



CAPABILITY STATEMENT



modularwa

| Capability Statement





Combining **forward-thinking** design with **precision** project planning and award-winning **customer service**.

Experts in our field.

Our team consists of some of the **most experienced** professionals in their fields, with core members who have been **working together for decades**.

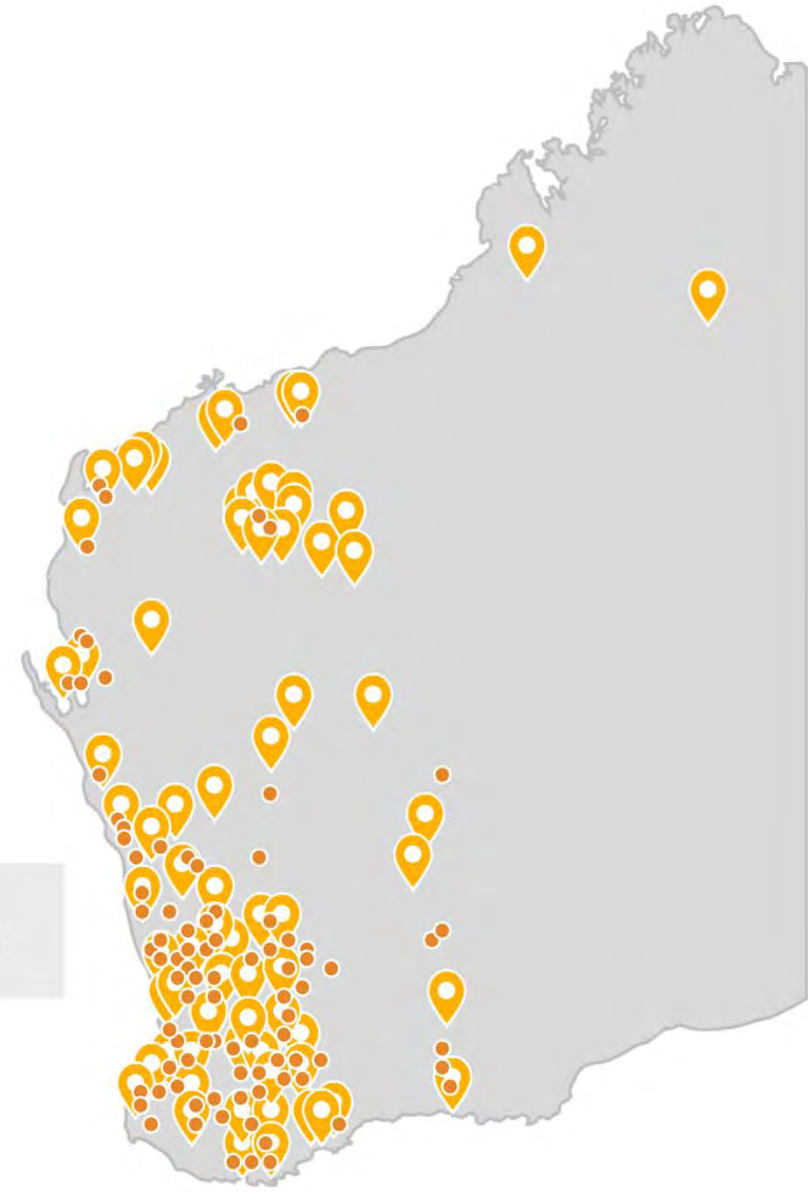
- 40 x Staff Members
- Operating from 4 x Offices
- Dedicated Supervision, Facility, + In-House Design Teams
- In-House Design Team
- Trusted network of specialised, expert trades



Over 500+ modular projects successfully delivered across Western Australia since 2016 including:

- Residential Housing – Custom & Turnkey
- Tourist Accommodation, Amenities
- Offices, Cribs, and Multi-Use Buildings
- Sports Complex Facilities
- + Many more

Residential | Commercial | Mining | Education | Tourism





From complex **commercial facilities**, to high-volume **village estate projects**.



High quality, high-volume accommodation solutions.



Client	Project	Volume	Period
Mineral Resources	Staff Housing Project – Onslow, WA	10 x Homes	2023 - 24
Dept. of Communities	Statewide Modular Housing Program	35+ Homes	Ongoing
National Lifestyle Village	Vasse + Tuart Lakes Villages	50+ Homes	Ongoing
ALG/H+H Developments	Jurien, Geraldton, Northam Villages	20 x Homes	2016 - 21
Historical Projects *			
BHP Billiton	NAP Project 1 + 2 (<i>Newman, WA</i>)	180 x Houses	2010
Rio Tinto	South Wickam Accom. Project	80 x Houses	2014/15
Ranges Karratha	Short Term Accommodation	73 x Units	2012/14
Woodside	Karratha Accommodation Project	10 x Houses	2010
Chevron/Pindan	Wheatstone Housing Project	50 x Houses	2016/17



Recent client + development partners:

RioTinto



eco Lifestyle Villages
NORTHAM

Jurien Bay VILLAGE

Denham Seaside CARAVAN PARK

BIG4
HOLIDAY PARKS



Transwa

WATER CORPORATION

grounded
CONSTRUCTION GROUP





Fit-for-purpose solutions, **built rapidly**
under **constant supervision.**



Built to last, and built locally.

Our streamlined business and manufacturing processes have been refined over many years resulting in a **rapidly-built product** that is not only cost effective but respected throughout the industry for our **exceptional quality-of-build**.

- **Made in W.A.** with local trades & suppliers.
- Monitor progress of your build at any time.
- Fully compliant with **Australian Standards/NCC/BCA**
- Guaranteed to last with a **10Y structural warranty**



A reliable manufacturing model.

Our Perth-based facilities allow us to produce large volumes of modular buildings quickly, efficiently, and in a **safe, controlled manner**. All yards constantly monitored, **ensuring consistency** across every building delivered.

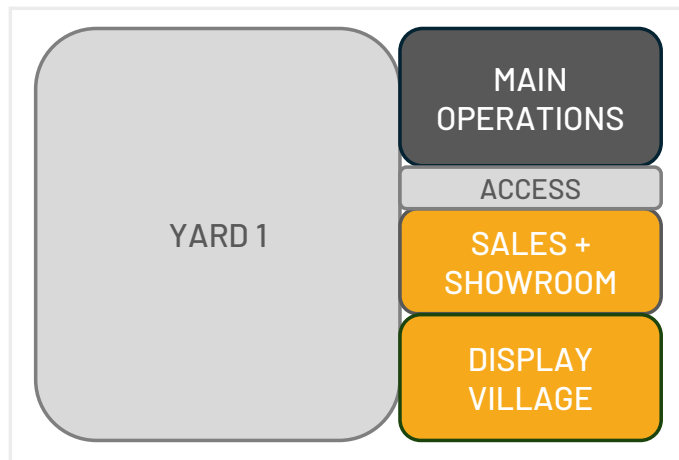
- **3 x Manufacturing Yards** (40,000m²)
- **Constantly supervised** by dedicated facility teams
- Dedicated **HSEQ** and **Quality Control** Personnel



Manufacturing Facilities Project Ready



WANGARA



LANSDALE



Industry Awards



2023 – HIA CSR WA Housing Awards
Modular Housing of the Year (South West)

2021 – HIA CSR WA Housing Awards
Excellence in Service (Mid West)

2019 – HIA CSR WA Housing Awards
Transportable / Kit Home (State – WA)

2019 – HIA Mid West Housing Awards
Excellence in Service (Mid West)

2019 – HIA Mid West Housing Awards
Transportable / Kit Home (Mid West)



2023 – MBA Building Excellence Awards
Best Alternative Home (South West)

2023 – MBA Building Excellence Awards
Best Alternative Home (South West)

2021 – MBA Housing Excellence Awards
Best Display Home (WA): The Jasper



Building **conscious, intelligent** modular solutions for tomorrow's Australia.



Bespoke modular design for **single and double-storey solutions** in the North West.



Exmouth, WA



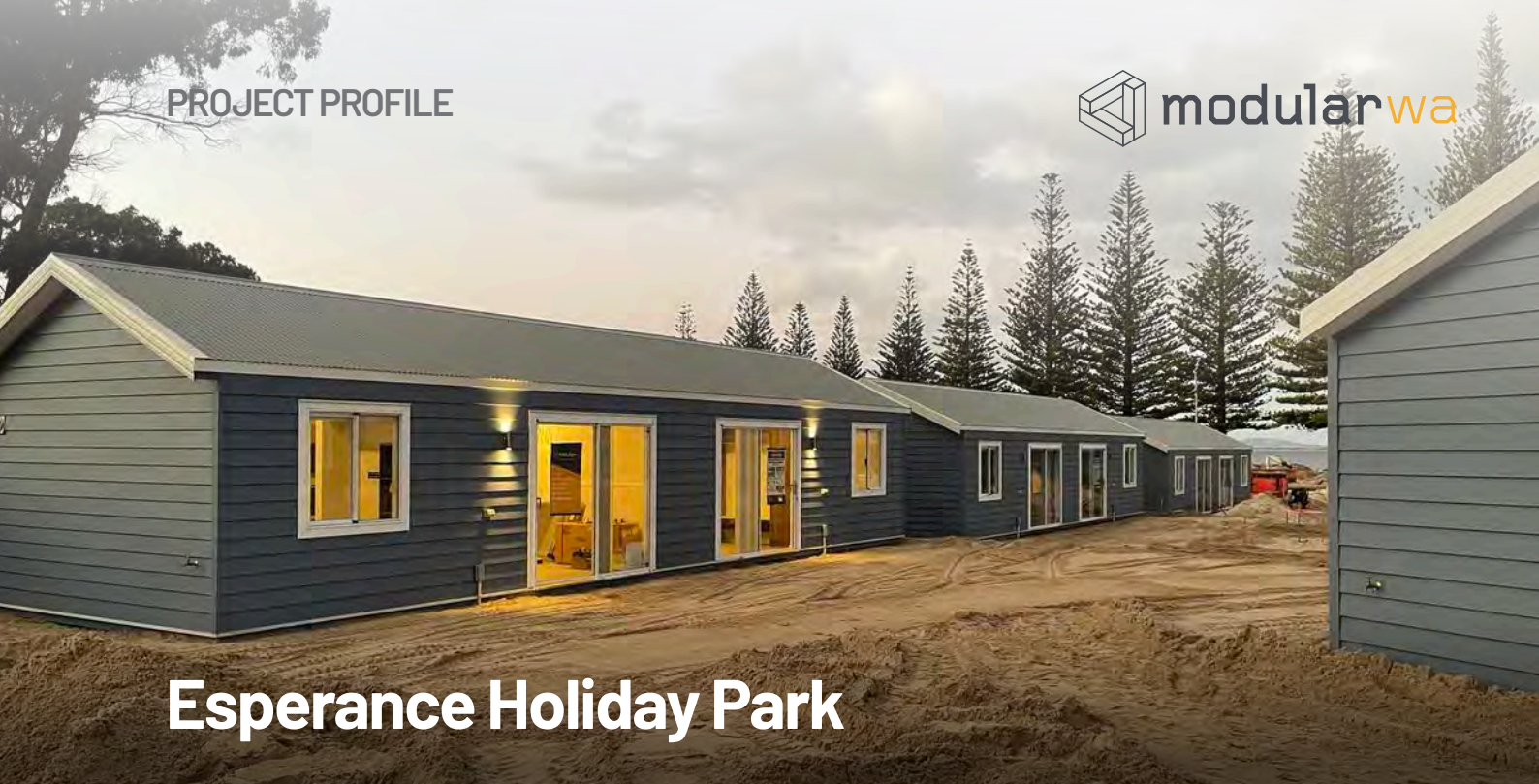
Exmouth, WA

PRIOR
EXPERIENCE



PREVIOUS
PROJECTS:
COMMERCIAL







Esperance Holiday Park

Client: **RAC Tourism & Assets**

Construct and deliver 21 x Chalets (16 x Modules), Ablutions Building, and BBQ Shelter

After a hugely successful redevelopment project completed in 2021, RAC Esperance Holiday Park is undergoing an expansion which will see increased guest amenity and accommodation options. Modular WA was selected as supplier of modular buildings for the 2024 expansion.

 2024 - Underway

 Esperance, WA

Key Points

- Detailed client specifications
- Complex install process
- Strict "on-site" timeframes
- Extensive project planning

Features

- 21 x Chalets across 16 Modules
- Dual Duplex Layouts
- Universal/Accessible Units
- Laundry, Cleaner's Room
- 6 x Independent Ensuites, 3 x WC's - (Ablution Block)

Solutions

The project demanded strict adherence to schedules to mitigate disruption during peak holiday periods, with off-site prefabrication reducing on-site construction time and preserving park operations. Environmental and heritage preservation were priorities for the client, and Modular WA teams operated under a tightly managed on-site project plan intended to streamline installation and mitigate site disruption.

Precision planning and proactive project management were crucial in avoiding delays, highlighting an ability to navigate complexities while enhancing guest satisfaction and the park's offerings. By adhering to timelines, minimizing site impact, managing traffic effectively, and implementing a well-developed methodology, Modular WA delivered solutions that ensured success and improved the park's accommodation options.





Denham Seaside Caravan Park

Client: **Southwest Resorts**

Design, construct and deliver a series of cyclonic-rated modular facility buildings.

In early 2019, Southwest Resorts called on design proposals which would expand the existing amenity facilities at their busy, popular tourist park. Modular WA undertook extensive collaborative design development with the client, commencing construction in October the same year.



Design: May '19 – Oct '19
Construct: Oct '19 – Mar '20



Denham, WA

Key Points

- Harmonious design
- Cyclone-rated
- Minimal disruption
- Hydraulic Design

Features

- Kitchen/Recreation Building
- 2 x Ablutions, Laundry
- Shade Structures
- AS1428.1 Compliance

Solutions

The end product was a series of facilities designed to integrated seamlessly not only with the existing buildings, but with their picturesque coastal surroundings. With meticulous site planning, we were able to install the new buildings without damaging surrounding infrastructure and with minimal impact to the park's busy operations.

The project included hydraulic design to suit both potable salinated and bore water services, undercover ducted commercial gas, and all AS1428.1 accessibility provisions. Particular attention was paid to functionality, with a focus on creating a space that would adequately service the park through seasonal activity fluxes and over a long-term lifespan.





Gymnasium & Laundry Facilities

Client: **Rio Tinto**

Design, construct, and deliver facility buildings as part of the Stage 2-B Expansion at Jerriwah Village. Buildings included a Gymnasium, Laundry Hub with Kitchenette, Foyer and Cleaner's Store.

Scope included the supply of furniture and fitout of equipment such as commercial grade appliances and specialised, high-traffic gym equipment

 2023 - 2024

 Pilbara Region, WA
JERRIWAH VILLAGE

Key Points

- Rapidly delivered solution
- High-level specifications
- Remote location
- Minesite protocols

Features

- Transit lounges
- Reception and tea prep areas
- Lockers and cleaner rooms
- Large scale ablutions

Solutions

To ensure the successful and safe completion of the ongoing modular construction project at Jerriwah Village, meticulous planning and execution are paramount. Detailed scheduling, focused project management, and careful transport planning are critical to keeping the project on track. Strict compliance with safety standards and regular stakeholder meetings ensure that all installations, from commercial-grade appliances to gym equipment, are flawlessly executed.

As this project is currently underway, more updates will be added to this profile post-completion.

Note: Images shown are an artist's impression for indicative purposes only - as this project is currently underway and yet to be completed.





Transit Facility Buildings

Client: **Rio Tinto**

Design, construct, and deliver facility buildings to accommodate transiting personnel at mine site locations throughout the Pilbara region.

High level project management was essential to ensure delivery in line with the client's expectations. After demonstrating impressive workmanship with the Brockman 2 project, the company was then awarded further orders for the Hope Downs 1, Hope Downs 4, and West Angelas sites.

 2021 - 2023

 Pilbara Region, WA

Key Points

- Rapidly delivered solution
- High-level specifications
- Remote location
- Minesite protocols

Features

- Transit lounges
- Reception and tea prep areas
- Lockers and cleaner rooms
- Large scale ablutions

Solutions

Detailed scheduling and extensive project management was required to ensure a contract of this scale and complexity was delivered smoothly. The scale of the buildings in Brockman 2 ranged from 14 - 42 metres long. Transport was carried out over the course of a few days as the buildings were gradually disassembled as each module was loaded.

A dedicated project team with its own yard & office was established and regular project meetings were held with relevant stakeholders. Stringent testing took place prior to transport ensuring all emergency service utilities, data cabling, service maintenance points, and HVAC systems were fault free and fully operational as per the relevant commercial standards.





Monkey Mia Ranger Station

Client: **Crothers Constructions / Department of Biodiversity**

Design, construct, and deliver facility building including all external structures, fitout and furniture.

In 2019, the Department (DBCA) called for an expansion to its conservation management facilities in the popular tourist destination Monkey Mia. Modular WA was subcontracted by Crothers Construction to supply the architecturally designed Ranger Station facility building.

 Nov 2019 – Jun 2020

 Monkey Mia, WA

Key Points

- Harmonious Design
- Complex Roof Structure
- Region-C, Coastal
- AS1428.1 Compliance

Features

- Full commercial fitout
- Fish Prep/Wet Station
- Lockers, Offices, ICT Rooms
- Research, Staff, First Aid Rooms

Solutions

The specification and methodology were developed collaboratively with the project architect to ensure the structure's longevity, considering cyclonic risk and its extreme proximity to the coast. A complex roof structure required careful attention and resulted in the use of a large box gutter system to control water run off during severe weather events.

Despite a tight timeline and winter weather conditions, our expert team was able to employ effective procurement, scheduling and safe work practices to deliver a quality commercial building that was designed to be highly durable and fit-for-purpose.





Yalgoo Sports Centre: Core Stadium

Client: **Shire of Yalgoo**

Design and install a modular solution with a significant visual impact and sense of connectedness to the community.

In collaboration with Core Business Australia and the Shire of Yalgoo, an ambitious vision for an aesthetically striking sports centre was realised. A community open day was held with a GNWFL exhibition match on the new grounds to celebrate the project's successful execution.

 Apr 2018 – Jan 2019

 Yalgoo, WA

Key Points

- 6-module design
- Collaborative development
- Complex external structures
- Extremely remote area

Features

- Kiosk, Bar and Changerooms
- Commissioned Artwork Feature
- Community-focused
- AS1428.1 Facilities

 AWARDED
BEST REGIONAL PROJECT <\$2M
IPWEA 2020 AWARDS

Solutions

In order to invigorate the town and encourage community engagement, Modular WA's design team worked closely with the client to produce a visually stunning solution that incorporated corrugated steel, timber columns and copper accents. This along with commissioned LED-lit artwork paid homage to the town's culture and the surrounding Western Australian outback.

Exceptional scheduling and control of onsite contractors was required to ensure the project was completed without delay in the extremely isolated area. Despite working over challenging summer months, our team delivered the project ahead of schedule to a satisfied client.



PREVIOUS
PROJECTS:
RESIDENTIAL







National Lifestyle Villages

Client **Serenitas Developments Pty Ltd**

Design, construct, and deliver modular homes including design consultation and contract support services for two villages.

National Lifestyle Villages are one of Australia's leading providers of resort-style villages for over-55s. Modular WA has been appointed to provide a reliable supply of quality modular housing for the Vasse village as it expands. Several homes have also been delivered to the Tuart Lakes village in Baldivis.

 2022 - Ongoing

 Vasse, WA
Baldivis, WA

Key Points

- Full turnkey packages
- Custom design consultation
- Contract support services
- Detailed transport planning

Features

- 1x1 - 3x2 configurations
- Modern, sustainable design
- Maximised livability
- Skylights, stone benchtops + luxury finishes

Solutions

Installing modular homes within a residential village always requires highly detailed planning due to the restrictions faced when installing multiple modules onto tightly fit blocks. Modular WA works extensively with our expert transport and logistics specialists so that installations are carried out ensuring maximum cost efficiency and minimal disruption to the site.

Careful lot rollout scheduling is carried out in conjunction with design personnel and village planners to ensure a smooth growth of the village in a way which allows transport teams to deliver the homes in the most efficient way possible, reducing the risk of potential complications.

**Indicative, approximate value as of 2023, project currently ongoing/underway.*





State Government Social Housing Program

Client **Department of Communities**

Construct and deliver modular social housing to various regional locations across Western Australia.

In 2021, Modular WA was awarded a position on the State Government’s Modular Social Housing Supply Panel which was implemented to rapidly increase available housing across Western Australia. The program is ongoing, and each package varies in design, specification, and configuration.

2021 - Ongoing

Statewide, WA

Key Points

- Full turnkey packages
- Detailed, variable specifications including: DoC/NW/SH/LHA/GROH
- Strict delivery timeframes

Features

- 1x1 – 5x2 configurations
- Singles, duplex, triplex or multi-units
- Adapted to suit each site
- Highly durable finishes

Solutions

As sites vary in location and are subject to multiple specifications, comprehensive understanding of each project is required. Delivering homes for the panel is far from a “one-size-fits-all” methodology. Expert project planning and scheduling is essential to adhere to the program’s stringent timeframes. Constant performance updates via weekly project meetings are held with stakeholders to ensure all packages are on-track for delivery.

Modular WA was the first builder to successfully deliver homes as part of the modular program and as of 2023 has completed packages in Tom Price, Collie, Geraldton, East Bunbury and Albany – with further orders underway.

**Indicative, approximate value as of 2023, project currently ongoing/underway.*



WINNER

BEST ALTERNATIVE HOME (South West)

As part of the East Bunbury Social Housing Package






Bespoke Housing Project - Onslow

Client **Mineral Resources Limited**

Design, construct, and deliver 10 x bespoke, elevated modular homes fit for North Western lifestyles.

This project sought to invest directly in the township by creating a number of permanent, high-end accommodation options for staff. The aim was to attract employees and their families, to relocate and become active members of the vibrant local community.

 Jan 2023 - Jan 2024

 Barrada Estate
Onslow, WA

Key Points

- Full turnkey packages
- Bespoke, elevated designs
- Focus on outdoor lifestyles
- Delivered to strict timeline

Features

- Spacious 4 bedroom, 2 bathroom layouts
- Included swimming pools
- Sheds, boat storage and outdoor kitchen
- Private study, theatre, premium finishes

Solutions

This project required extensive design development in order to satisfy the client's high expectations. With a look towards long-term investment in both its staff and the local township, the client was looking for a premium solution that would encourage staff to relocate and become a part of the local community.

The result were generously sized homes with a strong focus on outdoor lifestyles including high end features such as boat storage, outdoor kitchens, and swimming pools. Under concrete provisions were made to enable entertainment and TV's to be enjoyed from Alfresco areas.

Multiple configurations were developed to increase visual diversity, while selections were made with local environmental conditions in mind. Exceptionally designed living spaces benefited further from raking ceilings creating an internally expansive feel, with luxury touches such as bi-fold doors, walk-in robes, and dual vanities.






Acacia Lifestyle Villages

Client **Acacia Living Group**

Design, construct, and install lifestyle and respite units while providing collaborative design consultation and sales support services.

One of Modular WA's earliest and longest running successful development partnerships has been with Acacia Living Group (formerly known as RSL Australia). Both their Jurien Bay and Beachlands Villages service coastal WA communities and offer resort-style living for over-50's.

 2016 - Ongoing

 Jurien Bay, WA
Geraldton, WA

Key Points

- Full turnkey construction
- Rapid 12-week delivery
- Phased village planning
- Sales support provided

Features

- Bespoke designs
- 1x1 - 3x2 configurations
- Fully enclosed garages
- Accessibility Options

“Our board and senior management team have a very high professional regard for the Modular WA team and their modular homes.”

Kevin Davidson, Managing Director and CEO, Acacia Living Group

Solutions

Constructing homes for lifestyle villages calls for precision planning when craning and installing modules into tight spaces while also having to be conscious of minimising disturbances to existing residents and daily village operations. Modular WA works extensively with our expert transport and logistics specialists so that deliveries are carried out ensuring maximum cost efficiency and minimal site disruption.

Adhering to our client's strict timeline requirements, our homes are rapidly built and transported to site in just 12 weeks, demonstrating that Modular WA has the resources, capability, and expertise to deliver a high-quality product on time and within budget, even when it comes to complex projects.

**Indicative, approximate value as of 2023, project currently ongoing/underway.*

