



CAPABILITY STATEMENT

COMMERCIAL



An award-winning team of experts

Our team has earned a statewide reputation for delivering exceptional quality modular solutions across Western Australia. We have assembled a curated team with over 150+ years of combined and applied industry experience specific to modular construction and the resources sector.

Our executive directors and many of our key personnel have worked together for a considerable number of years and have contributed to some of WA's best known and most innovative commercial projects from land estates, mining camps, offices, classrooms, and resort accommodation just to name a few.

Our core team members have been delivering modular projects for decades, contributing to some of WA's best known and most innovative large-scale modular projects.



AREAS OF SPECIALITY:

- High volume production
- Bespoke design services
- Rapidly delivered solutions
- Exemplary quality control



WINNER



WINNER



FINALIST



Proven, rapidly constructed modular solutions for both **residential** and **commercial applications**.





“Delivering cost efficiency to our clients without the sacrifice of quality.”





YARD 1 - CHALLENGE BOULEVARD, WANGARA

We're fully equipped, with capacity to deliver.

Modular WA has multiple Perth-based manufacturing facilities which are fully equipped to produce high volumes of modular buildings quickly, efficiently, and in a safe, controlled manner. Currently we control three scalable construction yards with an ample 40,000m² of manufacturing footprint. Each yard is constantly

monitored by their own dedicated supervision teams, ensuring consistent quality control every single time. These facilities along with our extensively experienced project team and strong financial track record instill the utmost of confidence in our clients to deliver high quality, large volume projects on schedule, and as planned.

Scalable and expansive, managed by a team of experts specialised in high volume output.

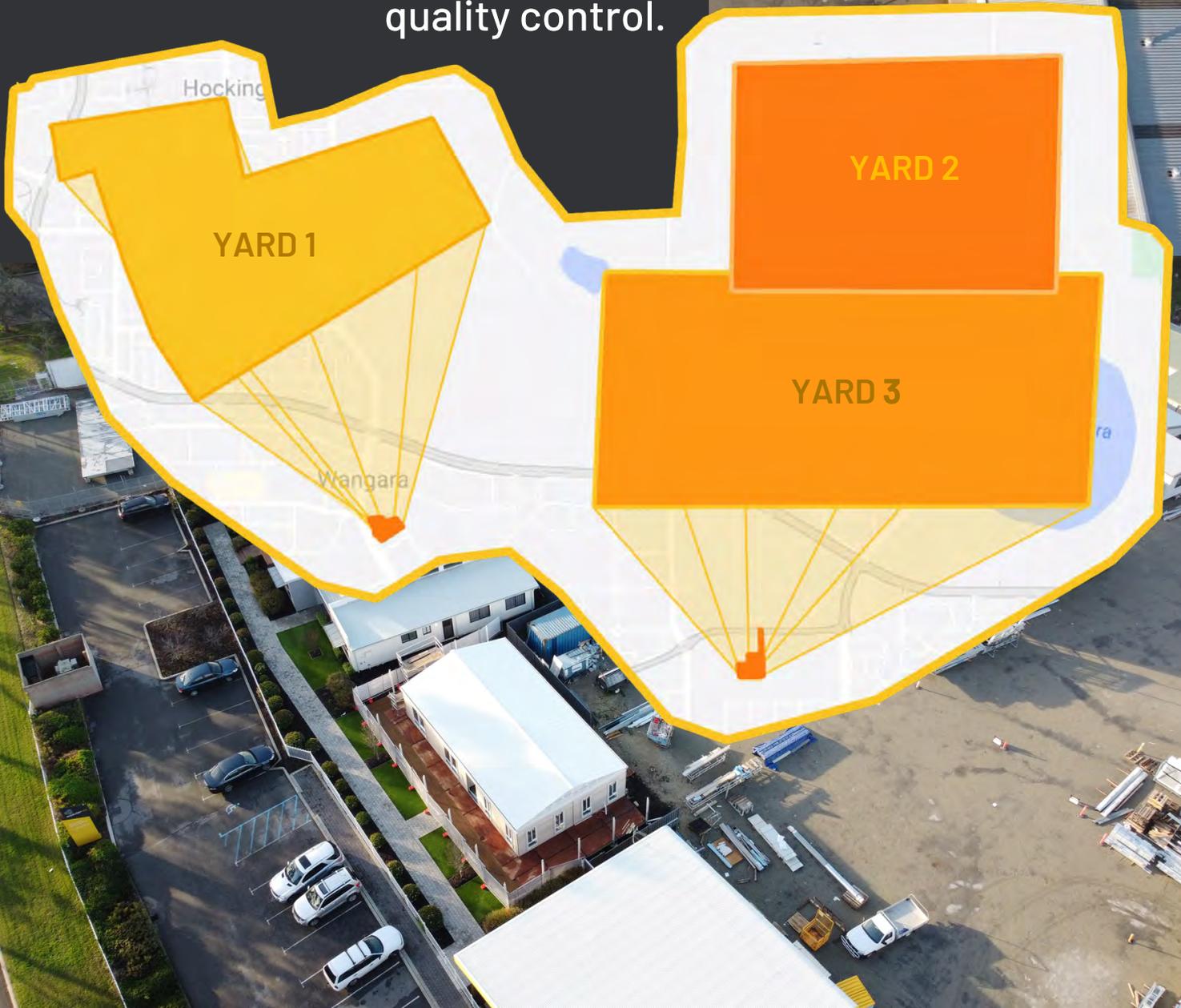


YARD 3 - GNANGARA ROAD, LANDSDALE

- 3 x purpose-built facilities based in Wangara and Landsdale, WA
- Large, scalable manufacturing footprint plus offices and storage capabilities
- Each yard constantly monitored by dedicated supervision teams for consistent quality control

Three **fully supervised** facilities,
across a massive 40,000m²
manufacturing footprint...

...ensuring **reliable, consistent**
quality control.





COMMERCIAL

- Corporate Offices
- Health Care Facilities
- Government Facilities
- Hospitality and Tourism
- Mining and Resources
- Agriculture and Farming
- Recreation and Training

RESIDENTIAL

- Metropolitan and Remote Housing
- Single and Multi-Storey Apartments
- Granny Flats
- Park Homes and Cabins
- Government and Indigenous Housing

EDUCATION

- New Primary/Secondary School Developments
- Classrooms
- Science and Home Economics Buildings
- Day Care Centres
- Sports Facilities
- Administration Buildings

VILLAGES

- Lifestyle Villages
- Tourist and Caravan Parks
- Student Accommodation
- Affordable Housing Developments





We're for WA

Modular WA is all about keeping it real. As a proud locally owned WA Company, we know it's the people that build our communities and enterprises and we're committed to employing those that reside in our great state. With every commercial project we undertake, we employ both locally at our Perth based manufacturing yard (during the construction process) and also in the local community to finish our projects.

We engage and rely on local trades, including earthwork contractors, concrete workers, plumbers and electricians to bring our buildings to life on the ground.



We're for sustainability

Sustainable Design + Construction

Modular WA has an unwavering commitment to quality, from superior materials to meticulous construction methods. It all adds up to the design and construction of industry leading, energy efficient, low maintenance modular buildings.

From cyclones, to heat waves and freezing lows, our modular buildings are built to withstand everything WA throws at them. So if you're living and working in Karratha or Marble Bar, you will keep the heat out while reducing energy consumption. And if you are living and working in Albany or Esperance, you can kick back in warm comfort when the mercury plunges.

Our buildings always achieve a high level of energy efficiency. Whether it's our high quality lightweight external cladding delivering superior ambient temperature control or our formaldehyde free insulation protecting you from health, dust and odour issues, Modular WA has considered every detail.

Our ability to construct a large component of the building "offsite" has a substantial impact on the efficient use of materials and reduces the waste generated during the construction process. This is good for the environment as it dramatically reduces the amount of waste going to landfill. Recycling forms a big part of our commitment to waste reduction with materials such as steel being recovered and recycled.





We're for intelligent design

Modular WA has assembled a design team with vast experience in the modular field, having tackled projects from custom residential housing to modular accommodation villages and commercial buildings. Our team values efficient, functional design and we are constantly looking for new, innovative solutions in order to achieve the best possible outcome for our clients.

With a focus on designing high quality buildings without compromising on cost efficiency, the Modular WA team consistently deliver attractive, livable buildings individually tailored to each client, and designed for maximum functionality.

We're for strength

When you partner with Modular WA, you have peace of mind that your investment is based on a solid foundation of both financial strength and quality control. Our sound financial position and vast manufacturing footprint spread across three fully supervised facilities, allows us to apply all of the resources necessary to produce scalable modular building solutions of any size with complete confidence that projects will be delivered as planned.

The reputation of our experienced team is undeniably strong, which is no surprise given they have all taken a relentless approach to enforcing exceptional standards of quality control throughout their careers. It's this approach which has guided the development of Modular WA's own systems and processes which ensure every project is finished to the very highest guarantee of quality.

We're for safety

Modular WA's Occupational Health and Safety Policy is based on a belief that the well-being of people employed at work, or people affected by our work, is a major cornerstone of the way we do business and must be considered in all aspects of our operations. Our comprehensive, integrated HSEQ Management Plan is centred on guidelines detailed in AS/NZS 4360:2004 Risk Management and incorporate contract and statutory requirements including all the elements of AS/NZS 4801, AS/NZS 9001 & AS/ NZS 14001.

Modular WA, led by its senior management strives to achieve an outcome of zero harm in the workplace wherever possible. People are our most important asset, and safety and health in the workplace is everyone's responsibility with every person being treated with equal priority, including members of the public.

Our integrated safety management plan ensures our occupational health and safety goals and procedures are clearly communicated to all stakeholders and to ensure compliance with all relevant Occupational Health and Safety legislation. All personnel working on or entering our work sites undergo a specific induction process to make sure they have the information and training they need to work safely and to encourage others to do the same.

RELEVANT EXPERIENCE



MAJOR CLIENTS + DEVELOPMENT PARTNERS

Modular WA's commitment to producing exceptional, high quality buildings with a focus on customer service forms the foundations for our strong client relationships, and often results in repeated business. Some of our notable clients and development partners are listed below.

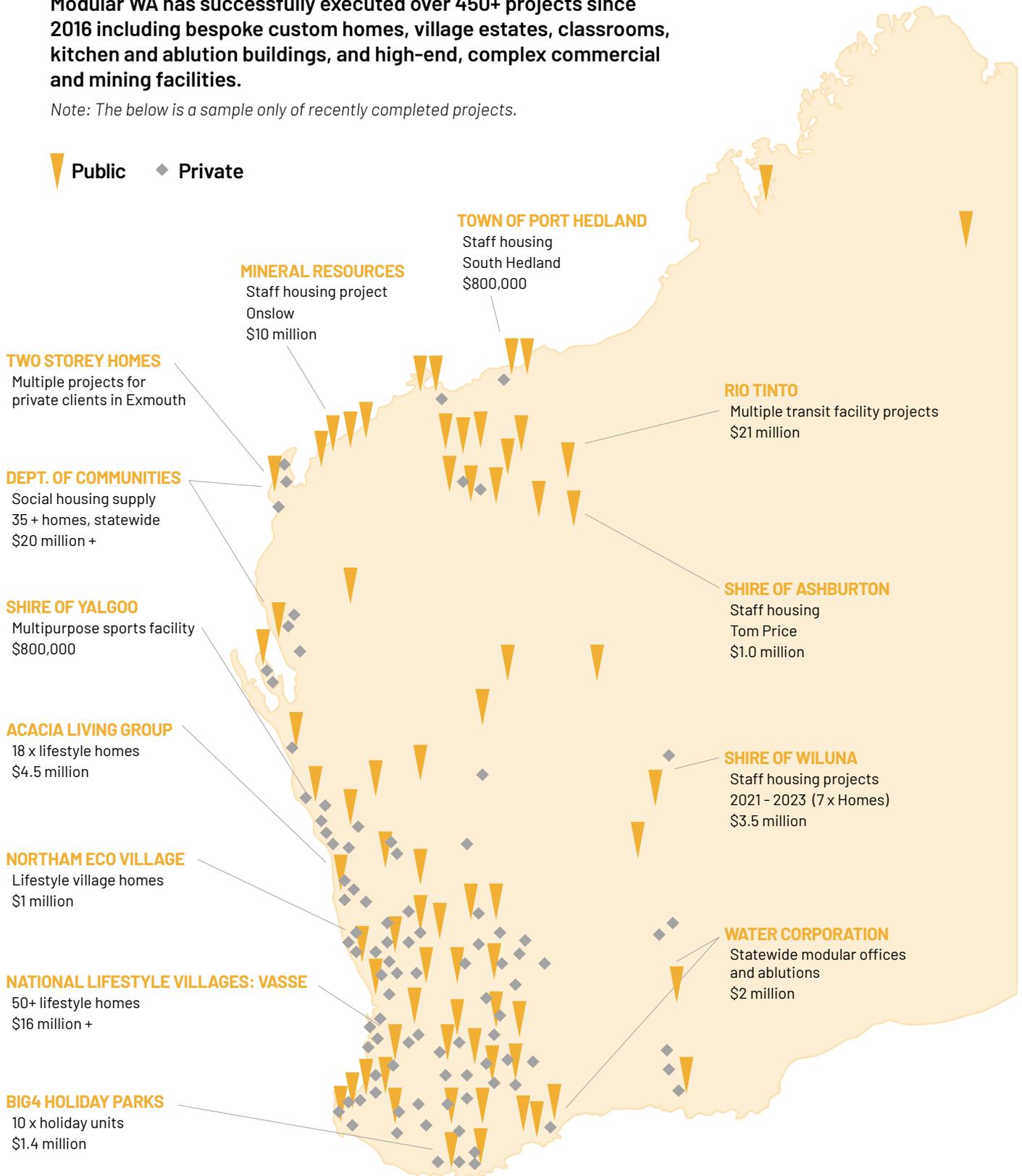


Project Locations

Modular WA has successfully executed over 450+ projects since 2016 including bespoke custom homes, village estates, classrooms, kitchen and ablution buildings, and high-end, complex commercial and mining facilities.

Note: The below is a sample only of recently completed projects.

▼ Public ♦ Private



■ HIGH VOLUME HOUSING SOLUTIONS

High-volume and rapid output projects are our specialty. It's where we thrive. The people in our team have been hand-picked and curated for this purpose. In fact, many of our key personnel have together delivered some of the largest and most innovative housing projects to the North West regions during their time together at McGrath Homes.

It's precisely the rigorously tried, tested industry experience we value and actively seek out - resulting in not only a water-tight team, but business systems that have been stress tested, trialed and continuously developed over years to culminate in our present day process. Streamlined, optimised, and extremely efficient.

RECENT PROJECTS:

- **Department of Communities:** Statewide Modular Housing Program (35 + Homes)
- **Mineral Resources:** Onslow Staff Housing Project (10 x Homes)
- **National Lifestyle Villages** Supply to Vasse & Tuart Lakes Villages (50 + Homes)
- **Acacia Living Group:** Supply to Jurien Bay + Geraldton Villages
- **Northam Eco Village:** Display Homes + Design Development

HISTORICAL EXPERTISE:

- **BHP Billiton:** 2010 Newman Accommodation Project - NAP 1 + 2 - 180 x Houses
- **Rio Tinto:** 2014/15 - South Wickam Accommodation - 80 x Houses
- **Ranges Karratha:** 2012/14 - Short Term Accommodation - 73 x Units
- **Woodside:** 2010 - Karratha Accommodation Project - 10 x Houses
- **Chevron/Pindar:** 2016/17 - Wheatstone Housing Project - 50 x Houses

^ while key personnel were operating under McGrath Homes



PROJECT PROFILES: ■
COMMERCIAL





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.

\$ Brockman 2: \$3.97 M
Hope Downs 1: \$4.88 M
West Angelas: \$7.34 M

🕒 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.

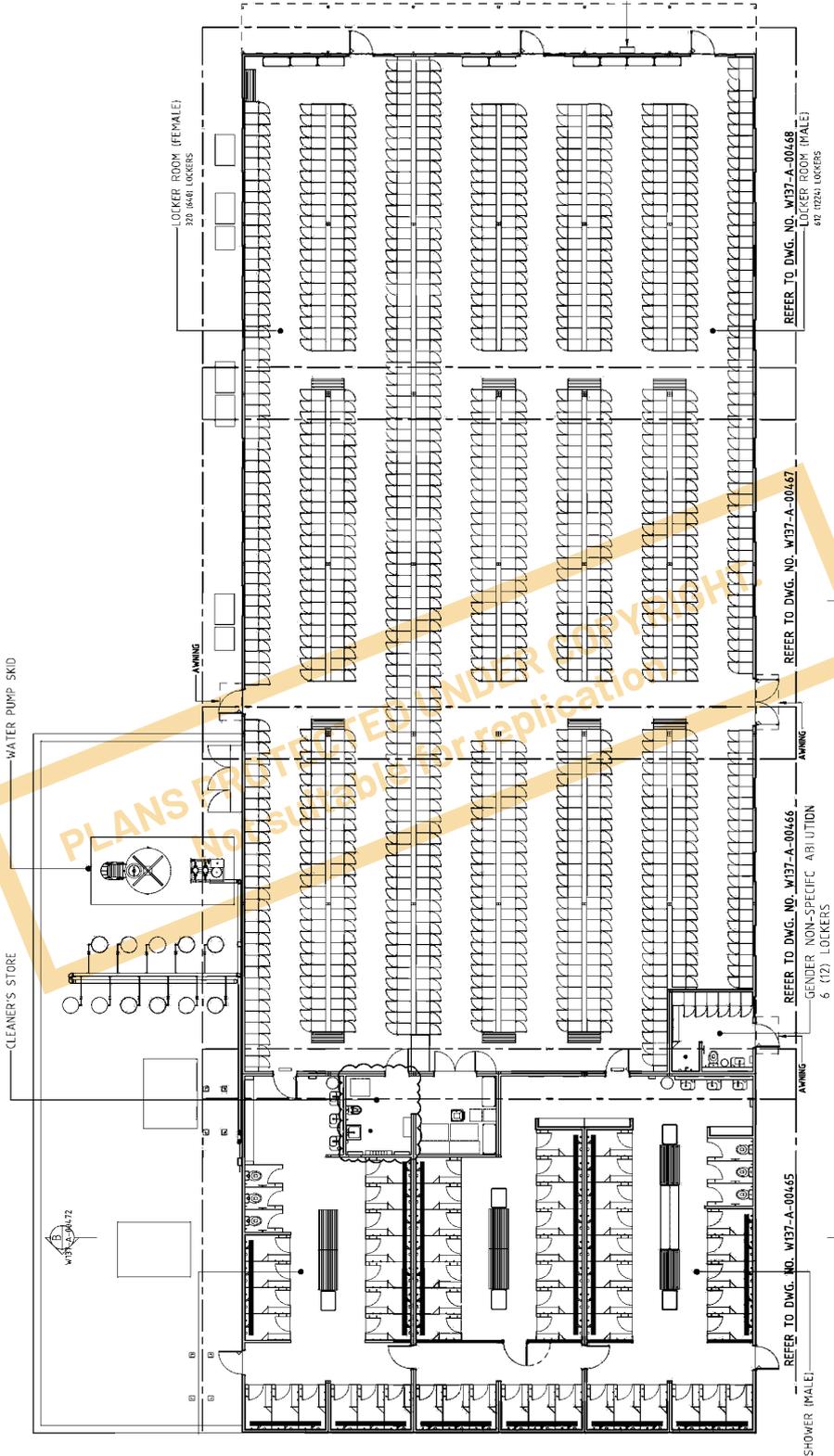
A dedicated project team with its own yard & office was established and regular project meetings were held with relevant stakeholders. Stringent testing took place prior to transport ensuring all emergency service utilities, data cabling, service maintenance points, and HVAC systems were fault free and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



Project Design

Rio Tinto Transit Facility Buildings

Note: Sample only of multi-building package shown below





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.

\$ \$745,000

🕒 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

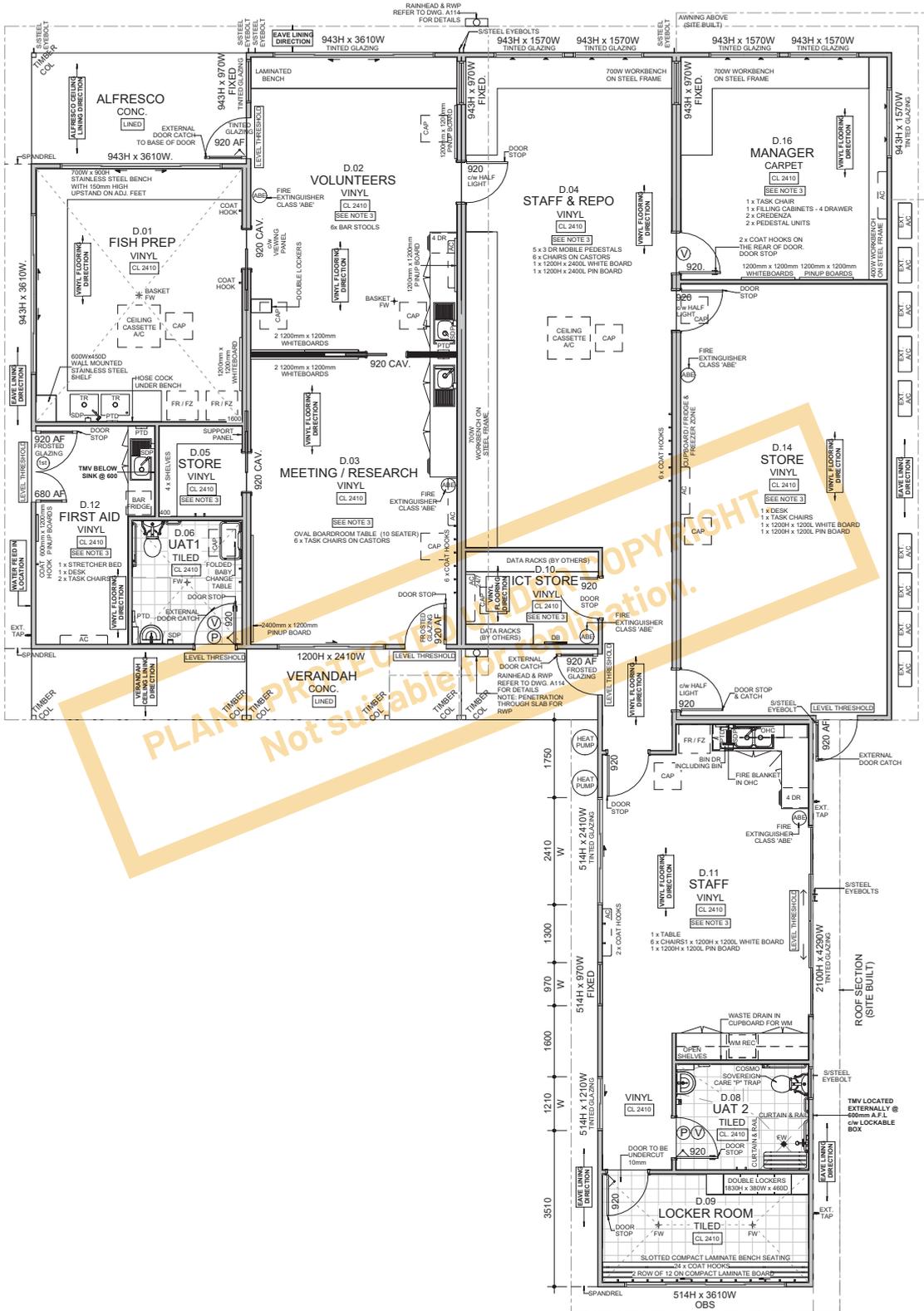
The specification and methodology were developed collaboratively with the project architect to ensure the structure's longevity, considering cyclonic risk and its extreme proximity to the coast. A complex roof structure required careful attention and resulted in the use of a large box gutter system to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



Project Design

Monkey Mia Ranger Station





Mount Magnet Gold Project

Client: **Ramelius Resources**

Design, manufacture and deliver a modular gymnasium and two ablution blocks.

In 2020, Ramelius Resources were looking to expand their facilities for the growing Mount Magnet Gold Project. Our in-house design team collaborated with stakeholders to create a building design and specification fit for the intended purpose.

\$ \$600,000

🕒 Jul 2020 – Jan 2021

📍 Mount Magnet, WA

Key Points

- Robust, low-maintenance
- Mine-site suitable
- EPS Wall Panel Structure
- Steel Frame Roof Trusses

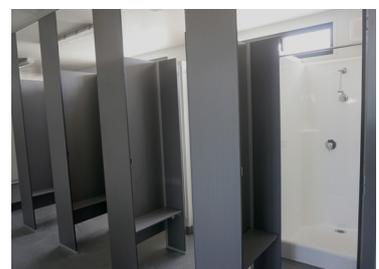
Features

- Commercial-grade fitout
- Rubberised Floor + Mirrors (Gym)
- Training + Locker Rooms
- Change, Laundry & Bathrooms

Solutions

Early design consultation allowed our team to procure a client-specific solution that would cater to a restricted budget while still permitting a functional and durable commercial finish. Provisions for ramp access including wider doorways and threshold accommodations were incorporated into the training room to facilitate the on-site works (completed by others), allowing disabled access.

With well-coordinated scheduling and planning throughout the project the buildings were constructed and delivered on time, within budget, and without any unplanned disruptions or issues to a satisfied client.





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.

\$ \$800,000

🕒 Apr 2018 – Jan 2019

📍 Yalgoo, WA

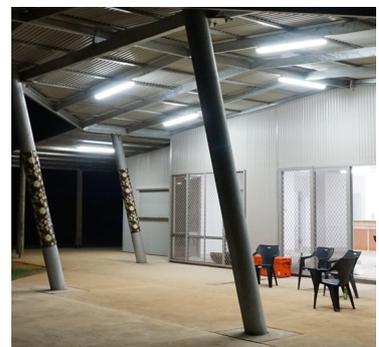
Key Points

- 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.





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.

\$ \$800,000

🕒 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.





The Design-A-Donga Project

Partner: **Grounded Constructions**

Develop innovative accommodation solutions focusing on enhanced wellbeing and sense of place.

Modular WA partnered with Grounded Construction, the WA Mining Club Young Professionals, and Edith Cowan University to participate in the Design-A-Donga Initiative in 2019. This project assembled industry experts to showcase a holistic and forward-thinking approach to FIFO living.

 POA

 Available Now

 Perth, WA

Key Points

- Park Style Facades
- Sunken Install
- Compact Design
- Affordable Solution

Features

- 1 Bedroom, 1 Bathroom
- Universal Access Ensuities
- Open plan layout
- On-Slab Verandas

Solutions

A desire to improve the mental health and wellbeing of FIFO and shift workers has encouraged us to embrace our shared expertise and extensive industry knowledge to deliver inspiring, positive accommodation spaces. These are spaces which have been designed to optimise liveability and create a sense of belonging within the mining and resources workforce.

The result is three standard unit layouts that are highly flexible and interchangeable, with additional options for universal access. All units feel expansive in size and can be configured with a variety of packages such as included furniture, appliances, and custom locking systems.

