



W A B i  
SIMPLER. SMARTER. STRONGER

**TOURISM OF TOMORROW**

Australian Owned  
Australian Manufactured  
90 Day Fast Delivery

Thank you for giving WABi Systems the opportunity to present to you our proposal for the design, manufacturing and delivery of your project. As your partner in the development, we commit to providing concept design, design development, approval, procurement and fabrication; that is aesthetically and climatically appropriate for the local site.

AT WABi, we prioritise environmental, social and economical sustainability in every project we design and manufacture (our ESG policy is available upon request). Ensuring that every build has the best outcomes for the client and their community.

If you have any questions, our team of highly skilled and experienced personnel are happy to assist.

Kind regards,

**THE WABI SYSTEMS TEAM**

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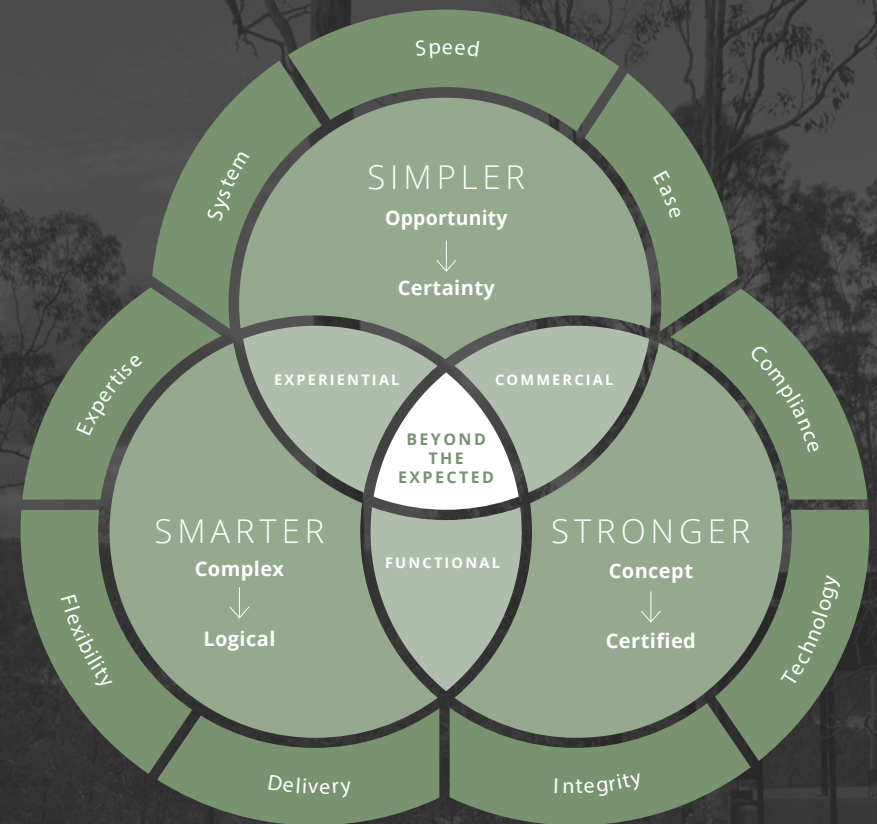
# THE WABi SYSTEM

Our WABi System comprises 'pre-manufactured components', links, bath pods, and decks that interconnect in many ways, that are then delivered to site for rapid assembly.

At ground level, the WABi structure uses our innovative and patented Eco Anchor footing, which removes the need for concrete and bulk earthworks – across most sites, except rock. Living spaces are created from a single, standardised module that can be fitted out to create a unique look suited to each individual client and with our range of roof designs and external façade options, blend your structure seamlessly into its natural surroundings, or make a bold architectural statement.

Our WABi System is complemented by a pre-finished modular bathroom pod that can be shipped with your WABi structure and integrated into the module, to remove even more wet trades from the site.

With our efficient designs, patented systems and construction techniques the WABi System is an emerging, global leader in sustainability and eco-friendly housing.



# OUR 10 IMPACT AREAS

WABi Systems recognise that we have a responsibility to manage environmental and social risks.

We aim to proactively identify opportunities that will deliver long-term prosperity to our clients, staff, communities, lands we work on and the construction industry.

1

## Innovative Thermal Stabilisation

Our patented WABi panels are high performing proprietary structural insulated panels. We are committed to researching, testing and assessing our thermal performance against international rating systems.



2

## Biodiversity Protection

Our Eco Anchor and Lift and Brace Kits are innovative concrete free foundation systems. They are environmental protectors, permitting minimal impact to the ground surface, the small footprint allows natural flora and biodiversity to be retained.



3

## Sustainable Design

Our system has unlimited flexibility, this permits designs to accommodate unique site features, topography, sun angles, cyclonic winds, accessibility, and future needs. We design for maximum volume with a minimum footprint.



4

## Carbon Footprint Reduction

We have designed a building system that can be entirely freighted flat packed. This reduces the carbon emitted through trucks, ships and large machinery needed to be used on typical construction projects.



5

## Waste Minimisation

WABi Sum of parts have been sensibly designed for engineering efficiency. The entire system is optimised to reduce steel over usage and eliminate wastage on site. Every part is manufactured with extreme precision, is endlessly recyclable and has unbeatable durability.



6

## Reduced Inequalities

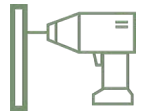
We are committed to co-designing with the community. We do this by ensuring all stakeholders are treated as equal collaborators, continual learning, understanding, and listening and engaging in community events and design forums.



7

## Promoting Skills Growth

WABi's simple construction process promotes new skills growth, increases labour jobs, stimulates the remote economy, and allows the communities to enjoy the job satisfaction of building their own home.



8

## Affordable Price Point

Less materials, minimal site works, minimal machinery and low trade skills all contribute to how we are able to achieve an affordable housing solution. We draw from the latest industry price standards and our combined building knowledge to ensure we are delivering our promise.



9

## Sustainable Materials Management

Our materials are durable, require little maintenance, create less waste and allow us to continue having a sustainable production line. We continually collaborate with and visit our suppliers factories to have assurance our suppliers reach business, quality, environmental and social standards. To measure and ensure strong supply chain transparency we rely on international third-party certifications.



10

## Quality Assurance

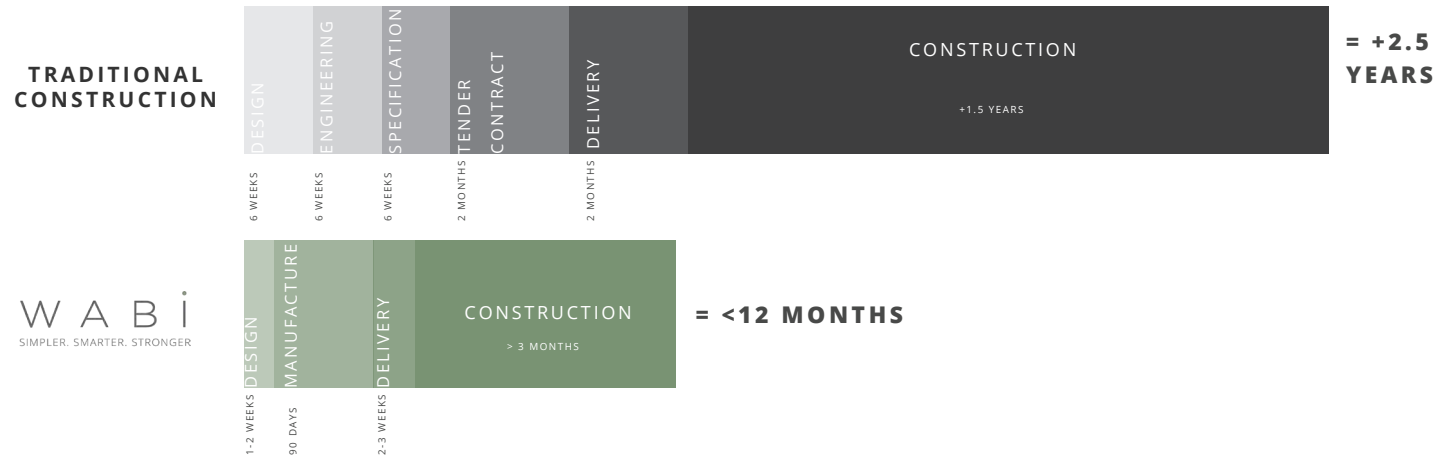
We are internationally certified to comply with the requirements of ISO 9001:2015 quality management system. We continually demonstrate we provide products and services that meet and exceed customer and regulatory requirements.



# WHY WABI

## x3 FASTER

than traditional construction



## + SOCIAL RETURNS

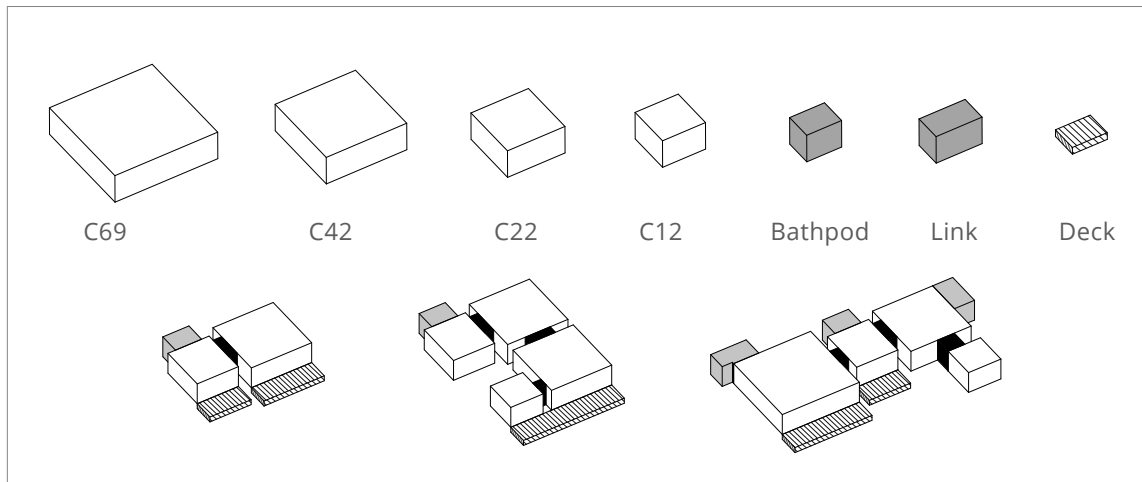
over modular construction



# TOURISM OF TOMORROW

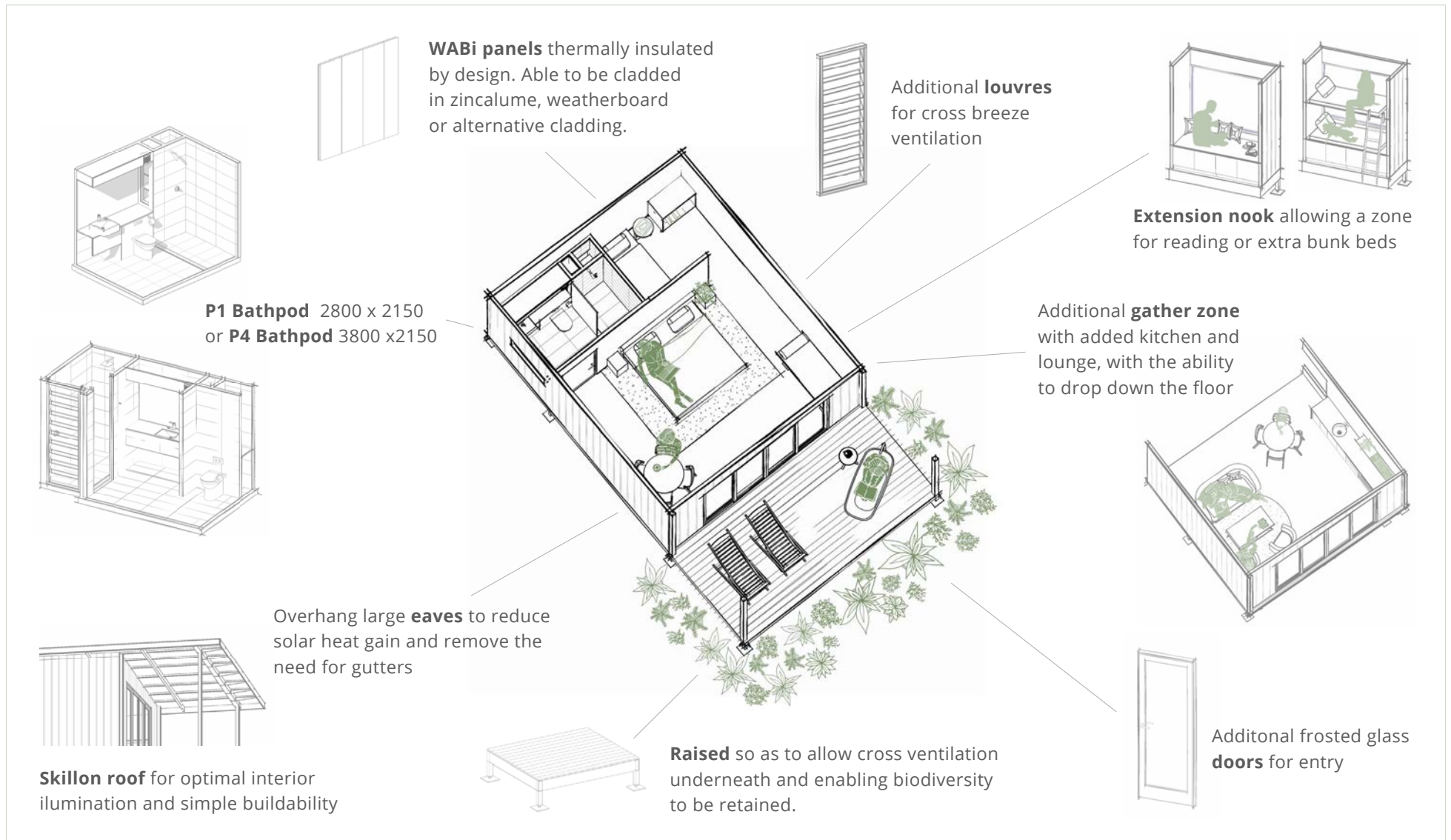
57m<sup>2</sup>

Whether you're looking to create a cozy cabin in the mountains or a luxurious beachside retreat, WABi Tourism of Tomorrow range is intentionally crafted to offer a flexible and adaptive solution for all your tourism needs.



# TOURISM OF TOMORROW

38m<sup>2</sup>

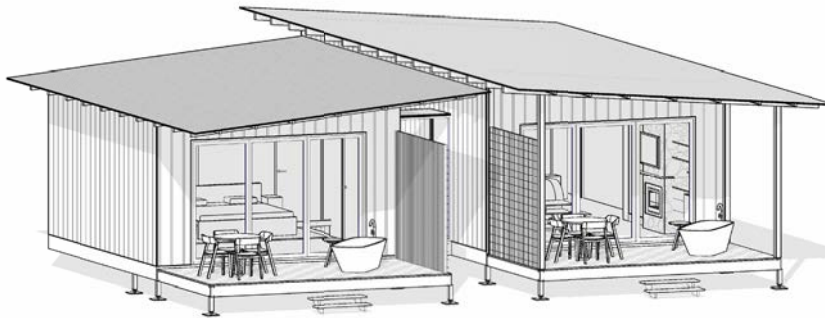




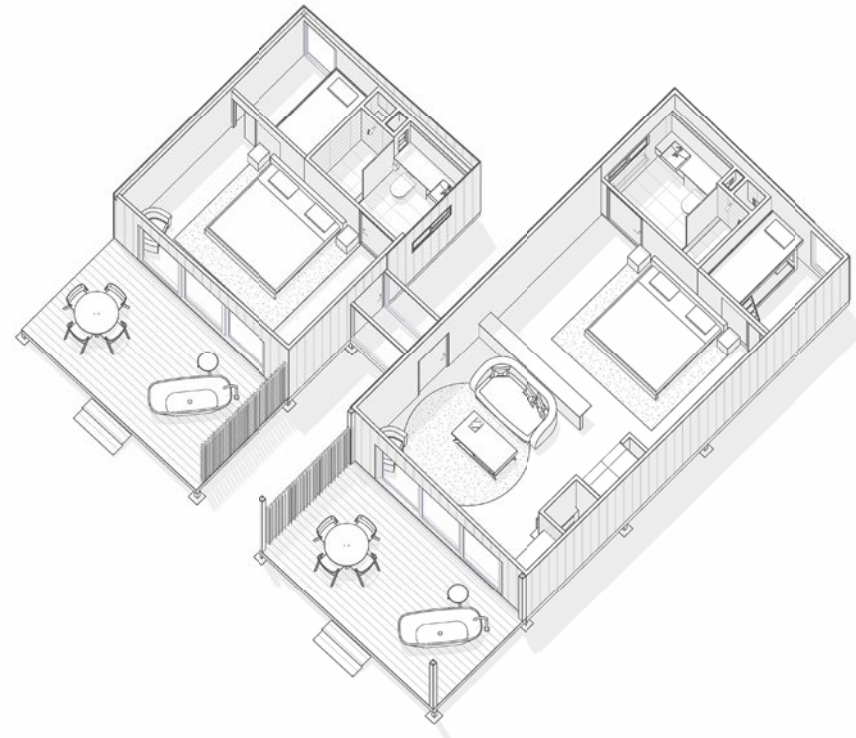
# DUAL KEY

83m<sup>2</sup>

Our dual key tourism cabin offers a versatile option for tourism operators. Enjoy the convenience of being able to rent out one larger unit together or separate it into two one-bedroom units with individual keys.



*3D's are presented are for illustrative purposes only.*

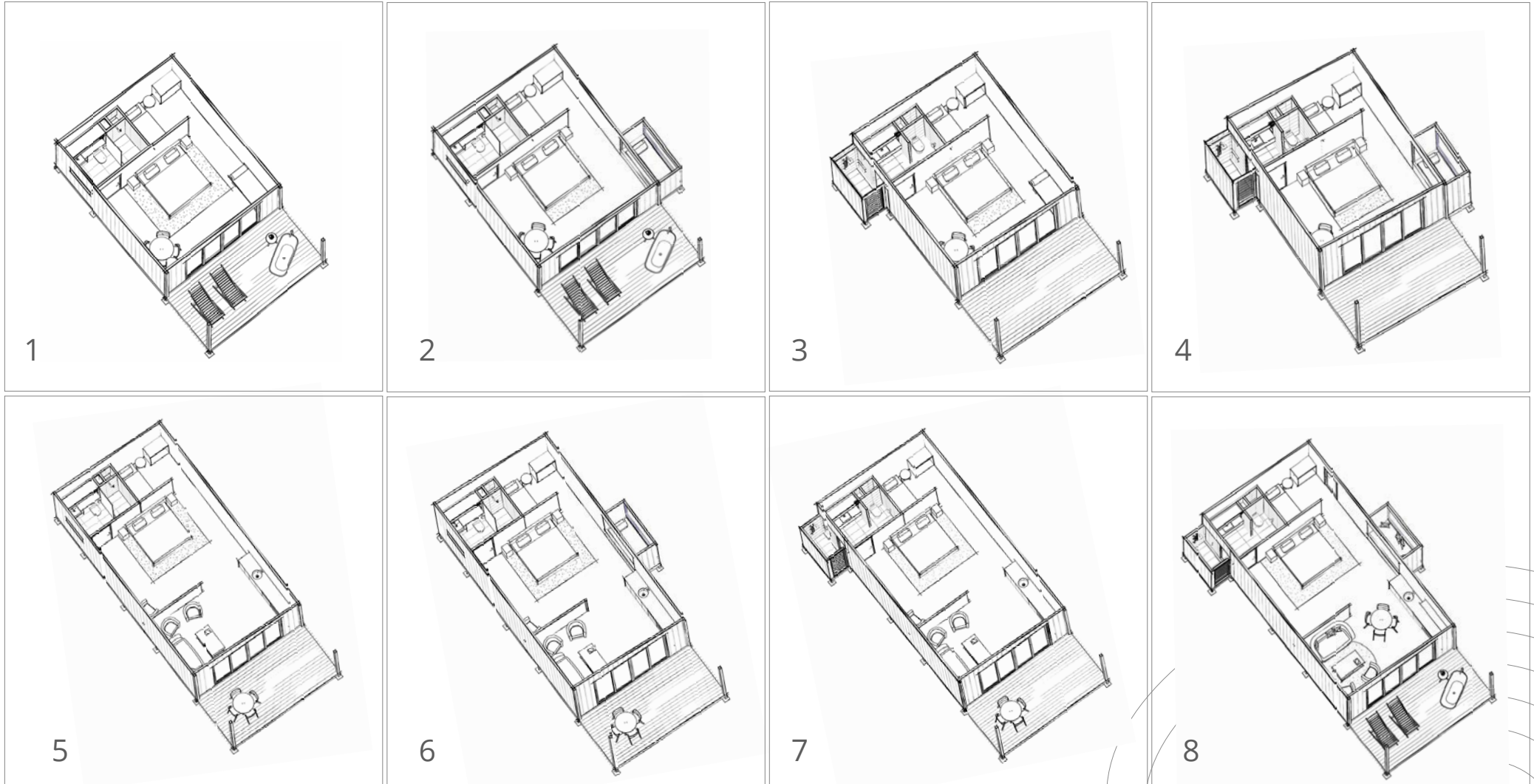


*Floor plans as presented are for illustrative purposes only.*



# FLOOR PLAN TYPES

Tourism of tomorrow floor plan can be endlessly adapted to suit your needs.





# ROOF TYPES

Explore the future of tourism through a variety of stunning roof designs.



Skillion

Barn

Leaf

Box



# DESIGN STYLES

WABi's interior design styles are highly adaptable to your site and budget requirements.



Traditional/Modern



Scandi



Coastal/Canvas



WABi SABI

# THE NOOK

The bespoke nook window is perfect for families, as it can be used as a cozy reading area or transformed into a bunk for the kids, saving you the need to book extra rooms.



**NOOK RELAXATION ZONE**



**NOOK KIDS BUNK**













# WABI INCLUSIONS

## EXTERIOR

- Hot dipped galvanised steel frame
- Metal sheet cladding to external walls
- Powder coated aluminum windows and sliding doors w/ fly screen
- 5 degree Metal roof sheets and flashings

## INTERIOR

- 2400H WABi wall panel system (*client to flush, paint or internally clad*)
- Insulation to walls, roof & ceiling
- Unpainted FC w/ trims
- 10mm plasterboard ceiling

## BATH POD

- Tiled floors and tile walls
- Full height tiled shower walls
- Linear floor grate
- Concealed cistern with back to wall toilet pan
- Vanity unit with ceramic basins
- Chrome, matte or brushed nickel tap ware and shower system
- Fixed wall mirror
- Chrome, matte or brushed nickel double towel rails and toilet roll holder

## TRADES REQUIRED FOR INSTALL

- Builder
- Electrician
- Plumber
- Painter


## EXTRAS AVAILABLE

While the WABi is a cost effective housing solution there are a number of locational and quality add ons, that may or may not be needed.

- Additional Windows & Doors
- Coastal Upgrade
- Cyclone Upgrade
- Security Upgrade
- Energy Rating Upgrade
- Decks - Wood Plastic Composite decking
- Awnings
- Vinyl Plank Flooring
- Eco Anchors
- Steps
- Carport 3 x 5.4m
- Air conditioning
- Hot water Unit
- General Higher Specifications
- Stump lift/ cross brace kits for sloping terrain
- Internal doors
- Kitchen Kits
- Bedroom robe kits

*\*Disclaimer: WABi modules are supplied to lock up stage and require installation, painting/internal wall finishes, electrical & plumbing, guttering & downpipes, cabinetry, kitchen appliances & connection to all services as required by the customer*









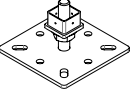


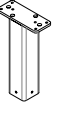




The key to WABi Systems is our ability to recognise that all developments and opportunities are vastly different. We apply engineering knowledge and use our actioned based simpler, stronger, smarter formular to enact a unique solution for every project.

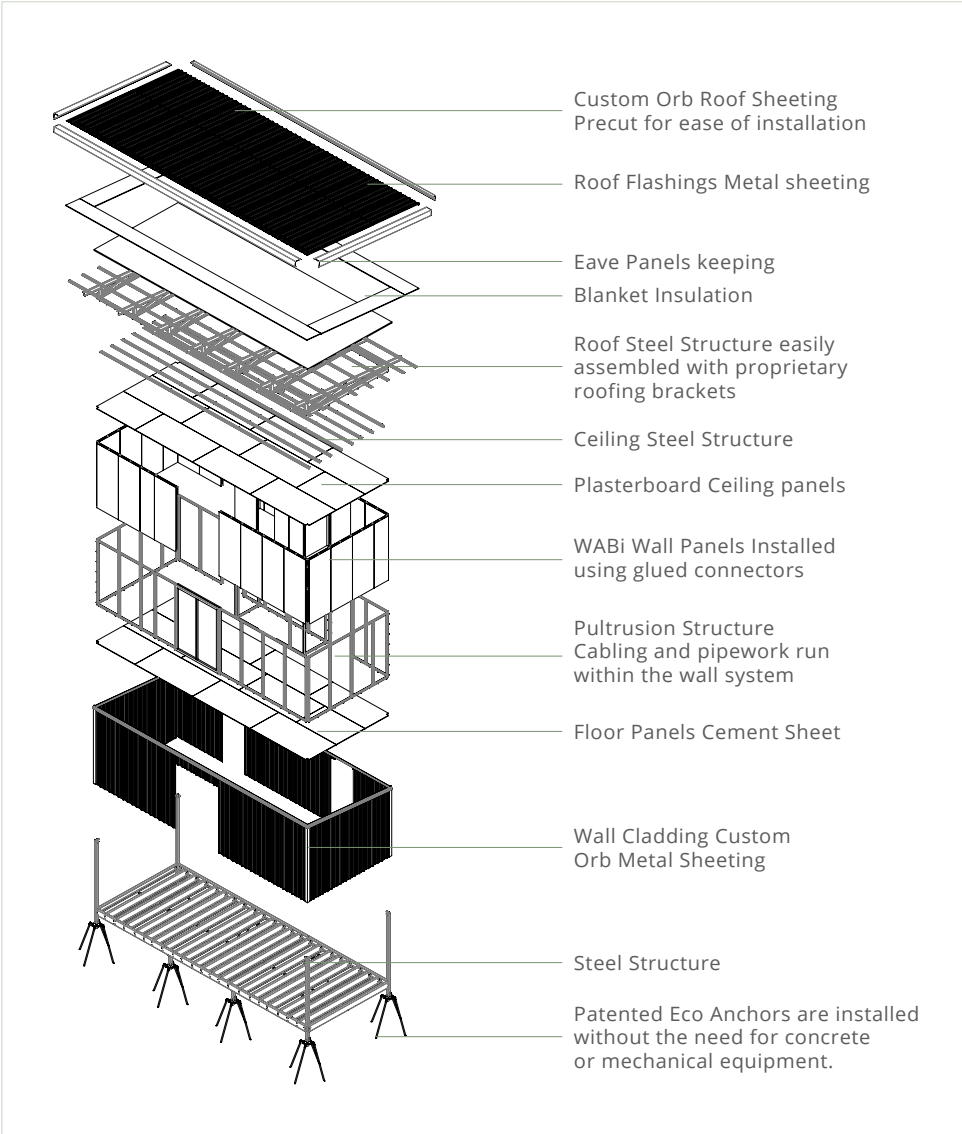
Removing the cookie cutter approach improves the quality and performance of all developments, providing long-term solutions over short-term profit.

# A SUM OF PARTS

We like to think of our system like a flat pack. Using prefabricated components that are manufactured and transported separately and **stitched together on site**; using our customised installation assembly drawings.

			
<b>C BRACKET*</b>	<b>L BRACKET*</b>	<b>JOIST BRACKET*</b>	<b>ECO ANCHOR BRACKET*</b>
			
<b>ECO ANCHOR*</b>	<b>WABi PANEL*</b>	<b>BASE PLATE*</b>	<b>C &amp; Z PURLINS</b>
			
<b>BATHPOD/ BATHKIT</b>	<b>STUMP*</b>	<b>DOORS &amp; WINDOWS</b>	<b>2.7m DECK</b>

\*Patented System



\*\*Example project not specific to project.

# WABI ECO ANCHOR

The Eco Anchor system allows our cabins to be installed with ease in remote, undulating environments, without the use of concrete. It works by driving the four drive rods into the ground using a pneumatic hammer. The Eco Anchor system has the following advantages:

## **EASE OF INSTALLATION**

Quick installation. No requirement for excavation plant or concrete materials.

## **GROUND SUITABILITY**

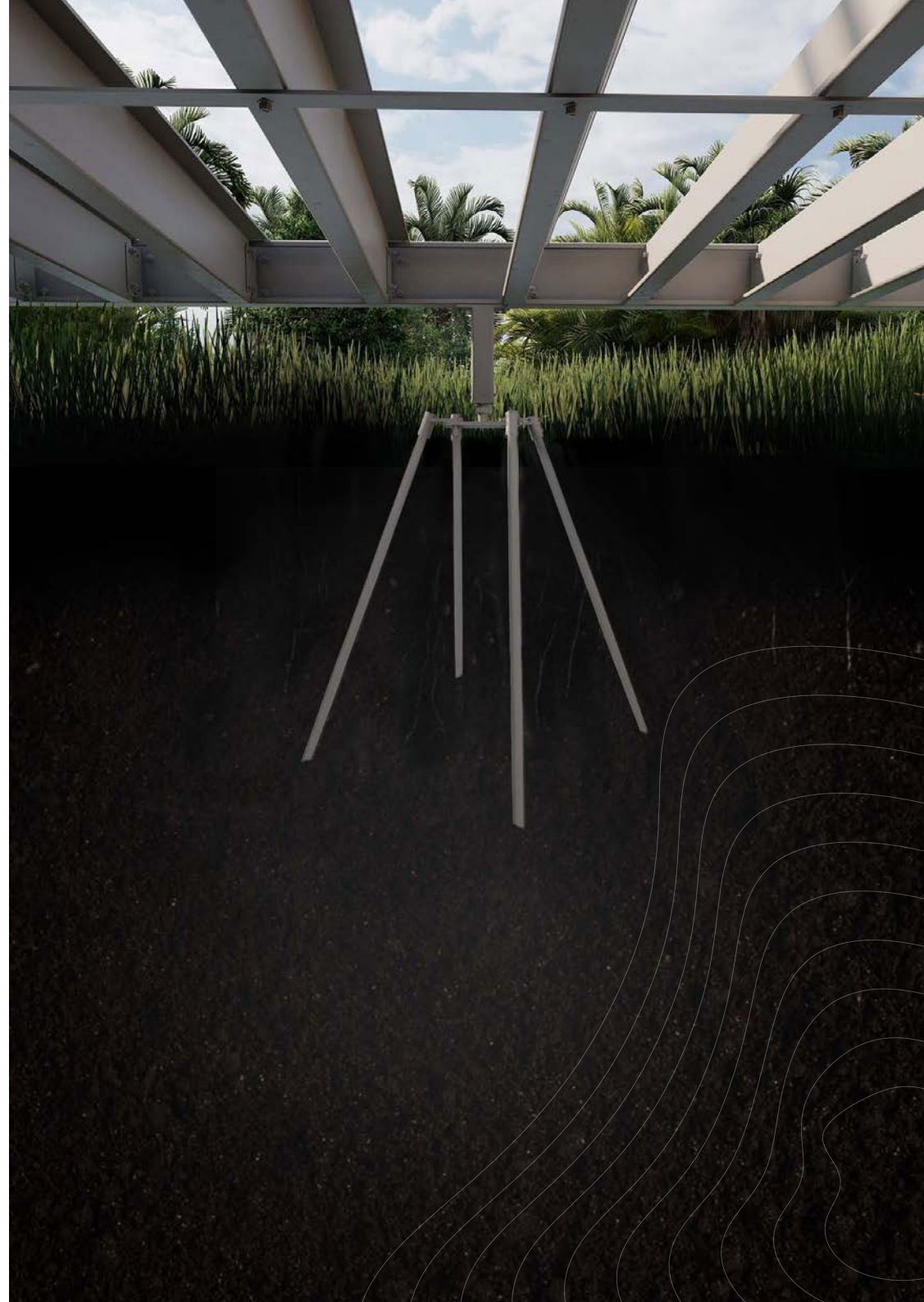
The Eco Anchor system can be installed in a range of ground conditions without ground leveling. Horizontal and vertical adjustment ensures buildings are installed level.

## **ENVIRONMENTALLY FRIENDLY**

Minimal impact to the ground surface combined with a relatively small footprint makes this an environmentally friendly foundation system.

## **COST EFFECTIVE**

Eco anchors can be installed at a fraction of the cost of conventional footings.





# WABi PANELS

Our patented PIR panels (polyisocyanurate insulated foam wall panels) are the highest performing proprietary structural insulated panels on the market.

## **THERMAL EFFICIENCY**

Insulation rating R3.543.

## **STRUCTURAL INTEGRITY**

Panels are fully bonded for the highest cyclone rating in the world (Cyclonic Region D).

## **ELECTRICAL & PLUMBING**

Cabling and pipework runs between the panels, alleviating the need for complex and messy chasing or the installation of conduits.

## **SAFE**

- Require less maintenance
- Minimise additional insulation costs
- Fire resistance
- Hypoallergenic
- Moisture resistant

## **EASE OF ASSEMBLY**

Panels can be easily lifted into position by a small team. Joints are glued, with no requirements for mechanical fixings.

## **INTERNAL & EXTERNAL FINISHES**

Suitable for any finish, internal and external, including the fixing of alternative sheeting such as Colorbond or Hardiplank.

## **COST EFFECTIVE**

An investment saving clients on additional thermal insulation and heating and cooling expenses.

## **INDUSTRY LEADING**

This single product is a significant advancement and innovation in the building construction industry.



# PANEL PERFORMANCE

WABi panels are the core of our “Sum Of Parts”. WABi Panels have such a high thermal performance, it requires only half the thickness of other mineral-based insulation products. They have extremely low thermal conductivity and a high strength-to-weight ratio. Vapor & water cannot penetrate the WABi core; thus allowing the WABi R-value to stabilise at a higher value.

## FIRE TESTING

WABi Panels have been fire tested to BS 476. It is a highly rated non-combustible panel suitable for all standard construction and BAL Ratings. When a Fire resistant level (FRL) is required for party or boundary walls, various fire rated solutions can be provided when requested. Fire test reports can be supplied on request.

## STRENGTH TESTING

WABi Panels have been pressure load tested to meet the requirements of AS4055-2012. Engineer test reports can be supplied on request.

- **Wind Classification:** C3
- **Limit State Wind Pressure:** 5.91 kPa
- **Serviceability Wind Pressure:** 1.79 kPa
- **Serviceability Deflection Limit:** Span / 150
- For Region D we provide extra strength and support within the panel.

## THERMAL EFFICIENCY

	AUS RSI	USA RSI
75mm WABi Wall Panel	R 3.3	R 18.7
Insulbreak 65 - Wall Wrap	R 0.2	R 1.1
Reflective Sarking - Vapor Barrier	R 1.0	R 5.7
Foil Faced Roofing / Builders Blanket	R 3.5	R 19.9
175mm Ceiling Batts (Earthwool)	R 3.5	R 19.9
195mm Ceiling Batts	R 4.0	R 22.7
75mm Wall Batts (Earthwool)	R 1.5	R 8.5
90mm Wall Batts (Earthwool)	R 2.0	R 11.4
90mm Underfloor Insulation (Bradfor's Optimo)	R 2.5	R 14.2

## THERMAL EFFICIENCY

<b>WABI WALL SYSTEM</b>	Wall Structure - 75mm WABi Wall Panel	R 3.3	R 18.7
	External Insulation - Reflective Sarking - Vapour Barrier	R 1.0	R 5.7
	<b>Total Wall System</b>	<b>R 4.3</b>	<b>R 24.4</b>
<b>WABI CEILING SYSTEM</b>	Ceiling Structure - Plasterboard	R 0.1	R 0.4
	Insulation - 175mm Ceiling Batts (Earthwool)	R 3.5	R 19.9
	<b>Total Ceiling System</b>	<b>R 3.6</b>	<b>R 20.3</b>
<b>WABI ROOF SYSTEM</b>	Roof Structure - Colourbond	R 0.0	R 0.0
	Roofing Insulation - Foil Faced Roofing / Builders Blanket	R 3.5	R 19.9
	<b>Total Roof System</b>	<b>R 3.5</b>	<b>R 19.9</b>
<b>WABI FLOOR SYSTEM</b>	Floor Structure - Compressed Fibre Cement	R 0.1	R 0.4
	External Insulation - Foil Faced Solid Foam Boards	R 2.4	R 13.6
	<b>Total Floor System</b>	<b>R 2.5</b>	<b>R 14.0</b>

# GALVANISED STEEL

WABi uses a galvanised steel framework, making it extremely robust and naturally termite, mold, rust, rodent and mildew resistant. The steel frame is endlessly recyclable and 100% non-toxic.

## **DURABILITY**

All the steel components used are fully hot dip galvanised, giving our structures an unbeatable durability. Purlins are coated to Z350 w and upgraded to Z450 in marine locations.

## **SUM OF PARTS**

Our patented parts are transported separately and stitched together on site; using our customised installation assembly drawings.

## **MINIMAL WASTE**

There's no waste because all components are cut to length with computer controlled engineering & all fixings provided in the kit.

## **STRUCTURAL INTEGRITY**

All of our products are manufactured to comply with the Building Code of Australia (BCA) standards and engineered to be capable of meeting the maximum cyclonic wind rating of Australia for any structure (Region D), and BAL 40 Flame Zone. This makes them the strongest structural system components currently available on the market.

## **WARRANTY**

Structural hot dipped galvanised steelworks: 10-year limited warranty, with an estimated life of at least 25 to 50 years Floor joist and bearers: Blue Scope Lysaght 200C: 10-year limited warranty with an estimated life of 20 years.

# PREBUILT BATHPODS

Bath Pods are prefabricated with impeccable detail throughout, from tiled floors, full height tiled walls and in a light, mid or dark tone colour variation. We provide 3 floor plans, our P1, P2- UAT & P4.

## **FLEXIBLE**

Prefabricated in a controlled environment to ensure workmanship meets the highest standards, the pods can reduce on-site installation time from months to a matter of hours.

## **EASY TO INSTALL**

Ready for simple on-site connections to water, drainage and power mains. Leaving minimal waste on site, with less onsite contractors and trades.

## **COST EFFECTIVE**

Factory built & quality assured bathpod units. Removes trades from site, increasing construction speed. Increased cost efficiencies when compared to on site construction

## **WORLDWIDE SHIPPING**

Developed to fit multiple inside a 40ft high cube shipping container.



The following details our process of concept design, design development, approval, procurement, fabrication and freight on board.



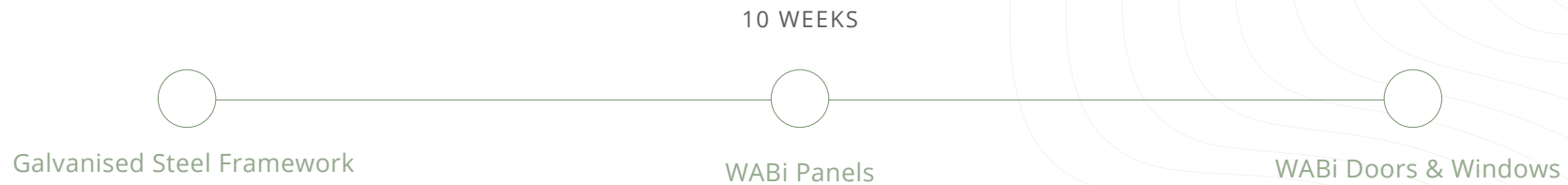


# TYPICAL PROCESS

To help realize the vision of the project, we have created a timeline to guide you through the process. The following table is indicative and time variations may occur outside of WABi Systems control.



# MANUFACTURING GUIDE



Manufactured in Australia by Blue Scope. Our framework is produced to 250 to 450 grade using a steel framing machine. It cuts & rolls to length, fixing holes and location depressions into the steel through the computer control engineered by our specialised Solid Works professionals.

Manufactured by sandwiching fibre cement board and polyisocyanurate foam insulation together in a specialised machine. Structural-grade adhesives stick the outer piece to the core insulation.

Manufactured in our Australian facility to ensure high quality, WABi doors and windows are used for every project. WABi Windows use aluminium frames and offer multiple glazing options depending on project requirements.

## BUY LOCAL MATERIALS

Our company adopts a buy local policy. This means we prioritize sourcing from local businesses, from the big things such as cladding, decking, and internal flooring to the smaller elements like finishes, electrical and plumbing materials. Doing this allows us to minimize our carbon footprint, reduce costs and support local businesses.



## SUPPLIERS

WABi are the first and the only supplier of WABi Panels and Eco Anchors in Australia. All of our WABi patented products are manufactured in a meticulous and stringent quality control environment, ensuring the even distribution and execution of panels and anchors- this cannot be accomplished by any other building material available.

# REMOTE AREA DELIVERY

4 - 6 WEEKS

Once you have placed your order we will assist with the delivery of our products to your front door. We initially will provide you with a quotation to your nearest major port in your country and help sort through the logistic with you. The order process could not be more simple we have 30 years' experience shipping internationally using trusted Marine Freight companies.

We have a highly efficient packing systems to ensure that multiple modular structures can be packed into a standard size sea container. Either unpack your delivery at the port or transport to your property in a sea container. WABi wall components will arrive flat packed in a stacked from and typically each structure and components are strapped and packed to a recycled wooden pallet so it can conveniently be forked lifted into position.

Please note each and every order will have specific requirements subject to size, location and logistics, our team will work with you to ensure an efficient, safe and punctual delivery.

## CASESTUDY: 4X 60M2 CABIN

### COMPETITORS

*(prebuilt modules)*

8 Wide Load Trucks &  
3 Normal Load Trucks

VS

### WABI SYSTEMS

*(flat pack system)*

4 Normal Load Trucks

=

**FREIGHT SAVED = 80%**



# CONSTRUCT WABi

## DISCLAIMER:

The total hours for the installation of each unit are accurate providing the following listed conditions are met throughout the installation process. If any of the listed conditions are not met, extra time must be allowed for the installation.

- The site is cleared & Level
- Ground suitable for eco anchor installation
- Travel time to site less than 5 minutes
- Suitable weather conditions
- Heavy machinery and tools provided
- All materials located within 10 meters of site
- Providing more than 3 WABi structures on one job (work sequence)

### STANDARD 1 BED 6.45 X 4.35M

- 2 Skilled installers,
- 1 Semi-skilled labourer

7 days (10 hour working day)

**210 MAN HOURS TOTAL**

### CARPORT 3 X 6M

- 1 Skilled installers,
- 1 Semi-skilled labourer

**14 MAN HOURS TOTAL**

### STANDARD 1 BED 10.1 X 4.35M

- 2 Skilled installers,
- 1 Semi-skilled labourer

10 days (10 hour working day)

**300 MAN HOURS TOTAL**

### AWNING 3 X 4.3M

- 1 Skilled installers,
- 1 Semi-skilled labourer

**10 MAN HOURS TOTAL**

### STANDARD 1 BED 13.5 X 4.35M

- 2 Skilled installers,
- 1 Semi-skilled labourer

14 days (10 hour working day)

**420 MAN HOURS TOTAL**

### DECK 4.3 X 3M

- 1 Skilled installers,
- 1 Semi-skilled labourer

**12 MAN HOURS TOTAL**

### DECK 6 X 3M

- 1 Skilled installers,
- 1 Semi-skilled labourer

**16 MAN HOURS TOTAL**

WABi acknowledges the Whadjuk people as the traditional owners of the greater Walyalup nation, the traditional custodians of this land. We pay our respect to the Noongar Elders, past, present and emerging.



# W A B i

SIMPLER. SMARTER. STRONGER

REGISTERED AGENTS - MIDDLE EAST  
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A company of The WABi Group

