

Approval for \$3m Elder housing project



By Sam Jones

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TECHNOLOGY, INNOVATION & SCIENCE

WA precast housing innovator NXT TEC have received development approval for a \$3 million housing project, in partnership with Aboriginal-owned housing provider Noongar Mia Mia.



NXT TEC managing director Natasha Di Ciano. Photo: Michael O'Brien. Inset pic: An artists impression of the development. Photo: NXT TEC.

WA precast housing innovator NXT TEC have received development approval for a \$3 million housing project, in partnership with Aboriginal-owned housing provider Noongar Mia Mia.

NXT TEC, which has been operating for more than a decade, uses a patented construction system, NXT Building System, with which they claim to bring properties from slab to lockup in four days.

The residential complex will involve the construction of 11 units – seven two-bedroom units and four studio units – to house Aboriginal Elders and their carers at 5 Morrison Road, in the City of Swan suburb of Woodbridge.

The units will be built to a 7-star energy rating with solar panels and off-peak hot water systems, while also meeting Liveable Housing gold standards for accessibility.

NXT TEC chair and managing director Natasha Di Ciano said NXT TEC's mission was to provide high-quality, sustainable and affordable housing to those who needed it most.

Noongar Mia Mia chair and former Business News 40under40 winner Jasmine Kadic said she was excited to see the project progress.

“This is a significant step forward in ensuring that our people have access to quality housing that reflects their dignity and heritage,” she said.

“We are looking forward to starting this journey and creating spaces where our Elders can thrive within the Noongar Mia Mia community.”

NXT TEC Ltd managing director Natasha Di Ciano said the company was capable of building up to three homes a day with its current technology.

“Our model is to put our precast facility close to the project sites; we’re cutting down on transport and fuel emissions, and it makes precast affordable” she told Business News.

“Typically its (precast) is used in commercial buildings, but we’re bringing it into the housing sector.”

NXT TEC technical director Mataki O’Goshi Lim, who invented the technology, said the build method had a reduced reliance on labour compared with traditional home construction.

“It took less than 10 people to build this home,” he said.

“For us to build 400 homes, at the moment we have about 12 registered builders interested in using the technology, so we will issue them with a license to build those homes.”

He added that depending on the timeframes of subdivisions and titles, the 400 homes could be built within the next two years.

NXT TEC, which also has a presence in the US, recently secured a building permit for a five-star hotel near Perth.

The Wyndham LUX Perth Hotel, within six kilometres of Perth, is set to be the first of its kind in that it will be assembled rather than constructed.

According to NXT TEC, the project will support 40 direct jobs during its construction phase.

The approval, granted on December 20, followed NXT TEC in early December marking the beginning of an affordable housing project in the City of Kwinana, with which the company plans to deliver more than 400 homes.

The company also recently secured a building permit for a five-star hotel near Perth.

The Wyndham LUX Perth Hotel is set to be the first of its kind in Perth, in that it will be AN assembled prefab rather than constructed.