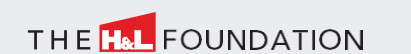




QUALITY HOMES. AFFORDABLE DREAMS.

How Hardware & Lumber Limited and The National Housing Trust
can transform affordable housing and nation building in Jamaica.

THE **H&L** GROUP

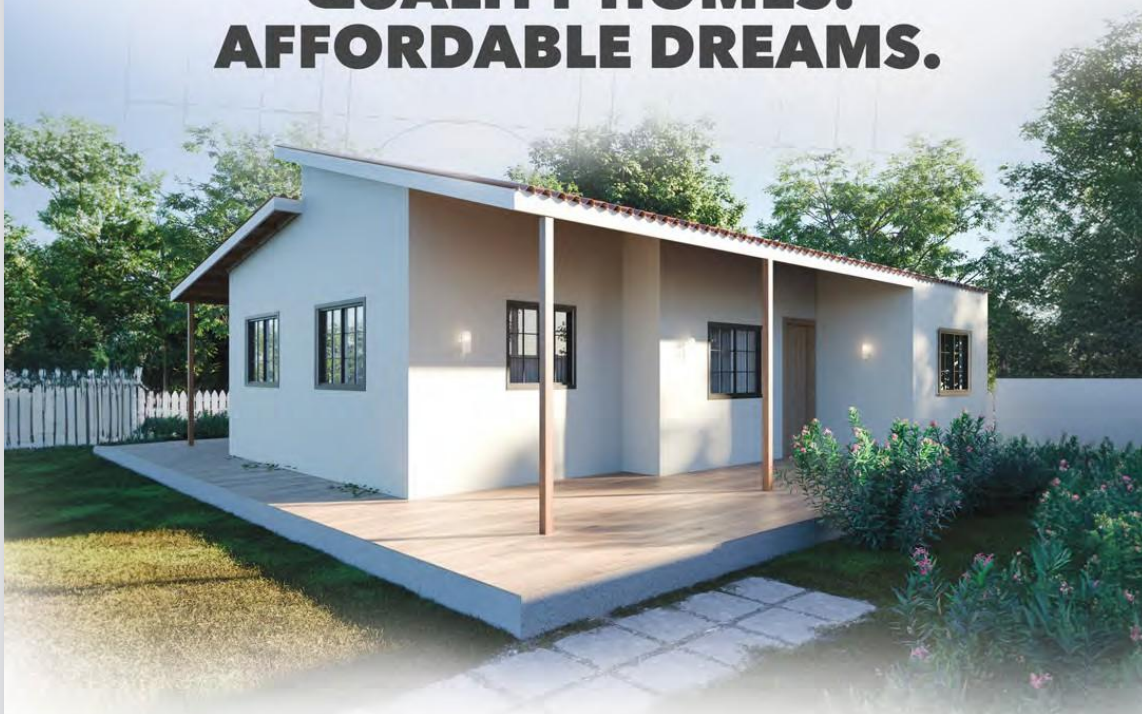




REVOLUTIONIZING AFFORDABLE HOUSING IN JAMAICA

- **The H&L Housing Solution**
A game-changing approach to addressing the affordable housing crisis in Jamaica.
- **Let's Build a Better Future Together**
Join the Conversation: Let's explore how the H&L's Solution can be integrated into national housing strategies to create a lasting impact.

QUALITY HOMES. AFFORDABLE DREAMS.



PREFAB MODULAR HOMES INCLUDE:

- Composite Cement Walls
- Doors
- Windows and Mouldings
- Kitchenette with sink and faucet
- Ceramic Floor Tiles
- Ceramic Bathroom Tiles
- Bathroom Fixtures
- Electrical
- Water Tank

BOUGAINVILLEA	HIBISCUS	LANTANA	POINCIANA
\$4.1M	\$4.4M	\$5.9M	\$8.9M
1 BD / 1BTH 323 sq ft	2 BD / 1 BTH 387 sq ft	3 BD / 1 BTH 484 sq ft	3 BD / 2 BTH 775 sq ft

Prices subject to change. GCT, land, foundation & labor are not included. Conditions Apply.

☒ 6 WEEKS BUILD TIME ☒ SAVE UP FRONT ☒ SAVE LONG TERM ☒ FIRE, EARTHQUAKE AND HURRICANE RESISTANT

Distributed by



888-429-5465 hardwareandlumber.com

BSJ Bureau of Standards Jamaica

International Residential Code (IRC): J5315
International Building Code (IBC): J5306



SCAN TO
LEARN
MORE



THE H&L SOLUTION



Rapid Deployment

Move in within weeks with our fast build housing solutions



Durable

Built to last with cement walls



Affordable

Unmatched affordability, maximizing investment with low construction costs



Disabled Accessible

Inclusive design ensures ease of use for all abilities



Resource Optimization

Efficient construction with minimal waste



Excellent Ventilation

Optimized ventilation ensures natural airflow and comfort indoors



Hurricane Resistant

Homes fortified against disasters, offering superior protection



Fire Resistant

Homes fortified against disasters, offering superior protection



Earthquake Resistant

Homes fortified against disasters, offering superior protection



Termite Resistant

Built-in termite-resistant materials protect from costly damage



Water Smart

Water-efficient fixtures and tanks reduce water consumption



Adaptable

Versatile designs adapt to various terrains and layouts



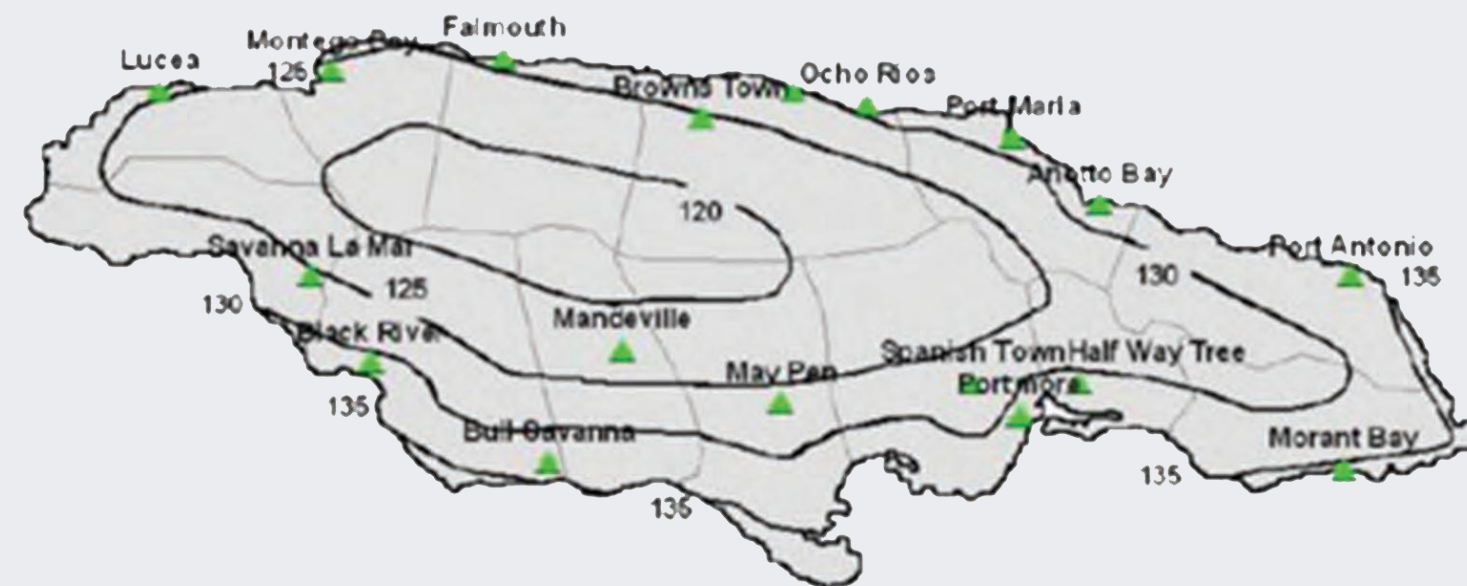
Global Standard

Homes surpass international standards for safety and durability



HURRICANE AND EARTHQUAKE DESIGN CRITERIA

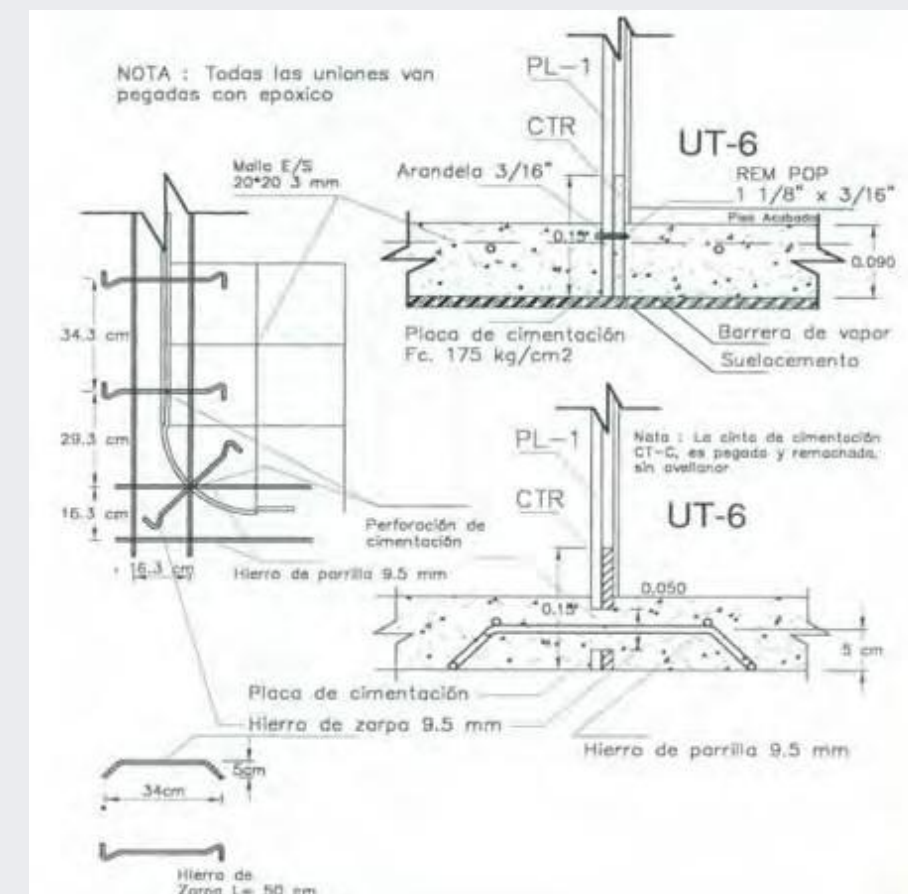
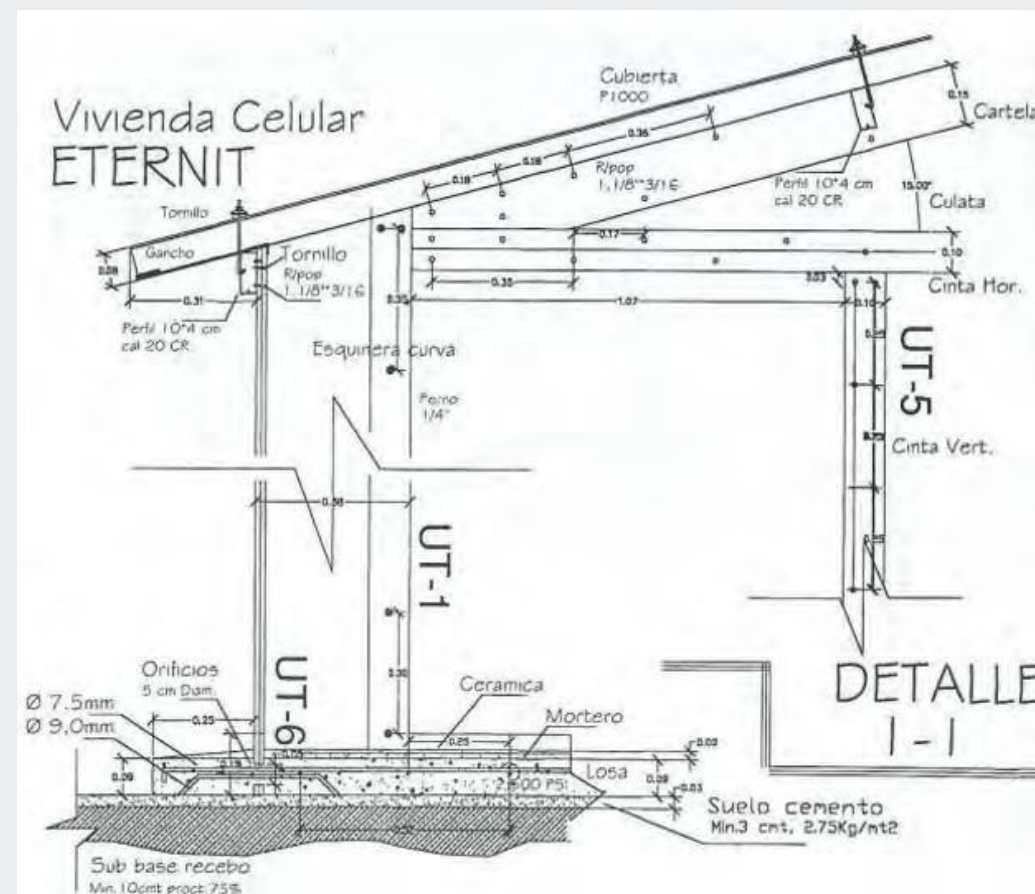
- For example, the one-storey unit with an approximate building area of 775 square feet, is designed to be built on a concrete slab in Jamaica. It will withstand Category 4 hurricane-force winds of up to 135 miles per hour (218 km/h), based on the wind map established for Jamaica.





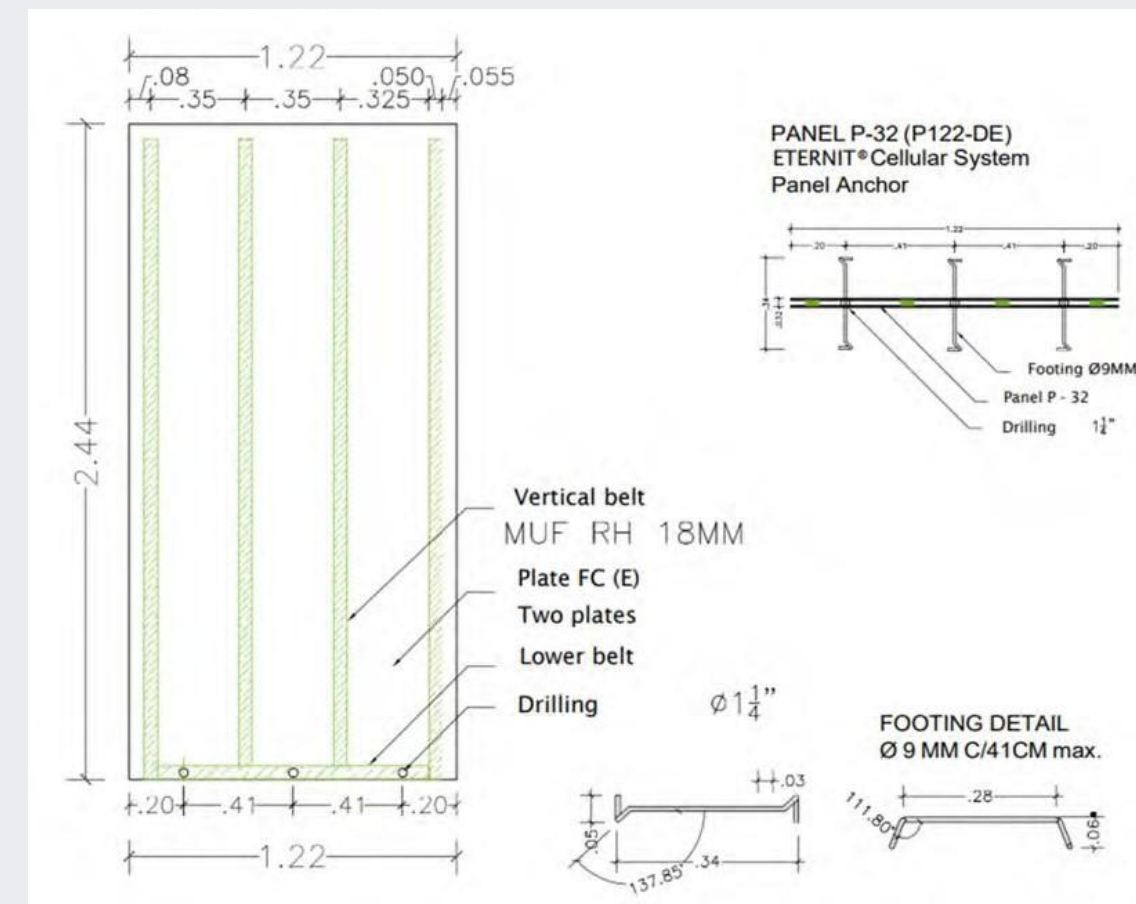
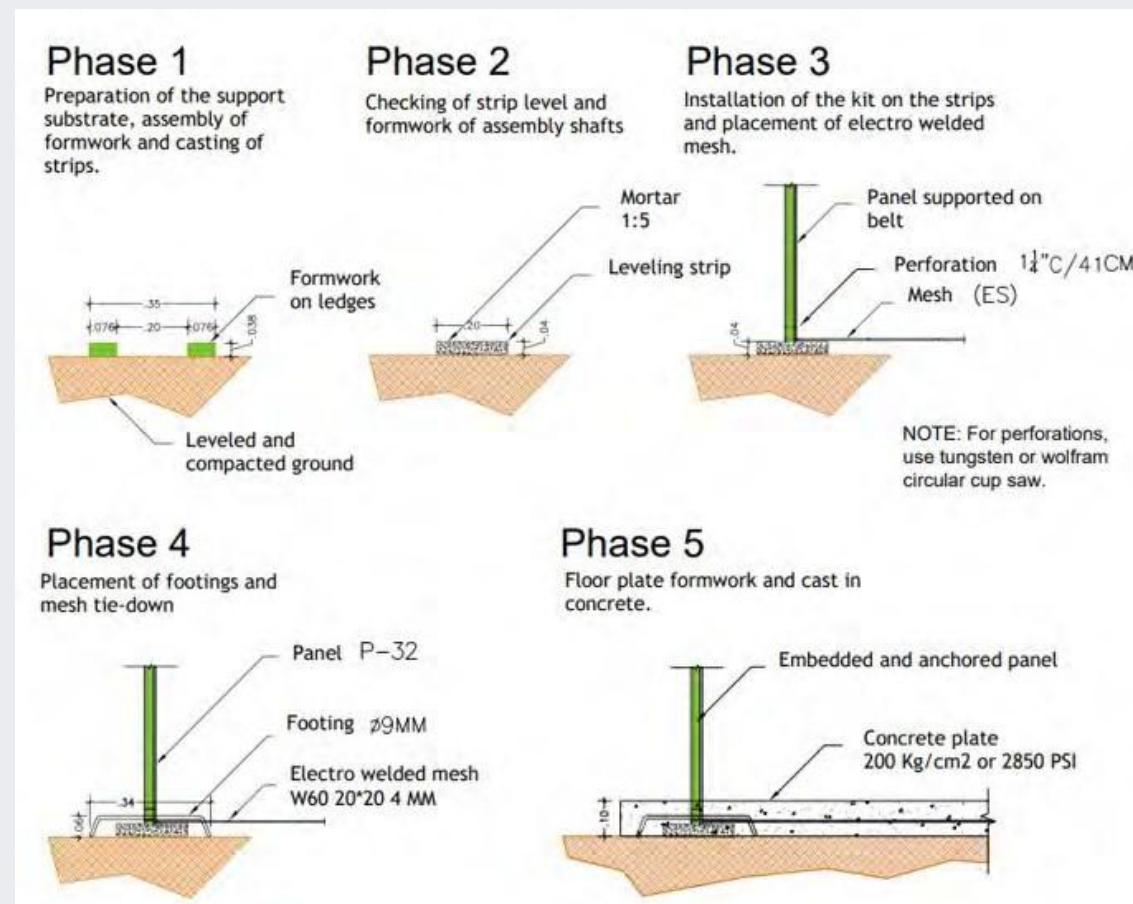
HURRICANE AND EARTHQUAKE-RESILIENT CONSTRUCTION STANDARDS

The structural design is compliant with the technical standards outlined in the Jamaica Application Document International Residential Code (IRC): JS315 and adhere to complementary guidelines such as the International Building Code (IBC): JS306 and the American Society of Civil Engineers (ASCE 7).





HURRICANE AND EARTHQUAKE-RESILIENT CONSTRUCTION STANDARDS





ALL-INCLUSIVE HOME KIT

■ Advanced Technology Panels

- Cutting-edge fiber cement panels, autoclaved for strength and moisture resistance. It's as workable as wood, yet as durable as cement.
- Wall panels and roofing materials designed for sustainability.
- Modular Home Units include:

Windows & Doors: Secure and stylish options

Electrical: Lighting fixtures, wiring, and essentials to power your space

Kitchenette: Sink and faucet for convenient meal prep

Bathroom Fixtures: Toilet, sink, and shower essentials

Ceramic Tiles: Durable flooring

Tiled Roof: Long-lasting protection from the elements

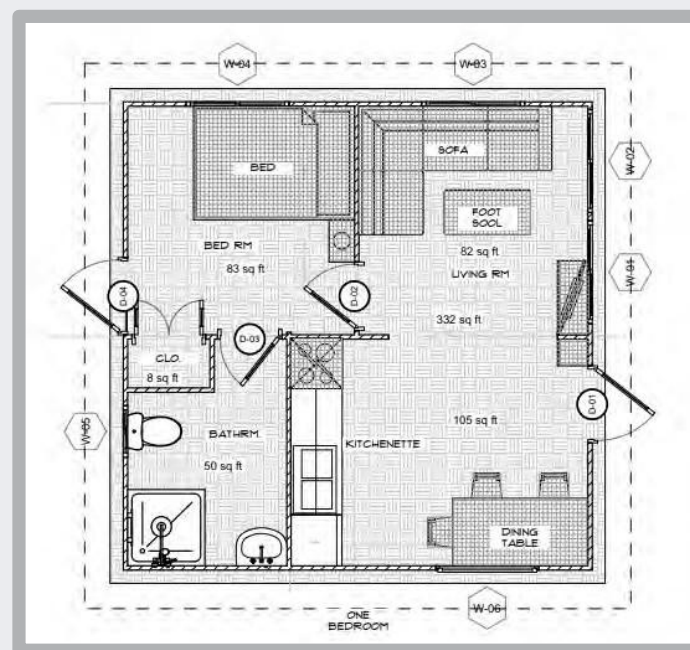
Water Tank: Reliable water storage

Note: Land, foundation, labor, and other construction-related costs are not included.



THE BOUGAINVILLEA

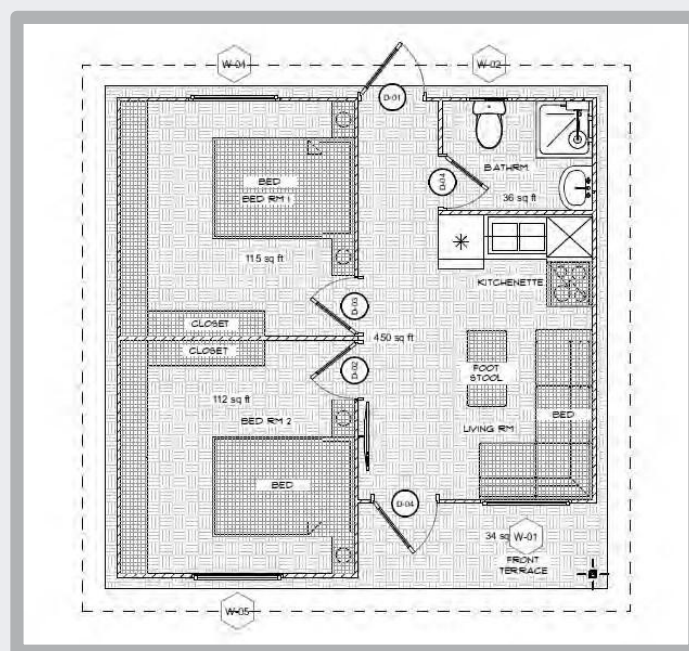
1 bed/1 bath, 323 sq ft





THE HIBISCUS

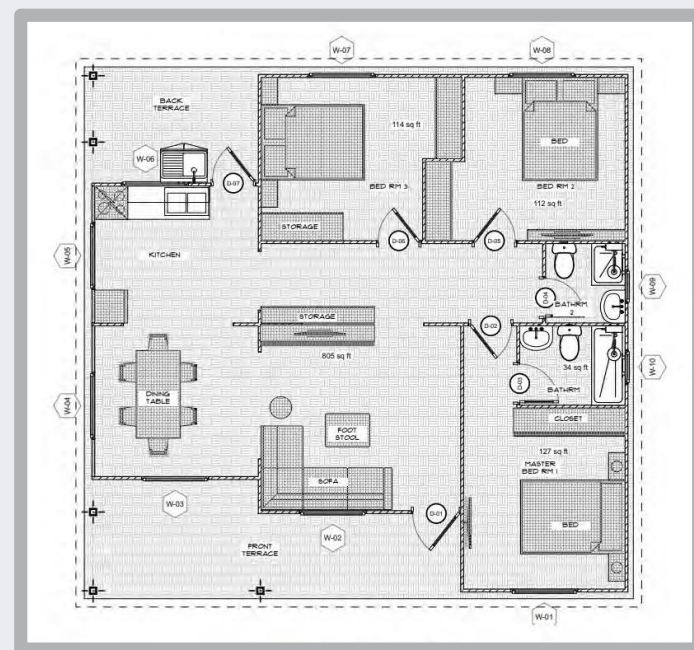
2 bed/1 bath, 387 sq ft





THE POINCIANA

3 bed/2 bath, 775 sq ft





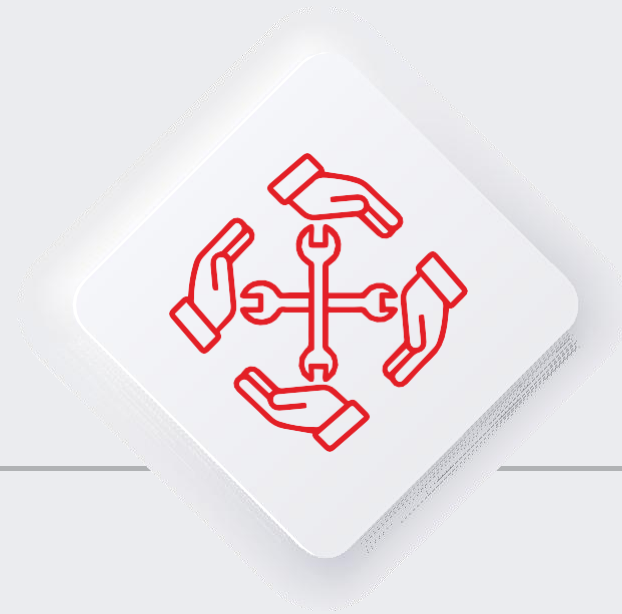
ADVANTAGES

■ Superior Performances

- **Compliance:** Adheres to the Jamaica Small Building/Residential Code, ensuring safety and quality.
- **Durability:** Exceptional resistance to wind, earthquakes, and fire, thus, safeguarding your investment.

■ Environmental Responsibility

- **Protection:** Materials resist water, mold, and UV damage, reducing maintenance and replacement costs.
- **Sustainability:** Construction process generates less waste, minimizing environmental impact.



CERTIFICATION & PARTNERSHIP

- **Bureau of Standards Jamaica (BSJ) Approval**
Products and processes meet stringent national quality and safety benchmarks.
- **Partnership with Utech**
Collaborating with the University of Technology, Jamaica, ensures continuous innovation and adherence to evolving national standards. This collaboration also extends to providing specialized construction industry training programmes.



BSJ Bureau of Standards Jamaica
BSJS No: 272023/001
BUILDING SYSTEMS EVALUATION REPORT

This report is a record of observations only. The report is not to be used as evidence of compliance with the standards of the Bureau of Standards Jamaica. The report is not to be used as evidence of compliance with the standards of the Bureau of Standards Jamaica. The report is not to be used as evidence of compliance with the standards of the Bureau of Standards Jamaica.

Customer Name & Address:	Patrick Chantiers Hardware & Lumber Limited 607 Spanish Town Road, Kingston 11, Jamaica	Reference:	An Assessment of the Suitability of Eternit Cellular Housing for Use in Jamaica (University of Technology, Jamaica) / Proforma Report 27-230319-041900
Manufacturer:	Eternit Colombiana SA	Date Received:	20 March 2023
Product:	Eternit System	Date Reported:	6 April 2023
Specification:	IS 315; IS 306	Job No./ID No.:	27-2023/001
Ambient Conditions:	Not Applicable	Test Method:	Professional Assessment
		Test Uncertainty:	Not applicable

1. Name of Building System: Eternit System

2. Purpose of the Report: This report is an evaluation of the Eternit System used to construct Eternit Cellular Housing, the proposed brand name for the building system supplied by Hardware and Lumber Limited, for compliance with the relevant sections of the International Residential Code (IRC) and its related Jamaican Application Document for the IRC IS 315, and the International Building Code (IBC) and its related Jamaican Application Document for the International Building Code, IS 306.

This report relies on the findings of the University of Technology (UTech), Jamaica's Faculty of the Built Environment technical evaluation which is detailed in the publication "An Assessment of the Suitability of Eternit Cellular Housing for Use in Jamaica" (March 2023). The publication must be read in conjunction with this report.

Circulation:	Prepared based on report of:	Approved by:
1. Client's Copy 2. Testing & Inspection Services Branch Copy	University of Technology, Jamaica Faculty of the Built Environment	Signature: Name: Richard Lawrence Post: Manager, Testing & Industrial Services Branch Date: 6 April 2023
File:	Date: March 2023	Date: 6 April 2023

Form No: TIS27_F_0400 Issue date: 22 May 2019 Revision date: 05 September 2022
Revised Date: 05 September 2022
Revision No: 1



ECONOMIC IMPACT

- **Projected Economic Benefits**
 - Downward pressure on housing prices
 - Wealth creation through homeownership
 - Spillover effects on related sectors

- **Job Creation and Skill Development**
 - Training for new building system installation
 - Reduction in unemployment



REDEFINING COMMUNITIES UPLIFTING LIVES

- **Enhanced Quality of Life**
Create spaces that foster well-being and elevate community spirit.
- **Culturally Relevant Design**
Homes that respect and reflect Jamaican traditions and lifestyles.
- **Pathway to Homeownership**
Empower individuals and families to build a brighter future through property ownership.

THANK YOU