

# VICTORIAN PREFABRICATED CONSTRUCTION DIRECTORY

A guide to offsite  
and modular  
manufacturers

MADE IN  
VICTORIA

VICTORIA  
State  
Government





### **Acknowledgement**

We acknowledge and respect the Traditional Owners of Country throughout Victoria, their ongoing connection to lands and waterways upon which we depend, and we pay respects to their culture and their Elders past, present, and future.

We acknowledge that Aboriginal self-determination is a human right enshrined in the United Nations Declaration on the Rights of Indigenous Peoples, and we are committed to working towards social, economic, and cultural equity for Aboriginal Victorians.

We acknowledge the diversity of Aboriginal Victorians, and we acknowledge all other people of Aboriginal and Torres Strait Islander descent living in Victoria.

Cover image credit: Modscape

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# About this directory

**The Victorian Prefabricated Construction Directory features innovative businesses delivering cutting edge residential, commercial and infrastructure projects throughout Victoria.**

First released in 2019 to showcase the breadth of capabilities throughout the supply chain, this Directory is designed to help Victorian prefabricated construction businesses to grow market exposure to broaden uptake of building innovation to support productivity and capacity in the sector.

From detached houses and apartment buildings, to schools, medical facilities and train stations, Victoria's prefabricated construction ecosystem delivers high quality projects across metropolitan and regional locations around the state.

Businesses and other organisations are encouraged to utilise this resource to identify partners for current and future projects.

For future inclusion in this directory, please email [Advanced.Manufacturing@ecodev.vic.gov.au](mailto:Advanced.Manufacturing@ecodev.vic.gov.au)

## Made in Victoria

Acknowledging the importance of manufacturing to the state's future prosperity and supply chain resilience, the Victorian Government is continuing to support industry as set out in the *Made in Victoria 2030: Manufacturing Statement*.

The Statement sets out the government's vision and plans for Victoria's manufacturing future and highlights the state's strengths and opportunities.

Find out more about Made in Victoria at [djsir.vic.gov.au/made-in-victoria](https://djsir.vic.gov.au/made-in-victoria).





Image credit: FormFlow

## What is prefabricated construction?

Prefabricated construction (also referred to as offsite construction or modular construction) refers to the manufacture of buildings or other construction components in a workshop or a factory. These buildings and components are then transported to the construction site where they are incorporated into the overall project, in contrast with the traditional method of doing the majority of construction onsite.

Prefabricated construction is one of several forms of what is often referred to as modern methods of construction – that is, the deployment of new technologies and processes to produce buildings.

# Victoria: A centre for innovation in prefabricated construction

**Victoria is the powerhouse of Australian manufacturing, with globally integrated supply chains, the nation's largest manufacturing workforce and a sophisticated innovation ecosystem, producing the highest research and development spend in Australia.**

These factors are driving the rapid advancement and uptake of modern methods of construction. The prefabricated construction industry in Victoria has the capability to produce quality homes, offices, schools, hospitals and other infrastructure, with greater speed and precision compared to traditional construction methods.

The growth in prefabricated construction is fuelled by surging demand for dwellings and infrastructure across Victoria – now the fastest growing state in Australia. By the 2050s, Melbourne will have a population of more than eight million people, with regional Victoria at over 2.3 million. Combined with an increasing recognition of the high-quality products being delivered by Victorian prefabricated manufacturers, the industry is fast becoming a core part of the overall construction mix.

The Victorian Government is proudly supporting the uptake of modern methods of construction and measures to boost construction productivity with a broad range of initiatives, including:

- **Victoria's Housing Statement:** The Victorian Government's plan to boost housing supply by setting a bold target to build 800,000 new homes across the state between 2024-2034. For more information, visit: [www.vic.gov.au/housing-statement](http://www.vic.gov.au/housing-statement).
- **Offsite Construction (OSC) Guide:** Guide to help users make appropriate decisions regarding the use of OSC practices and deploy solutions that add value.
- **Digital Build Program:** \$11 million to implement the Victorian Digital Asset Strategy and increase the use of offsite construction.
- **Building 4.0 Cooperative Research Centre:** Collaboration space to develop an internationally competitive Australian advanced manufacturing industry for building.
- **Digital Twin Victoria:** \$37.4 million investment to grow Victoria's digital twin ecosystem and advance the use of digital twin technology.

## Prefab ecosystem

### prefabAUS

prefabAUS is the peak body for Australia's off-site construction industry and acts as the hub for building prefabrication technology and design. prefabAUS is passionate about the role of prefabrication in transforming our built environment, such as decreasing construction time frames and construction waste while increasing quality, productivity and affordability. Founded in Melbourne in 2013, prefabAUS represents 200 organisations across Australia.



[prefabaus.org.au](http://prefabaus.org.au) | [info@prefabaus.org.au](mailto:info@prefabaus.org.au)

### Building 4.0 CRC

Building 4.0 CRC is a research initiative co-funded by industry partners and the Australian Government. It is tasked with revolutionising how buildings are designed, constructed and operated, to build faster, safer, more sustainably and at a lower cost. With the housing crisis and cost of living pressures escalating, the CRC's work has never been more important. It aims to create significant demonstration projects where industry, government and the community can experience those buildings created or retrofitted using innovation and new methods of construction.



[building4pointzero.org](http://building4pointzero.org) | [info@building40crc.org](mailto:info@building40crc.org)

# The benefits of prefabricated construction



## Better buildings, faster

Prefabricated construction allows for site preparation, foundation work and manufacture of building components to occur simultaneously. This helps to reduce overall construction time, lowers costs and achieves economies of scale as the industry seeks to fill the ever-growing demand from the construction sector.



## Less disruption, more predictability

The production of building components in a controlled offsite facility means that construction projects are less susceptible to delays from weather conditions, contributing to more predictable costs and project timelines. The offsite nature of prefabricated construction can also help minimise disruption to surrounding communities and environments.



## Optimised processes and greater reliability

With many components manufactured offsite, project managers can more easily track progress, coordinate logistics and anticipate potential bottlenecks. Making building components in a controlled factory environment allows for better quality assurance, minimising the risk of errors and defects and resulting in higher quality finished products.



## Securing the working environment

Working in a controlled factory environment is often safer than being on a construction site. The use of technology and automation also reduces reliance on manual labour and opens up more inclusive employment opportunities to a larger demographic who may traditionally have not participated in the construction workforce.



## A more skilled and versatile workforce

Prefabricated construction creates more diverse, high-tech jobs for the construction workforce, across a multitude of disciplines beyond the traditional onsite construction including manufacturing, engineering, design and logistics.



## Better for the environment

Prefabricated construction produces much less waste, as the process involves manufacturing components in a factory environment where materials can be optimised and waste minimised. This contrasts with traditional construction, where excess materials often end up in landfill.

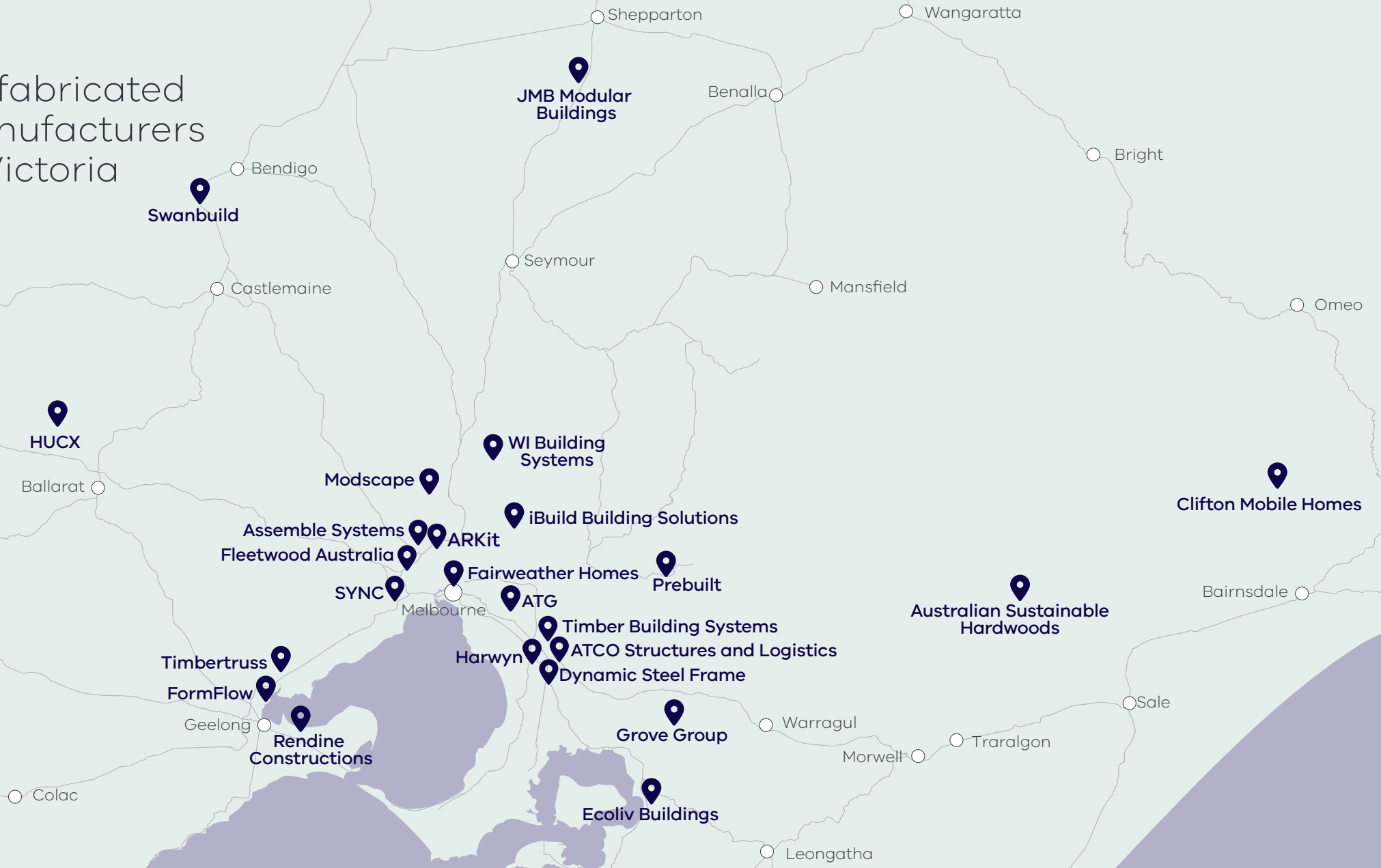


## Building flex into projects

The modular nature of prefabricated construction allows for more precise design and planning. This flexibility allows for projects to be designed to accommodate potential future modifications and improvements, as well as disassembly and reuse of components.



# Prefabricated manufacturers in Victoria



# Capability matrix

	Page	Architecture	Assembly	Engineering	Manufacturing	Project Management
ARKIT	12	✓	✓		✓	✓
ASSEMBLE SYSTEMS	13		✓		✓	
ATCO STRUCTURES AND LOGISTICS	14	✓	✓	✓	✓	✓
ATG	15	✓	✓	✓	✓	✓
AUSTRALIAN SUSTAINABLE HARDWOODS (ASH)	16		✓	✓	✓	✓
CLIFTON MOBILE HOMES	17				✓	
DYNAMIC STEEL FRAME	18			✓	✓	
ECOLIV BUILDINGS	19	✓	✓	✓	✓	✓
FAIRWEATHER HOMES	20	✓			✓	✓
FLEETWOOD AUSTRALIA	21	✓	✓	✓	✓	✓
FORMFLOW	22	✓	✓	✓	✓	✓
GROVE GROUP	23				✓	

	Page	Architecture	Assembly	Engineering	Manufacturing	Project Management
HARWYN	24	✓			✓	
HUCX	25			✓	✓	
IBUILD BUILDING SOLUTIONS	26	✓	✓	✓	✓	✓
JMB MODULAR BUILDINGS	27	✓	✓	✓	✓	✓
MODSCAPE	28	✓	✓		✓	✓
PREBUILT	29	✓	✓	✓	✓	✓
RENDINE CONSTRUCTIONS	30				✓	✓
SWANBUILD	31				✓	
SYNC	32		✓	✓	✓	✓
TIMBER BUILDING SYSTEMS	33		✓	✓	✓	
TIMBERTRUSS	34				✓	
WI BUILDING SYSTEMS	35		✓	✓	✓	✓

# ARKit

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## About

ARKit is a design and build group specialising in architecturally designed, high-quality prefabricated building projects. As an architect-led practice, we collaborate with our clients to design sustainable, energy-efficient buildings, including Passive House projects. We seek to apply the time, quality, and environmental benefits of prefabrication to deliver buildings of the highest quality. We allow the architecture to guide the building method, offering modular, panelised and hybrid construction.

Our innovative construction systems allow us to deliver prefabricated solutions for a variety of applications to suit any type of project or building form. We have vast experience in the following sectors:

- Residential
- Education
- Health
- Marketing display suites
- Social housing

We offer a comprehensive range of integrated consultancy and construction services for prefabrication. Our design team works with technical specialists to deliver a turnkey design service from initial concept, through to construction. Our projects are individually designed and handcrafted. We design and build locally in Melbourne for delivery throughout Australia and overseas.

## Capabilities

- Architecture
- Assembly
- Manufacturing
- Project Management

## Solutions

- Components
- Hybrid building systems
- Modular
- Panelised building systems
- Pods
- Timber framed construction

## Products

- Apartment Construction
- Commercial Buildings
- House Construction
- Public Building Construction

## Key Projects

- Bendigo District Aboriginal Co-Operative ELC
- Minaret College VCE Centre
- Stockland Experience Centre
- Degree – Residential Prefab Passive House Addition

**ARKit**  
Advanced Prefabricated Architecture



# Assemble Systems

[assemblesystems.com.au](http://assemblesystems.com.au)

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## About

Assemble Systems is an Australian manufacturing company specialising in timber building systems providing innovative solutions for the construction market. We focus on panelisation to fabricate wall, floor and roof systems for delivery and installation on site.

Utilising advanced manufacturing principles, Assemble Systems can improve building quality, reduce site time and control costs on low to medium rise timber framed or mass timber construction projects. Our experience is in low to mid rise single and multi residential projects.



## Capabilities

- Assembly
- Manufacturing

## Solutions

- Components
- Hybrid building systems
- Modular
- Panelised building systems
- Pods
- Timber framed construction

## Products

- Apartment Construction
- Commercial Buildings
- House Construction

## Key Projects

Residential projects in Victoria

ASSEMBLE  
SYSTEMS

# ATCO Structures and Logistics

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+61 434 072 541

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Dandenong South VIC 3175

## About

ATCO has a strong history in Australia for delivering project requirements on time, to budget and to high standards. ATCO prides itself on sourcing locally made products and suppliers, and delivering quality Australian made products which can withstand the rigorous climates faced across Australia.

ATCO has the capacity to design, fabricate, deliver, and install modular infrastructure to suit your individual project needs with our Dandenong South facility ideally located for the delivery of your project. Also located in Dandenong South is our contracts and operations team, providing expert project delivery and support.

## Capabilities

- Architecture
- Assembly
- Engineering
- Manufacturing
- Project Management

## Solutions

- Modular

## Products

- Commercial Buildings
- Engineering Construction/Infrastructure
- House Construction
- Public Building Construction

## Key Projects

- Department of Defence: DMO Temporary Amenities and Accommodation
- Department of Defence: Solomon Islands 300 Person Kitchen Diner and Amenities
- VSBA: Classrooms and Laboratories
- Sydney Olympics: Broadcasting and Olympic Village Facility



# ATG

[atggroup.com.au](http://atggroup.com.au)

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## About

ATG is a national construction company with an in-house modular division. This enables ATG to deliver both modular and on-site construction with confidence.

ATG modular facility is based in Seymour, Victoria. ATG modular offers our clients services from pre to post construction, including, design, volumetric modular manufacturing, project management and all on site construction requirements providing a one stop shop for our clientele executed all in house.

ATG is ISO Accredited and has implemented tier one technology to consistently deliver projects to a high standard.

ATG has the people, processes and technology to execute both modular and in-situ construction individually or in parallel to suit our clients requirements.

## Capabilities

- Architecture
- Assembly
- Engineering
- Manufacturing
- Project Management

## Solutions

- Components
- Hybrid building systems
- Modular
- Pods

## Products

- Commercial Buildings
- Engineering Construction/Infrastructure
- House Construction
- Public Building Construction

## Key Projects

- Yarriambiack Council Sporting Pavilions
- Victoria Police Training Headquarters
- Private Education Projects
- South West Tafe Learning Spaces



# Australian Sustainable Hardwoods (ASH)

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Heyfield VIC 3858

## About

MASSLAM and ATC are ASH's range of highly attractive, pre-fabricated mass timber solutions (columns, beams and floors) for commercial and multi-res buildings. Our in-house design and engineering team can take the lead to ensure building solutions and materials are optimised for fast and cost-efficient processing by our automated robotic CNC lines. The solution is delivered to site in lifting sequence off the truck and is extremely fast to install. ASH's MASSLAM site are third party audited to PEFC, ISO14001, ISO45001 and products are certified to EWPA accreditation.

Grown, owned and made in Australia, the delivered MASSLAM solution is better than carbon neutral and can be regrown in regrowth forests in a matter of minutes. Our sustainability credentials allow MASSLAM projects to be achieve GBCA 6-star rating and funding for the CEFC.

## Capabilities

- Assembly
- Engineering
- Manufacturing
- Project Management

## Solutions

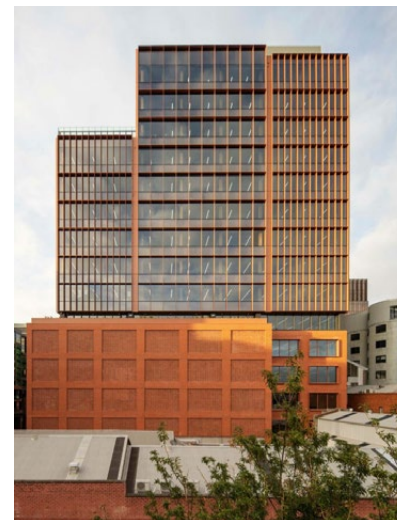
- Components
- Hybrid building systems
- Modular
- Panelised building systems
- Timber framed construction

## Products

- Apartment Construction
- Commercial Buildings
- House Construction-Mid rise
- Public Building Construction

## Key Projects

- 36 Wellington St, Collingwood (Vic)
- Bendigo GovHub (Vic)
- Advanced Manufacturing Resource Facility (NSW)
- Westfield Knox (Vic)
- CIT (ACT)
- National Circuit (ACT)
- Southerland Entertainment Centre (NSW)
- UTas Rivers Edge (Tas)
- Lyndoch Medical Centre (Vic)
- UTas Burnie campus (Tas)
- Latrobe Performing Arts Centre (Vic)





# Clifton Mobile Homes

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Bairnsdale VIC 3875

## About

Clifton Mobile Homes turns dreams of home ownership into reality. As a modular builder, we take pride in offering flexible client solutions tailored to your needs. From concept to completion, we specialise in providing turnkey solutions for your building project.

As a small family business, we prioritise personalised service and attention to detail, ensuring that each home we build reflects the unique vision of our clients.

## Capabilities

- Manufacturing

## Solutions

- Modular

## Products

- House Construction

## Key Projects

- Lifestyle village homes
- New homes
- Dependent persons units
- Retreats
- Holiday homes
- Park accommodation units



# Dynamic Steel Frame

[dynamicsteelframe.com.au](http://dynamicsteelframe.com.au)

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+61 419 101 639

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Dandenong South VIC 3175

## About

Dynamic Steel Frame is Victoria's leading independent light gauge steel framing manufacturer and recognised globally as a leader in the field. We manufacture for all segments of the building industry including commercial, residential, medium density, modular, social housing, bespoke homes, façades and even tiny houses. Builders appreciate the BIM/digital twin approach to design enabling the designs to be ironed out before manufacture, resulting in reduced rework on site, fewer trades and faster erection times.

Dynamic Steel Frame prides itself on impeccable, robust and fully compliant designs, customer service and industry knowledge. Creating complex award-winning designs using innovative, cutting-edge technologies, the company has driven industry development and played a major role in the evolution of consumer embracement of using light gauge steel in the building process. Proudly Australian owned, supplied and manufactured, Dynamic Steel Frame is providing a Lighter. Straighter. Better. way to build.

If you can imagine it, we can build it.



## Capabilities

- Engineering
- Manufacturing

## Solutions

- Components
- Modular
- Pods
- Timber framed construction

## Products

- Apartment Construction
- Commercial Buildings
- Engineering Construction/Infrastructure
- House Construction
- Public Building Construction

## Key Projects

- Victorian Quarantine Station
- Morwell Government Hub



# Ecoliv Buildings

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## About

Founded in 2008, Ecoliv Buildings specialises in creating prefabricated modular spaces using renewable materials and energy-efficient designs to minimise environmental impact. Based in Victoria, and delivering buildings across Australia, the company has earned recognition for its sustainable practices, receiving numerous awards for energy efficiency and innovation.

Ecoliv's holistic approach extends beyond construction; it encompasses a regenerative approach to ensuring that each commercial or residential building is self-sustaining and significantly reduces ongoing operational costs. B Corp and Climate Active accredited, Ecoliv's business operations align with key visions of social procurement, local jobs first, environmental stewardship, sustainable investment and development, healthy lifestyle, and adopting technology and renewable energy use.

With a profound respect for the planet, Ecoliv utilises innovative design principles to create buildings that are not only beautiful but also have minimal carbon emissions over their life cycle. Ecoliv's new EcoGeneration range represents a pioneering leap in prefab modular construction by going beyond carbon zero to achieve carbon positive status.

The EcoHub off-grid construction facility further represents a step forward in reducing environmental impacts and enhancing

material recycling and reuse. Through a blend of cutting-edge technology, sustainable practices, and a customer-centric approach, Ecoliv Buildings is setting new standards in prefab modular construction, making it an industry leader.

## Capabilities

- Architecture
- Assembly
- Engineering
- Manufacturing
- Project Management

## Solutions

- Modular
- Pods
- Timber framed construction

## Products

- Commercial Buildings
- House Construction
- Public Building Construction

## Key Projects

- Residential buildings (single and two storey)
- Pre-designed and custom designed
- Off-grid remote buildings
- Luxury accommodation EcoHuts
- Commercial buildings
- Retail spaces
- Amenity buildings
- Social housing
- Secondary dwellings



**ECOLIV®**

# Fairweather Homes

[fairweatherhomes.com.au](http://fairweatherhomes.com.au)

Paul Adams, Owner

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## About

Fairweather Homes facilitates the delivery of sustainable architect designed timber buildings utilising modern manufacturing methods to deliver a product that accelerates the builder's on-site construction speed, controls cost, reduces waste, improves quality and provides a carefully considered site and climate responsive design.

Fairweather Homes works with architects and fabricators to create customised designs to suit the client's needs, site and budget. Prefabricated elements are manufactured and delivered to site for the builder to install.

Fairweather Homes was conceived in the 1980's under the stewardship of visionary architect the late John Baird and has been involved in the delivery of numerous homes, small commercial, government and educational buildings throughout Australia and overseas.



## Capabilities

- Architecture
- Manufacturing
- Project Management

## Solutions

- Components
- Hybrid building systems
- Modular
- Panelised building systems
- Timber framed construction

## Products

- Apartment Construction
- Commercial Buildings
- House Construction

## Key Projects

Numerous dwellings throughout Australia



# Fleetwood Australia

[fleetwood.com.au](http://fleetwood.com.au)

**Terry Bagas, Construction Manager**

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## About

With over six decades in the industry, we stand as pioneers, celebrated for our dedication to innovation, quality, and reliability. Our vast range of services covers the entire lifecycle of modern modular solutions, including design, manufacturing, civil site work, transportation, installation, and beyond, to refurbishment, maintenance and storage.

Our expertise spans both private and public sectors, delivering diverse projects across education, defence, commercial, government, custodial, health, residential, tourism and mining sectors. Our collaborative approach ensures tailored, high-quality outcomes for every client.

## Capabilities

- Architecture
- Assembly
- Engineering
- Manufacturing
- Project Management

## Solutions

- Hybrid building systems
- Modular
- Panelised building systems
- Pods

## Products

- Apartment Construction
- Commercial Buildings
- Engineering Construction/Infrastructure
- House Construction
- Public Building Construction

## Key Projects

In 2023 we took out the following awards at the Modular Building Institute:

- Best Permanent Modular Education over 10,000 square feet (Mackenzie State Special School) – Winner
- Best Permanent Special Application over 10,000 square feet (Sydney International Speedway) – Winner
- Honourable Mention – Permanent Modular Assembly (Albert Park Pavilion) – Winner
- Honourable Mention – Permanent Correctional (Corrections Victoria Prison Infill Expansion) – Winner

In addition we are involved on the following Government MMC Panels:

- VSBA – Department of Education and Training Relocatable Building Program
- Q Build Panel Contract – Queensland
- Department of Education and Training Preferred Contract Queensland
- NSW MMC Taskforce



# FormFlow

[formflow.net.au](http://formflow.net.au)

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and Founder**

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+61 408 147 406

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North Shore VIC 3214**

## About

FormFlow is a modular building company, established in 2016. Since commercialising and licensing our world first metal forming process, we have developed a suite of building products, processes and systems that has allowed us to rapidly expand into the development and manufacturing of both commercial and residential modular buildings. We promote our buildings under the FormFlow Living brand.

Our highly capable team of diverse and experienced personnel has strong links to Deakin University and other development partners. Our experienced engineers, architectural designers, project managers, property developers, administrators, production staff and tradespeople can take a project from initial concept stage right through to completion. We believe in collaborating with leaders who are experts in their field to bring outstanding products to the market.

We have been laying the foundations for a building revolution since 2016. Our decentralised manufacturing model represents a comprehensive and scalable solution to the housing crisis, targeting every aspect of the value chain from world first building technologies to a unique commercial delivery model. We intend to leave a legacy of affordable, sustainable housing for future generations.

## Capabilities

- Architecture
- Assembly
- Engineering
- Manufacturing
- Project Management

## Solutions

- Modular
- Pods

## Products

- Apartment Construction
- Commercial Buildings
- House Construction
- Public Building Construction

## Key Projects

- Samaritan House independent living units
- Cobargo innovation and retail hub
- Skenes Creek camp ground amenities and caretaker residence
- Portarlington House
- Ceres House
- Mount Blackwood House
- Batesford House



# Grove Group

[grovegroup.com.au](http://grovegroup.com.au)

**Brenton Grove, Chief Executive Officer**

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**5 Mega Rise  
Pakenham VIC 3810**

## About

Grove Group is a commercial modular and relocatable builder. We play a head contractor role across all aspects of design, manufacture, delivery, installation and complexing to completion of educational, health and corrective services projects.

Grove Group also specialises in the hire and manufacture of temporary site amenity facilities.

## Capabilities

- Manufacturing

## Solutions

- Modular

## Products

- Commercial Buildings
- Engineering Construction/Infrastructure
- House Construction
- Public Building Construction

## Key Projects

- Victorian School Building Authority Modular Building Educational Programs, as follows:
  - Relocatable Building Program
  - Kinder Building Program
  - Kids on School Sites Program
- Federal Government Quarantine Facilities in Melbourne and Perth Accommodation and Administrative facilities
- Department of Health and Human Services Womens Refuge Centers located in Morwell and Werribee
- Department of Health and Human Services Modular Building works for the Sunshine Hospital Mental Health facility



**GROVE® GROUP**

# Harwyn

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1300 427 996

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Dandenong South VIC 3175

## About

Harwyn is an award-winning, leading manufacturer and supplier of high-quality prefabricated buildings for schools throughout Australia. We provide a range of education spaces from small, one-on-one teaching pods, to classrooms, stem labs, admin rooms, recital halls and double-story, multi-use blocks.

Our proprietary manufacturing and installation processes result in typically zero defects on handover, and ensure both cost and timeline certainty for our customers. We have built-up an unmatched industry reputation and have worked with many of the most highly regarded schools around the country. With an average lead time of 12 weeks, and often able to install over a single weekend for minimal disruption, we have become the go-to choice for schools in need of cutting-edge, architecturally designed, extra space.

All of our buildings are fully Australian-made at our Dandenong facility in Victoria and are designed by our highly experienced in-house architects.

## Capabilities

- Architecture
- Manufacturing

## Solutions

- Modular
- Pods

## Products

- Commercial Buildings

## Key Projects

- Presbyterian Ladies College
- St Michaels Grammar
- Yarra Valley Grammar
- St Peters College
- Camberwell Grammar
- Camberwell Girls Grammar
- Trinity Grammar School
- Southern Cross Grammar
- Lauriston Girls School
- Ruyton Girls School
- Cornish College
- Tintern Grammar
- Good Shepherd Lutheran Primary School
- Gilson College
- Bacchus Marsh Grammar
- Mentone Grammar
- Kingswood College
- Lowther Hall Anglican Grammar
- Huntingtower School
- Kilvington Grammar

# harwyn







# HUCX

[hucx.co](http://hucx.co)

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Mitchell Park  
Ballarat VIC 3355

## About

HUCX manufactures panelised prefab buildings that exceed the highest energy and environmental standards. The HUCX panel building system can accommodate any design and is assembled onsite.

Suitable for units, flats, studios, townhouses, low-level apartments and homes.

## Capabilities

- Engineering
- Manufacturing

## Solutions

- Panelised building systems
- Pods

## Products

- Commercial Buildings
- House Construction

## Key Projects

- Geelong Port Control Tower for Spirit of Tasmania



# iBuild Building Solutions

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## About

Our modular construction expertise extends across the entire spectrum of construction processes from concept design to completion, covering residential, commercial, or public housing sections and delivering comprehensive solutions tailored to each unique project.

1. Design and BIM Management
2. Prefabrication
3. On-site Installation
4. Completion

Across all builds, our integrated approach ensures seamless processes from start to finish, delivering sustainable modular projects that enrich communities for years to come.

## Capabilities

- Architecture
- Assembly
- Engineering
- Manufacturing
- Project Management

## Solutions

- Components
- Hybrid building systems
- Modular
- Panelised building systems
- Pods
- Timber framed construction

## Products

- Apartment Construction
- Commercial Buildings
- Engineering Construction/Infrastructure
- House Construction
- Public Building Construction

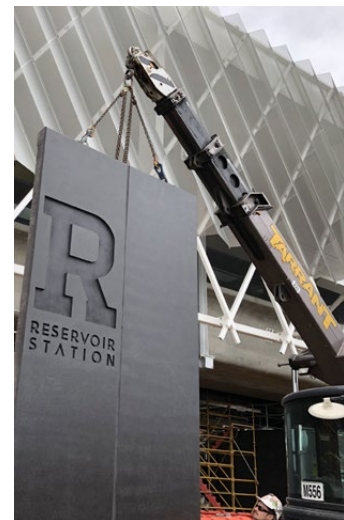
## Key Projects

Recent completed projects:

- Reservoir: Fully finished 3D modular train station buildings
- Ballarat: 3D modular aged care buildings
- Toward Home Brighton East: Fully finished 3D modular project
- Seaford Railway Depot: Fully finished 3D building
- Export: Prefabricated flatpack build material exported to Western Africa for residential village construction, fully funded by the German government

Currently delivering projects:

- Australia: Over 100 residential prefabricated flatpack residential builds delivered to all states in Australia
- Export: Prefabricated flatpack build material exported to Malaysia for Royal Palace extension project, fully funded by the Malaysian government
- Export: Prefabricated flatpack build material exported to Pacific Islands for residential housing construction



**iBUILD™**  
Building Solutions

# JMB Modular Buildings

[jmbmodularbuildings.com.au](http://jmbmodularbuildings.com.au)

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## About

JMB Modular Buildings have been in the construction industry for 15 years, having recently evolved into the prefabricated construction/modular space.

We have a reputation for our innovative building knowledge and design, specialising in volumetric modular projects, domestic and commercial. A registered builder, we can see projects through from concept to completion.

## Capabilities

- Architecture
- Assembly
- Engineering
- Manufacturing
- Project Management

## Solutions

- Components
- Hybrid building systems
- Modular
- Panelised building systems
- Pods

## Products

- Apartment Construction
- Commercial Buildings
- Engineering Construction/Infrastructure
- House Construction
- Public Building Construction

## Key Projects

- Modular guardhouses at Tullamarine Airport Manufactured and installed
- Multiple modular units for private developer designed Manufactured and installed
- One bed modules for accommodation provider designed Manufactured and installed
- Second level module addition to office of transport business Manufactured and installed
- 3 level architectural modular home that came runner up for 'Offsite Construction Project of the Year' in 2019 Australian Construction Awards Designed, manufactured and installed



# Modscape

[modscape.com.au](http://modscape.com.au)

Josh Chaplin, New Business Director

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Essendon Fields VIC 3041

## About

Modscape is an Australian owned and operated company. We utilise the benefits of offsite construction to create architecturally designed, innovative, and sustainable buildings. Our approach harnesses the latest in manufacturing technology to ensure precision, durability and a significantly reduced carbon footprint.

Since 2006, we've worked with industry leaders across residential, education, health and aged care, commercial, community, hotels and accommodation and infrastructure sectors. Each Modscape project is the result of a unique and proven approach, demonstrated across more than 600 completed works.

## Capabilities

- Architecture
- Assembly
- Manufacturing
- Project Management

## Solutions

- Hybrid building systems
- Modular
- Panelised building systems
- Timber framed construction

## Products

- Apartment Construction
- Commercial Buildings
- Engineering Construction/Infrastructure
- House Construction
- Public Building Construction

## Key Projects

- Northern Hospital, Epping
- McKellar Mental Health & Wellbeing Centre, Geelong
- Regional AOD Residential Facility, Corio
- Regional AOD Residential Facility, Wangaratta
- Regional AOD Residential Facility, Traralgon
- Morwell TAFE, Gippsland
- Accommodation at Curlews Golf Club



# MODSCAPE™

# Prebuilt

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## About

Prebuilt are leading architecturally designed modular builders, delivering residential and commercial projects across Australia since 2003.

Prebuilt's capabilities span across design (architectural, structural and interior), documentation, building administration, project management, engineering and construction. We understand the importance of good design and are able to seamlessly work with our clients and their architects to ensure the design integrity of the building is maintained while also maximising the benefits of prefabricated construction.

## Capabilities

- Architecture
- Assembly
- Engineering
- Manufacturing
- Project Management

## Solutions

- Hybrid building systems
- Modular

## Products

- Apartment Construction
- Commercial Buildings
- House Construction
- Public Building Construction

## Key Projects

- VSBA Permanent Modular Education Buildings
- Caulfield Grammar School Buildings – Malvern, Caulfield and Wheelers Hill campuses
- Rich River Golf Club Hotel Accommodation
- Mt Buller Accommodation
- Thomas Embling Hospital
- Display Suites/ Sales Centres – Lendlease, Mirvac, Stockland and Riverlee Group
- Department of Defence – RAAF Pilot Accommodation
- Department of Transport – New Train Stations for Level Crossing Removal Projects



# PreBuilt

# Rendine Constructions

[modularity.com.au](http://modularity.com.au)

**James Heffernan, General Manager**  
Modularity by Rendine

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## About

Modularity by Rendine Constructions is no ordinary commercial construction. Our aim is to deliver extraordinary construction every time.

Our proprietary modular construction system delivers fully integrated, bespoke solutions much faster than conventional construction can achieve. Backed by 50 years of expertise in commercial construction, we build innovation and precision into every project. There is nothing more important to us than understanding your vision and needs. We ask questions, and we listen. Then, utilising architect-led design, we create a fully bespoke solution with cost certainty and production milestones locked in.

With Modularity, there are no surprises. We work with integrity and take care of the little details, because that's what makes the biggest difference to you.

## Capabilities

- Manufacturing
- Project Management

## Solutions

- Modular

## Products

- Apartment Construction
- Commercial Buildings
- Engineering Construction/Infrastructure
- House Construction
- Public Building Construction

## Key Projects

- Avondale Primary School
- Lalor East Primary School
- Rollins Primary School
- Hume Reserve Soccer Pavilion
- Sunkin Display Suite Highett
- Koss Movelle Kindergarten
- Pedrina Park Sports Hub Pavilion
- Pettys Reserve Sports Pavilion
- Gen Fyansford
- Lucknow Kindergarten



# Swanbuild

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## About

Swanbuild offers a range of modular home designs, including single-story and multi-story options, to suit different preferences and needs. The homes are constructed off-site in a factory-controlled environment and then transported to the desired location for assembly. Our Clients have the option to customise their modular homes according to their specific requirements, preferences, and budget. Swanbuild provides flexibility in floor plans, interior finishes, fixtures, and fittings to tailor the home to individual tastes.

Swanbuild emphasises sustainable building practices, including energy-efficient design, the use of eco-friendly materials, and waste reduction measures. The homes are designed to minimize environmental impact while maximizing energy efficiency and comfort for occupants. Our company prides itself on delivering high-quality homes built to Australian standards. Swanbuild maintains rigorous quality control processes throughout the construction process to ensure the durability, safety, and longevity of their homes.

Swanbuild offers comprehensive customer support services to guide clients through the entire home-building process, from initial consultation and design to construction, delivery, and after-sales service.

The team of experts assists customers at every step to ensure a smooth and satisfying experience. Swanbuild operates display

villages where potential customers can view the range of home designs firsthand and gather inspiration for their own projects. These display villages showcase different styles, layouts, and features to help clients visualise their dream home.

## Capabilities

- Manufacturing

## Solutions

- Modular
- Timber framed construction

## Products

- Commercial Buildings
- House Construction

## Key Projects

- St Peter's Primary School
- St Francis of the Fields Primary School
- St Anthony's School
- Sienna Catholic Primary School Stage 1B
- Sienna Catholic Primary School
- Mother Teresa Primary School
- Great Ryrie Primary School
- George St Primary School
- Cobram Secondary College
- Ballarat High School
- Ararat West Primary School
- Many other projects have been completed for residential clients as well

And counting!



# SYNC

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## About

SYNC advances manufacturing to change the way the world builds by fabricating integrated, cleaner, and more reliable construction solutions.

Since 2013, SYNC has been setting the benchmark for high quality, prefabricated bathrooms built off-site in Australia.

By integrating innovative prefabrication and digital design technologies we help improve the efficiency, quality and safety of construction industry-wide.

Working collaboratively with architects, builders, plumbers and clients we create innovative and beautiful living environments from our purpose built manufacturing facility in Melbourne. SYNC pods can be specified for any development including luxury boutique apartments, healthcare centres, hospitals, hotels, aged care, and student accommodation.

## Capabilities

- Assembly
- Engineering
- Manufacturing
- Project Management

## Solutions

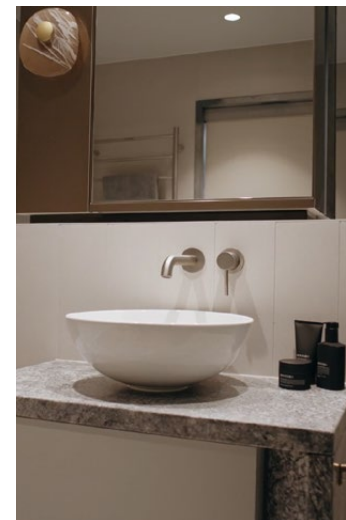
- Pods

## Products

- Apartment Construction
- Commercial Buildings
- House Construction
- Public Building Construction

## Key Projects

- Nine Willoughby, NSW
- Queen Victoria Market Munro Build-To-Rent Tower, Victoria
- Metlifecare, New Zealand
- Jewish Care, Victoria
- Iglu Franklin Student Accommodation, Victoria
- Meriton Suites King St, Victoria
- Midlands Hospital, Western Australia



# SYNC®



# Timber Building Systems

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VIC 3163

## About

Timber Building Systems has developed a revolutionary post tensioned building system for modern construction methods destined for multi-level townhouses, apartments, social housing, schools, hotels and commercial buildings.

Our patented building assembly system provides wood-based integrated flat pack panels that include structural as well as plumbing and electrical service elements.

## Capabilities

- Assembly
- Engineering
- Manufacturing

## Solutions

- Modular
- Panelised building systems

## Products

- Apartment Construction
- Commercial Buildings
- Public Building Construction

## Key Projects

- Henley Ready Built Townhomes – Multistory townhomes located in the northern and southeastern suburbs of Melbourne
- Double and single story classroom and facilities buildings – Oran Park Public School, NSW
- Administration and Facilities annex – Mitcham Primary School, South Australia
- Meyer Timber office building – Yatala, Queensland
- 3, 4 and 5 story Social Housing Apartment buildings – Kāinga Ora, Auckland, New Zealand



# Timbertruss

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## About

Timbertruss is proudly part of Bowens Timber and Hardware Group and is one of Australia's leading prefab manufacturers, specialising in the supply of roof trusses, wall frames, Posi Struts, cassette floor panels and pre-cladded products.

Timbertruss prides itself on safety, quality, innovation, efficiency, and reliability. This has resulted in Timbertruss becoming the prefabricated manufacturer of choice for the building industry throughout Australia and helping families realise their home ownership dreams.

Beginning with roof trusses in 1989, Timbertruss has a proven track record throughout Victoria and Queensland with manufacturing facilities across Melbourne, Geelong and Brisbane. In 2011, Timbertruss joined Bowens, a family-owned and operated timber and hardware supplier since 1894. Timbertruss is now the largest prefabricated supplier in Australia and continues to innovate and grow across the building industry.

Timbertruss invests in its people, who are the best at what they do. Our dedicated people are experienced in assisting builders to achieve the best possible prefabricated solutions, utilising their diverse skill sets to ensure the highest quality outcome for every customer.

## Capabilities

- Manufacturing

## Solutions

- Components
- Hybrid building systems
- Panelised building systems
- Timber framed construction

## Products

- Apartment Construction
- Commercial Buildings
- House Construction
- Public Building Construction

## Key Projects

- Residential builders



# WI Building Systems

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## About

WI Building Systems can deliver public building construction, engineering construction/infrastructure (small to medium) and small commercial building projects.

## Capabilities

- Assembly
- Engineering
- Manufacturing
- Project Management

## Solutions

- Modular

## Products

- Commercial Buildings
- Engineering Construction/Infrastructure
- Public Building Construction

## Key Projects

- Siemens (Auckland): 7 Backup Datahalls for the DCI Data Centers AKL02 project
- Moonee Valley City Council: JA Fullarton change rooms, multi-purpose facilities (pictured)
- Multiple sales offices across Australia
- Switchrooms across Australia
- Manningham City Council: Change rooms, multi-purpose facilities
- Banyule City Council: Offices and commercial kitchen



## Case Studies



## CASE STUDY:

# Mental Health Beds Expansion Program – Sunshine Hospital

The Victorian Health Building Authority recently completed the construction of 120 new acute mental health beds across four facilities in metropolitan Melbourne and in Geelong. Three of those facilities were constructed utilising modular construction, including the new Sunshine Health and Wellbeing Centre at the Sunshine Hospital.

Built using a prefabricated construction solution, the new two-storey facility includes 336 structural modules, with the centre's façade and internal fit out undertaken on site.

Featuring treatment and multi-purpose rooms, staff and family lounge, internal courtyards and enclosed garden areas, the new centre will provide more than 18,900 days of care, enabling an estimated 1,153 more locals to access vital mental health services every year, in a safe, friendly and healing environment.

Delivered in response to a key recommendation from the Royal Commission into Victoria's Mental Health System, the facility will reduce pressure on the Sunshine Hospital's emergency department, delivering inpatient acute mental health services in a contemporary, safe, and high-quality hospital setting.



CASE STUDY:

# Affordable regional housing

Prefabricated construction allows for the production of homes that can be constructed quickly, are easily transported and are placed permanently on vacant land in areas of high demand. This provides an innovative solution to increasing social housing supply – particularly in regional areas.

Affordable housing provider Haven Home Safe is utilising prefabricated construction to produce 25 sustainable, cost-effective and high-quality dwellings in Horsham. The homes are being produced by ARKit in their warehouse in Sunshine.

Once completed, they will be transported to Horsham to house up to 47 people on the Victorian Housing Register.

The homes will be modern, energy-efficient, and include heat pump hot water services – making them cheaper to cool in summer and heat in winter and more comfortable all year round.

Funded by Homes Victoria under the \$5.3 billion Big Housing Build, the development will help to alleviate the housing crisis in the region.



CASE STUDY:

# Roxburgh Park Primary School Kindergarten

The Victorian School Building Authority (VSBA) is partnering with early learning providers and local councils on a significant kindergarten-building program.

Prefabricated construction offers an efficient solution for delivering quality outcomes in short timeframes. With templated floorplans, the building designs have the flexibility to accommodate specialist areas such as maternal and child health facilities.

The four-room Roxburgh Park Primary School Kindergarten used modular construction to meet required delivery timelines, while minimising disruption to the school. Design began in April 2023, with construction starting in August 2023 and completed by the end of the year – in time to welcome 132 children for Term 1 2024.

The VSBA is now deploying prefabricated construction technology to deliver learning facilities to Victorian children in both schools and kindergartens. Over 100 modular school and kindergarten buildings have been delivered since 2017.



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**MADE IN  
VICTORIA**

