Case Study

Ingenia Holidays

Prefabulous Net Zero Cabin Project - delivering sustainable tourism outcomes

Overview

Across the Group's Holidays portfolio the addition of new cabins is a key strategy aimed at delivering enhanced guest experience and investor returns.

With this in mind, the challenge of creating a more sustainable tourism cabin which would incorporate the Group's focus on sustainable development and support broader outcomes, has been a consideration for the Holidays team.

In 2021 the team embarked on a process to create a more sustainable tourism offer.

Design and construction of a high-performance transportable tourism prototype cabin for Ingenia Holidays parks, capable of achieving net zero operational emissions was the focus of the project. The prototype cabin features integrated renewable energy systems and valuable intellectual property for future builds, including specifications to achieve a 7-star NatHERS rating, upgraded to 10-star with solar PV integration.

Key teams

Ingenia Communities partnered with Wagga Wagga based architectural company Prefabulous, the University of Wollongong's Sustainable Buildings Research Centre, and AusIndustry Innovation Connections Program to develop the prototype cabin.

The Ingenia team was invited by Prefabulous to partner on this project and contributed funding along with cabin layout input, FF&E products aligned with Net Zero, and an understanding of guest and park needs, collaborating with partners to innovate and create a more sustainable form of park accommodation.

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Prefabulous®

SDBRC SUSTAINABLE BUILDINGS RESEARCH CENTRE | UNIVERSITY OF WOLLONGONG AUSTRALIA

Australian Government
Department of Industry, Science and Resources

Our Objectives

Develop a prototype cabin capable of achieving net zero operational emissions – including thermal performance, embodied carbon analysis, and renewable energy integration, to showcase best-in-class energy efficiency and sustainability for our holiday parks.

This initiative aligns with Ingenia Communities' 2035 Net Zero (Scope 1 and 2) target and demonstrates leadership in sustainable tourism development.

The aim was to deliver a high-performance cabin design, integrated renewable energy systems, and valuable intellectual property for future builds.

Photo credit: Prefabulous

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The Process

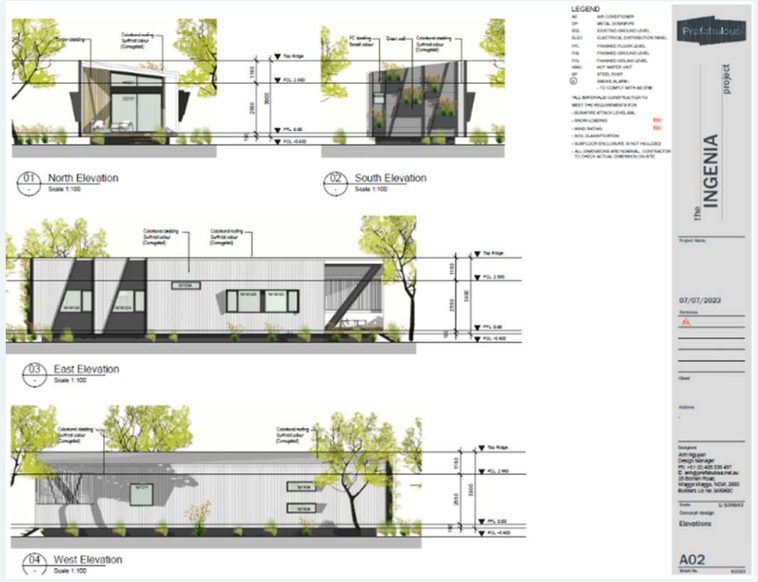
Research

Working closely with key partners Prefabulous and the University of Wollongong's Sustainable Buildings Research Centre, who had collaborated on the research and build stages, Ingenia joined the project in 2021 contributing to research funding and the design of the cabin which was completed in 2025.

This collaboration focused on translating academic research into a practical real world outcome, with Ingenia providing industry insight to help shape a cabin design that is commercially viable, scalable, and suited to deployment within tourism and holiday park environments. **Research included:**

- Energy modelling and real-world performance
- Building envelope optimisation
- Thermal comfort and efficiency
- Reduction of operational energy demand
- Integration of fully electric systems.

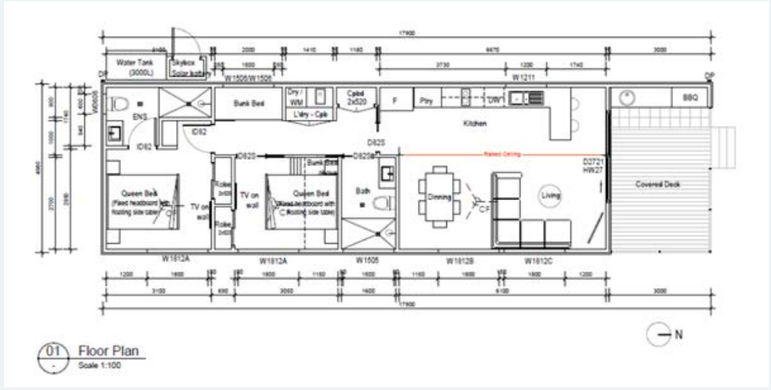
The partnership highlights the value of industry and academia working together to accelerate innovation and deliver sustainable, future-focused accommodation solutions.



Design

The prototype was designed to balance passive design principles suited to the local climate, along with efficient layouts for short-term accommodation, and durable low-maintenance materials for a holiday park setting.

Every design decision was guided by performance outcomes alongside functionality and comfort.



Construction and Fit-out

The cabin was constructed at Prefabulous' Wagga Wagga facility ensuring high quality control, reduced waste, and build efficiency.

Sustainable furniture, green tick materials and high star energy-rated appliances were sourced for the cabin, with supplier partnerships chosen for cost efficiency and sustainability credentials. These included appliances from Good Guys, sustainable fit-out items from Ikea, AH Beard's sustainable mattress Origin Rise, and Vendella's recycled plastic bedding with 27,695,522 plastic bottles recycled through our DreamGreen bedding range. A 12.3kW solar PV system, EV charger and wiring upgrades were also installed for future battery storage onsite, supplied by EVSE Australia.

On completion, the Ingenia team identified a perfect location with the cabin transported in February 2026 from the Prefabulous factory in Wagga Wagga, to Ingenia Holidays Inverloch in Victoria, demonstrating the speed and precision of modular construction.

See more about the collaboration and process for the Net Zero Cabin prototype here.

The Outcome

We achieved our objective of designing and producing a high-performance transportable tourism prototype cabin featuring integrated renewable energy systems and valuable intellectual property for future builds – including specifications to achieve a 7-star NatHERS rating which was upgraded to 10-star with solar PV integration.

The outcome is a prototype grounded in data, designed to operate at Net Zero and perform in real conditions, not just in-theory. Net Zero cabin features include:

- Fully electric systems with no reliance on gas
- Reduced energy demand through passive design
- Integration-ready renewable energy solutions
- Consistent year-round comfort for occupants.

This was a first-of-its-kind for Australian holiday parks and an excellent opportunity to tap into world-renowned international research, creating a benchmark in Australia for environmental design.

The process provided a range of learnings, which highlighted key drivers of efficiency and the costs associated with the delivery of these features.

Key outcomes included:

Learning	Details
Energy Efficiency Gains	Design modifications reduced heating/cooling energy demand by 36% and embodied carbon by 14%
Supply Chain Challenges	Fully sustainable furniture options can be cost prohibitive and difficult to interpret actual sustainability
Guest Experience	We have an opportunity to enhance our brand and deliver a product to the environmentally conscious, showcasing our eco-journey without overpromising
IP Ownership	Ingenia co-owns the cabin design and associated research, enabling replication and adaptation across the holiday park network

Next Steps

With the cabin now available at Ingenia Holidays Inverloch, a targeted marketing strategy will highlight sustainability credentials in guest communications and leverage on-site QR codes to deliver key messaging. Guest feedback and operating outcomes will be monitored and considered in future cabin rollout.

Ingenia is progressively adopting the design principles and learnings from the Prefabulous Net Zero Cabin project into future cabin developments across Ingenia Holidays parks. This includes the use of recommended low impact and “net zero–aligned” materials where practicable, higher levels of insulation and improved thermal performance, and greater consideration of site orientation to reduce operational energy demand. These measures are aimed at improving energy efficiency, supporting Ingenia’s Net Zero objectives, and delivering more sustainable, comfortable accommodation outcomes across the holiday park portfolio.

Ingenia Communities will continue to develop our supplier framework by formalising partnerships with sustainable suppliers for building materials, furniture and appliances.

The net zero cabin project will also be complemented and supported by the integration and expansion of renewable energy systems (solar and battery) and EV infrastructure across the portfolio.

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