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Modular



**AFFORDABLE.
EFFICIENT.
SUSTAINABLE.
PROVEN.**



ABOUT the Modular system

➔ Modular provides clients and strategic partners with a complete modular building solution for a variety of medium to high density building applications. Cost, efficiency and sustainability are the key principles across everything we do.

Our modular building system capitalises on the efficiencies of prefabricated building techniques and off-site construction to provide a building solution that is significantly faster and more cost effective than traditional construction.

Modular has developed an ISO certified factory in China to provide the most innovative modular building facility available to developers today. Thanks to our long standing presence and experience in China, Modular can provide large volume, high end and architecturally designed modular buildings to the global market.

1.
**SIGNIFICANT SAVINGS IN
CONSTRUCTION COSTS**

2.
**SIGNIFICANT REDUCTIONS
TO CONSTRUCTION
SCHEDULES**

3.
**SUSTAINABILITY ACROSS
EVERYTHING WE DO**

TEAM

Modular encompasses a team of local and international specialists that all contribute to providing the ultimate building solution;

Architects & Interior Designers
Engineers (structural, mechanical, fire)
Building & Quantity Surveyors
Manufacturing & Logistics Specialists
Cost Planning & Construction Management

These and other building specialists ensure quality, design excellence and building compliance across every project. The whole team shares a common goal of building innovation and efficiency into contemporary construction techniques. Many of these talented team members and groups have been awarded with internationally recognised awards for their innovation and contribution to the building and design industry.

Modular's Chinese manufacturing partner provides the team with an exceptional level of expertise in high volume manufacturing and assembly. With over 12,000 employees and 300,000 square metres of manufacturing facilities the group continually endeavours to apply advanced manufacturing management systems and processes to ensure product quality and assurance.

The Modular team encompasses the complete spectrum of required disciplines needed to deliver a turnkey modular building solution from design to construction. Each client benefits from the collaborative approach of Modular. All the required services can be provided through one single point of contact delivering the benefits of a coordinated team with a standardised approach. The scope of Modular's involvement is flexible and dependent on client's requirements.

PRODUCT

The modular system is a prefabricated method of construction that can be tailored to suit a variety of development applications. It has been driven by a clear set of objectives - cost, efficiency, standardisation and minimal environmental impact.

The building method consists of purpose-designed and factory-built, steel framed modules. These modules are strictly engineered to meet the most stringent building codes worldwide. Each is constructed off-site in our specialised facility in China and fully fitted out prior to leaving the factory.

The modules are transported to site, assembled into place, connected to services and opened as complete living zones, ready to use. Each module is capable of intermodal freight, via road, rail or sea enabling delivery anywhere across the globe. The external design of the building is unlimited with a myriad of façade options available.

Construction techniques with a modular system provide unique and innovative building solutions that reduce construction time by up to fifty percent.

All modules and prefabricated product have been custom designed to adhere to the relevant Australian standards and are fully compliant with BCA requirements to meet the permanent building code.



PROCESS

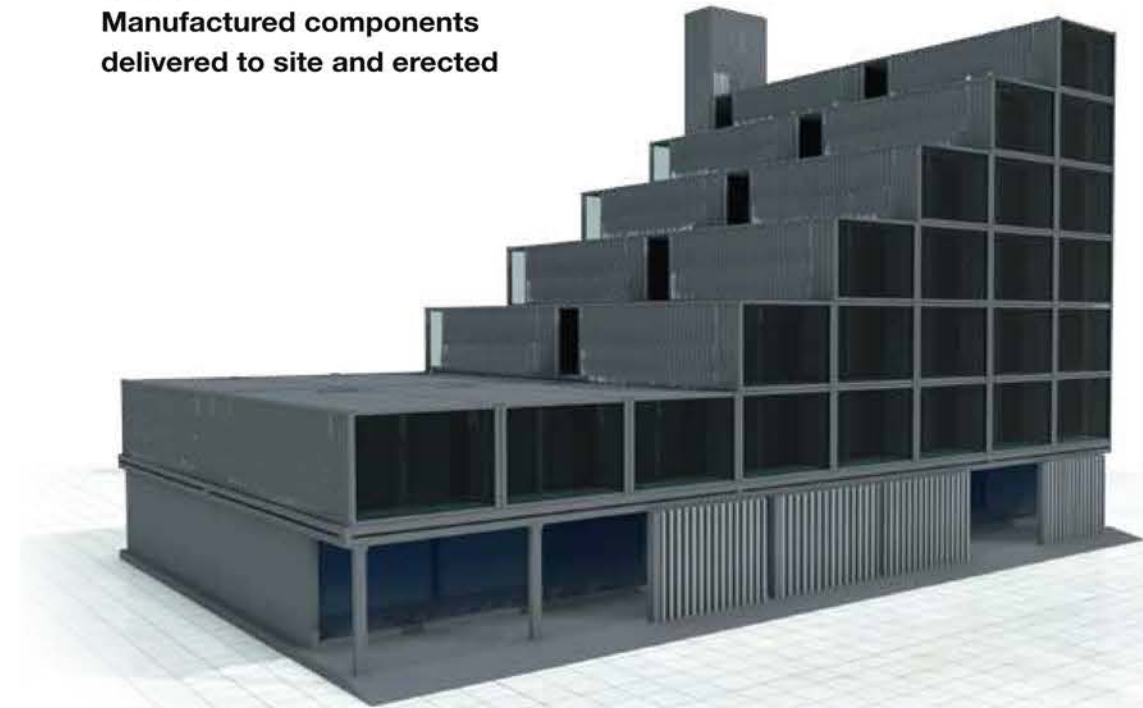
STAGE 1

**Concrete components
constructed conventionally**



STAGE 2

**Manufactured components
delivered to site and erected**



STAGE 3

**Building Complete – 50% faster
than traditional build**



SERVICES

Each module incorporates a service shaft that facilitates the following services in a vertical configuration.

Plumbing

Electrical

Waste

Exhaust

Data

MATERIALS OF CONSTRUCTION

The Modular system has been designed to meet or exceed the highest of Australian standards and is fully compliant with BCA.

All materials have been carefully selected with the highest of quality, functionality, and the environment in mind.

Each module is an autonomous fire isolated compartment and provides for a ninety minute fire rating.

Each module is a sound isolated compartment and achieves a rating in excess of $Rw+Ctr$ 50.



APPLICATIONS

A GLOBAL EVOLUTION IN BUILDING.

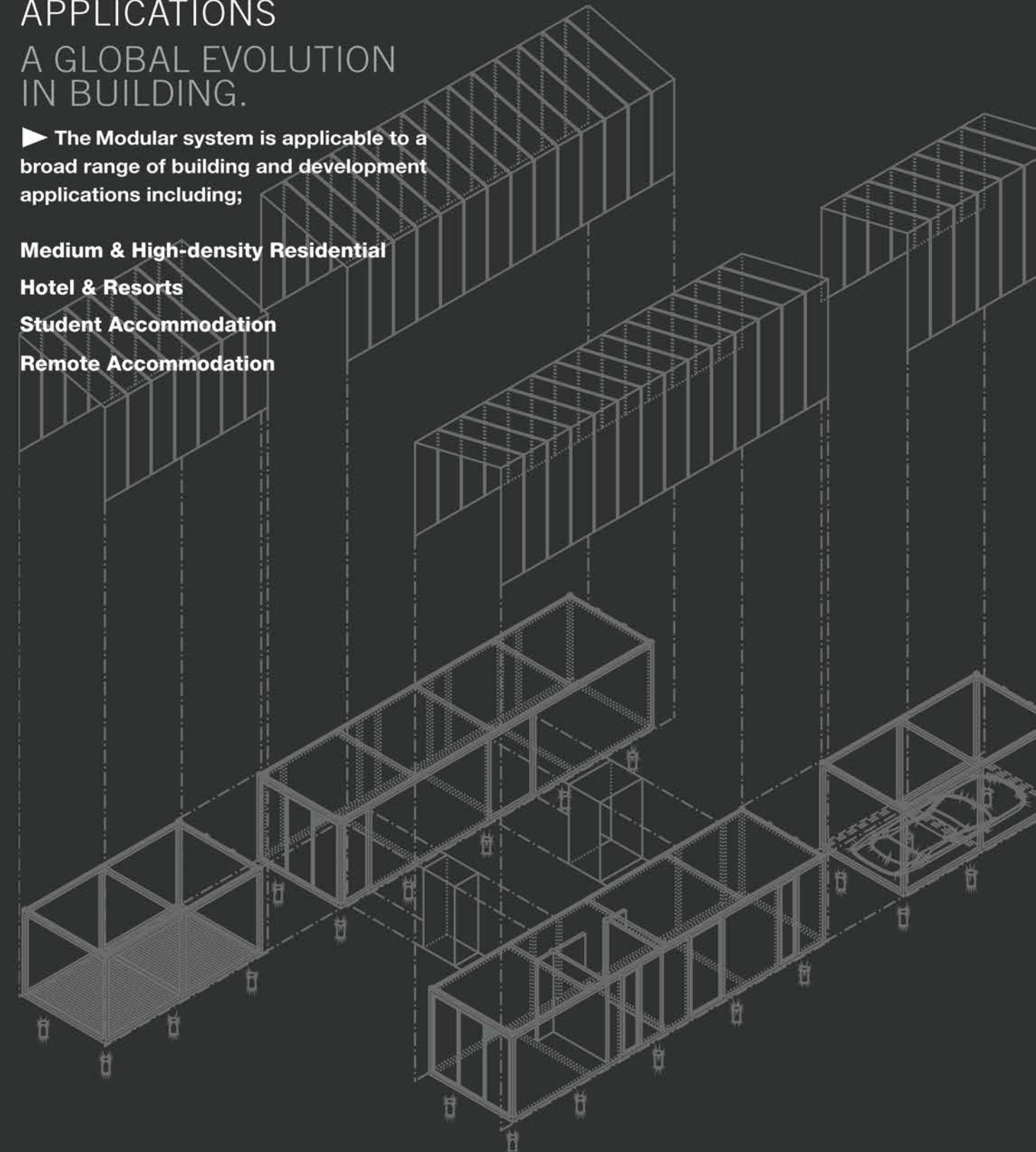
► The Modular system is applicable to a broad range of building and development applications including;

Medium & High-density Residential

Hotel & Resorts

Student Accommodation

Remote Accommodation



INTERIORS



ADVANTAGES REDUCING TIME & COST. CONTROLLING QUALITY.

Modular systems embrace the use of standardised production, repetitive methodologies in design and engineering, and systematic costing techniques to provide benefits that can reduce development costs by up to twenty to thirty percent when compared with traditional building projects.

Reductions in Consultant & Professional Fees

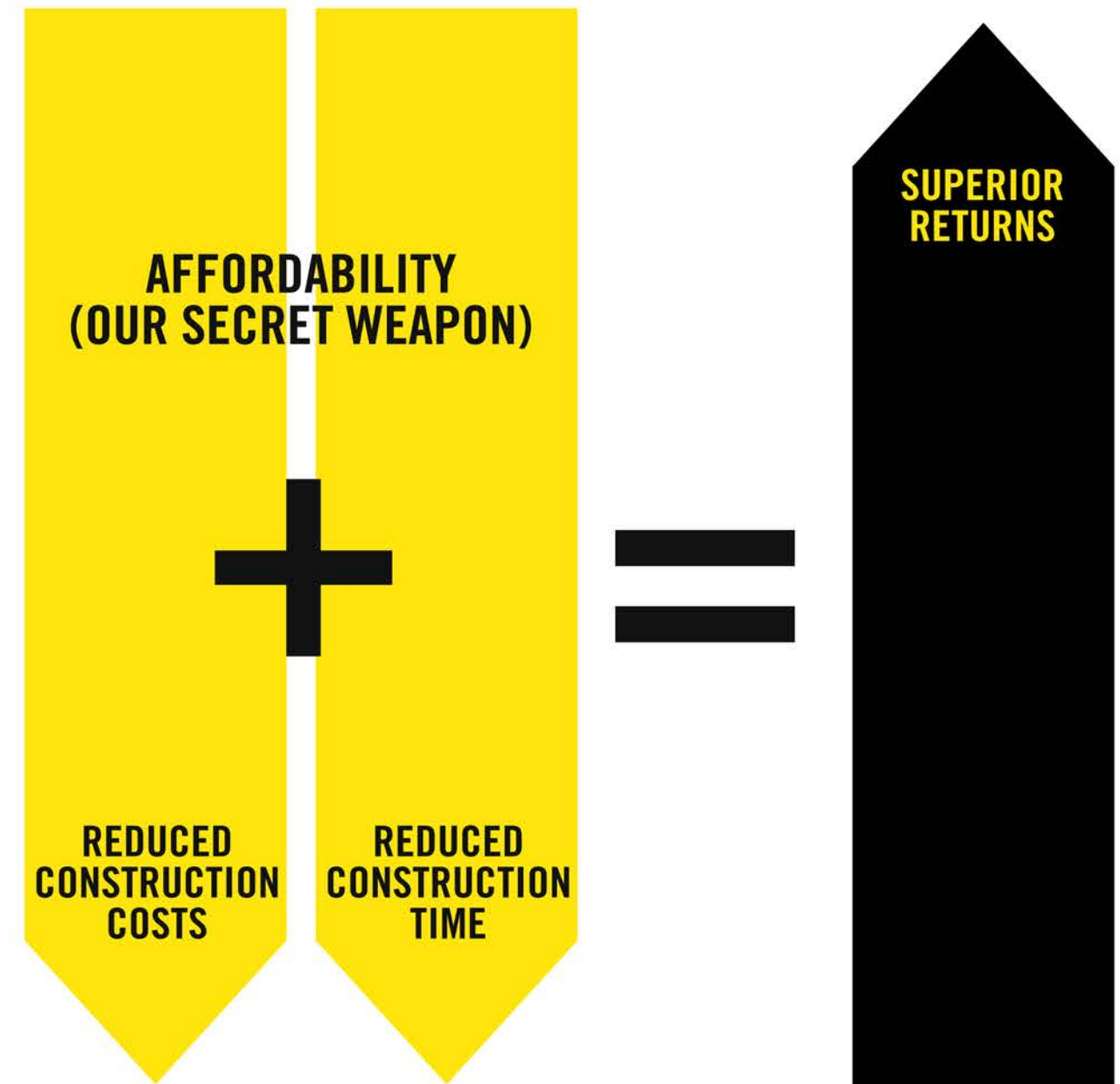
- Architects
- Structural Engineers
- Service Engineers
- Building Surveyors
- Quantity Surveyors

Reductions in Construction Costs

- Building Preliminary Costs
- Consultants
- Lighter Construction Footings
- Development Finance Cost
- Manufacturing Process Efficiencies
- Shorter Development Programs

Controlled Manufacturing

- Better Labour Efficiencies
- Better Control Over Quality
- Economies Of Scale Achieved



SUSTAINABILITY

Modular construction methods embrace the principles of sustainability and energy efficiency. Complete prefabrication of modular rooms in our off-site factory allows us to adopt production line technology and techniques, much like the automobile industry. Efficiencies of standardisation, resource management and material waste management are built into our construction processes. We promote the use of sustainable resources and materials across all our design and construction to ensure that we are continually evolving with changes in environmental product and practices.



THE BENEFITS OF OFF-SITE MANUFACTURING AND PROMOTION OF SUSTAINABLE RESOURCES INCLUDES:

Construction lead time reduction by up to 50%

Reduction in material requirements

Reduction in material wastage

Reduction in site disturbance

Reduction to the carbon footprints

Use of sustainable and renewable materials

Six Star First Rate Energy Rating achievable

