JamesHardie™

Modern Homes Forecast 2026

Discover what's shaping modern lifestyles and new directions in contemporary home design.

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Welcome to the James Hardie Modern Homes Forecast 2026—our third annual research report created to inspire homeowners and trade professionals with the latest modern home design styles.

The James Hardie Modern Homes Forecast 2026 is our most future-focused report to date. Developed in partnership with global trend forecasting company, WGSN, it translates global design signals and local consumer data to deliver a forward-looking perspective on residential housing in Australia.

Drawing on key socio-economic trends research delivered by WSGN, and insights from Milan Design Week, the James Hardie Modern Homes Forecast 2026 provides a data-driven outlook on the future of residential housing in Australia. This year's comprehensive research integrates global intelligence with local market analysis to anticipate how homes will be designed, utilised and experienced in the coming years.

This year's Forecast highlights the growing importance of joy and creative expression in modern living, influencing material choices, architectural forms and lifestyle integration. The Forecast is designed to provide clear research and practical insights that support confident, informed decision-making—translating emerging trends into actionable guidance for real-world projects. Your vision, supported by our expertise.

With James Hardie at the forefront of innovation in exterior design and material technology, we continue to shape the future of home living—inspiring homes that are not only functional and resilient, but also uplifting, expressive and uniquely Australian.

It's time to build your modern life.

Cover

The Modern Classical house uses Hardie™ Brushed Concrete Cladding on the ground floor and vertical Stria™ Cladding Fine Texture on the upper level to create a distinct curved architectural feature.

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In this report, 'sustainability' is used in two related but distinct ways.

In a regulatory sense, it is used to convey that products or practices have a neutral or positive environmental effect, are less harmful than alternatives or delivers specific environmental benefits.

In a broader design and housing sense, sustainability refers to the long-term environmental, social and economic performance of homes—including durability, energy efficiency, material longevity, adaptability over time, occupant wellbeing and the responsible use of resources across the full life cycle of a building.

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Foreword

James Hardie is proud to partner with design expert and lifestyle television personality, Neale Whitaker, to present the James Hardie Modern Homes Forecast 2026. As a trusted design authority, Neale has captured audiences with his expertise and passion for turning design dreams into reality.

‘Where are you reading this, I wonder? I ask because the chair you’re sitting on, the lamp above your head, or even the rug beneath your feet can almost certainly trace their lineage to Milan Design Week. Perhaps not in the exact form you see them now, but in their spirit—the palette, the silhouette, the craftsmanship—each owes something to that heady week in April when the world’s design community descends upon Italy’s capital of creativity.

After more than two decades of visiting Milan, I’ve learned to tell the difference between a passing design fad and an idea with lasting power. It’s an education in restraint, rhythm and resonance, the kind of design that becomes part of how we live, not just how we decorate. Amid the sensory overload, it’s the quietly confident ideas—those grounded in craftsmanship, emotion and sustainability—that stand the test of time.

From its beginnings more than 60 years ago as Salone del Mobile, Milan Design Week has grown into a global conversation about how we live and what we value. It’s no longer just a furniture fair, but a laboratory for ideas; where architecture, technology, art and emotion intersect. Milan shows us not only what’s new, but what matters.

I’ve long believed that good design is not about novelty; it’s about meaning.

The best interiors and homes express who we are and how we wish to live. They are acts of creative living: spaces that spark imagination, nurture connection and restore balance. That spirit of creative expression has never felt more essential. In a world that moves at breakneck speed, our homes have become our grounding force, our most personal form of self-expression.

It was inspiring to join the James Hardie Modern Homes Forecast team and leading trend forecasters, WGSN, at Milan Design Week to explore the global influences shaping Australian homes in the years ahead. What we saw, and what the research confirms, is a shift toward a more thoughtful, emotionally intelligent era of design. One where the beauty of a home is measured as much by how it makes us feel as by how it looks.

The findings in this Modern Homes Forecast 2026 reflect that evolution: design as a living, breathing expression of creativity, comfort and care. Wherever we choose to live, from coast to country, city to suburb, our homes are no longer just shelters from the storm. They are the canvas for our creativity, the architecture of our wellbeing and the quiet backdrop to the lives we build.’

—Neale Whitaker, Interior Design Expert

‘It was inspiring to join the James Hardie Modern Homes Forecast team and leading WGSN trend forecasters at Milan Design Week to explore the global influences shaping Australian homes in the years ahead. What we saw, and what the research confirms, is a shift toward a more thoughtful, emotionally intelligent era of design.’

About the forecast

At James Hardie, we are guided by our purpose of Building a Better Future For All™. Our future-focused research translates global design signals into eight inspiring modern home styles that reflect how Australians live, build and renovate today.

This year, we initiated a robust, multi-layered research process to ensure our insights are not only forward-looking but also anchored in tangible market shifts and global design movements.

James Hardie and WGSN attended Milan Design Week—the world's premier annual showcase for emerging directions in architecture, furniture, materials and design for living, founded on Italy's longstanding design heritage—to conduct on-the-ground research that captured these shifts in real time.

In parallel, WGSN applied its methodology for trend prediction to interpret these signals.

The methodology integrates WGSN's proprietary STEPIC framework—Society, Technology, Environment, Politics, Industry and Creativity—and draws on a wide range of data sources, expert networks and bespoke secondary research.

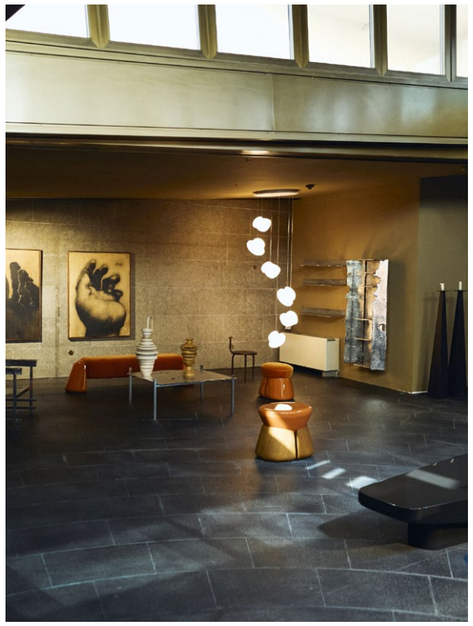
This dual approach ensures our observations are both grounded in what's happening now are predictive of what's next.

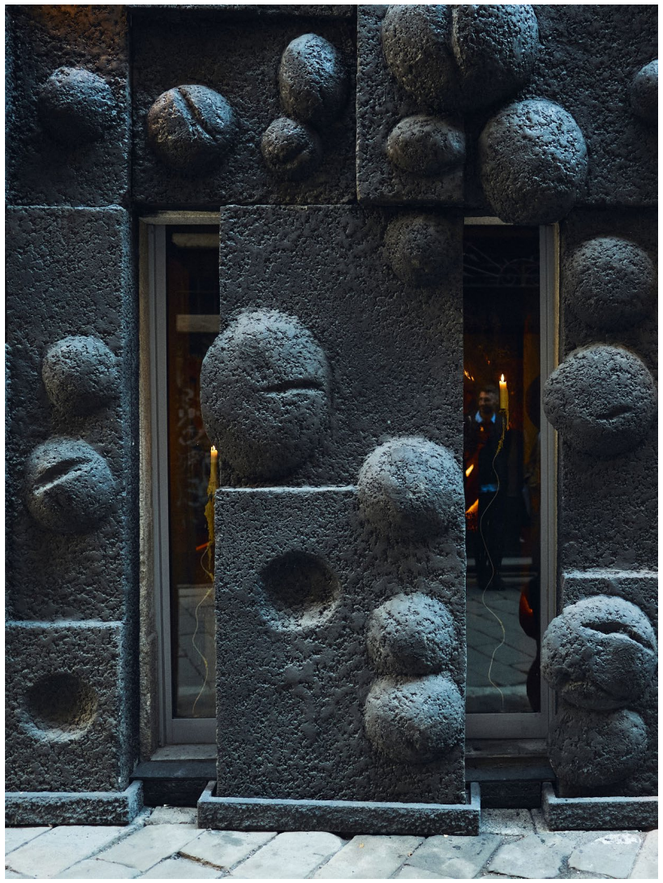
Images from James Hardie's attendance at Milan Design Week—a celebration where global design, culture and commerce converge to set the tone for how we'll live, build and furnish our homes in the years ahead.

Photography by Paul Barbera.

This year's Forecast is underpinned by the theme of Creative Expression—a guiding principle shaped by the insights gathered through our expanded research process. It recognises that homes have never been merely static structures, but evolving environments that reflect identity, support wellbeing and respond to life's rhythms. What has shifted is the context: in an era of economic pressure, climate urgency and social change, creativity is increasingly understood as a vital tool for resilience, optimism and personal agency.

Today, the home is also a canvas for emotional and creative fulfillment—a place where design becomes deeply personal. Spaces are increasingly customisable, expressive and joyful, resonating with who we are and how we want to live. More than shelter, they have become platforms for self expression, nurturing connection, identity and meaning in everyday life.



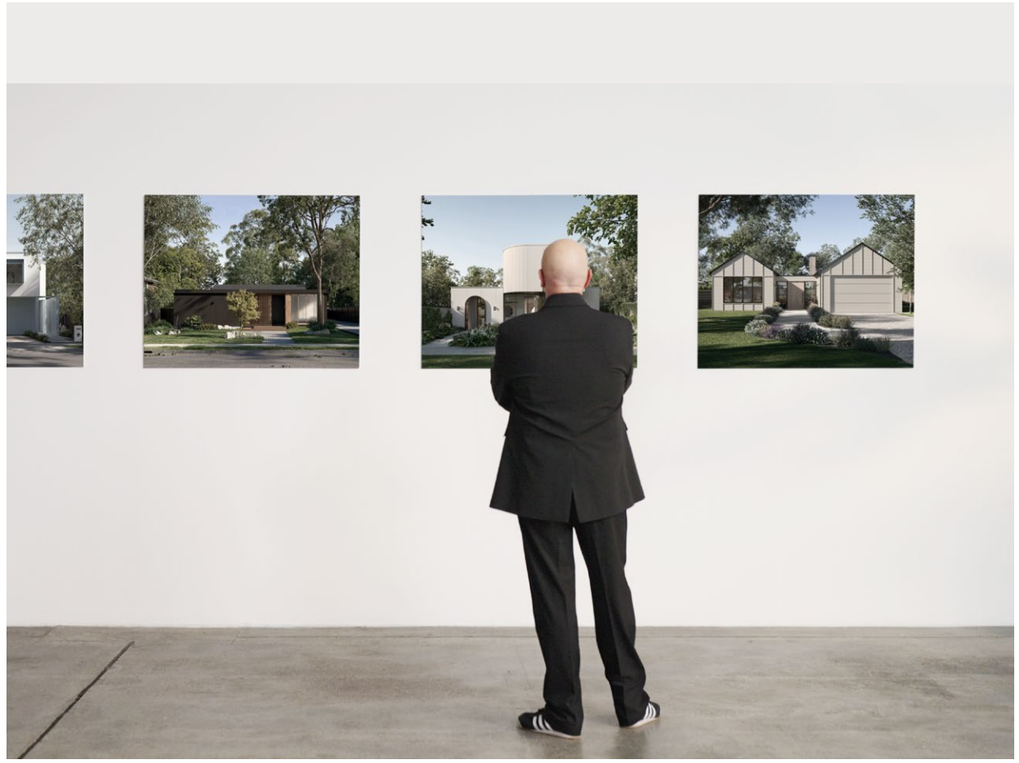


Home is a sanctuary and a canvas for self-expression without compromise, where we live with pride and joy, celebrate purposeful design and realise our dreams together.

Since its inception in 2024, the James Hardie Modern Homes Forecast has carefully captured defining shifts in how we live. In 2022, the pandemic redefined home as a place of refuge and resourcefulness. By 2024, wellbeing and sustainability shaped our desire for calm and connection amid rising costs. Now, in 2026, we stand at a tipping point: homes in Australia are being reimagined with creativity and human-centred design at their core.

This year's Forecast reveals how and why design is evolving, informed by key trends that show design moving towards smarter, more adaptable, emotionally resonant homes that balance technology, flexibility and joy.

The Forecast decodes these insights into four lifestyle themes representing a distinct set of needs and aspirations. These themes are expressed through eight modern home styles, each refined to reflect the changing expectations of Australian homeowners. From the playful optimism of Mid-Century Modern, to the restorative calm of Japandi, the styles offer a blueprint for homes that are culturally attuned and designed to support contemporary living.



From left to right: Box Modern, Japandi, Modern Classical and Modern Farmhouse home styles for 2026.

Each modern home style is supported by the release of eight new Design Handbooks featuring floor plans, interior and exterior design elements, landscaping and practical guidelines that help translate any vision into buildable reality.

Whether you or your clients are dreaming of an extension, planning a renovation or starting on a new build, the Forecast and Design Handbooks are designed to inspire and support you at every stage of your journey.

From left to right: Modern Heritage, Mid-Century Modern, Barn and Modern Coastal home styles for 2026.

The new drivers of change

This year marks a defining moment in Australian home living. The way homes are imagined, designed and experienced continues to evolve—shaped by cultural change, technological disruption, climate urgency and economic pressure.

The James Hardie Modern Homes Forecast 2026 captures this transformation through the STEPIC framework: Society, Technology, Environment, Politics, Industry and Creativity. This model highlights the global and local forces driving long-term change, revealing how shifting industry realities and consumer expectations are redefining what's possible in modern housing.

STEPIC

In 2024, the home became a space of questioning. The pandemic had disrupted daily life, prompting people to reassess their values, priorities and identities. Social norms were shifting and digitally native consumers brought new expectations around flexibility and technology. Industry 5.0 began to emerge—blending advanced innovation with human-centric design. Climate concerns strengthened the need for resilient buildings, tighter regulation and local manufacturing. Economic hardship and a slower renovation market saw people return home in search of comfort and familiarity.

By 2025, the mood had shifted to action. Burnout, affordability pressures and climate urgency were now shaping daily life. Homes were expected to do more—supporting work, care-giving, wellbeing and even income generation. Connection and joy became essentials, not luxuries. AI and new materials lowered barriers to innovation, while environmental design gained urgency. With rising costs and ownership under pressure, the 'bank of mum and dad' stepped up and governments pledged to build more homes, faster.

Now, in 2026, we've reached a tipping point: homes are being reimagined as adaptive environments centred on creativity, emotion and care.

In Australia, 3 in 10 citizens are born abroad.[1] As cultural diversity grows, so will expectations for how homes are designed and experienced.

Milan Design Week photography by Paul Barbera.

Society

After years of hyper-individualism, people are returning to community.

Diverse identities and shared living needs are reshaping the future home; one that must serve more people, more often, in more ways. Where we once focused on the individual through self-optimisation, self-branding and self-expression, there's now a growing recognition that community is central to identity, belonging and resilience.

What it means for the 2026 home:

The modern home must move beyond the individual, beyond a one-size-fits-all model to reflect diverse values, lifestyles and household structures.

Home design considerations:

—Embracing flexibility
—Mixed-use spaces
—Homes that adapt and evolve
—Design that encourages movement and interactivity

1 https://mccrindle.com.au/article/to pic/demographics/australia-towards-2030/

Consumer desires signal a shift towards technology that supports, rather than replaces, the human experience.

Technology

With AI now embedded in daily life, people are seeking technology that enhances rather than dominates the home experience.

As 59.9% of global consumers question the authenticity of online content,[1] there's a growing desire for empathetic, intuitive and trustworthy smart solutions. This signals a shift toward technology that supports, rather than replaces, the human experience.

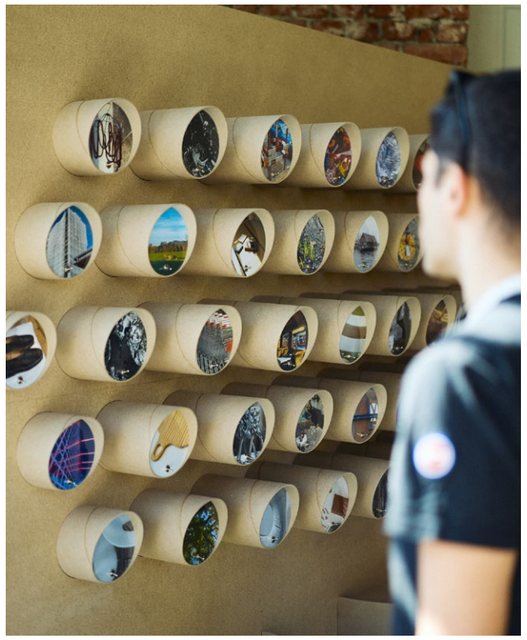
What it means for the 2026 home:

As AI reshapes how we design, build and live, intelligent systems must balance efficiency with empathy, using innovation to enrich daily life, not overwhelm it.

Home design considerations:

—More efficient, resource-smart technology
—AI that designs with precision and purpose
—Technology that enhances, connects and restores

Milan Design Week photography by FilmFor.



Milan Design Week photography by Paul Barbera.

1 https://www.accenture.com/content/dam/accenture/final/accenture-com/document-3/Accenture-LifeTrends2025-Report.pdf

Milan Design Week photography by Paul Barbera.

Environment

As more people recognise that planetary health and personal wellbeing are deeply connected, design for both is becoming a central priority.

The effects of climate change, from bushfires to flooding and extreme weather, are no longer distant threats but rather lived realities, with the World Economic Forum (2024) projecting more than 14.5 million global deaths from climate-related causes by 2050.[2] Climate-readiness is an important factor to protecting wellbeing.

In response, new housing regulations are raising standards, with Australian homes required to meet a 7-star energy rating, driving innovation in thermal performance, insulation and passive design.

What it means for the 2026 home:

Homes must foster a closer relationship with nature through smart, biophilic and restorative design—creating environments that support long-term health, comfort and resilience.

Home design considerations:

—Growing focus on designing with nature in mind
—Higher demands on thermal performance and passive design
—Using design to protect both human health and the planet

Innovation in passive design, insulation and thermal performance, are being driven by new standards in housing regulations.

2 https://www.weforum.org/publications/quantifying-the-impact-of-climate-change-on-human-health/

Over 70% of Australians believe that children today will be economically worse off than their parents.[1]

Politics

Housing access is under pressure, reshaping how fairness, equity and agency are defined in the future home.

Across Australia, affordability is a growing political fault line, particularly among younger generations, as consumers demand more control over where and how they live. Yet government goals are falling short: Australia is projected to miss its target of 1.2 million new homes by mid-2029 by around 257,000 dwellings.[2]

What it means for the 2026 home:

The future home must go beyond function—it must embody fairness, agency and belonging. As debates shift toward equity, inclusion and identity, the conversation is increasingly about the Right to Home[3]: ensuring that every person has access to safe, meaningful and affordable spaces to live.

Home design considerations:

—Growing resistance to one-size-fits-all spaces
—Creating homes that reflect diverse values and identities
—Prioritising fairness and inclusion in housing access and design

1 https://www.roymorgan.com/findings/australian-youth-barometer-2025-financial-pressures-intensify-for-young-australians-as-confidence-in-the-future-weakens

2 https://nhsac.gov.au/reports-and-submissions/state-housing-system-2025

3 https://humanrights.gov.au/our-work/rights-and-freedoms/projects/housing-homelessness-and-human-rights?utm_source=chatgpt.com

In Australia 36% of consumers are looking to be more considered with their purchases.[4] Efficiency, adaptability and durability will be critical elements to home design.

Industry

Rising costs are reshaping demand for homes that deliver more value—smarter, more efficient and flexible.

Consumers are moving away from excess, with value now defined by what lasts and what adapts. Flexible, high-quality design, not size, is becoming the new benchmark for modern living.

Affordability pressures and labour shortages are accelerating this shift. Homeowners are seeking spaces that are efficient, durable and easy to maintain.

Older generations are downsizing while younger ones are being priced out, driving demand for smaller homes that work harder.

What it means for the 2026 home:

Smart, efficient design that maximises a home's potential will become the new luxury. Homes must deliver more, comfort, flexibility and ease, while using less material, waste, time and labour.

Key home design directions include:

—Demand for prefabricated, modular and mobile homes is gaining momentum in Australia, growing at around 9.3% annually[5]
—Smaller, more durable homes that work harder and smarter

4 https://www.pwc.com.au/retail-and-consumer/voice-of-the-consumer-survey-report.pdf

5 Australia Prefabricated Construction Market Intelligence and Future Growth Dynamics report (2025) https://www.researchandmarkets.com/report/australia-prefabricated-construction-market

49% of consumers prefer brands that bring a sense of joy.[1]

Creativity

Emotional uplift is being sought not as a remedy for economic or environmental pressures, but as a way to maintain optimism, agency and psychological resilience amid them.

Homes that support creativity, play and personal expression are increasingly valued for the way they contribute to balance and everyday inspiration. This broader cultural shift is also evident in consumer attitudes to brands: globally, 49% of consumers prefer brands that bring a sense of joy,[1] and six in ten Australians say playfulness improves brand perception.[2] Together, these signals suggest that joy is no longer a peripheral consideration, but an increasingly influential one.

What it means for the 2026 home:

Expect a rise in demand for homes with personality, customisable, expressive spaces that promote joy, creativity and a sense of belonging. The modern home will increasingly act as a canvas for self-expression, allowing residents to shape environments that support wellbeing, identity and optimism.

Key home design directions include:

- Spaces that reflect personality and promote joy
- Colour, texture and form used to evoke emotional connection
- Environments nurturing optimism, comfort and creative renewal

Milan Design Week photography by Paul Barbera.

1 https://www.vml.com/insight/the-age-of-re-enchantment-report
2 https://www.theresearchagency.com/play

The future home will need to be designed to meet the constantly evolving needs of its residents, whether it's to connect, express, restore or adapt.

Lifestyle themes influencing modern home design

Drawn from our STEPIC insights and global trend intelligence, the following four lifestyle themes reflect the dynamic needs, pressures and aspirations of Australian homeowners. These themes are not just conceptual—they are grounded in real-world data, design innovation and shifting consumer priorities. Together, they offer a strategic framework for homes that can respond to the cultural, political and economic forces shaping how we live, build and create today.

Creative Living

What's changing

Creativity is emerging as a powerful tool for personal agency, not just aesthetics. Homes are evolving into expressive sanctuaries: spaces where joy, play and imagination foster wellbeing and resilience.

Why it matters

Across Milan Design Week 2025, a defining undercurrent was creative symbiosis, the blending of diverse styles, eras and influences to create emotionally resonant spaces that reflect individuality. This new era of design rejects sameness in favour of soulful imperfection and expressive authenticity. Homeowners are seeking environments that tell their story: spaces that comfort through nostalgia, energise through innovation and restore through connection to nature.

Creativity has become a wellness strategy. In an age of burnout and uncertainty, Australians are turning to design as a means of self-expression and renewal. With 57% of Australians having used AI to assist with creative tasks such as design,[1] technology is becoming a co-creator in the domestic realm, empowering rather than replacing human imagination. At the same time, Australians are investing in wellbeing more than ever, spending an average of AUD $7,402 annually on self-care.[2] This convergence of creativity, technology and wellness signals a profound shift: the home is no longer a static backdrop but a dynamic partner in emotional balance and identity.

Creative Living celebrates homes with personality and purpose: mood-boosting environments layered with texture, warmth and sensory richness. It encourages biophilic design that soothes and refreshes, tactile materials that ground and comfort and tech-enabled tools that amplify expression without overwhelming. Here, the external facade becomes a genuine reflection of the life lived within—a canvas for joy, belonging and creative autonomy that redefines what it means to feel truly at home.

1 https://news.adobe.com/en/apac/news/2025/07/australia-agentic-ai-usage-is-accelerating-fast
2 https://globalwellnessinstitute.org/geography-of-wellness/wellness-in-australia/

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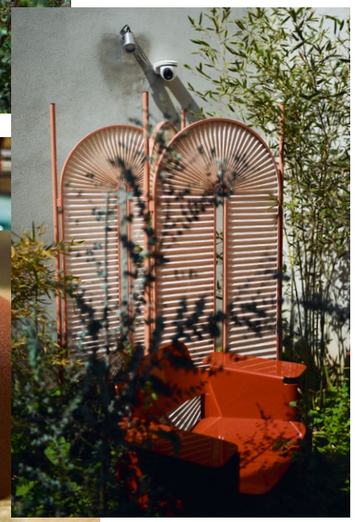
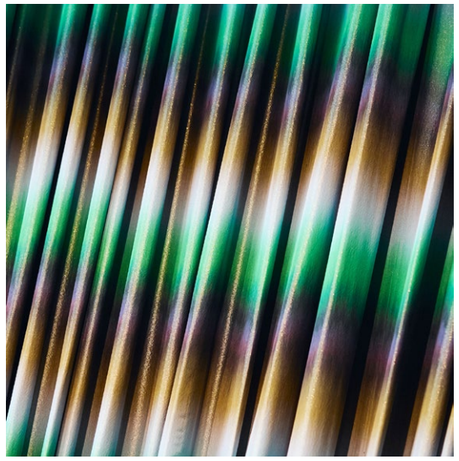
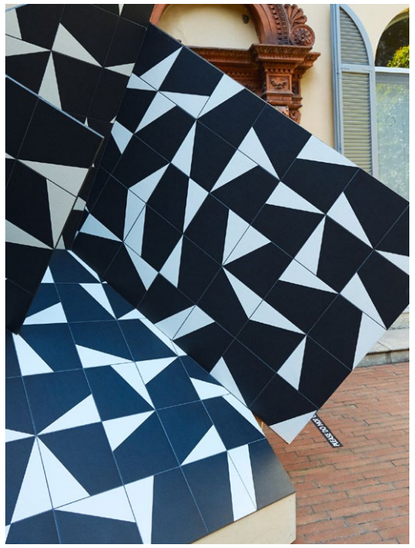






Milan Design Week photography by Paul Barbera.

Look out for:

Joyful Maximalism
Bold palettes, patterns and forms that invite play and personality.

Sensorial Design
Tactile, emotionally uplifting environments for rest and creative reset.

Rooted Storytelling
Design choices that reflect personal history, cultural heritage and evolving identity.

Personal Playground
Spaces that encourage creative experimentation, inviting residents to shape and personalise their environment.

The shift from bigger builds to better design signals a new era of intelligence, efficiency and creative flexibility.

Evolved Living

What's changing

In the face of rising cost-of-living and environmental pressures, the future homeowner is becoming more intentional; prioritising not more, but better-designed spaces that balance intelligence, comfort and self-reliance.

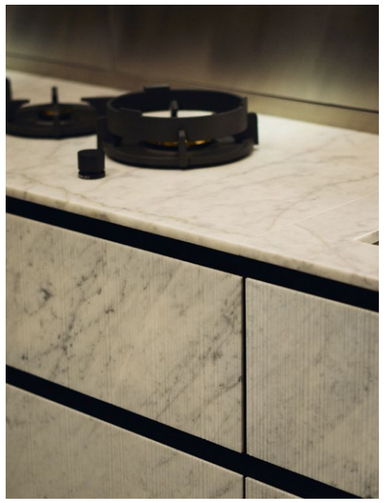
Why it matters

Across Milan Design Week, the defining design philosophy was clear: homes must do more with less; offering emotional, functional and environmental return on investment. As affordability tightens and climate urgency grows, Australians are moving from scale to substance, seeking adaptable layouts, durable materials and features that meet evolving energy efficiency standards.[1]

This shift is not abstract—it's driven by systemic pressures. Australia faced a shortfall of 46,000 dwellings in 2024,[2] caused by rising costs, labour shortages and limited land supply. In response, homeowners and builders are embracing modular and prefabricated formats that enable faster delivery, lower costs and greater design flexibility. Reflecting this, 'other residential' commencements, including modular, semi-detached and apartment formats, rose 27.7% year-on-year in June 2025.[3] Meanwhile, the 33.7% decline in median home lot sizes between 2003 and 2023[4] signals a cultural realignment: Australians are redefining value through agility, sustainability and comfort rather than scale.

Evolved Living captures this new mindset. Homes are becoming tools for wellbeing: spaces that uplift, restore and spark joy. Consumers now expect their home investment to deliver tangible emotional dividends: adaptability, calm and intuitive control. They are embracing smart technologies that simplify without overwhelming, and designs that anticipate needs while fostering self-sufficiency. At its core, Evolved Living is agility by design—intelligent, resilient homes that maximise performance per square metre, enrich daily life and offer a blueprint for sustainable modern living.

Homes must go beyond comfort and work harder to restore physical and mental wellbeing while juggling multiple roles to support remote work, caregiving, fitness and even additional sources of income.



Look out for:

Smart Layouts
Places planned with purpose, maximising usability, flexibility and overall flow.

High Performance
Materials and systems built to last, balancing durability and comfort.

Everyday Pride
Design that aligns itself with the needs of the residents, instilling quiet pride in how a home looks, feels and functions.

Calm Minimalism
A calm, uncluttered environment that supports mental clarity and physical renewal.

Milan Design Week photography by Paul Barbera.

1 https://energyconsumersaustralia.com.au/news/new-research-shows-australians-want-more-efficient-housing
2 https://nhsac.gov.au/reports-and-submissions/state-housing-system-2025
3 https://www.abs.gov.au/statistics/industry/building-and-construction/building-activity-australia/latest-release
4 https://hia.com.au/our-industry/housing/in-focus/2025/01/why-australian-homes-are-getting-smaller

Recent national research shows that around 30% of ANZ families with parents and children now live in homes with complex family structures, including multigenerational.[1]

Multigenerational Living

What's changing

As affordability challenges grow and family structures evolve, homes must support co-existence across generations through flexible zoning, inclusive design and adaptable spaces that balance privacy with connection.

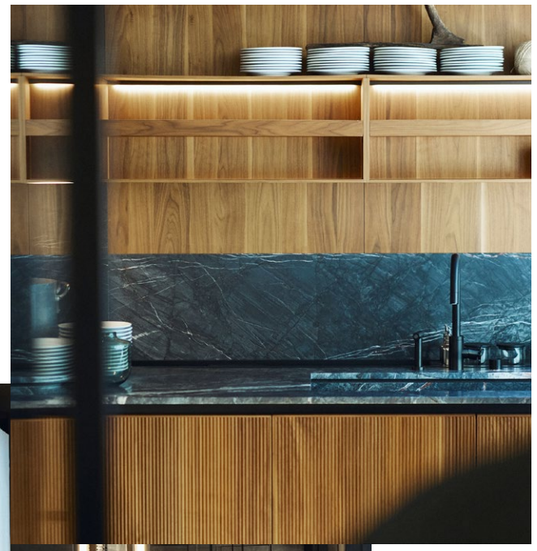
Why it matters

The modern Australian household is being redefined. Rising construction and living costs are prompting families to pool resources, while shifting cultural expectations are reshaping how homes are shared and experienced. Thirty percent of Australian families with parents and children now live in complex or multigenerational structures.[1] At the same time, a third of Australians were born overseas,[2] embedding diverse traditions of care, interdependence and collective living into our housing landscape.

This trend represents more than financial pragmatism; it reflects a more holistic, human-centred view of design. Homes are being asked to support many lives at once: to accommodate multiple generations, evolving routines and overlapping needs. Multigenerational Living demands flexible foundations: agile zoning that allows independence and connection, secondary dwellings that balance proximity with privacy, and adaptable layouts that evolve as households change.

The goal is harmony and functionality for every inhabitant. Customisation, flexibility and personalisation ensure each generation feels seen and supported. Design details matter—from universal access features to thoughtful sound separation and adaptable shared areas that foster belonging without intrusion.

In essence, Multigenerational Living is about creating homes that mirror Australia's social fabric: inclusive, adaptive and emotionally intelligent. These are homes built to accommodate the layers of contemporary life—places where identity, lifestyle and values coexist under one roof, enabling comfort, resilience and connection across generations.



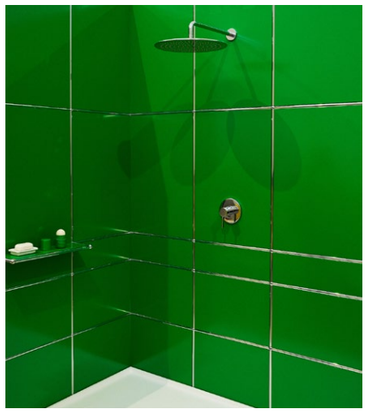
Look out for:

Agile Zoning
Multi-use layouts that support solitude, connection and easy reconfiguration.

Inclusive Design
Features that support mobility, ageing and diverse needs across age groups.

Flexible Foundations
A clean, neutral base that acts as a versatile backdrop for different taste and lifestyles.

Considered Comfort
Thoughtful details that anticipate everyday routines and emotional comfort for every generation.



Milan Design Week photography by Paul Barbera.

1 https://www.unsw.edu.au/newsroom/news/2024/08/nearly-one-in-three-children-growing-up-in-non-conventional-family-households
2 https://mccrindle.com.au/article/to pic/demographics/australia-towards-2030/

Over 40% of homes now have solar panels and 30,000 residential battery units were sold in the first half of 2024.[2]

Autonomous Living

What's changing

In an era defined by climate volatility and economic uncertainty, homeowners are seeking independence, comfort and calm through self-sufficient, automated and low-maintenance design that restores balance and wellbeing.

With AI already reshaping how we design and construct homes, intelligent systems must balance efficiency with empathy, ensuring that technology enhances human life without overpowering.

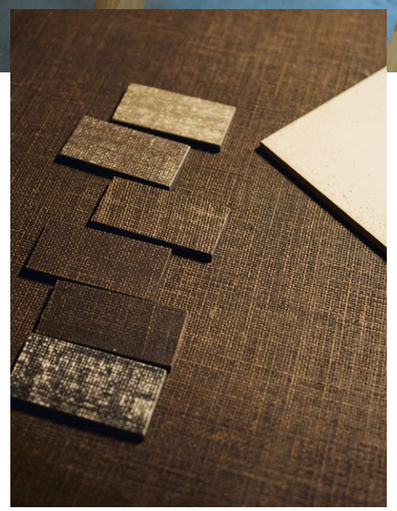
Why it matters

Autonomous Living reflects a growing desire for homes that offer ease, resilience and a return to balance. As global instability and cost pressures rise, Australians are investing in spaces that reduce stress and increase self-reliance. These homes are designed to take care of their occupants: efficient, intelligent and restorative by nature.

Advances in prefabrication are accelerating this shift, enabling faster, more cost-effective and environmentally responsible ways to build—reducing waste, time and uncertainty while improving performance. Climate-readiness is now an important factor: one in three Australians worry extreme weather will force them to relocate permanently.[1] Regulations such as the NatHERS 7-Star Rating are lifting efficiency standards, while adoption of renewable technology surges. Over four million rooftop solar systems have been installed in Australia (roughly 40% of homes) and nearly 30,000 residential battery units were sold in the first half of 2024.[2]

These homes are resource-smart: they combine passive design principles, efficient systems and sustainable materials to create environments that are easy to maintain and emotionally grounding. Layouts prioritise flow and clarity, reducing decision fatigue and giving homeowners a sense of quiet control. Nature-infused, atmospheric interiors restore calm; customisation and personalisation create belonging.

As AI becomes embedded in daily life, Australians are seeking technology that supports rather than overwhelms—58% fear AI will erode human connection.[3] Autonomous Living redefines that relationship, placing people back in command of their environment. Through design that reduces reliance on constant adjustment—using passive performance, durable materials and intuitive systems—it supports calm, creativity and wellbeing: a home that works intelligently, so its occupants can simply live.



Milan Design Week photography by Paul Barbera.

Look out for:

Resource Smart
Homes that optimise energy use through passive design, efficient systems and sustainable materials.

Intuitive Design
Design that feels easy to navigate and use, minimising friction and decision fatigue.

Effortless Living
Design and materials that allow long-time ease, minimising upkeep while supporting comfort and resilience.

Quiet Control
Homes that foster a sense of calm through independence.

1 https://www.abc.net.au/news/2024-03-21/australians-worried-about-climate-disasters/103614718
2 https://cleanenergycouncil.org.au/news-resources/rooftop-solar-uptake-booms-in-2024-new-report-sparks-call-for-national-home-battery-rebate?utm_source=chatgpt.com
3 https://assets.kpmg.com/content/dam/kpmgsites/au/pdf/2025/trust-in-ai-global-insights-2025-australia-snapshot.pdf

01 Modern Classical

Modern Classical is evolving from elegant, warm and whimsical forms. The design extends its timeless elegance through functional simplicity and purposeful layouts, balancing classic European symmetry with more approachable detailing.

Stria™ Cladding Fine Texture 325mm brings a refined, rendered look with subtle v-shaped grooves, used here to create a sweeping curved wall. Paired with Hardie™ Brushed Concrete and Matrix™ Cladding on the lower level, these tactile finishes complement Modern Classical's structured softness and add depth to both straight-edged and rounded forms.

Grand, approachable & harmonious

Featuring softer curves and expanding indoor-outdoor flow to create more harmonious spaces that foster both shared connections and personal solace for multigenerational living.

Modern Classical is a reimagining of classic European elegance, balancing timeless architectural symmetry with approachable detailing. It softens grandeur with quiet opulence, while embracing evolved living through functional and flexible layouts suited to multigenerational households. This style also invites creative expression, giving residents the freedom to bring ideas to life and shape their spaces in ways that truly reflect who they are. Sensorial, tactile and playful, its patterns and forms celebrate individuality while honouring enduring design.

Theme insight

Evolved living

Modern Classical delivers enduring value through purposeful simplicity and serene materiality. It balances timeless form with contemporary function, offering homes that feel elevated yet approachable—ready to adapt across life stages.

1 The Modern Classical facade uses archways and enclosed thresholds to shape moments of arrival, creating a feeling of compression before opening into more expansive spaces beyond.

2 Geometric curves define the cantilevered sections of the upper level, mirrored in the windows and doors to frame views from inside the home to the pool outside.

3 Architectural order, sculptural softness and rounded transitions work alongside and botanic greens and bronze tones to create a calm, elegant resort-like atmosphere.

Modern Classical weaves graceful curves, minimalist outlines and seamless indoor-outdoor connection.

Subtly curved archways and textured materials bring soft, practical elegance to classical forms. Designs seamlessly connect shared, private and outdoor spaces to support both harmonious multigenerational living. Smooth connections from indoor to outdoor spaces, such as terraces or a pool area, combined with integrated biophilic elements can help to enhance emotional wellbeing. Intentional layouts prioritise movement, ease and enjoyment across all life stages.

A serene palette of muted creams, botanic greens and grounding earth tones establishes a warm, resort-like elegance with enduring appeal. Tactile surfaces create visual depth, while traditional forms such as arches and trims are re-envisioned with calm, contemporary colours. The result is seamless living spaces that foster both shared connections and privacy, allowing different generations to live together comfortably.

Theme insight

Multigenerational Living

Modern Classical blends structured elegance with fluid ease. Its intuitive layouts, softened transitions and integrated outdoor zones foster togetherness while respecting individual rhythms.

Theme insight

Creative Living

This style reinterprets European grandeur with sculptural restraint and biophilic grace. Through gentle curves, botanical accents and tactile finishes, it invites emotional ease and quiet self-expression.

02 Box Modern

Box Modern is maturing, evolving from simple, symmetrical forms into a more dynamic, purposeful style. Boxy forms are reimagined with bright colour combinations to reflect a more creative, lifestyle-led approach.

Each side of this Box Modern duplex reveals a recessed entry framed by bold volumes. The upper level in Hardie™ Fine Texture Cladding contrasts with the horizontal blue Stria™ Cladding Fine Texture 325mm below, clearly defining the building's form.

Dynamic, bold & purposeful

Modular layouts and adaptable frameworks support evolving routines and multigenerational living. Box Modern now prioritises flexibility, functional simplicity and a blank canvas for creativity, with minimalist surfaces and agile design inviting experimentation and play.

Box Modern is a bold, purposeful style that celebrates creative ingenuity, design flexibility and personal expression. It transforms simple cubic volumes into distinctive homes through smart layouts, purposeful materials and pops of colour. Clean architectural lines maximise flexibility, with open-plan spaces that support evolving routines and room functions. The design also offers the freedom to bring the homeowner's ideas to life, shaping spaces that truly reflect who they are and how they want to live.

Theme insight

Creative Living

Box Modern offers a minimalist canvas for experimentation, where modular forms and crisp lines become tools for imaginative living and evolving personal style. Pops of colour and tactile finishes turn the home into a creative playground.

A home designed for imagination—a flexible canvas where personal stories, bold ideas and everyday creativity naturally take shape.

Functional simplicity is at the heart of Box Modern. Pragmatic and restrained forms allow personality to stand out without visual clutter. A base of clean whites and cool neutrals provides a flexible backdrop for personal touches and seasonal updates. This minimalist canvas is punctuated by contrasting pops of colour ranging from brilliant reds to yellows and blues. Surfaces combine smooth render and matte finishes, balancing structural precision with softness and delight.

Box Modern offers a flexible foundation for self-expression. It is a blank slate where clean lines and adaptable structures meet bursts of colour, modularity and personality. Minimalist architecture becomes a personalised statement, layering in creativity and joy as life evolves.

Theme insight

Evolved Living

Box Modern focuses on agile spatial design and streamlined surfaces that adapt to changing routines, offering practical comfort without excess.

Theme insight

Multigenerational Living

Modular zoning and vertical stacking create distinct living areas, balancing autonomy and togetherness in multigenerational households. Upstairs-downstairs living, private retreats and open-plan communal areas allow families to co-exist comfortably.

1 The full facade of this Box Modern home features bold, stacked volumes, asymmetrical windows and light planting between the driveways that softens and divides the horizontal lines of the frontage.

2 At the rear, the upper level extends slightly beyond the lower, hinting at layered geometry while keeping the alfresco and dining spaces open and light.

03 Modern Farmhouse

Modern Farmhouse is evolving from cohesive, classic comfort into a resilient, grounded and nurturing style. The style reimagines rustic warmth to include resource-smart, inclusive layouts and intuitive modern conveniences, creating homes that foster resilience across generations.

Stria™ Cladding Fine Texture 325mm with Hardie™ Axent™ Trim reimagines board and batten in a warm, earthy tone for 2026, paired with Axon™ Cladding 133mm Smooth to add depth and a clean, contemporary counterpoint to this crafted aesthetic.

Resilient, grounded & nurturing

Multiple connected spaces create privacy and independence for everyone, while simple, refined forms keep the home efficient and easy to live in. The Modern Farmhouse blends traditional charm with smart, contemporary features that make shared living feel comfortable, flexible and beautifully balanced.

Modern Farmhouse is a hybrid style that balances rustic familiarity with resilient design, offering a model for shared, independent living. Multiple generations and diverse purposes converge in a home that is both grounded in charm and independence. This look celebrates a grounded yet contemporary take on the farmhouse, where warm rusticity is balanced with purposeful calm. Natural light, earthen tones and textural surfaces invite connection—both with nature and with each other—bringing rural charm into the present with updated intention. It's a design that fosters joy, emotional and creative fulfilment, offering fluid, expressive spaces that adapt to modern life while feeling timeless.

1 Iconic dual pavilions, characteristic of Modern Farmhouse architecture, are joined by a breezeway in contrasting cladding style to define the forms, while stone and timber accents bring natural warmth.

2 The central alfresco dining sits between pavilions at the rear of the home, lined with contrast cladding and accented by brushed brass trim and planting that integrates the home seamlessly into the landscape.

Open, pavilion-style layouts typically all on one single level offer ease and accessibility and support natural ventilation and flow between communal and private spaces.

Durable materials and thoughtful details help ensure lasting performance and ease of care, making the home resource-smart and resilient.

Grounded hues of biscuit reds, deep greens and weathered taupe define a natural, rural vernacular. Textures and chunky forms convey simplicity and craftsmanship. Warm wood and soft surfaces balance calm with raw functionality, while expressive edges and grain-rich details celebrate enduring imperfection and the home's surrounding nature. The result is a farmhouse that feels both timeless and modern.

Theme insight

Evolved Living

Modern Farmhouse grounds resilience in rural-inspired layouts and robust materials, delivering comfort and resource-smart living across generations.

Theme insight

Multigenerational Living

Rural charm is reimagined with separate dwellings and shared verandas, fostering independence and connection under one roof. The design balances connection and autonomy, allowing everyone to share resources while maintaining independence and privacy.

04 Modern Heritage

Modern Heritage is shifting, evolving into a richer aesthetic that integrates old-world charm with modern functionality, layering multi-sensorial detail and bold finishes.

This rear modern double-storey extension contrasts the heritage front with Hardie™ Fine Texture Cladding, in a bold heritage colour, on the upper level and vertical Hardie™ Oblique™ Cladding 300mm below. Doors open directly onto the outdoor lounge, connecting indoor living with garden spaces.

Enduring, rich & sensorial

Deeper, more profound hues amplify the home's historical soul, while tactile materials and modern craftsmanship create warmth and comfort for all generations.

The style now welcomes enveloping, tactile design and deep, calming colours, honouring history while embracing modernity. Modern Heritage is a rich, multi-dimensional aesthetic that blends heritage character at the front with sensorial richness at the back. Deeper tones and tactile materials elevate the home's traditional charm with a contemporary edge, while an immersive layering of texture and colour creates spaces that feel both grounded and refined. This look celebrates a creative interpretation of heritage features, offering timeless comfort and modern expression that connect generations and evolve with the way we live today.

Theme insight

Multigenerational Living

Modern Heritage supports multigenerational living through adaptive extensions and layered zones. It balances privacy and connection, allowing families to evolve together while preserving the home's character.

Theme insight

Creative Living

This style celebrates expressive contrast fusing old structures with bold extensions. It invites storytelling through design, turning the home into a canvas of history and imagination.

Original house details like masonry, arches and timber panels are thoughtfully preserved, anchoring the home in timelessness.

Framed glass panels and sliding screens allow spaces to shift fluidly between open, social zones and private retreats. Extensions are seamlessly integrated to the heritage structure, ensuring the home can evolve gracefully with future needs.

A palette that is grounded yet eye-catching features ginger reds, mulberry and navy, with vivid green accents for timeless appeal. Tactility is highlighted through grooved surfaces, brushed metal finishes and the rich interplay of marble, tile and natural-look materials. Large windows welcome sunlight and rounded forms soften silhouettes, creating a strong sensory experience that restores, not overwhelms. Modern Heritage homes celebrate the interplay of old and new, layering comfort, character and a sense of story into every detail.

1 Linea™ Weatherboard defines the heritage facade, while the side path leads to the modern extension and a second entrance set back from the street, hinting at the home's sequence of heritage and modern design.

2 A short corridor links the original home with the extension, thoughtfully distinguishing old from new while maintaining a respectful, cohesive connection through heritage colour.

05 Barn

Barn is evolving into an immersive, distinctive and soothing style. In 2026, the Barn is refreshed with dramatic shape, natural light and restorative palettes that evoke nature.

The Barn's facade is defined by a strong gable form and pronounced verticality, with Axon™ Cladding 133mm Smooth and its linear grooves accentuating the height. A simple, monochromatic approach to colour, inspired by nature, reinforces the home's grounded, restorative character.

Distinct, immersive & soothing

The simple Barn form is elevated through intricate detailing, layered materiality and deep tones, creating homes that are both bold and comforting. Nature is integrated in unexpected ways, and this style prioritises autonomy and a deeply restorative home environment.

Barn style reimagines rural forms through a bold and expressive lens. Drawing from its simple, traditional silhouette, this evolution transforms the design through sculptural finishes and rich materiality. Strong form is blended with raw, grounded textures to create a space that is both bold and comforting. Barn's graphic silhouette is met with layered materiality, deep tones and textural contrasts that evoke nature's beauty, while principles of passive design are thoughtfully integrated to add depth and a sense of quiet efficiency. The result is a joyful juxtaposition—where strength meets softness and contemporary refinement enhances the familiar warmth of the rural vernacular.

Theme insight

Creative Living

Barn's dramatic forms, layered textures and expressive details invite personalisation and striking self-expression. The home becomes a canvas for creativity, blending rural inspiration with contemporary flair.

Dramatic rooflines, asymmetrical details and expressive forms inject bold personality, while overlaid materiality and light create immersive, natural beauty.

Effortless flow is achieved through strategic natural light, airflow and smart, passive design, with simplified, graphic constructions ensuring low upkeep and strong visual character while enabling comfort.

A palette of creamy whites and greens, gently layered with deep bark and soft pink, suggests a grounded yet expressive foundation. Raw, clay-like walls and wooden textures with bold green tile accents enable visual depth. The abundance of colours and textures, animated by dramatic light play, creates a space that is both comforting and sensorially profound.

Theme insight

Autonomous Living

Open floorplans and flexible zones support families living together across generations. Barn design balances communal gathering with private retreats, adapting to evolving household needs.

Theme insight

Multigenerational Living

Combines bold form with practical efficiency, using passive strategies and enduring materials to create homes that care for their occupants. Barn is built to endure, offering self-sufficiency and peace of mind in changing conditions.

1 The same restrained gable form continues at the rear, where the ground floor angles away to create a subtle cantilever above. Axon™ Cladding defines the upper level, paired with Hardie™ Brushed Concrete Cladding and Hardie™ Axent™ Trim below.

2 A close-up of the side elevation highlights the material contrast of board and batten expression of the ground floor and Axon™ Cladding above, with large sliding doors allowing flow from interior to exterior living and dining areas.

06 Mid-Century Modern

Mid-Century Modern is maturing, evolving from its practical, timeless roots into a more layered and comforting direction. The look is refreshed with high-performance design and joyful maximalism, featuring bright colours, tactile finishes and expressive geometry.

A unique feature of this year's Mid-Century Modern home is a playful mural crafted in Matrix™ Cladding framed by crisp Axon™ Cladding 133mm Smooth panels, celebrating the joy and colour of Mid-Century Modern design and sunny outdoor living. To complete the look, the fascia is finished with Stria™ Cladding Smooth 325mm.

Playful, layered & comforting

Clean lines and smart layouts are softened with warmer tones, textured surfaces and striking colour accents, creating homes that feel both timeless and full of personality.

Mid-Century Modern is a nostalgic classic, playfully reimagined for today's evolving lifestyles. The clarity of its architecture is enriched by layered finishes and lively colour accents, creating homes that feel both enduring and full of personality. This design invites imagination and adaptability through flexible spaces, engaging colours and expressive materials—giving residents room to play, experiment and shape their home in ways that feel personally authentic and emotionally empowering.

1 The facade features a bold angular roofline with Stria™ Cladding Smooth 325mm on the fascia, a distinct round porthole window and a welcoming entry with bright front door and coloured glass feature that pops against the crisp white Axon™ Cladding.

2 At the rear, the L-shaped layout frames views to the pool and outdoor living areas, with abundant glazing maintaining a strong connection between interior and exterior.

This look is defined by flexible rooflines and visible structures, with a mix of materials paying homage to the original homes of the era.

Large floor-to-ceiling windows flood rooms with light and link the indoors with the outdoors, while interiors feature textured glass, breeze block and natural stone in a monochromatic scheme, accented by pops of colour. Modular layouts and multifunctional nooks support changing lifestyles and spatial efficiency, while durable materials help homes stand the test of time.

The palette reinterprets Mid-Century optimism with pops of yellow, statement pink and bright emerald to add energy, while grounding neutral colours provide balance. Colour-blocking, patterned tiling and lacquered finishes energise spaces, while textured materials add depth and a sense of story. The result is a comforting home that inspires creativity in the everyday, with a sense of optimism woven into every detail.

Theme insight

Creative Living

Mid-Century Modern embraces retro-inspired creativity through expressive geometry and vibrant colour-blocking, turning nostalgia into a dynamic design language that sparks joy and individuality.

Theme insight

Evolved Living

With modular layouts and durable materials, Mid-Century Modern delivers high performance. It is a smart, design-led response to rising costs and changing lifestyle needs, offering homes that are not only efficient and resilient, but also deeply attuned to the rhythms of contemporary life. From passive design to flexible zoning and indoor-outdoor flow, this style supports wellbeing and adaptability.

07 Modern Coastal

Modern Coastal is expanding beyond its beachside roots to become an elevated, joyful and effortless style for any location. The look now embodies a refreshing coastal state of mind that is calm, playful and open, whether by the sea or in the city.

The Modern Coastal facade presents a simple, modest silhouette clad in Linea™ Weatherboard and Axon™ Cladding 133mm Smooth. With symmetrical roofline, screened entry with semi-circular reinforcing, and a crisp square geometry, this home balances privacy with an easy coastal personality.

Elevated, joyful & effortless

The feel-good style moves beyond the charming beach house aesthetic to encompass considered comfort, bringing coastal warmth into cities and suburban settings. This year, the palette shifted from airy light tones to warm pastels and citrus accents, deepening the emotional warmth of the style.

Modern Coastal is a relaxed yet elevated interpretation of coastal living, reimagined for life beyond the coastline. This look extends the lightness, calm and conviviality of seaside spaces into more dynamic urban settings, swapping stereotypical seaside styling for a more emotive, expressive approach. The result is a home that radiates warmth, optimism and ease. The design allows for light-filled interiors, playful forms and sun-washed colours that encourage connection—creating spaces that evoke comfort, familiarity and a true sense of belonging.

Theme insight

Multigenerational Living

Adaptable layouts support multigenerational households with ease. Upstairs-downstairs living, private retreats and shared zones allow families to co-exist comfortably while maintaining autonomy and connection.

1 At the rear, blush pink painted Hardie™ Fine Texture Cladding contrasts with classic coastal white Linea™ Weatherboard above the window height, complemented by clean white trim.

2 A TimberTech decked walkway leads to a courtyard-style garden and blush pink door behind the facade screen, hinting at the home's playful coastal character and indoor-outdoor flow.

3 Textural cladding is enhanced by tile and timber accents, carried through to an ancillary dwelling at the rear of the property, creating cohesion and connection across the entire home.

Modern Coastal is all about embodying refreshing coastal goodness, no matter the location. Open layouts, light-filled spaces and bright, inviting accents balance laid-back joy with refined textures and profiles.

Open, adaptable layouts support shared family life and personal routines, while bold forms, playful details and surprising colour contrasts add a spirited twist to structures. Natural light and airflow are prioritised through thoughtful windows and doors, creating coastal lightness and calm. Gathering areas are designed with a lived-in warmth that encourages lingering and fosters shared ease.

Tactile surfaces with soft reliefs and imperfect finishes create visual interest and gentle stimulation. These, alongside natural colours and subtle imperfection, convey a grounded, lived-in narrative. Warm pastel tones meet unexpected citrus, creating a confident and optimistic environment. This vibrancy is balanced by muted gradients and chalky matte finishes, providing a calming counterpoint. Modern Coastal is a celebration of relaxed luxury, playful energy and the enduring appeal of the coast—wherever you are.

Theme insight

Creative Living

Modern Coastal infuses everyday living with coastal optimism through sun-washed palettes and breezy forms, encouraging emotional uplift and relaxed expression.

Theme insight

Autonomous Living

Modern Coastal homes increasingly support self-directed lifestyles. Smart zoning, intuitive layouts and integrated technologies enable residents to personalise their routines, manage energy use and enjoy seamless indoor-outdoor transitions.

08 Japandi

Japandi is evolving, moving beyond serene minimalism to become a style of quiet intelligence. Japandi prioritises smart layout and intuitive design, creating minimal, nature-integrated spaces that can help restore energy.

At the rear of the home, Japandi's raked roofline is accentuated by vertical Axon™ Cladding 133mm Smooth, with natural timber accents framing a connection to the outdoors, reinforcing the home's ethos of tranquillity and calm.

Intelligent, calm & restrained

Simplicity is now underpinned by thoughtful design choices and materials, with a focus on durability and adaptability. The style now emphasises clarity, flow and care, blending natural warmth with architectural precision to foster restorative, intelligent homes that seamlessly connect daily rituals with nature.

Japandi is a style of quiet intelligence where simplicity meets precision and every design choice is intentional. Evolving beyond calm minimalism, this look restores balance through simplicity, ease and intention. Embodying creative living principles, Japandi allows spaces to truly reflect who their residents are—inviting imagination through flexible layouts, natural textures and sensory materials. The result is a tactile, uplifting environment for rest and creative reset—a sanctuary that nurtures mindfulness, expression and renewal.

Theme insight

Evolved Living

Japandi prioritises thoughtful simplicity and long-term adaptability, where intuitive flow and passive design deliver high performance with quiet elegance.

Nature is thoughtfully integrated to support wellbeing, while intuitive layouts respond to daily rhythms with ease.

Multi-use zones and open circulation promote flexibility, while architectural elements regulate light, comfort and privacy. Smart spatial planning and passive design principles, like deep eaves, natural ventilation and strategic shading, help enhance energy efficiency.

The palette is serene and earthy, with greys, greens and warm tones reflecting a symbiotic relationship with nature. Materials are chosen for their durability and tactile simplicity, creating a crafted harmony that feels both tranquil and enduring.

Theme insight

Autonomous Living

With deep eaves, natural ventilation and low-maintenance materials, Japandi is a style that quietly supports wellbeing, independence and energy efficiency.

Theme insight

Creative Living

Japandi celebrates subtle mastery and personal care. Through crafted details, intuitive flow and nature-driven design, it invites emotional connection and creative reflection in everyday rituals.

1 The home's moody, Axon™ Cladding 133mm Smooth grounds the home in its surrounding greenery, while a simple roof line and recessed entry convey a sense of privacy and retreat.

2 A central wellness courtyard lined with Hardie™ Fine Texture Cladding brings light and air into the heart of the home, connecting dual wings via a TimberTech deck, and supporting restorative indoor-outdoor living.

James Hardie

We are the #1 cladding brand in Australia producing high-performance building products. Our goal is to empower homeowners and building professionals to achieve their dream home, with quality solutions that enable endless possibilities for design and aesthetics, while also delivering trusted protection and long-lasting beauty.

Australian-Made for Australian Homes

James Hardie has proudly provided Australian-made building products to the market for over 100 years. Our vision is to inspire how communities design, build and grow. To achieve this, we are committed to ensuring that homeowners and trade professionals can always rely on the quality of our products. By making our Hardie™ fibre cement in Australia, we proudly support and grow local manufacturing capability, help create jobs, strengthen local industries and bolster surrounding communities.

AUSTRALIAN MADE

Hardie™ Fibre Cement

Design versatility
Provides contemporary clean lines and pared-back aesthetics for homes with simple, bold forms.

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Engineered to endure, resistant to fire, rot and damage from termites and moisture.

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Pre-primed and ready to paint in any colour.

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Made in Australia
Choose Hardie™ fibre cement to support local manufacturing.

Sustainability Practices

As sustainability expectations rise and 7-star energy efficiency standards reshape Australian housing, homeowners and trade professionals are seeking materials and design solutions that deliver resilience. A wide range of Hardie™ fibre cement products are GreenRate™ Level A certified, including Hardie™ Oblique™ Cladding, Linea™ Weatherboard and Stria™ Cladding Fine Texture. GreenRate™ Level A is the highest rating within the Global GreenTag™ program and reflects independent assessment across areas such as resource use, waste reduction, greenhouse gas emissions, material health and social responsibility.

Hardie™ exterior cladding can be used as a full exterior solution for modern and energy-efficient home designs, supporting a range of compliant construction approaches that contribute to achieving 7-star outcomes when combined with the appropriate design levers. Hardie™ fibre cement products are proudly Australian-made, supporting local manufacturing and helping to reduce transport emissions through shorter supply chains. This commitment strengthens local industry and ensures our products are designed for Australian conditions. These credentials align with our broader responsible practices, which include reducing emissions across our operations, diverting waste from landfill, recycling water within our plants and improving efficiency through the James Hardie Manufacturing Operating System.

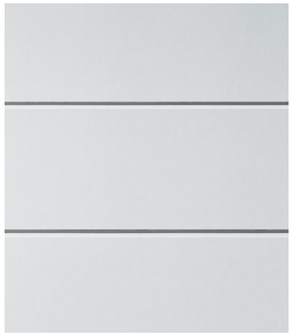
Hardie™ Architectural Collection

With Hardie™ Architectural Collection, It's Possible™ to make modern like never before.

We've taken design versatility to a new level. The Hardie™ Architectural Collection combines the renowned durability and product performance of our existing exterior cladding portfolio, with new distinctive textures and profiles, to transform the way Australia builds modern homes. Created to complement each other, this curated collection offers endless design possibilities, so you can build modern homes from the ground up, with confidence.

The Hardie™ Architectural Collection offers a modern, simple integrated solution of selected Hardie™ fibre cement products and Hardie™ accessories to deliver modern looks with the trusted protection and lasting beauty of Hardie™ fibre cement technology. As architectural trends evolve, this collection empowers homeowners and trade professionals to design and build modern, resilient homes that are built to last and invite joy, creative expression and connection.

Stria™ Cladding Fine Texture



Stria™ Cladding Smooth

Hardie™ Brushed Concrete Cladding

Hardie™ Fine Texture Cladding

Axon™ Cladding

Hardie™ Oblique™ Cladding

Linea™ Weatherboard

Matrix™ Cladding

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Build modern mixed-material homes with one trusted brand.

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Dulux Acratex® Super Trowel 2mm

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