed Crane

- For lift off of unit and placing on footings
- Recommend 10t ~ 15t franna crane for 20ft unit
- Large cranes are required for lifting the heavy units over long distances

# JULIET FAQs **JULIET Series**



### 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

### Where can I inspect a container unit?

Our JULIET units are exclusively displayed at our main display village at: 59 Mulgrave Road, Mulgrave NSW 2756

### 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

For all other information, please visit our Information Hub featured on our website online -Click here to visit Or scan the QR code







Come and inspect one of our display homes today:

59 Mulgrave Road, Mulgrave NSW 2756

Home Technology Club

P: (02) 4545 2599

M: 0400 843 365

E: sales@hometechclub.au

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