



MODULAR CONTAINER HOMES

JULIET SERIES

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



Australia Needs Homes Now

Australian Owned, Family Business

Built in Mulgrave, NSW

Backed by Cornick, Since 1978

We can reduce the housing shortage, delivering rapid deployment modular buildings in weeks, not years. Home Technology Club (HTC) specialises in modular homes and transportable living solutions for residential, commercial, rural, and off-grid applications across Australia.

Backed by over 48 years of industry experience through the Cornick Group, we deliver durable, quick-to-deploy modular homes ranging from compact studio sizes to multi-module, multi-person living spaces. Manufactured in Western Sydney using quality materials, certified components and licensed builders, our homes are available in on-grid, off-grid, and hybrid setups, with variety of options to suit the needs of your project.

Choose HTC to deliver a fantastic result in your modular building project, including:

- Container Homes and Movable Dwellings
- Portable Offices, Workspaces and Site Sheds
- Temporary Worker Accommodation
- Quick Deployment Portable Bathrooms
- Accessible Bathroom Blocks
- Off-Grid Power, Water and Waste Solutions

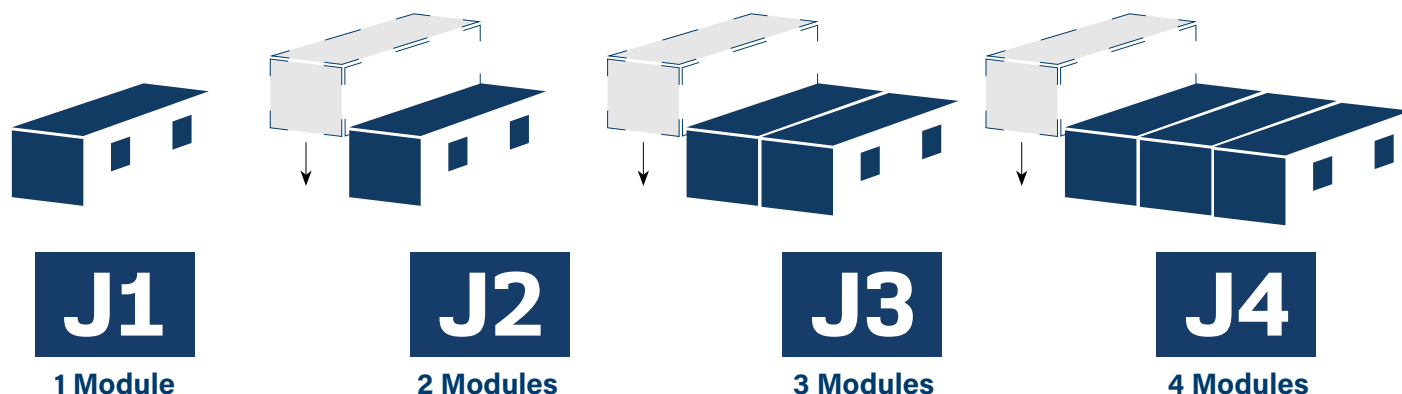


The JULIET Modular Platform

The JULIET modular platform is the foundation of HTC's range of Australian-built portable buildings. Using the JULIET modular platform, we create everything from accessible bathroom blocks, site office, portable workspaces and deluxe container home living.

Starting with one of three base modules, simply add modules to scale to your project's size requirements. Your pre-built JULIET modules are joined together on-site with a rapid connection and seal system, enabling fast building deployment with minimal installation cost. See below for our quick guide to understanding the modular platform and what you can achieve with the JULIET Series.

JULIET Modular Platform: Add Modules to Scale Building Size



JULIET Base Module Sizes: Standard, Large and X-Large



Choose from our JULIET Models

We've created a wide range of models using the JULIET modular platform to cater to your project needs. Choose from single-module studios to multi-module living spaces for families, each with options to customise your interior and make the space your own.

Make your modular living dreams a reality with the JULIET Series, built in Australia, by Home Technology Club.





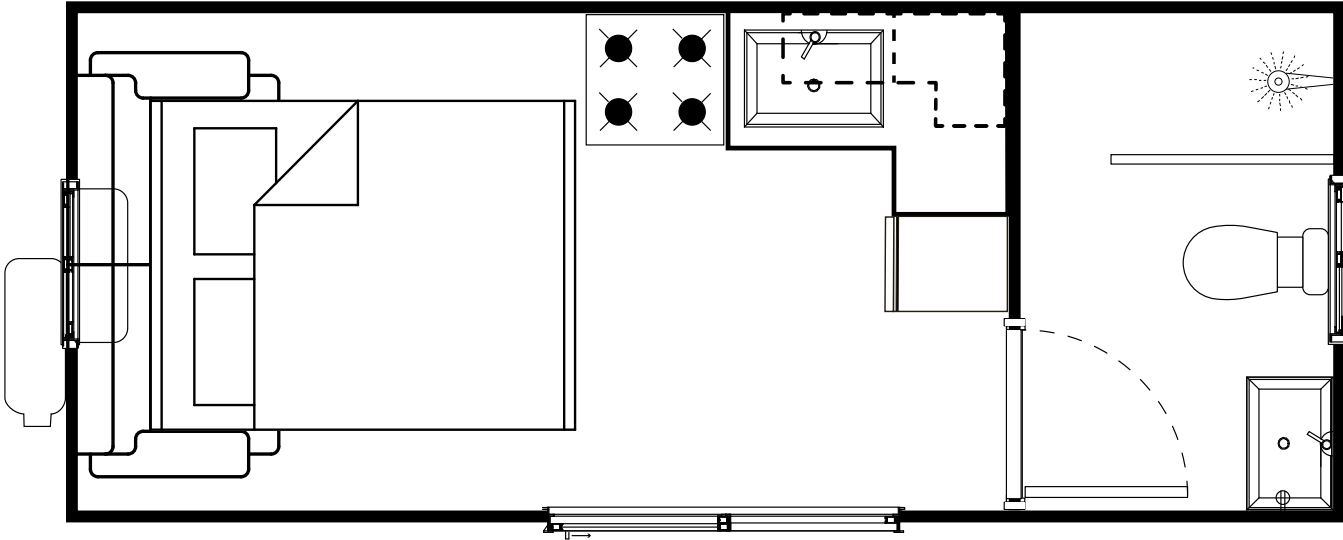
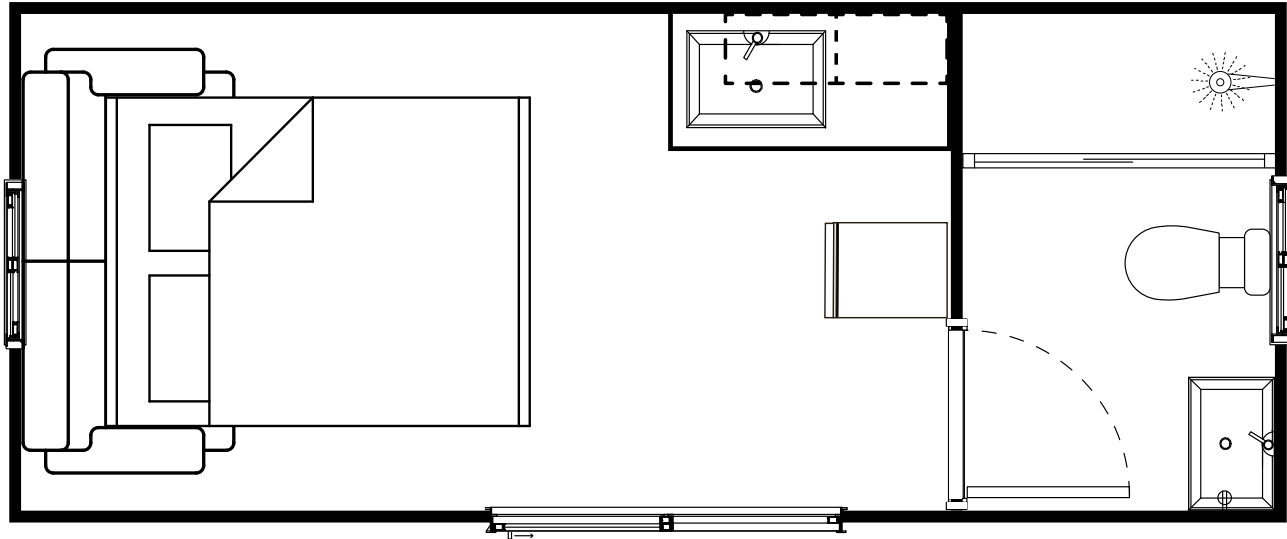
Standard Modular Single



6.0m x 2.4m

Our most compact modular solution, the Standard Modular Single (J1S) makes the most of small spaces, delivering a deluxe portable studio granny flat, workspace or office in a small footprint.

Platform	JULIET Standard Modular Building - 1 x Module 6.0m x 2.4m		
Size	6.0m x 2.4m External Footprint, 2.7m External Height, 14.4m ² External Area, 13.1m ² Internal Area		
Model	Open Plan	Classic	Premium
Details	• Empty Unit • Vinyl Flooring • Australian Standard Electrical • Double Glazed Windows • 6 x LED Downlights • 2 x Double Power Points • Steel Swing Door	• Kitchenette, excl. Appliances • Bathroom with Glass Screen Shower and Tiled Wet Areas/Skirting • Vinyl Flooring • Australian Standard Plumbing • Australian Standard Electrical • Double Glazed Windows • 6 x LED Downlights • 5 x Double Power Points • Glass Sliding Door	• Full L-Shape Kitchen • Includes Kitchen Appliances • Bathroom with Glass Screen Shower • Fully Tiled Bathroom Walls & Flooring • Australian Standard Plumbing • Australian Standard Electrical • Double Glazed Windows • 6 x LED Downlights • 6 x Double Power Points • Glass Sliding Door • Reverse Cycle Air Conditioning
Floorplan	Classic and Premium models, as below		





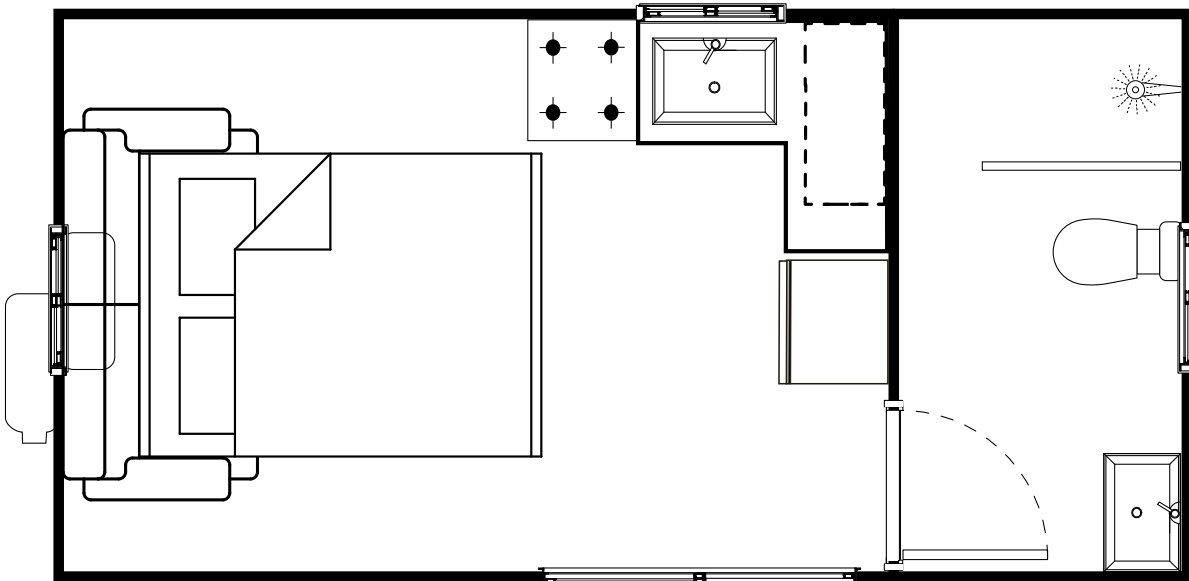
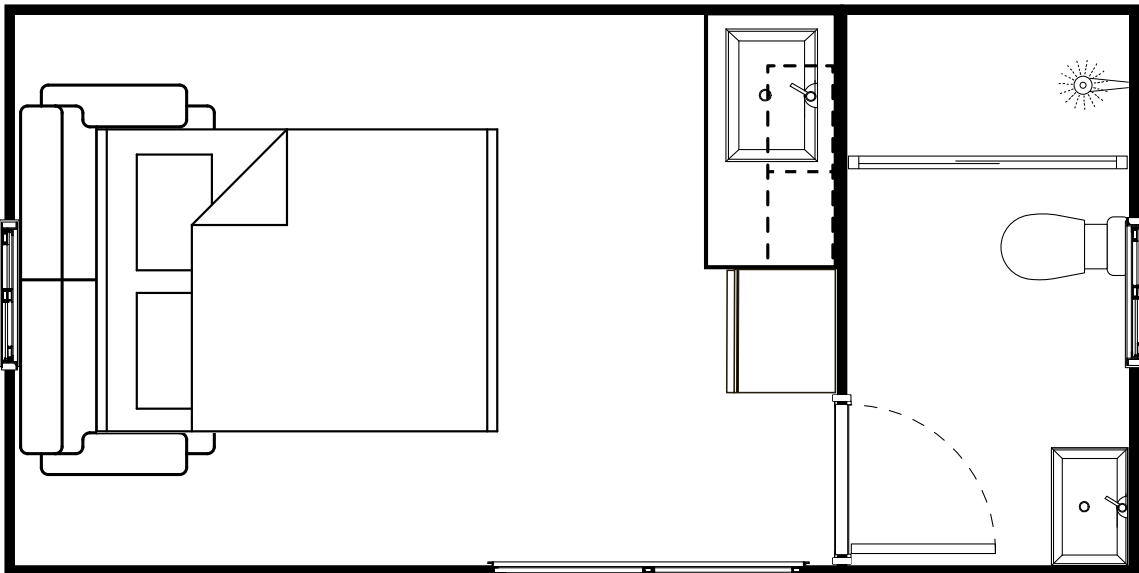
Large Modular Single

J1L

6.0m x 3.0m

With additional width to fit a bed on its long wall, the Large Modular Single (J1L) offers greater comfort in a compact footprint, with a kitchenette and deluxe bathroom options.

Platform	JULIET Large Modular Building - 1 x Large Module 6.0m x 3.0m		
Size	6.0m x 3.0m External Footprint, 3.0m External Height, 18.0m ² External Area, 16.6m ² Internal Area		
Model	Open Plan	Classic	Premium
Details	• Empty Unit • Vinyl Flooring • Australian Standard Electrical • Double Glazed Windows • 8x LED Downlights • 4x Double Power Points • Steel Swing Door	• Small Kitchenette (Excl. Appliances) • Classic Bathroom (Tiled Floor/Shower) • Aust. Standard Plumbing & Electrical • Double Glazed Windows • 8x LED Downlights • 6x Double Power Points • Glass Sliding Door	• L-Shape Kitchen (Incl. Appliances) • Premium Bathroom (Tiled Floor/Walls) • Aust. Standard Plumbing & Electrical • Double Glazed Windows • 8x LED Downlights • 8x Double Power Points • Glass Sliding Door • Air-Conditioning
Floorplan	Classic and Premium models, as below		





Large Modular Double



6.0m x 6.0m

The Large Modular Double (J2L) delivers compact modular living for multiple adults or small families with one or two beds with built-in robes and laundry/washer in the deluxe bathroom.

Platform	JULIET Large Modular Building - 2 x Large Modules 6.0m x 3.0m		
Size	6.0m x 6.0m External Footprint, 3.0m External Height, 36.0m ² External Area, 33.2m ² Internal Area		
Model	Open Plan	Classic	Premium
Details	• Empty Unit • Vinyl Flooring • Australian Standard Electrical • Double Glazed Windows • 12x LED Downlights • 4x Double Power Points • Steel Swing Door	• 1 or 2 Bedrooms (With built-in wardrobes) • Full L-Shape Kitchen (Incl. Appliances) • Classic Bathroom (Tiled Floor and Shower Only) • Laundry Sink and Washer Basin • Aust. Standard Plumbing & Electrical • Double Glazed Windows • 12x LED Downlights • 8x Double Power Points • Glass Sliding Door	• 1 or 2 Bedrooms (With built-in wardrobes) • Full Kitchen (Incl. Appliances) • Premium Bathroom (Tiled Floor and Walls) • Laundry Sink and Washer Basin • Aust. Standard Plumbing & Electrical • Double Glazed Windows • 12x LED Downlights • 8x Double Power Points • Glass Sliding Door
Floorplan	Premium model, as below		





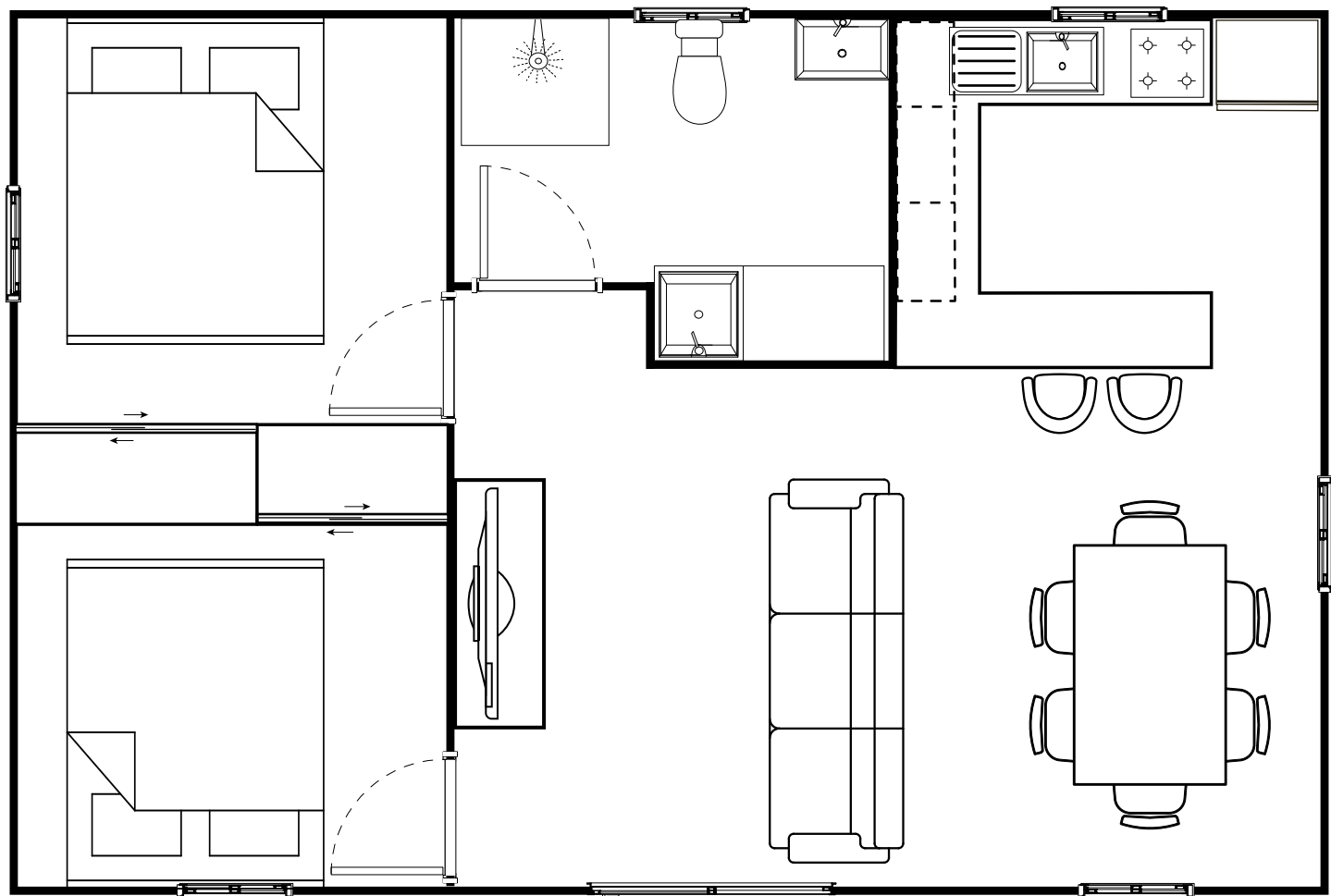
Large Modular Triple

J3L

6.0m x 9.0m

The Large Modular Triple (J3L) offers greater size, delivering comfort for families. It features a large kitchen space with breakfast bar and living/dining areas with plenty of room for furniture.

Platform	JULIET Large Modular Building - 3 x Large Modules 6.0m x 3.0m		
Size	6.0m x 9.0m External Footprint, 3.0m External Height, 54.0m ² External Area, 49.8m ² Internal Area		
Model	Open Plan	Classic	Premium
Details	• Empty Unit • Vinyl Flooring • Australian Standard Electrical • Double Glazed Windows • 12x LED Downlights • 8x Double Power Points • Steel Swing Door	• 1 or 2 Bedrooms (Built-in wardrobes) • Full L-Shape Kitchen (Incl. Appliances) • Classic Bathroom (Tiled Floor/Shower) • Laundry Sink and Washer Basin • Aust. Standard Plumbing & Electrical • 24x LED Downlights • 16x Double Power Points • Glass Sliding Door • Double Glazed Windows	• 1 or 2 Bedrooms (Built-in wardrobes) • Full U-Shape Kitchen (Incl. Appliances) • Premium Bathroom (Tiled Floor/Walls) • Laundry Sink and Washer Basin • Aust. Standard Plumbing & Electrical • 24x LED Downlights • 16x Double Power Points • Glass Sliding Door • Double Glazed Windows
Floorplan	Premium model, as below		





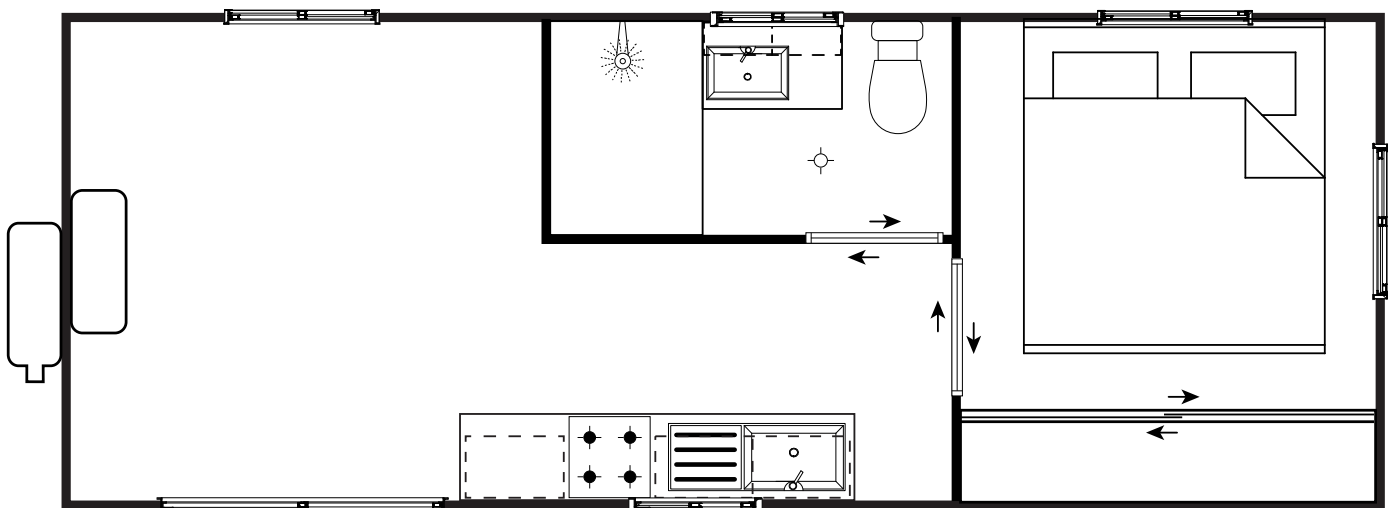
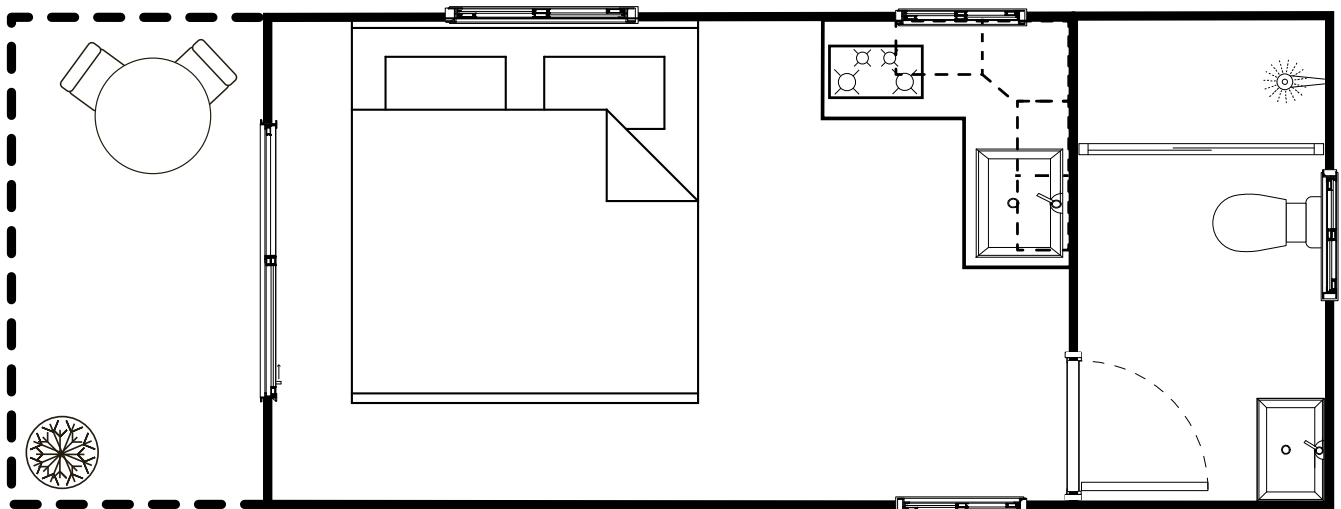
X-Large Modular Single

J1X

8.0m x 3.0m

The X-Large Modular Single (J1X) is an amazing space for a 1-2 people, with models for a studio space or with separate bedroom, kitchen/living and bathroom. It is ideal for use with a trailer.

Platform	JULIET X-Large Modular Building - 1 x X-Large Module 8.0m x 3.0m	
Size	8.0m x 3.0m External Footprint, 3.0m External Height, 24.0m ² External Area, 22.0m ² Internal Area	
Model	Motel	Caravan
Details	• Patio Entrance with Outdoor Tiling • Studio Floorplan • L-Shaped Kitchenette (Excl. Appliances) • Classic Bathroom (Tiled Floor/Shower) • Aust. Standard Plumbing & Electrical • 8x LED Downlights • 6x Double Power Points • Glass Sliding Door • Double Glazed Windows	• Dedicated Kitchen/Living, Bathroom & Bedrooms • Wall Kitchenette (Excl. Appliances) • Classic Bathroom (Tiled Floor/Shower) • Bedroom with Built-in Robe • Barn-style Sliding Interior Doors • Australian Standard Plumbing & Electrical • 8x LED Downlights • 6x Double Power Points • Glass Sliding Door • Double Glazed Windows
Floorplan	Motel (exterior pictured left) and Caravan (pictured inset with trailer) models, as below	





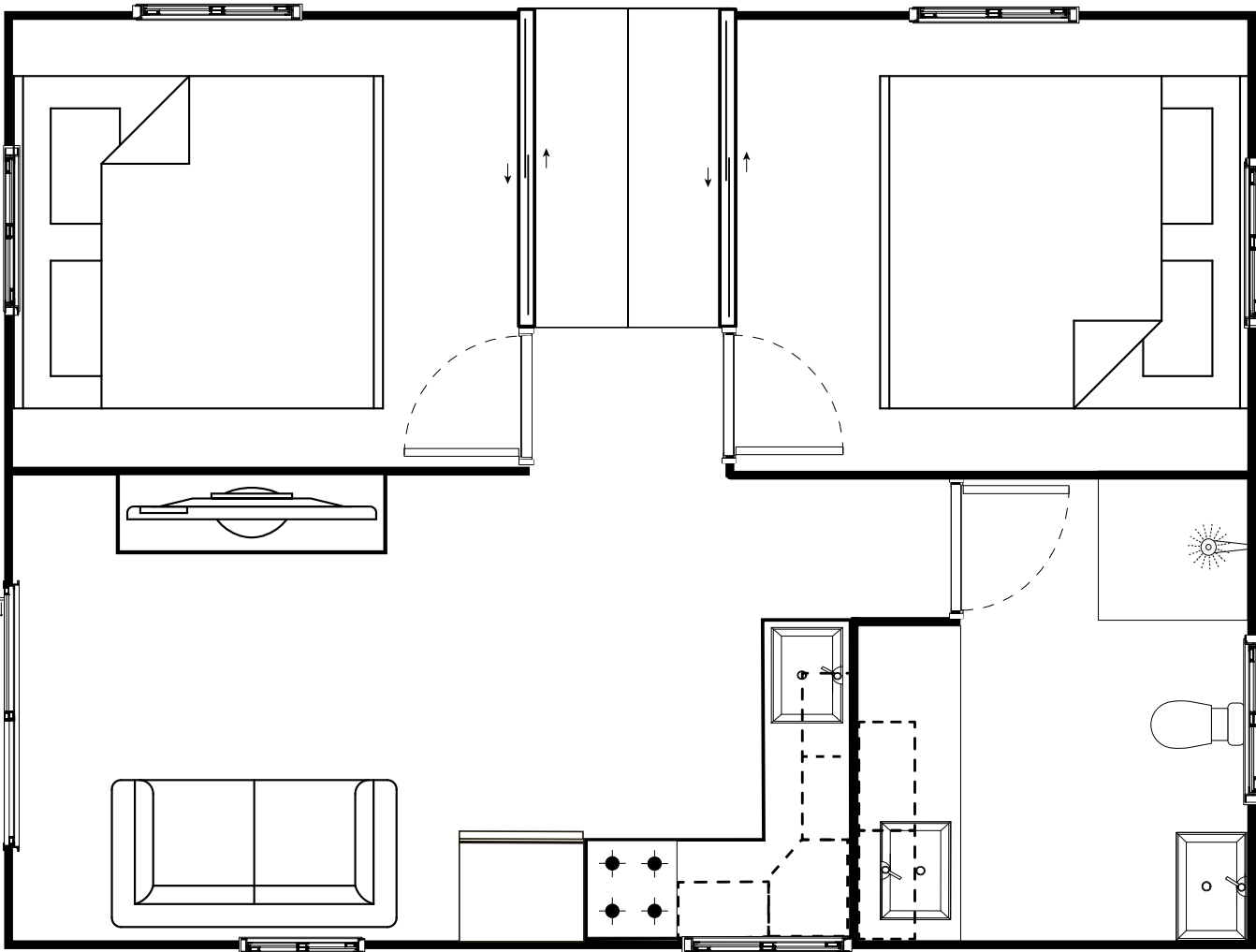
X-Large Modular Double

J2X

8.0m x 6.0m

Alongside the large bath/laundry and kitchenette, the X-Large Modular Double (J2X) has extra space for a bedroom corridor, adding privacy and freeing up space from interior door swing paths.

Platform	JULIET X-Large Modular Building - 2 x X-Large Modules 8.0m x 3.0m		
Size	8.0m x 6.0m External Footprint, 3.0m External Height, 48.0m ² External Area, 45.9m ² Internal Area		
Model	Open Plan	Classic	Premium
Details	• Empty Unit • Vinyl Flooring • Australian Standard Electrical • Double Glazed Windows • 12x LED Downlights • 6x Double Power Points • Steel Swing Door	• 1 or 2 Bedrooms (Built-in wardrobes) • Full L-Shape Kitchen (Incl. Appliances) • Classic Bathroom (Tiled Floor/Shower) • Laundry Sink and Washer Basin • Aust. Standard Plumbing & Electrical • 16x LED Downlights • 14x Double Power Points • Glass Sliding Door • Double Glazed Windows	• 1 or 2 Bedrooms (Built-in wardrobes) • Full L-Shape Kitchen (Incl. Appliances) • Premium Bathroom (Tiled Floor/Walls) • Laundry Sink and Washer Basin • Aust. Standard Plumbing & Electrical • 16x LED Downlights • 14x Double Power Points • Glass Sliding Door • Double Glazed Windows
Floorplan	Premium model, as below		





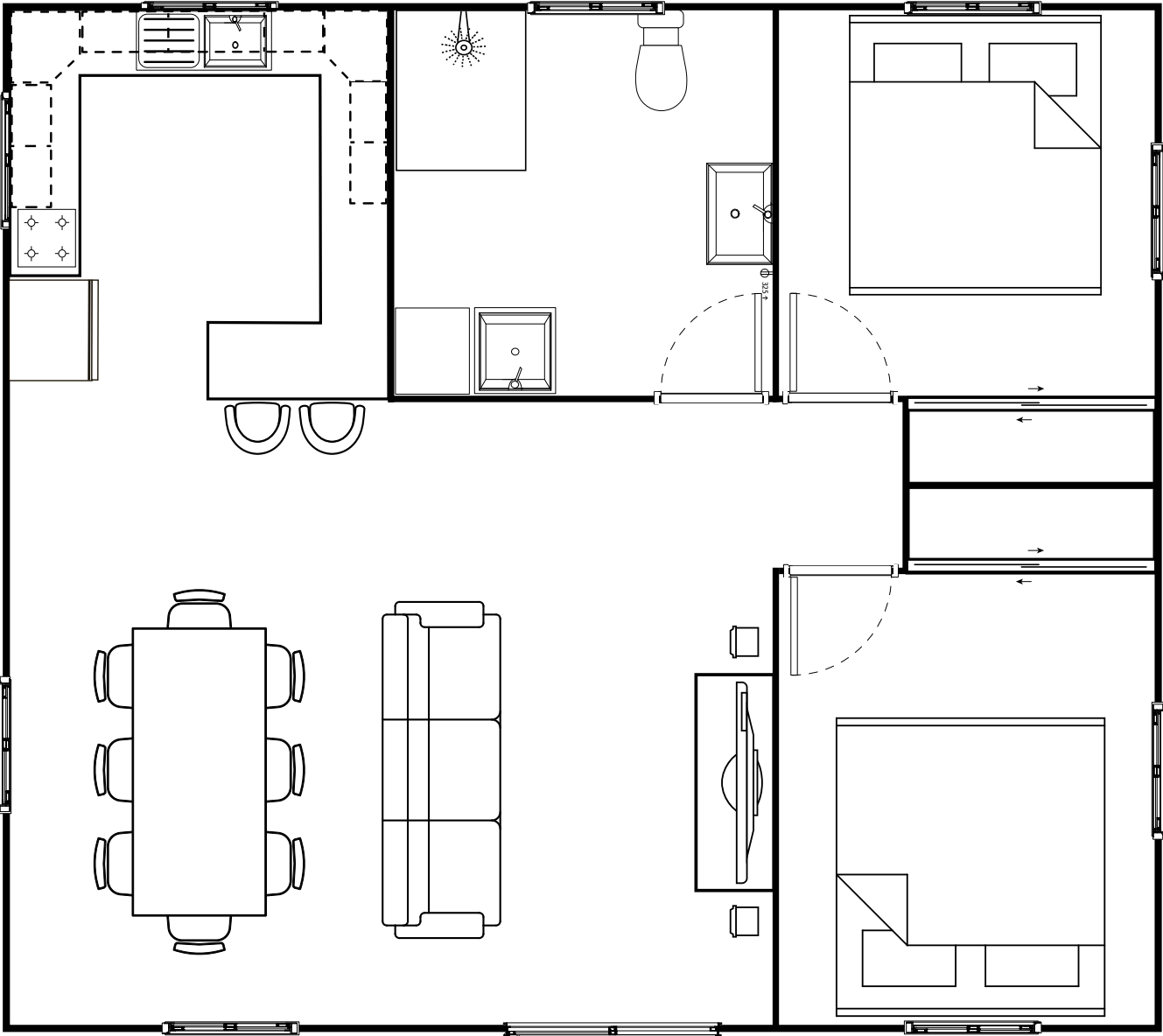
X-Large Modular Triple

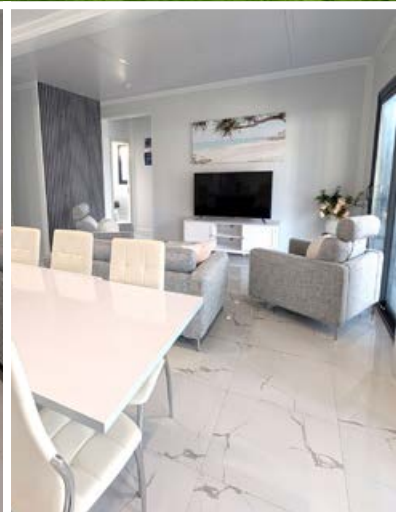
J3X

8.0m x 9.0m

X-Large Modular Triple (J3X) delivers a huge open plan space for kitchen, living and dining. It also features our largest, well-appointed kitchen with custom windows and lots of bench space.

Platform	JULIET X-Large Modular Building - 3 x X-Large Modules 8.0m x 3.0m		
Size	8.0m x 9.0m External Footprint, 3.0m External Height, 72.0m ² External Area, 68.1m ² Internal Area		
Model	Open Plan	Classic	Premium
Details	• Empty Unit • Vinyl Flooring • Australian Standard Electrical • Double Glazed Windows • 24x LED Downlights • 8x Double Power Points • Steel Swing Door	• 2 Bedrooms (With built-in wardrobes) • Full L-Shape Kitchen (Incl. Appliances) • Classic Bathroom (Tiled Floor/Shower) • Laundry Sink and Washer Basin • Aust. Standard Plumbing & Electrical • 24x LED Downlights • 20x Double Power Points • Glass Sliding Door • Double Glazed Windows	• 2 Bedrooms (With built-in wardrobes) • Full U-Shape Kitchen (Incl. Appliances) • Premium Bathroom (Tiled Floor/Walls) • Laundry Sink and Washer Basin • Aust. Standard Plumbing & Electrical • 24x LED Downlights • 20x Double Power Points • Glass Sliding Door • Double Glazed Windows
Floorplan	Premium model, as below		





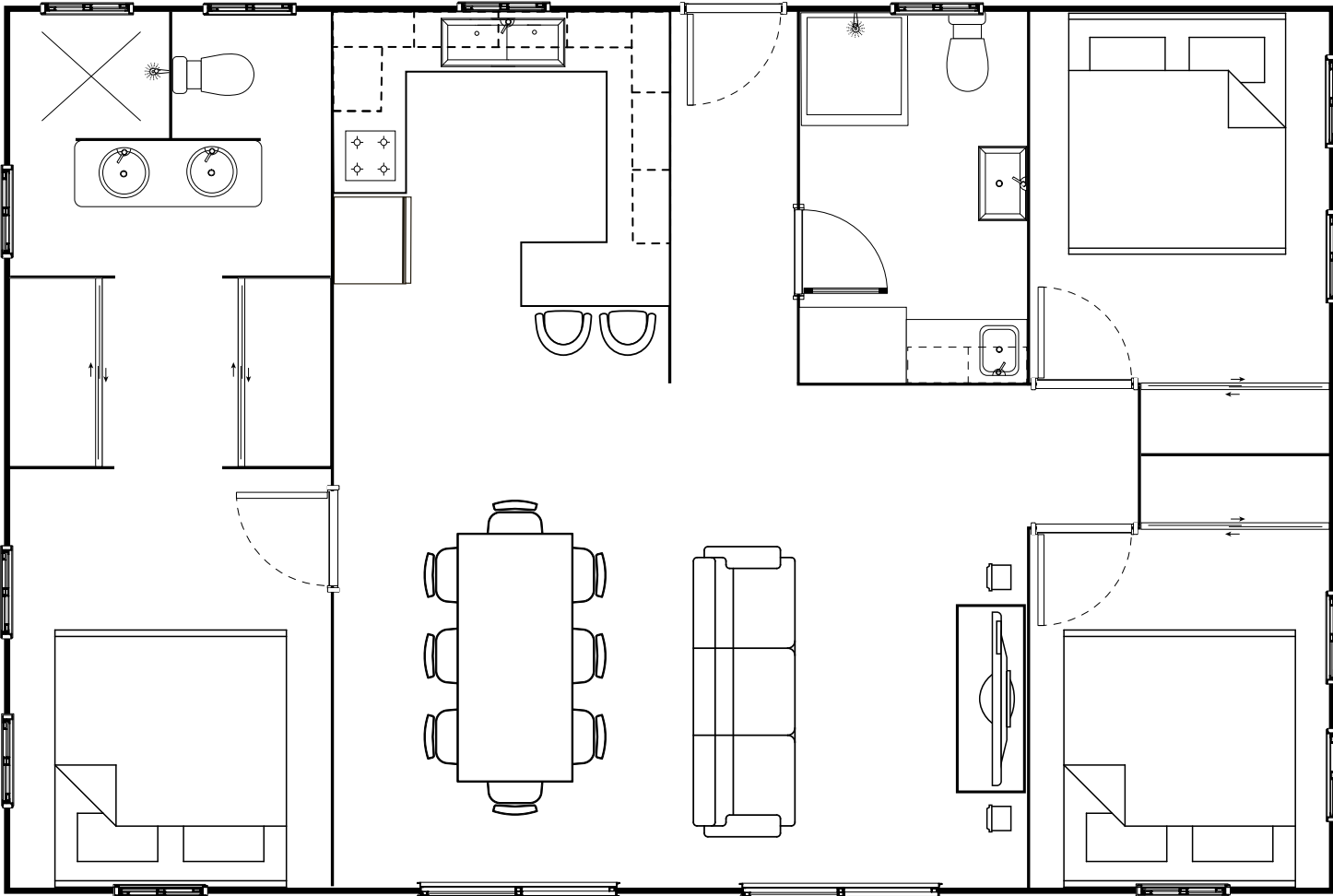
X-Large Modular Quad

J4X

8.0m x 12.0m

X-Large Modular Quad (J4X) adds a deluxe master bedroom and en suite, fitted with twin basins and separate toilet/shower rooms. Bring the outdoors in with a sunroom patio with tri-fold doors.

Platform	JULIET X-Large Modular Building - 4 x X-Large Modules 8.0m x 3.0m		
Size	8.0m x 12.0m External Footprint, 3.0m External Height, 96.0m ² External Area, 91.8m ² Internal Area		
Model	Open Plan	Classic	Premium
Details	• Empty Unit • Vinyl Flooring • Australian Standard Electrical • Double Glazed Windows • 24x LED Downlights • 6x Double Power Points • Steel Swing Door	• 3 Bedrooms (With built-in wardrobes) • Full L-Shape Kitchen (Incl. Appliances) • Classic Bathroom (Tiled Floor/Shower) • Laundry Sink and Washer Basin • Aust. Standard Plumbing & Electrical • 32x LED Downlights • 24x Double Power Points • 2x Glass Sliding Doors • Double Glazed Windows • Steel Swing Back Door	• 3 Bedrooms (With built-in wardrobes) • Full U-Shape Kitchen (Incl. Appliances) • Premium Bathroom (Tiled Floor/Walls) • Deluxe En Suite Master Bedroom • Laundry Sink and Washer Basin • Aust. Standard Plumbing & Electrical • 32x LED Downlights • 24x Double Power Points • 2x Glass Sliding Doors • Double Glazed Windows • Steel Swing Back Door
Floorplan	Premium model, as below		



JULIET Series Inclusions

Steel Frame and Construction

Heavy duty galvanised steel forms the frame of the JULIET Series, with the walls and ceilings constructed from EPS (expanded polystyrene) sandwich panels. This is the same panel commonly used in cool rooms, offering superior insulation.

- Heavy duty galvanised structural steel frame for robust walls, floor and ceiling
- 75mm expanded polystyrene (EPS), galvanised steel sandwich panel walls and ceiling
- 18mm moisture and pest resistant fibre cement subfloor, pre-fitted to steel frame
- Double glazed tempered glass sliding front door with lock, pull handle and flyscreen
- Double glazed, tempered glass windows with latch kit and window flyscreen

Lighting and Electrical

We pre-wire your JULIET modular building to Australian Standards with certified components and licensed installation. A single industrial power inlet enables quick grid connection, performed by your electrician. We provision electrical inside additional JULIET modules for quick connection to power your entire JULIET build and for simplified installation and relocation.

- Pre-installed light switches, double power outlets and LED downlights
- Provisioning for appliances, with dedicated electrical circuits for air conditioning, stove/oven, etc.
- Internal switchboard with safety circuit breakers; isolation switches for key appliances
- Industrial-grade exterior plug-in power connection, similar to a caravan
- Weatherproof exterior access points for multi-module configurations

* Final connection to the grid must be completed by a licensed electrician.

Water and Septic Plumbing

We pre-fit your JULIET modular building with all interior plumbing and external connections before delivery, so you can get connected to your water supply and septic system immediately. Bathrooms and kitchens come ready to go fully waterproofed fitted with mixer taps, waste drains and plumbing ready for connection. We place water and waste outlets on exterior walls, however we're happy to customise this for your container home. Optionally, we can fit hot water systems and provide water storage tanks with your JULIET build.

- Built by qualified plumbers, completed to Australian standards with certificate
- Hot/cold inlet water and waste outlet lines pre-installed
- Flexible placement of inlets/outlets to suit your land and layout
- Waterproofing done by specialists to ensure long-term performance
- Compatible with both council connections and off-grid setups

* Final connection must be completed by a licensed plumber.



JULIET Series Options

Appliances and Air Conditioning

We supply a range of appliances to fill out your JULIET modular space, with a focus on compact size and efficiency.

- Refrigerators, washers and heat pump dryers
- Gas and electric ovens with range hoods
- 2.5kW to 9.6kW reverse cycle air conditioners

Water Supply and Delivery

We can include water storage and pumps to your modular build. Choose from gas or electric hot water systems tailored to your JULIET modular building size and demand.

- Water tanks up to 20,000L for water harvesting
- High-quality Italian-made Lowara pumps
- LNG or LPG gas hot water; or electric storage

AWTS and Septic Holding Tanks

We can provide aerated wastewater treatment systems, septic holding tanks and macerator pumps to support your modular container home septic requirements.

- Aerated wastewater treatment systems (AWTS)
- In-ground tanks in 1500L and 2500L capacity

Trailers

Where required, we can provide trailers to suit your JULIET modular building. This includes single module buildings in standard, large and x-large sizes.

- Compliant trailers with VIN and weight ratings
- Brake/tail lights, indicators and reflectors
- Registration sold separately

Accessibility Options

We have strong experience in building in accessibility into our JULIET modular buildings, especially in bathrooms, but across the space where required.

- Grab rails and accessible tapware/fittings
- Accessible toilets and shower enclosures
- Folding shower seats

Solar and Battery Storage

Going off-grid? We can supply and fit high capacity solar and battery storage, delivered to your site, ready to power-on with the flick of a switch.

- Solar panels and inverter fitted before delivery
- Lithium battery storage up to and beyond 20kWh
- Outdoor utilities nook for improved look & shelter



JULIET Customisation Guide

Roof and Veranda Options

Whilst a dedicated roof is not necessary for the JULIET Series, we offer roof options for improved insulation, water catchment and to add the finishing touch to the exterior. Varying footprints mean roof options are custom to each model. We supply a component package for roof options to install after your JULIET model is deployed.

We offer verandas to extend the modular living space outdoors and give another dimension to your JULIET modular building. Verandas are also modular and you can choose from one or multiple modules with custom timber laminate or tiled flooring.



Slightly Sloped Roof



Gable Roof



Skillion Roof



Mini Patio - 3.0m x 2.4m



Standard Veranda - 6.0m x 2.4m



Veranda Railing - Add to all models (optional)



Sunroom Veranda - 6.0m x 2.4m

Doors and Windows

Choose from double glazed, glass sliding doors and elegant tri-fold doors to maximise natural light, creating inviting spaces in your JULIET modular building. Fixed and sliding double glazed windows can be added throughout your design to take advantage of your location, bringing the outdoors into bedrooms, kitchens or bathrooms.



Kitchen Sink Custom Windows



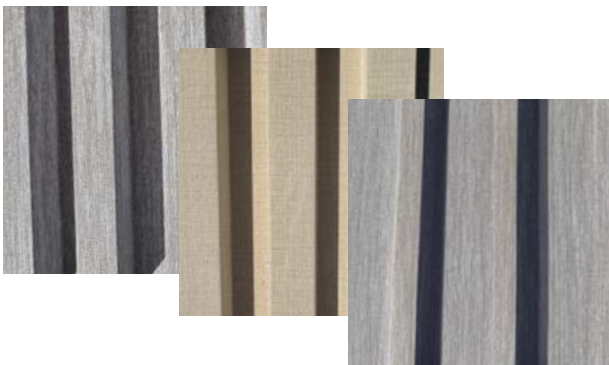
Tri-fold Doors with Feature Windows

Flooring and Wall Cladding

A wide range of flooring and wall finish options are available, including tiles and vinyl, giving you the ability to customise your kitchen/living, bathroom and bedrooms. Add custom wall cladding for magnificent feature walls, inject intense colour with a custom splashback tiling, or change standard vinyl flooring to luxurious tiling for an elegant finish. Talk to the HTC team about your customisations and we'll work to deliver your tailored JULIET modular container home.



Choose from a variety of custom floor options for modular buildings and verandas



Add wall cladding to create feature walls in your kitchen/living, bathroom or bedrooms



Build and Delivery Checklist

1. Choose Your JULIET

Using your site's available footprint, choose a JULIET model that best suits your needs and available space. We'll prepare a drawing pack, a written quotation and answer all your questions.

☐	Submit Your Site Details
☐	Quotation Review
☐	Design Review

2. Planning Ahead

If you require council approval or finance for your JULIET modular building, we work together with a third parties to provide finance and council documentation, including preliminary planning reports.

☐	Planning Report
☐	Finance Application

3. Confirm Your Design

After confirmation of your JULIET design, we request a 20% deposit. This payment secures your position in our production queue and guarantees that your build timeline is reserved.

☐	Final Confirmation
☐	Deposit Payment

4. Building Footings

Whilst we build your JULIET, prepare your site according to the provided footings guide, installing level footings for your modular building using besser blocks, concrete slab or piers.

☐	Site Preparation
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5. Delivery Preparation

Once construction is complete, we work with you to arrange delivery and crane hire for lifting onto your prepared site. We request the remaining balance payment before delivery of your JULIET model.

☐	Transport/Crane Booking
☐	Connection Trades Booking
☐	Balance Payment

6. Arrival to Site

Be on site for the arrival your JULIET modular building, delivered module by module, fully constructed and ready for connection. Modules are craned into position, aligning with your prepared footings.

☐	On Site for Delivery
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7. Join and Seal

If your JULIET includes multiple modules, they are sealed together on-site and fastened using the provided components following the installation guide.

8. Connect to Services

The JULIET units require licensed trades to connect power, water and sewage, with guidance provided ahead of time to streamline the process.

9. Move In and Enjoy

Once everything is connected and complete, you're ready to settle in and enjoy your new JULIET modular building.



Portable Bathrooms from HTC

Bathrooms built using the JULIET Modular Platform

Just like our modular homes, we've taken the JULIET Modular Platform and created high-quality, portable bathrooms - built in Mulgrave, NSW. We build compact shower/toilet combo cubicles, multi-cubicle bathroom blocks, mobile trailer bathrooms and even portable accessible bathrooms. Get in touch or visit us online to discuss your portable bathroom requirements for your home, business or event.



JULIET Series Showcase



X-Large Quad with Verandas (J4X)



Large Triple with Gable Roof (J3L)



X-Large Single on Trailer (J1X)



Large Double (J2L)



Large Triple with Veranda (J3L)



Studio Interior with Patio



Twin Basin Ensuite Bathroom



Laundry Sink and Cabinetry



Premium U-Shape Kitchen



HTC on display at the Tiny Home Expo

Visit Australia's largest display village for modular and expandable buildings and portable bathrooms

**Home Technology Club
Windsor Display Village**

59 Mulgrave Road, Mulgrave NSW 2756

(02) 4545 2599

sales@hometechclub.au

www.hometechclub.au