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BESPOKE HOMES

Better by design.

# Better by Design

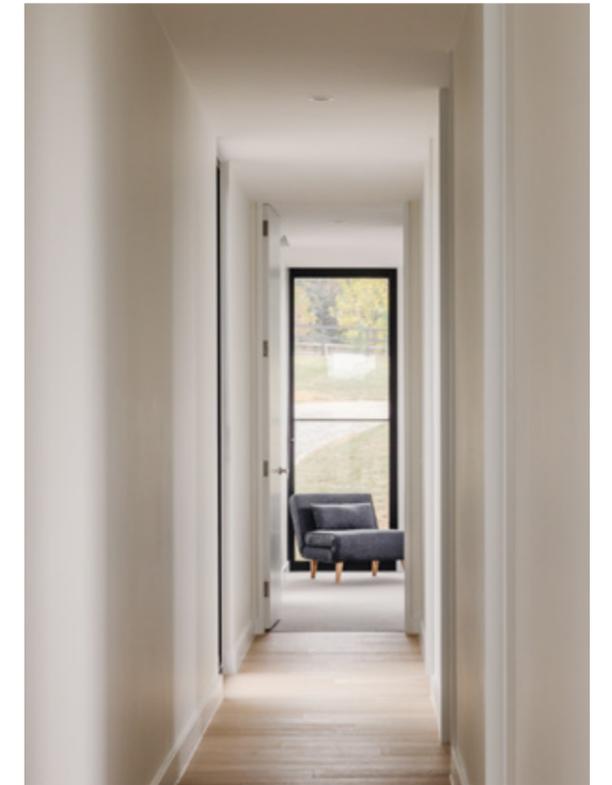
Over the past 20 years, Modscape has created some of Australia's most iconic homes — each shaped in close collaboration with our clients.







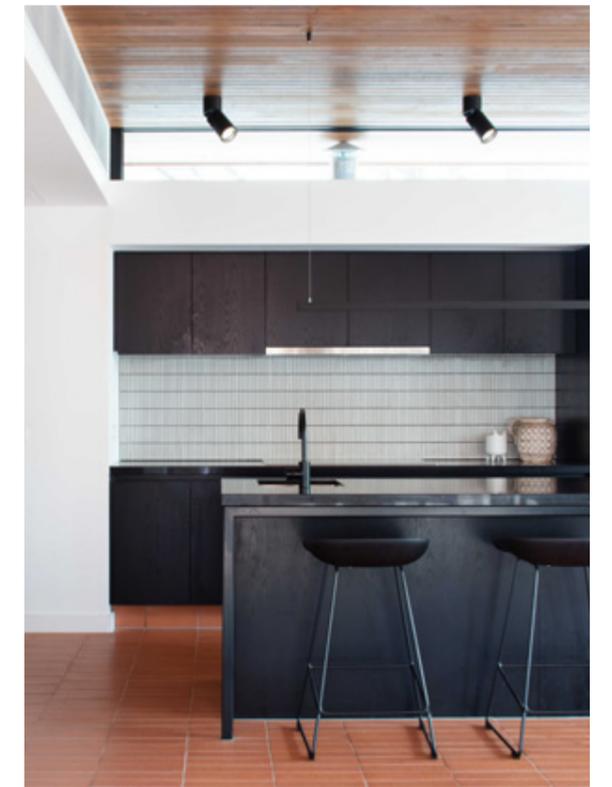
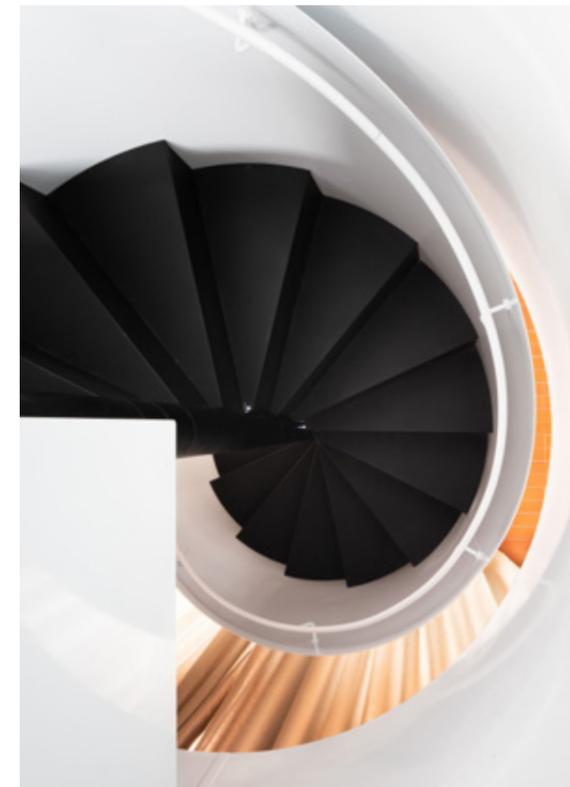
BURRADO, NSW



Each home is a unique response to the brief, the site and way of living. No two briefs are the same.

# Bespoke Homes

Our bespoke pathway is more than a process — it's a journey we take together, built around your vision.



We take on only a select number of private commissions each year, reserved for clients who value the journey as much as the destination and aspire to create something truly extraordinary.

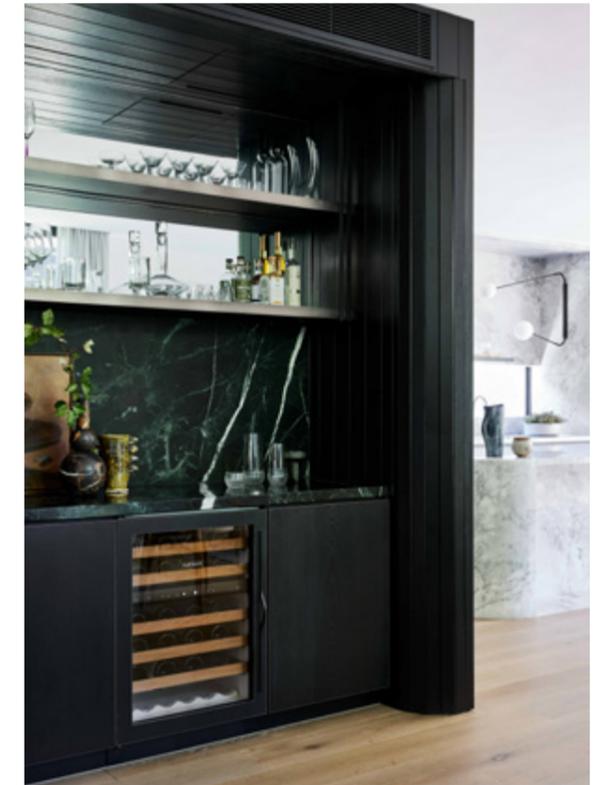


# Your Vision

It all starts from that first consultation — a conversation where we take the time to truly understand your vision for your home and your site.



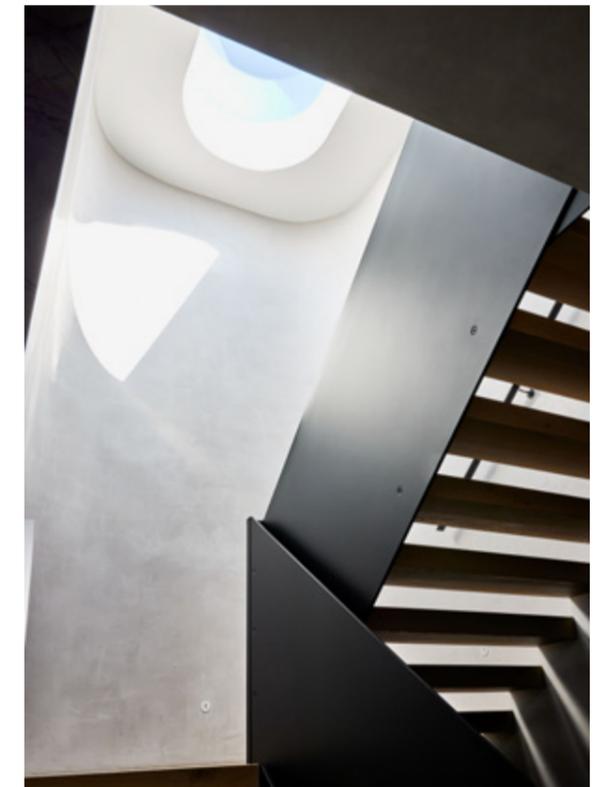
BRONTE BEACH, NSW



Every decision is guided by your brief, transforming ideas into a place you'll call home, one that's connected to its place.

# Material Selections

We collaborate with local makers and trusted suppliers across Australia and New Zealand to source materials of enduring quality and character.



Our interior designers work with you to curate a palette that feels right for you. Together, we'll refine selections or explore custom touches, whether subtle or bold, to make the home truly yours.

# Your Journey

From initial concept to final handover, your project is guided by a collaborative, considered process and managed end-to-end by our team.

# The Bespoke Process

Stage 1		Stage 2	Stage 3	Stage 4	Stage 5	
<b>Part A Design Concept</b>		<b>Part B Design Development</b>	<b>Planning</b>	<b>Interior Design &amp; Documentation</b>	<b>Manufacturing &amp; Construction</b>	<b>Delivery &amp; Install</b>
Time 5 weeks Cost \$33,000*	Time 6-8 weeks	Time Variable Cost \$16,500*	Time 10-12 weeks Cost \$27,500*	Time 12 weeks** Cost Fixed price	Time 3-5 weeks** Cost Final payment	
We'll arrange a site visit to explore your project vision and complete a preliminary site analysis.		Our in-house architects work closely with you to refine your concept into a clear proposal.	We collaborate with local planning consultants to guide your submission.	We prepare architectural documentation to support building permits and construction.	Manufacturing begins after contract signing and procurement. Progress payments are aligned with key milestones, from deposit to lock up.	The final stage includes finishing touches, warranties, and handover.
We'll then present an initial design concept including: <ul style="list-style-type: none"> <li>• Site considerations</li> <li>• 3D imagery</li> <li>• Floorplans</li> <li>• Indicative project costs</li> </ul>		This stage includes: <ul style="list-style-type: none"> <li>• Floorplans finalisation</li> <li>• Exterior finishes</li> <li>• Updated project estimates</li> </ul>	Timelines vary by council, but we typically lodge applications within 6-8 weeks.	During this stage, you'll work with our interior designer to curate bespoke finishes and fixtures.  At completion, we prepare a fixed-price HIA building contract.	Five stages of payments are made including: <ul style="list-style-type: none"> <li>• Deposit 5%</li> <li>• Base stage 10%</li> <li>• Frame stage 15%</li> <li>• Lock up stage 35%</li> <li>• Fixing stage 25%</li> </ul>	Move in and enjoy your space for years to come.

\*Fees are listed including GST

\*\*Subject to project complexity



**Contact our team today  
to register your interest.**

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