

LOT 5996 COTTIER DRIVE

SOUTH HEDLAND WA 6722

TENDER FOR KEY WORKER HOUSING



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NXT[®] BUILDS Pty Ltd



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COMPANY PROFILE

NXT TEC. Ltd (**NXT Group**) is an Australian building technology enterprise located in Canning Vale, Western Australia that focuses on the development and delivery of innovative building solutions. In 2013, the NXT Group was established with the objective of creating affordable, high-quality, and sustainable building solutions to improve the accessibility of housing for those who need it most.

OVERVIEW OF NXT GROUP

NXT Group is an innovative organisation committed to supporting the local economy by standardising and simplifying the building process with lean and local component manufacturing. With specialist capabilities in designing and engineering high-quality, efficient, large-scale projects rapidly, its goal is to deliver sustainable buildings, cities, and communities with integrity. Having created a more simplified practice and sources, including ready-made Western Australian products and materials to enable a flexible and scalable approach, it provides solutions for both residential and commercial projects.

NXT Group has developed and owns a suite of building technologies, based on protected intellectual property (called the NXT™ Technologies) which assemble together to offer a powerful and flexible building system (collectively, the NXT™ Building System), which provides a local solution to a global need for high quality, affordable and sustainable buildings.

It has an extensive intellectual property portfolio which is protected by international patents, design and trademark registrations in key markets including Australia, New Zealand, the United States, Europe, the United Kingdom, Singapore, China, Hong Kong, Japan, Malaysia, Indonesia and South Africa.

The technologies are designed, manufactured, and assembled in Western Australia, comply with the Australian Building Standards (AS) and Building Code of Australia (BCA) and have been accredited with an Environmental Product Declaration (EPD). They are suitable for remote areas with certifications including wind region D cyclone rating, Bushfire Attack Level 40 (BAL-40) fire rating, and NatHERS 7-star energy rating.

NXT BUILDS

NXT Builds is an innovative Australian building company that specialises in delivering fast, affordable, and sustainable residential housing solutions through the NXT™ Building System. With an exclusive licence to deliver NXT™ Residential homes in Western Australia, NXT Builds is committed to supporting the local economy and providing high-quality future-proofed housing that meets any design specification. NXT Builds team of experienced professionals has over 60 years of combined experience in the design, engineering, building, and construction industry, enabling them to deliver exceptional results.

NXT Builds specialises in providing high-quality prefabricated building solutions to residential building clients across Western Australia. NXT Builds team of experienced professionals is committed to delivering innovative and cost-effective prefabricated building solutions that meet the clients' specific needs and requirements.

This includes from design and engineering to manufacturing and quality assurance, and assembly to completion:

- **Design:** NXT Builds designers create designs that meet the unique needs and specifications of the clients. NXT Builds designers use the latest design software and technology to ensure that designs are accurate, efficient, and cost-effective.

- **Engineering:** A team of experienced engineers who provide structural design and analysis for building projects. NXT Builds uses the latest technology and software to ensure that designs and engineering services have buildability at the forefront, and are accurate, efficient, and cost-effective.
- **Project Management:** Project management services to ensure that the clients' building projects are completed on time and within budget. NXT Builds project managers oversee all aspects of the project, from initial planning to final construction.
- **Mobile Manufacturing:** NXT Builds is the licensed manufacturer of NXT™ Residential and has the expertise to manufacture prefabricated concrete and steel components from design to installation.
- **Quality Assurance:** A rigorous quality assurance program in place to ensure that our prefabricated system from initial design to final installation meets the highest standards of quality and durability. NXT Builds uses the latest testing and inspection equipment to ensure NXT Builds prefabricated system is of the highest quality.
- **Building and Installation:** NXT Builds delivers complete installation services, from site preparation to final installation.



Anketell - Treeby Park Estate



Key Worker Housing - View from park

PROJECT VISION AND PRELIMINARY DESIGN STATEMENT

As the Pilbara's second largest town, the Town of Port Hedland is fast becoming a destination for families to relocate to. The local council and governing authorities have made significant improvements to the liveability of the Town over the last several years.

Port Hedland has traditionally hosted a large fly-in, fly-out workforce that is generally accommodated in transient workforce accommodation facilities with approximately 3,000-4,000 beds located locally in Hedland and an estimated 2,000-3,000 beds in remote camps. The regional job opportunities combined with Australian coastal living, and the Town's ever growing infrastructures located in the two main residential centres of Port and South Hedland, such as the Port Hedland International Airport, Port Hedland Leisure, Wanangkura Stadium, health campus, primary,

secondary and tertiary educational facilities and shopping centres, are working to fundamentally reshape Port Hedland and South Hedland from a transient work destination to a regional community with long term residents.

With currently \$190 billion in new projects under construction or under consideration within the town the town's population growth will not be slowing down any time soon. The number of residential homes required to support the growth of the town needs to increase, and quickly. This is where NXT Group comes in. As the only design company and registered builder in Australia able to deliver a home within 10 days, the NXT Group are in a prime position to support the Town of Port Hedland's vision for town growth.

PROPOSED DESIGN OVERVIEW

The NXT Group's building technology offers an efficient local solution to Port Hedland's urgent demand for affordable housing through the use of the NXT™ Building System, a standardised and flexible manufacturing and assembly solution that enables NXT Group to deliver time efficient and cost-effective housing, utilising local WA suppliers and labour at every step of the journey.

NXT is proud to be a company that focuses on environmental sustainability, an issue important to many, and particularly relevant in Port Hedland. The challenges and opportunities in growing our economy and community whilst sustaining environmental values are complex but in the words of the United Nations, targeted action is of 'critical importance for humanity and the planet.'

Utilising NXT Group's revolutionary building technology, the NXT™ Building System will use precast concrete and steel components to create beautifully designed, affordable and sustainable homes in record time. The NXT™ Building System reduces material waste, energy consumption and build costs, while delivering high quality, durable and energy efficient homes that can meet any design specification.

NXT Group's goal for the development of Lot 5996 Cottier Drive in South Hedland is provide outstanding permanent and affordable high-quality home with rapid speed. An exciting project due to this large parcel of land and its potential to accommodate 76 high quality homes ranging (ability to scale and develop this further to align with the further housing demands of the region) from 1 to 3 bedrooms alongside recreational facilities such as parks, playgrounds, outdoor gym, BBQ area and additional parking for visitors. The nearby surrounding amenities is highly convenient and contributes positively to a sense of community.

NXT is delighted at the prospect to partner with the Town of Port Hedland to positively contribute to the Town's goal of creating a vibrant attractive regional city

with a community that are proud to live, work and play in the heart of the Pilbara.

NXT Group's proposed design configuration comprises of 37 one-bedroom houses, 31 two-bedroom homes, and 8 three-bedroom residences. This configuration gives consideration to the current demographic of homebuyers and residents, which are primarily of a younger population, with significantly smaller percentages for children and the elderly. The range of lot and house sizes will provide for varying family situations and the ability for expansion in the future.

The project will provide regional WA with significant stimulus to job creation. NXT Group will employ local Australian labourers during the building process and source materials through local Australian suppliers, providing reinvestment in the region. Through the NXT™ Building System, local contractors and suppliers will have the opportunity to work collaboratively across disciplines and learn new skills. The building process of the project will prioritise sustainable practices, allowing for those involved to gain exposure to and knowledge of modern sustainable building processes.

The use of the NXT™ Building System will set a benchmark for the development of high-quality homes and demonstrate the viability of sustainable and local materials and practices. In addition, the use of Australian local contractors and suppliers across the entire construction process will showcase an eco-friendly and sustainable regional WA project. Advanced technologies in both manufacturing and building processes will help Town of Port Hedland to present as an innovator and demonstrate the Town's willingness to pioneer innovative WA building technology and sustainable practices. Through using the NXT™ Building System, the project is anticipated to have a 50% reduction in construction timelines compared to using traditional building methods, creating a positive change across WA's building sector.

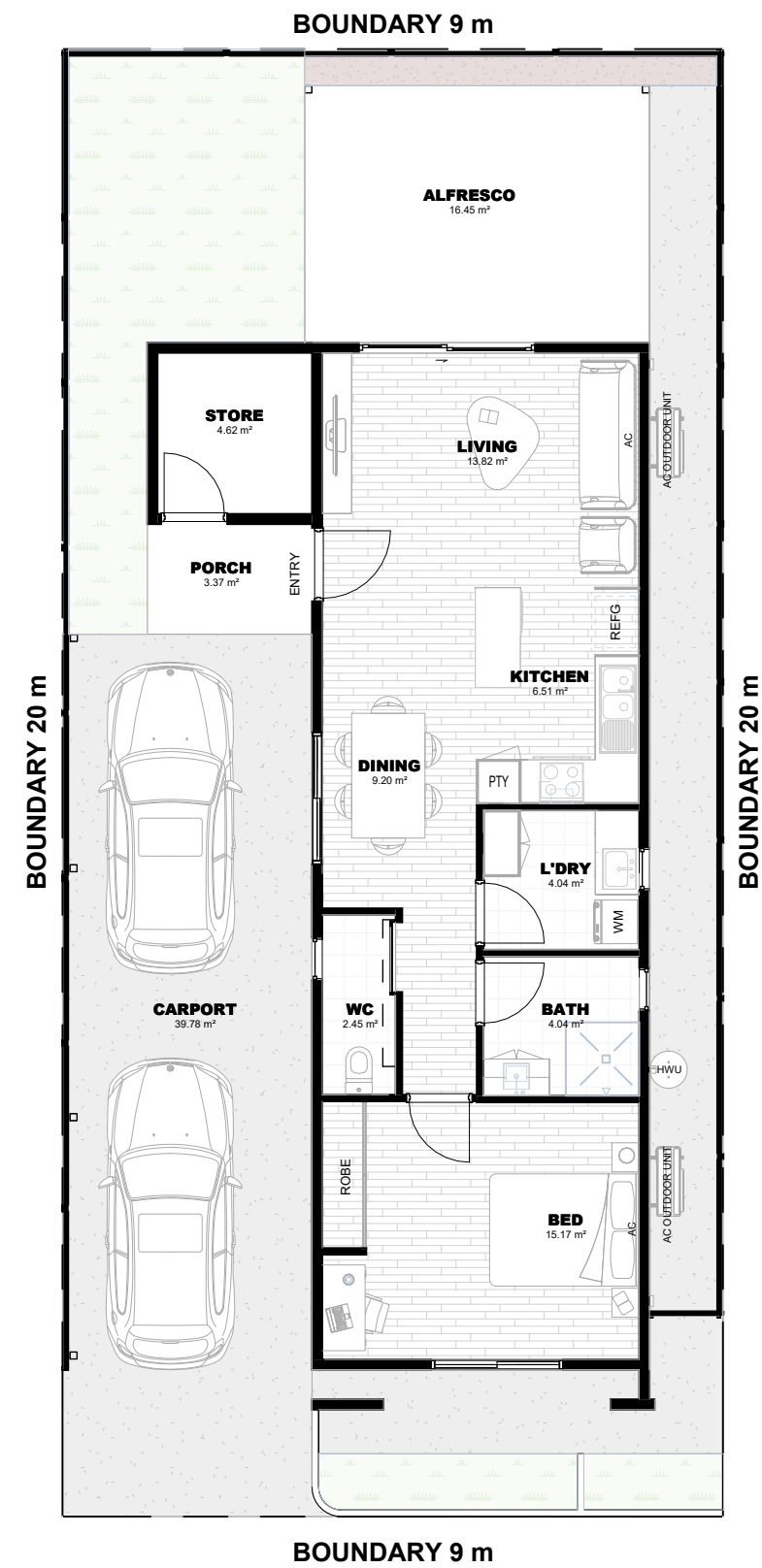


A modern, minimalist house with a white exterior and a large, dark-framed window. The house is surrounded by lush greenery and a paved driveway. The architecture is clean and contemporary, with a flat roof and a simple rectangular form. The window is a prominent feature, with a dark frame and a patterned glass insert. The house is set in a landscaped area with trees and shrubs, and a paved driveway leads to a covered carport area on the left.

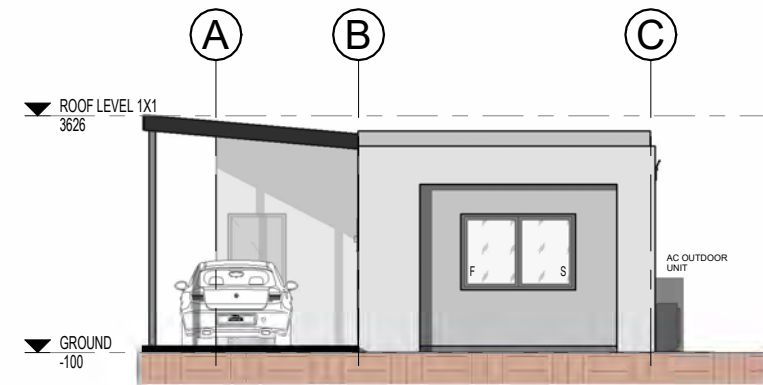


KEY STATS

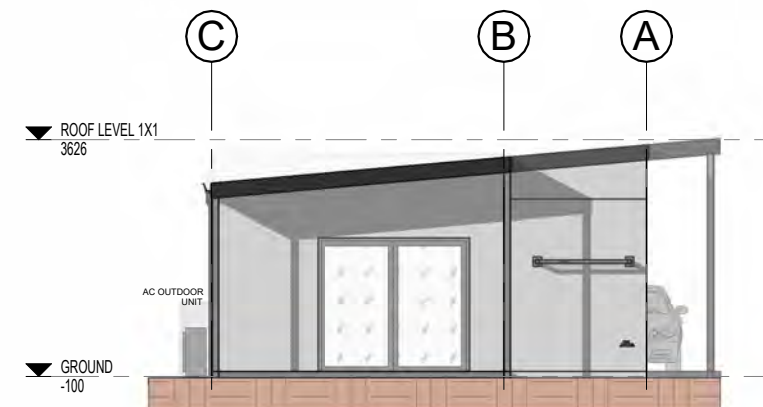
Land Size	180m ²
Ground Floor Building Area	70m ²
Alfresco + Porch	20m ²
Total Area	90m ²
Quantity	35 of 76



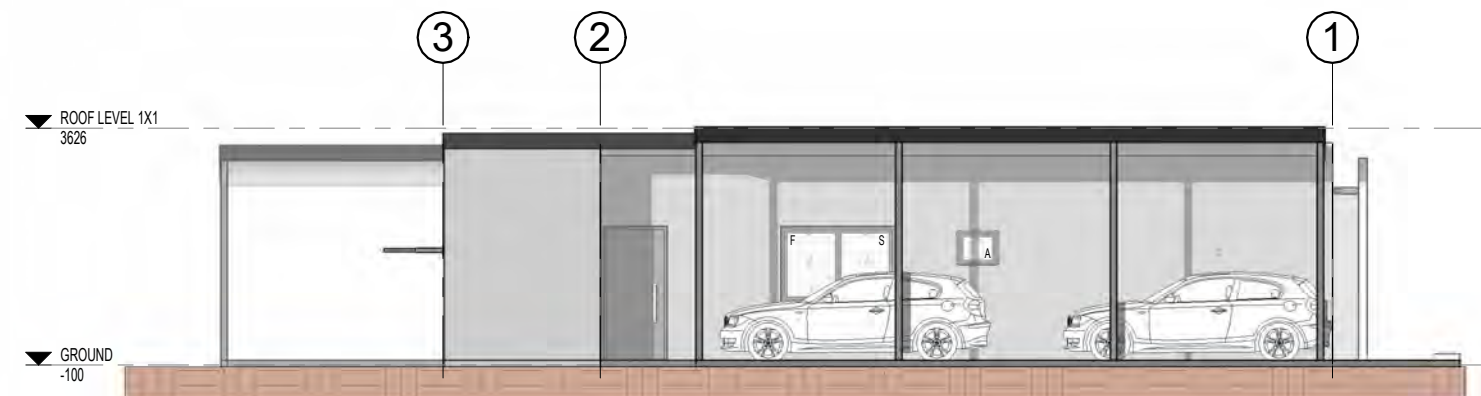
Floor Plan



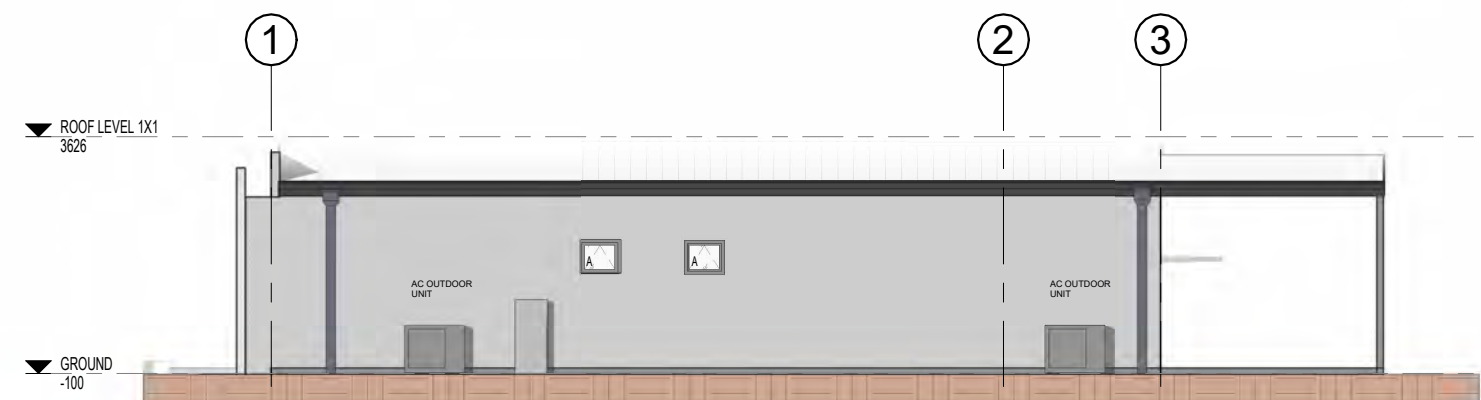
Front Elevation



Rear Elevation



Left Elevation

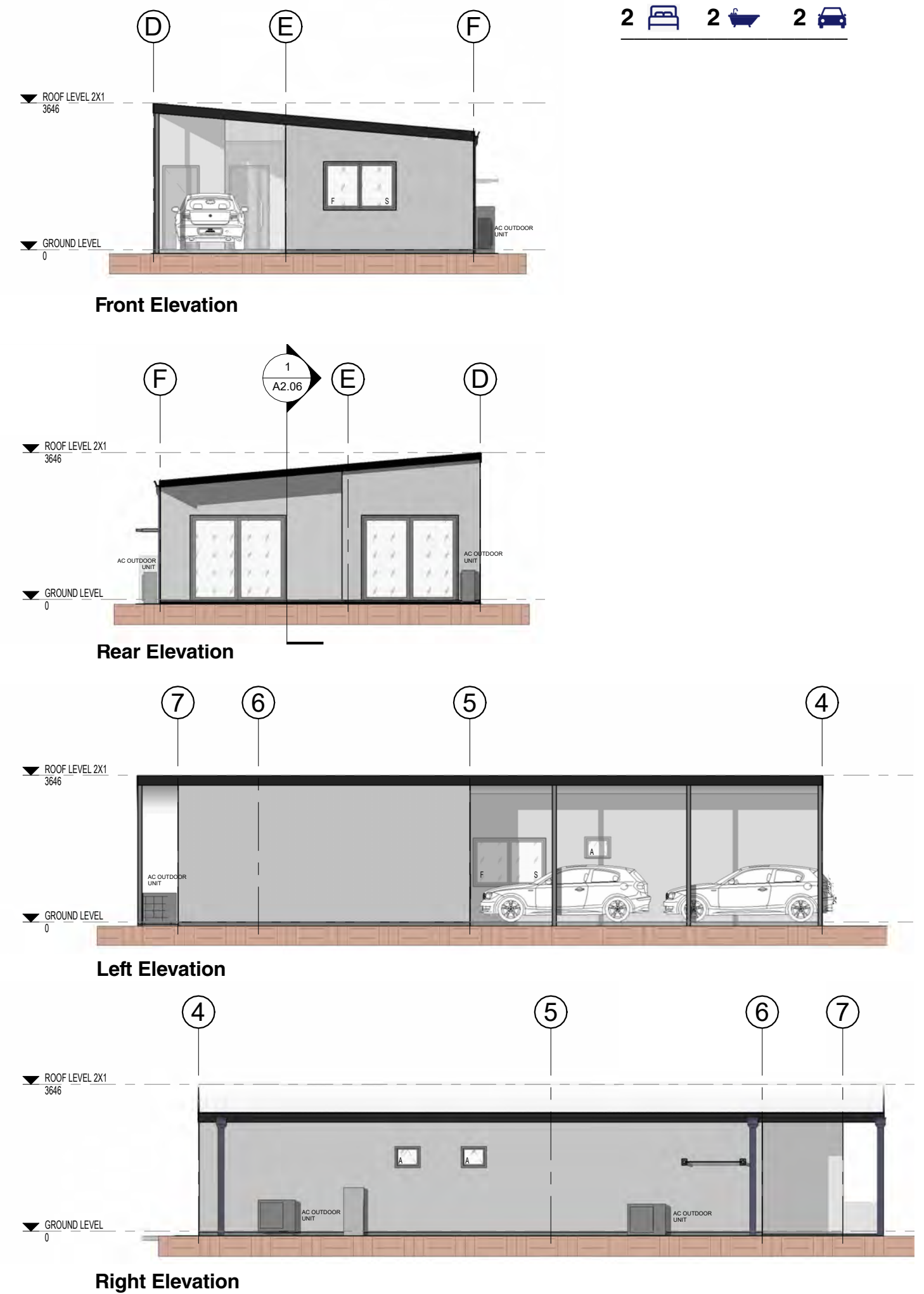


Right Elevation

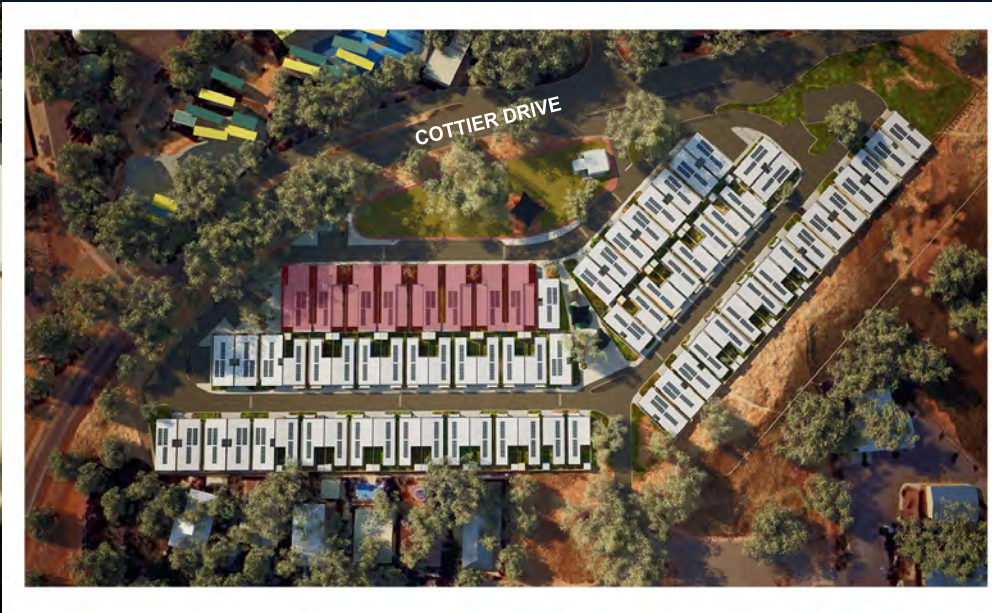
A wide-angle photograph of a modern, single-story house with a dark grey exterior and white trim. The house features a large covered patio area supported by white columns. The front yard is landscaped with green grass, shrubs, and a paved driveway. The sky is clear blue.



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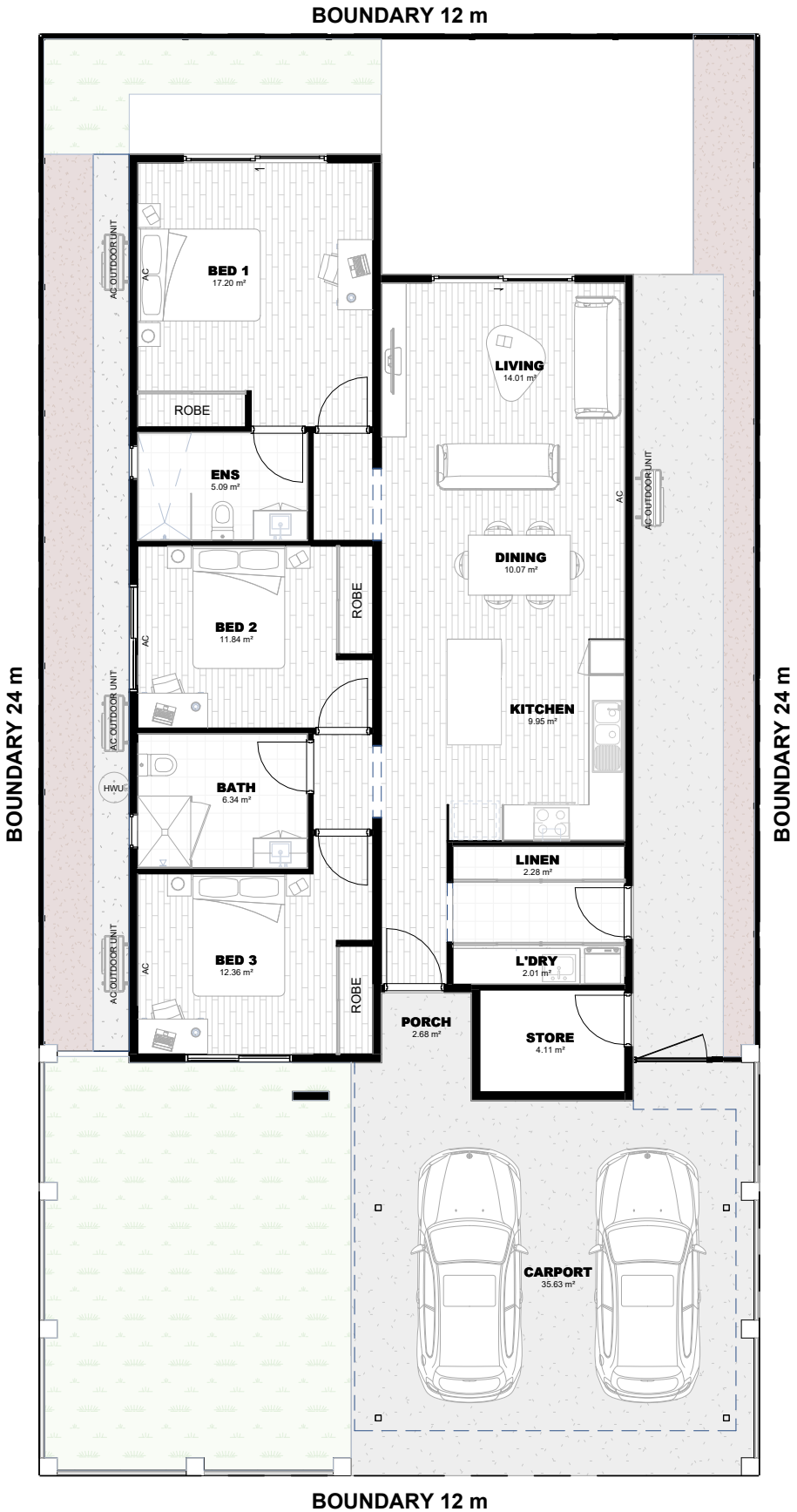
3 BEDROOM CONFIGURATION



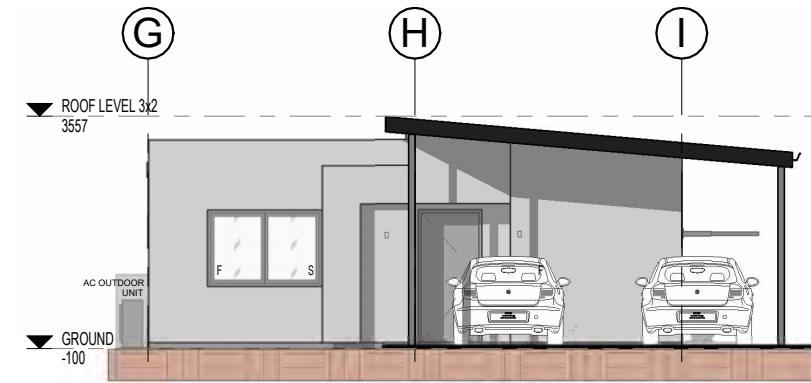
3 2 2

KEY STATS

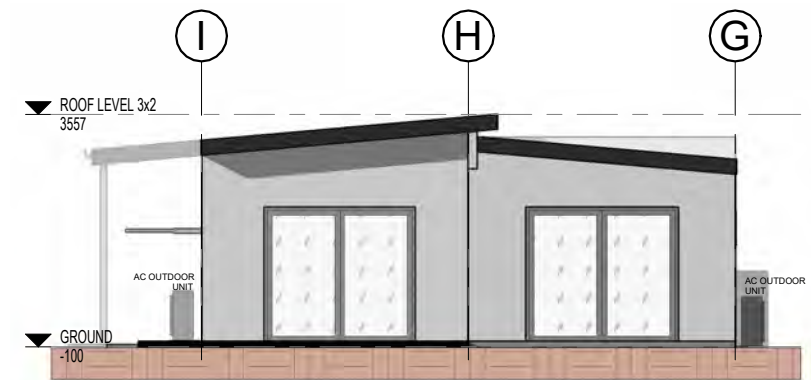
Land Size	288m ²
Ground Floor Building Area	118.5m ²
Alfresco + Porch	14m ²
Total Area	132.5m ²
Quantity	8 of 76



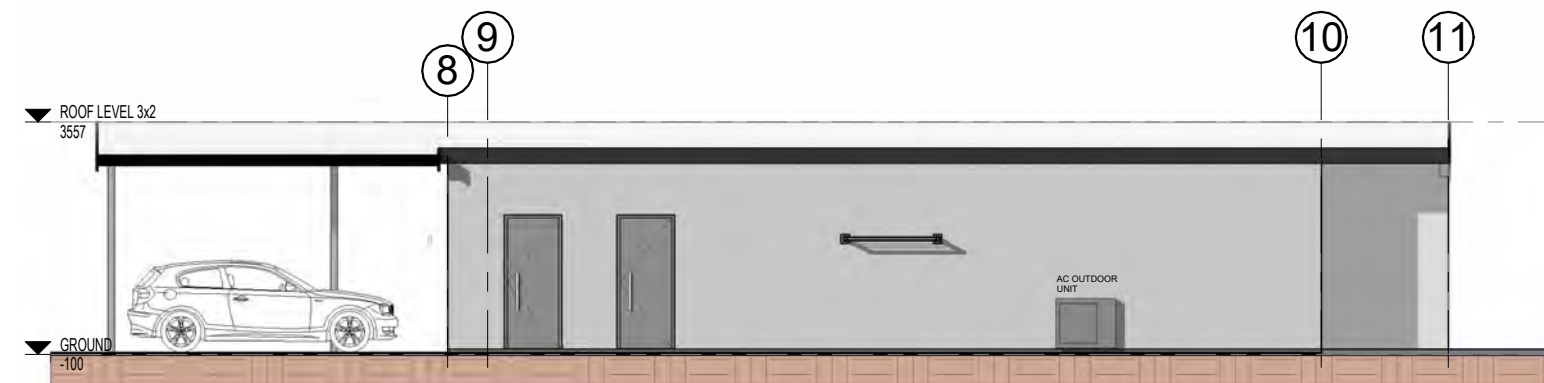
Floor Plan



Front Elevation



Rear Elevation



Left Elevation



Right Elevation

AMENITIES



AMENITIES





Please note: The from price indicated on this document is based on the current market price for the land and the standard inclusions listed in the brochure.

Pricing may also be subject to change due to circumstances out of NXT Builds Pty Ltd's control (such as fluctuation in land cost and any other costs associated with the land) and if any variations are made to the standard floor plan and/or inclusions.

NXT Builds Pty Ltd does not own the land, nor does NXT Builds Pty Ltd claim to own the land advertised as part of this package. NXT Builds Pty Ltd have obtained permission from the land owner to advertise this lot as part of a house and land package and a separate contract of sale for the land will need to be prepared by the seller of the land.



Australian Government
Department of Industry,
Innovation and Science

Business
Entrepreneurs' Programme



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