

# Home.

Award winning  
Pre-fab  
Architecture

**blok**



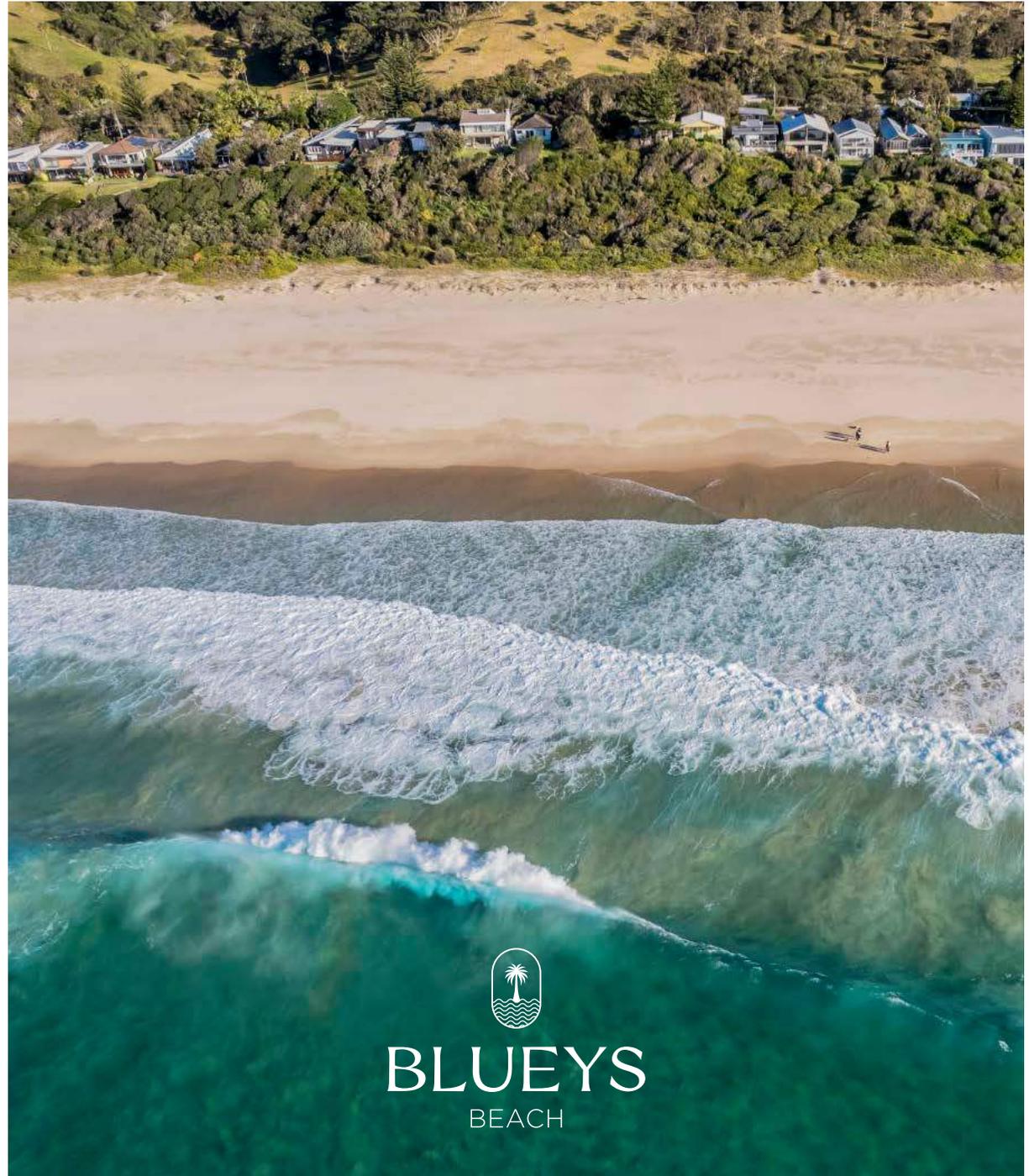
**BLUEYS**  
BEACH

# HOME by Blok at Blueys Beach

Welcome home to Blueys Beach by Blok, award-winning architecture delivered with the speed and certainty of modular construction. Our homes are designed by Australia's most celebrated architects to blend into the natural coastal environment at Bluey's Beach.

Crafted in a controlled factory setting, each residence delivers exceptional quality, sustainability, and cost certainty, with minimal environmental impact. Blok homes are custom-designed to respond to your individual brief and the natural environment on your site, maximising views, light and connection to the landscape. Discover your dream beachside retreat with Home by Blok.

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**BLUEYS**  
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Like most things, great architecture appears effortless. So, as life gets more complex, we like to keep things simple – from the design of a window frame to the coordination of building team.

Blok are a modular housing factory led by an award-winning team of architects. We believe the journey should be as joyous as the architecture. So, we have rebuilt every step to make it simpler, more efficient, more sustainable, and more intuitive.

We make uncompromising architecture which is sensitive to its occupants and its context, delivered twice as fast as traditional construction, and designed to your budget.

Our modular factory overcomes the risks of building on sloping sites, limited availability of trades in regional areas, rain delays, and the impacts of construction on the delicate coastal environment. It allows cost and quality control, speed and waste reduction. Our modules are built to completion inside the factory, transported to site on trucks and assembled on site in one day.

**blok**



Blok work in collaboration with leading architecture practice Vokes and Peters and landscape designer Prandium Studio.

The team won the 2023 Houses Award and was shortlisted for the Robin Boyd National Architecture Award for Blok Stafford Heights.

Blok Belongil won the 2024 New South Wales Architecture Award and received a national commendation at the Houses Awards.

Blok Peregian was shortlisted for the 2024 Houses Awards.

Collaboration with the right partners is key to successful architecture. We partner with passionate industry leaders who specialise in modular architecture, engineering, town planning, certification, construction, logistics, and finance. Our nationwide network enables us to deliver outstanding projects anywhere.

We believe in the power of good design to change people's lives in a profound way – the way we relate to each other, our environment, our community, and ourselves.

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# Why Blok?

Blok is a modular housing solution designed and delivered by an award-winning team of architects and builders. We create bespoke homes that are sensitive to their occupants and their context, designed to your budget, in half the time of conventional construction.

Opposite: Blok Factory - Carole Park Brisbane



## 1 – Speed

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Our controlled factory environment enhances construction efficiency by allowing simultaneous multi-phase building and overlapping trades, effectively halving build times. This setup eliminates weather delays and daily setups, supports multiple shifts, and integrates prefab elements from suppliers. Our team's deep involvement in design and development streamlines operations further.

## 4 – Sustainability

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Our houses prioritise sustainable materials like renewable timber, Minimise waste through modular design, incorporate recycled and low-toxicity products, and employ green design principles such as solar orientation, cross-ventilation, and breathable cavities for healthy, mold-free environments.

## 2 – Cost Control

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Faster build times directly lower labor costs, and with our architects managing the budget from the start using real-time data, we provide regular cost forecast updates from the initial 3D concept, enabling informed decisions at every stage.

## 5 – Quality and reliability

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Modular construction, enhanced by robotic assembly and digital design, Minimises human error, boosts safety and efficiency, and fosters collaboration for smart architecture, simply built.

## 3 – Impact On Site

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Modular construction shifts 90% of the work off-site, reducing noise, traffic, and pollution, with rapid installation and minimal on-site work, preserving local ecosystems and biodiversity and neighbourly relations.

## 6 – Client experience

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Creating your ideal home with an architect should be exciting and rewarding, so Blok simplifies and streamlines the process, offering a single point of contact from start to finish.

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# The Blok process

There are 5 steps that you can sign up for one at a time:



## Teams Meeting (30 minutes)

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Fill out our online form and Blok will contact you to set up a free Teams meeting with our principal architect, to do a 30-minute virtual site meeting and discuss your brief and any of your questions.



## Site Consultation (1 hour)

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If it's a good fit we'll book a site consultation and Blok will spend an hour onsite talking through your brief, your budget and the opportunities and constraints of the site which we think are important to respond to.



## Master Plan Stage (4 weeks)

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If you like the direction we're heading in, you can engage Blok for the Master Plan – this includes a site plan, floor plans and 3D model, with project costs itemised. In this stage Blok can adjust the design to respond to your feedback and to fit your budget.



## Design Stage (4 months)

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If you approve the Master Plan and budget, you can engage Blok for the Design Stage, where we handle approvals, document construction, engage any third party consultants, provide two itemised cost updates based on design development or consultant feedback, and offer fortnightly design progress reports.

(Timeframes for Design Stage may vary depending on council



## Construction Stage (5 months)

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After the Design Stage, we provide a detailed program and a fixed price contract. Once signed, we begin construction in the factory and onsite. Your architect gives weekly updates, and you can visit the factory to see the progress.

On move-in day, we tour your new home, hand over the keys and warranties, and continue with regular check-ins for the next six months for any needed assistance.

(Timeframes for Construction Stage may vary depending on scale and complexity).

# Project: Blok Belongil

Winner – 2024 AIA New South Wales Architecture Awards  
Commendation – 2024 Houses Awards



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# Project: Blok Belongil

Winner – 2024 AIA New South Wales Architecture Awards  
Commendation – 2024 Houses Awards

Blok Belongil is a beach house created by Blok Modular and Vokes and Peters, focusing on sustainable modular construction.

Built on a triangular site with stunning views of the Pacific Ocean, the house serves as a communal space for the clients, their family, and visitors.

Modular construction meets local planning rules and reduces environmental disruption during building.



In collaboration with Vokes and Peters  
Landscape design by Prandium Studio  
Photography by Christopher Frederick Jones  
Completed in 2022

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# Project: Blok Peregian

Shortlisted – 2024 Houses Awards

Shortlisted – 2024 AIA Sunshine Coast Regional Architecture Awards



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# Project: Blok Peregian

Shortlisted – 2024 Houses Awards

Shortlisted – 2024 AIA Sunshine Coast Regional Architecture Awards

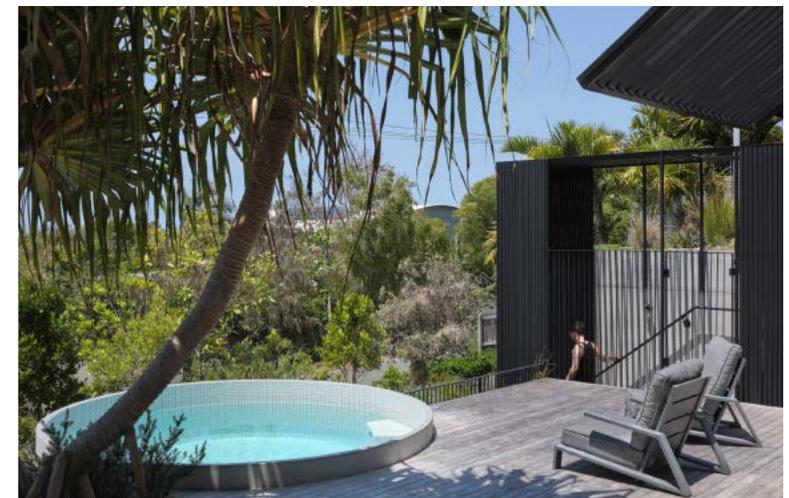
Blok Peregian is a modest 2-bedroom house with a small secondary dwelling below, designed to fit the slope.

The structure reflects the style of nearby beach houses, with raw concrete elements grounding the design. Inside, a split-level layout follows the terrain, offering privacy and expansive views from the bedrooms. A wide verandah across the living room opens up to a panoramic view of the Pacific Ocean.

Built in a factory and delivered in 4 modules, this house is part of Blok Modular's work with Vokes and Peters, focusing on sustainable modular construction.



In collaboration with Vokes and Peters  
Landscape design by Prandium Studio  
Photography by Christopher Frederick Jones  
Completed in 2022



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# Project: Blok Three Sisters



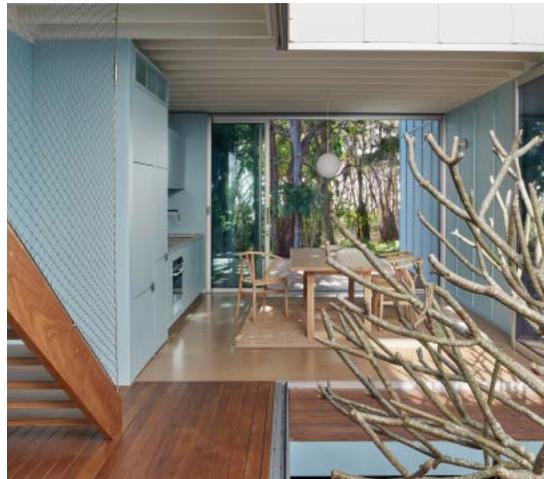
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# Project: Blok Three Sisters

Blok and Vokes & Peters completed three modular beach houses for three sisters, designed with equal frontage and a central garden to bring light, air and greenery into the middle of the floor plans.

Each beachfront house has a living room above the kitchen, connected by a double-height verandah that opens to the dunes, blending with the natural surroundings.

The homes were built as four modules at the Blok factory in Brisbane, then transported by barge and assembled on-site in two days.



In collaboration with Vokes and Peters  
Photography by Christopher Frederick Jones  
Completed in 2023

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# Project: Stafford Heights

Winner – 2023 Houses Award

Shortlisted – Robin Boyd Award – 2023 AIA National Architecture Award

State Award – Residential Architecture – 2023 AIA Queensland Architecture Awards

Brisbane Regional Commendation – 2023 AIA Queensland Architecture Awards



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# Project: Stafford Heights

Winner – 2023 Houses Award

Shortlisted – Robin Boyd Award – 2023 AIA National Architecture Award

State Award – Residential Architecture – 2023 AIA Queensland Architecture Awards

Brisbane Regional Commendation – 2023 AIA Queensland Architecture Awards

Blok Stafford Heights is a simple, low-cost house on a sloping suburban site. It is a modular building, delivered and assembled as separate pre-fabricated components.

These modules were paired with site-built landscape structures, such as the blockwork garden walls and retaining elements that unify the house and ground plane.

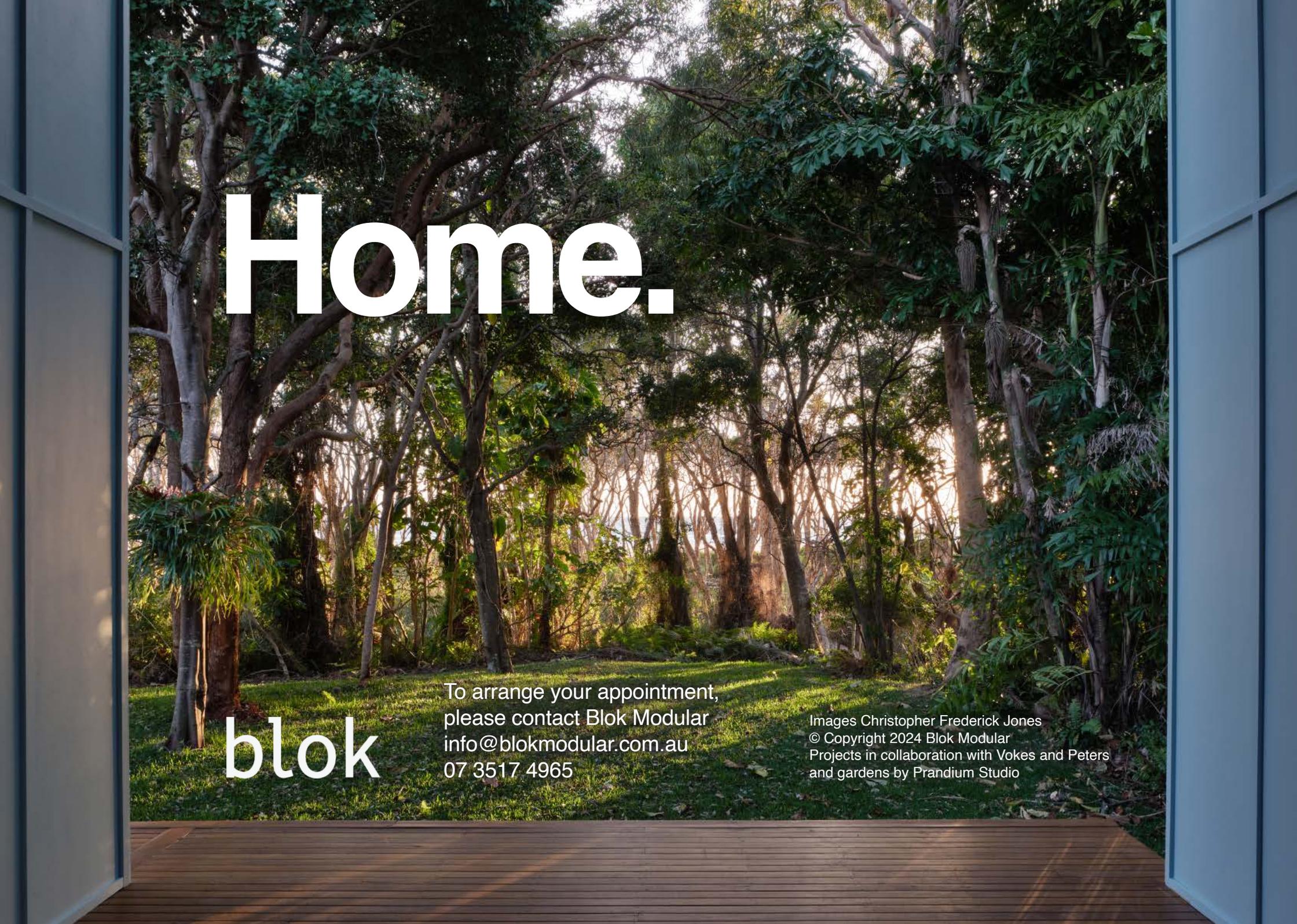
In the face of massive cost escalation and uncertainty in the construction industry, Blok Stafford Heights provides a compelling example of how clever and restrained design can produce a low-cost family home that sits at ease in its suburban setting.



In collaboration with Vokes and Peters  
Landscape design by Prandium Studio  
Photography by Christopher Frederick Jones  
Completed in 2021



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# Home.

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To arrange your appointment,  
please contact Blok Modular  
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Images Christopher Frederick Jones  
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Projects in collaboration with Vokes and Peters  
and gardens by Prandium Studio