National Housing Australia
Modular Design, Constructability and Costing
Modular cost inputs

- Manufactured product
- Logistics
- Installation
Design considerations

Well designed modular buildings can look and feel like a conventionally constructed building

- Balconies included as part of the module design
- Internal ceiling height of 2.7m
- Façade articulation
- Internally the same if not better than conventional construction
Design

6 x 2 bed + 2 bath (70sqm) + balcony (10sqm)
2 x 1 bed + 1 bath (50sqm) + balcony (10sqm)

9 modules
5 module types
Constraints

- Limited options with regards to builders who understand the relationship between the in-situ and modular works
- Limited options with regards to architects who understand efficient modular design
- Adds additional complexity to funding requirements (offsite payments)
- Limited funding options available compared with conventional construction
Modular Project Process

- Establish if your project is suitable for a modular build
- Engage with a modular supplier early
- Engage consultants and design team that are familiar with your modular suppliers system
Modular Projects
Ascot Aged Care

Apartments: 49
Aged Care Rooms: 144
Construction Program: 13 months
Start Date: May 2016
Blacktown Apartments

Apartments: 160
Construction Program: 14 months
Start Date: May 2016
Leighton Beach Hotel

Rooms: 100
Construction Program: 12 months
Start Date: January 2016
Waterfront Hilton

Rooms: 243
Construction Program: 15 months
Start Date: March 2016