



Panelite FAQ's

What are the benefits of Panelite?

The prefabrication of panels in a controlled environment, means no wasted construction time due to bad weather. Our automated cutting machines calculate the most efficient cuts from the timber we use, taking timber wastage close to zero.

What is your sqm price?

Several items can impact the price including site access, soil report, engineering requirements as well as design.

We need architectural drawings (at least at planning permit stage) to be able to determine feasibility and scope and provide estimates on cost.

For an exact costing once working drawings and engineering is available, we charge \$500 + GST which is removed from your build contract should it go ahead.

What is the building envelope?

The building envelope includes all internal & external walls, ground floor and roof panels. If the design is double storey, we can include the upper storey floor as well.

The feasibility and desired scope of your project will determine which panel types can be included. We prefabricate all panels in our factory and transport to site for assembly.

Can you include windows?

Yes, we can supply and install windows into our panels during the prefabrication process. Some windows / doors will still need to be installed on site.

If you wish to use a different window supplier, we are unable to install the windows in our panels and this will need to be completed on site by the window supplier or registered builder.

Do you offer a design service?

No, we build to the drawings provided to us. You can use any designer or architect; however, we have found that there are cost efficiencies in using designers that know Passive House and know our system. We can recommend Envirotecture and Gruen Eco Design.

Will you be the registered builder?

No, we work as a subcontractor to another builder or owner builder. The registered builder would complete all the site preparation. We can then supply and assemble Panelite. After assembly, the registered builder continues with the rough in and fit off work.

Depending on your location, we can recommend builders we have worked with previously.



Can Panellite be assembled by CarbonLite?

Depending on your circumstances, we can provide:

- Supply Only: Panellite arrives on trucks; the registered builder would arrange the crane, assembly process and taping
- Assisted Assembly: 1 or 2 CarbonLite staff can assist with the assembly and taping on an hourly rate. Crane hire is arranged by the registered builder
- Full Assembly: the CarbonLite team arrange crane, complete assembly and taping

What are your lead times?

It depends on several factors, however the average time is 4-6 weeks for modelling & shop drawing work, 3-4 weeks prefabrication and 1 week assembly.

Can I build on a slab?

Yes, we can build on concrete slabs, however we prefer to use timber to minimise the carbon footprint.

Do you build modular homes?

No. Each Panellite project (our prefabricated system) is unique; and can be tailored around the relevant drawings and engineering. We build to Passive House standard (therefore minimise any use of steel); and use a crane when assembling.

Do you complete renovations or extensions?

No, we offer the supply and assembly of our Panellite building envelope for full builds only.

Do you supply Australia wide?

We can currently supply & assemble the building envelope for projects located in VIC, NSW, ACT, TAS and SA.

My project is located in a Bushfire Attack Zone, can we still use your panels?

BAL rating compliance is determined through material use (eg. cladding, windows, flyscreens etc); as well as potentially other aspects like sprinkler systems, clearance areas etc. Your designer and surveyor would be able to assist with these items. The Panellite frame is "behind" these elements.

What materials are the panels made of?

Our panels are made from structural timber frame, filled with earthwool insulation and wrapped in membrane. Every panel is fully insulated and completely sealed with the air tightness standard guaranteed. All panels are fully braced and load bearing.

How are the panels assembled?

The components of your house are transported by truck to your home site and assembled to 'lock-up' in a matter of days, just like a jigsaw. Panels are assembled with the use of a crane – this can mean that some sites with narrow access are unfortunately not possible.