PREFABRICATED CONSTRUCTION IN VICTORIA

VICTORIAN BUSINESS SUPPLY CHAIN DIRECTORY
INTRODUCTION

Victorian construction companies, manufacturers and supply chain businesses are world leaders in creating, making and adopting prefabricated buildings and infrastructure.

Prefabricated construction is evolving and growing. It extends across a wide array of sectors extending beyond single housing developments to schools, hospitals, train stations, sport buildings and the commercial building market.

As part of our Construction Technologies Sector Strategy, the Victorian Government continues to work with industry to encourage and stimulate off-site construction and market growth using locally manufactured products.

New opportunities continue to emerge, with the Victorian industry delivering into more projects that are increasingly becoming accessible to the Victorian prefabricated construction industry.

This directory showcases the breadth of capabilities of our innovative companies and its supply chain in the Victorian prefabrication industry, along with case studies where prefabrication has delivered outstanding projects across the nation.

This directory is an important resource for those with plans to use skilled, efficient and innovative partners in future building projects.
Picture: Altona Primary School, Victorian School Building Authority with ARKit and Sensum Group
VICTORIA IS AUSTRALIA’S LEADER IN PREFABRICATED CONSTRUCTION

Victoria is the home of innovative prefabrication manufacturers, with demonstrated ability to deliver high quality prefabricated buildings.

Prefabricated manufacturers are supported by Victoria’s strong supply chain capabilities in design and engineering, project management, building component manufacturing, and transport and logistics.

Rapid technological advances are enabling prefabrication manufacturers to efficiently deliver affordable and high-quality housing and other built structures. A strong focus on innovation and streamlining the supply chain is creating significant opportunities for prefabricated manufacturers across the broader construction industry.

Victoria’s strengths

- Well-established prefabricated construction ecosystem, with the largest number of prefabricated manufactures and industry organisations in Australia
- World class prefabricated construction research hub
- Leading developer of global standards and guides, including the Handbook for the Design of Modular Structures
- Exceptional advanced manufacturing capabilities
- Highly-skilled workforce
- Leading edge design and engineering expertise
- Well-developed freight and logistics systems
- Competitive business costs
- Enabling regulatory system
- Leader in Building Information Modelling (BIM) and other digital technologies
- Agile supply chain businesses.

What is prefabricated and modular construction?

Prefabricated construction (also known as off-site fabrication, modular construction or prefab) refers to the manufacture of buildings or other construction components in a workshop or a factory. Elements are then transported to the construction site, where they are incorporated into the building or infrastructure project.

Prefabrication can involve a range of systems with varying levels of complexity.

In Victoria simple structural systems, for example, include roof trusses and wall frames.

Prefabricated panels are more complex and are typically used for wall and floor systems. They can include elements added to the simple structure such as insulation, electrical points, waterproofing and cladding.

Modular systems represent further complex product development, and may be in the form of modules, or a suite of models that make up a structure, or specialised pods such as for wet or technically complex areas with advanced thermal, acoustic and durability properties.

Prefabrication technologies are rapidly advancing, with Victorian supply chain companies are playing a lead role.
WHY PREFABRICATED CONSTRUCTION IS BECOMING MORE POPULAR IN VICTORIA

There is a high demand for housing and public buildings, infrastructure in Victoria. Prefabricated and modular construction present an opportunity to significantly decrease the time required to deliver on this demand and improve the safety of construction.

Significant opportunities in prefabrication

- **5%** of homes were prefabricated in Victoria in 2016
  (Australian Research Council Centre for Advanced Manufacturing of Prefabricated Housing, 2018)

- **3%** of homes were prefabricated in Australia in 2016
  (Domain, 2017)

- **80%** of homes were prefabricated in Sweden in 2016
  (Domain, 2017)

- **$6.5 billion** contribution of the manufactured modular housing sector to the Australian construction industry.
  (Built Offsite, prefabAUS, 2017)

- **>50%** of prefabrication companies are based in Victoria
  (prefabAUS, 2015)

- **>40%** Decrease in waste compared to insitu building
  (Australian Research Council Centre for Advanced Manufacturing of Prefabricated Housing)
ADVANTAGES OF PREFABRICATED CONSTRUCTION

Prefabricated construction has consistently shown proven benefits over the lifecycle of an asset in terms of costs, time, quality, health and safety.

Productivity and predictability
- Time efficiencies in overall project delivery
- Improved quality and consistency of product
- Improved productivity from economies of scale
- Less rework

Safety and reduced disruptions
- Structures are assembled quickly on-site
- Safer working conditions due to controlled environments
- Less disruption in and around construction sites, including to local communities

Environment
- More efficient use of materials
- Less waste
- Greater scope for recycling
HANDBOOK FOR THE DESIGN OF MODULAR STRUCTURES

A Modular Construction Codes Board initiative

The Handbook provides guidance on the design, construction, commissioning and replacement of modular structures. The aim of the Handbook is to share the experience and knowledge of advances in modular manufacturing and construction for improving safety, productivity and quality in industrial practices.

The Handbook references standards relevant to the design of built structures, including international and Australian standards. It is the first of its kind in the world.

It provides solutions for modular construction in areas including:

- Design for performance
- Design for manufacture and assembly (DfMA)
- Regulatory compliance.

The handbook can be accessed at mccb.org.au

A strong collaboration from leading experts

The first edition of the Handbook was released in 2017 by Monash University as a result of a collaborative project developed with key industrial and university partners, and with support from the Victorian Government.
Victoria is home to leading prefabrication organisations

**prefabAUS**

prefabAUS is the peak body for Australia’s off site construction industry and exists to showcase and advance Australia’s off site, prefabricated and modular construction industry. Created in Melbourne in 2013, prefabAUS represents 200 organisations across Australia. prefabAUS holds an annual conference, hosts guest speakers and networking events and arranges international study tours. [www.preafaus.org.au](http://www.preafaus.org.au)

**ARC Centre for Advanced Manufacturing of Prefabricated Housing**

The ARC Training Centre for Advanced Manufacturing of Prefabricated Housing is focused on collaborative, eco-friendly, prefabricated housing research in Australia. It strives to deliver breakthrough product and process innovations that will enable the Australian housing industry to compete on a global stage.

**Modular Construction Codes Board**

The Handbook for the Design of Modular Structures has been developed by a group of industry and technical experts through the Modular Construction Codes Board (MCCB), Monash University and with Victorian Government support. The Handbook provides technical guidance on the design and construction of modular structures along the entire life cycle of a structure. The Handbook is the first best practice guide for modular construction in the world, leading the way in enabling new construction technologies.
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PREFabricated MANuFACTURERS IN VICTORIA
ANCHOR HOMES

anchorhomes.com.au

Lester Raikes, Director
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+61 408 055 231
55 Industrial Road
Stratford VIC 3862

About
For more than 25 years, Anchor Homes has been providing high-quality, cutting-edge, sustainable and innovative building solutions to Australian families.
Their transportable homes are built at their 12,000 square metre manufacturing facility in Stratford and then transported to the client’s site. Anchor Homes allow reduced wastage and stringent supervision, passing all quality standards.
200+ employees in Victoria.

Focus area
Modular (including sectional, volumetric or unitised structural units)

In-house services
Engineering
Architecture
Manufacture
Assembly
Project Management
Construction

Capabilities
Commercial Buildings up to $20 million
House and Apartment Construction

Key projects
Residential homes
Holiday homes
Dental Surgery projects
In-house services
Architecture
Manufacture
Assembly
Project Management
Construction

Capabilities
Commercial Buildings up to $20 million
House Construction
Public Building Construction
(hospitals, schools)

Key projects
Residential homes
Accommodation
Child care centres
Community centres
Infrastructure projects
Pop-up spaces
Schools

ARCHIBLOX
archiblox.com.au
Bill McCorkell, Director
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5/151 Barkly Avenue
Burnley VIC 3121

About
Archiblox is a team of skilled architects, interior designers, project managers, builders and finishing trades, with a focus on balancing beauty and technology. Archiblox provides end-to-end services to meet unique demands of clients whether residential or commercial. 40+ employees in Victoria.

Focus area
Modular (including sectional, volumetric or unitised structural units)
Pods (multipurpose space)
ARKIT

arkit.com.au

Craig Chatman, Director
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+61 411 453 480
6/2 Tube Street
Sunshine North VIC 3020

About
ARKit is an architect-led, design and build group specialising in the delivery of custom designed, high quality, sustainable building solutions for a variety of residential, commercial, and educational applications. ARKit offers a fully integrated, in-house design and construction service that combines architectural expertise with the efficiencies of prefabrication to carefully translate project requirements from brief to built form.

30+ employees in Victoria.

Focus area
Timber framed construction
Modular building systems (including sectional, volumetric, or unitised structural units)
Panelised building systems (non-volumetric systems, open or closed panel systems)
Hybrid building systems

In-house services
Architectural design/consultancy
Off-site construction
Installation/assembly, on-site construction
Project Management
Passive House consultancy

Capabilities
Commercial Buildings up to $20 million
Housing and Apartment Construction
Public Building Construction (hospitals, schools)

Key projects
Phoenix College Early Learning Centre (pictured)
Melbourne Water Office, Silvan – Winner (Commercial), Melbourne Design Awards 2014
Altona North Primary School
South Cres (pictured) – Highly Commended, Sustainability Awards 2019; Shortlisted, Houses Awards 2019
Beaumaris North Primary School – Winner, Sustainability Awards 2019; Shortlisted, Houses Awards 2019
ATCO STRUCTURES AND LOGISTICS

atco.com/en-au/for-business.html

Elliot McCarthy, Manager – Victoria
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+613 8765 8200
128 Hallam Valley Road
Dandenong South VIC 3175

About
ATCO specialises in workforce and construction villages, both temporary and permanent. They also provide project management solutions, from initial design and engineering stage through to logistics management. 25+ employees in Victoria.

Focus area
Modular (including sectional, volumetric or unitised structural units)

In-house services
Engineering
Architecture
Manufacture
Assembly
Project Management
Construction

Capabilities
Commercial Buildings up to $200 million
House Construction
Public Building Construction (hospitals, schools)
Engineering Construction/Infrastructure

Key projects
Department of Education
Relocatable Program
Wheatstone Blast Rated buildings and Construction Village
NSW Correctional Facilities High Security Prison Cells
Department of Immigration and Border Protection Detention facilities
Melbourne Immigration Centre high security pods
FLEETWOOD AUSTRALIA

fleetwood.com.au

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Sales & Marketing
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+61 498 009 080
Level 3, 246 Bourke Street
Melbourne VIC 3000

About
Fleetwood has leveraged advances in technology and prefabrication and work with government departments, owners, architects and engineers to design and build custom modular buildings. They provide pre-construction assistance, project schedule development as well as construction management services. 130+ employees in Victoria.

Focus area
Modular (including sectional, volumetric or unitised structural units)

In-house services
Architecture
Manufacture
Assembly
Project Management
Construction

Capabilities
House Construction
Public Building Construction
Engineering Construction/Infrastructure

Key projects
Department of Education & Training - Relocatable Building Program
Victorian School Building Authority - Permanent Modular Building Program
Department of Education & Training (QLD) - Preferred Supplier Agreement
Department of Justice (NSW) - Minimum Security Program Units (HIPU)
Carey Baptist Grammar- Double Storey Decanting Solution
Ilim College- Four campuses across Victoria
**GROVE GROUP**

grovegroup.com.au

Stephen Grove, Chief Executive Officer
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+613 5942 0700
5 Mega Rise
Pakenham VIC 3810

**About**
The Grove Group offers a full turn-key service. The company manages all aspects of the project, from feasibility through to design, manufacture and installation of furniture and other accessories. The Grove Group is a privately owned, proudly Australian company. 60+ employees in Victoria.

**Focus area**
Modular (including sectional, volumetric or unitised structural units)

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**In-house services**
- Engineering
- Architecture
- Manufacture
- Assembly
- Project Management
- Construction
- Onsite Infrastructure

**Capabilities**
- Commercial Buildings up to $20 million
- Public Building Construction (hospitals, schools)

**Key projects**
- 2006 Melbourne Commonwealth Games Athlete Village
- Carlton Gardens Primary School
- South Yarra Primary School
- Strathmore Secondary College
- North Melbourne Primary School
- Toorak Primary School
- Yarraville West Primary School
- Mount Waverley Heights Primary School
- Glengala Sunshine West Primary School
HABITECH SYSTEMS

habitechsystems.com.au

Chris Barnett, Managing Director
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+61 415 380 374
Level 3, 372 Albert Street,
East Melbourne VIC 3002

About
Habitech Systems designs and delivers high quality, highly insulated and air-sealed homes using a modular, panelised building system. They focus on the design and performance of the building fabric. 10+ employees in Victoria.

Focus area
Components (pre-cut, pre-sized, pre-moulded or pre-shaped elements that are assembled or installed on site)
Panels (Panelised, or non-volumetric systems, open or closed panel systems, precast concrete panels or other panel types)

In-house services
Architecture
Manufacture

Capabilities
House Construction
Public Building Construction (hospitals, schools)

Key projects
Mornington Beachhouses
Hawthorn Solar Extension
In-house services
Engineering
Architecture
Manufacture
Assembly
Project Management
Construction

Capabilities
Commercial Buildings up to $20 million
House Construction
Public Building Construction (hospitals, schools)

Key projects
Camberwell Girls Grammar
Mentone Grammar
Huntingdale Primary School
McKinnon Secondary College
Kew Primary School
Bacchus Marsh Grammar
Lauriston Girls’ School
Yarra Valley Grammar
Kilvington Grammar
Huntingtower School
Souther Cross Grammar
Presbyterian Ladies’ College
St Michaels Grammar
Lowther Hall Anglican Grammar

About
Harwyn pods are designed as permanent structures that have the ability to be easily relocated and repurposed.
The pods are multi award winning spaces.
8+ employees in Victoria.

Focus area
Modular of any size and configuration including multi storey. Completed projects range in size with buildings from 8m2 to 240m2 including multi storey.
Pods which are single purpose rooms up to 30m2

HARWYN
harwyn.com.au
Jason Fremder, Managing Director
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43 Cubitt Street
Richmond VIC 3121

In-house services
Engineering
Architecture
Manufacture
Assembly
Project Management
Construction

Capabilities
Commercial Buildings up to $20 million
House Construction
Public Building Construction (hospitals, schools)

Key projects
Camberwell Girls Grammar
Mentone Grammar
Huntingdale Primary School
McKinnon Secondary College
Kew Primary School
Bacchus Marsh Grammar
Lauriston Girls’ School
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Pods which are single purpose rooms up to 30m2

In-house services
Engineering
Architecture
Manufacture
Assembly
Project Management
Construction

Capabilities
Commercial Buildings up to $20 million
House Construction
Public Building Construction (hospitals, schools)

Key projects
Camberwell Girls Grammar
Mentone Grammar
Huntingdale Primary School
McKinnon Secondary College
Kew Primary School
Bacchus Marsh Grammar
Lauriston Girls’ School
Yarra Valley Grammar
Kilvington Grammar
Huntingtower School
Souther Cross Grammar
Presbyterian Ladies’ College
St Michaels Grammar
Lowther Hall Anglican Grammar

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8+ employees in Victoria.

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Pods which are single purpose rooms up to 30m2
HICKORY BUILDING SYSTEMS

hickory.com.au

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+61 3 8329 4111
55 Leakes Road
Laverton North VIC 3026

About
Hickory’s patented building technology delivers an innovative, technological alternative to the construction of high-rise projects and modular bathroom pods production.

The Hickory Building System blends the best of manufacturing and construction technology, processes and personnel with Hickory’s self-performance capabilities to deliver clients a turn-key building solution.

100+ employees in Victoria.

Focus area
Modular (including sectional, volumetric or unitised structural units)
Pods (bathrooms)

In-house services
Engineering
Manufacture
Assembly
Project Management
Construction

Capabilities
Commercial Buildings up to $500 million
Public Building Construction (hospitals, schools)
Apartments

Key projects
Collins House, Melbourne
La Trobe Tower, Melbourne
Atira Student Accommodation, Melbourne
V by Crown, Paramatta (Sync Bathroom Pods)
Ryde Gardens, Sydney (Sync Bathroom Pods)
K.L. MODULAR SYSTEMS

klmodular.com.au

Sue Rolland, Director
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+61 413 152 490
12 Margaret Steet
Kinglake West VIC 3757

About
Modular construction to client specifications offered in a design and construct option, specialising in schools, office/administration and service buildings.
20+ employees in Victoria.

Focus area
Modular (including sectional, volumetric or unitised structural units)

In-house services
Engineering
Manufacture
Assembly
Project Management
Construction

Capabilities
Commercial Buildings up to $20 million
Public Building Construction (hospitals, schools)
Engineering Construction/Infrastructure

Key projects
Bacchus Marsh Grammar School
Catholic Regional College Sydenham
Christian College Geelong,
Surf Coast Campus
MODSCAPE

modscape.com.au

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+613 9316 6000
430 Francis Street
Brooklyn VIC 3012

About
Modscape values design, innovation and sustainability. The company designs and builds beautiful and functional modular homes and commercial projects across a range of industries – from healthcare and education to hospitality and transport – delivering and installing Australia-wide.
45+ employees in Victoria.

Focus area
Modular (including sectional, volumetric or unitised structural units)

In-house services
Architecture
Manufacture
Assembly
Project Management
Construction

Capabilities
Commercial Buildings up to $20 million
House & Apartment Construction
Public Building Construction (hospitals, schools)
Engineering Construction/Infrastructure

Key projects
Department of Education Permanent Modular School Buildings Program
Australian Catholic University
Waverley Private Hospital
Melbourne Zoo Office
St Kilda Apartments
Monash College Learning Village
Mitcham Railway Station
In-house services
Engineering
Manufacture
Assembly

Capabilities
Commercial Buildings up to $20 million
Public Building Construction (hospitals, schools)
Houses

Key projects
Youth Centre
Student Camp Accommodation
Staff Accommodation
Office Space
Holidays Homes
Classrooms

About
Mopod provides a practical, contemporary, readily transportable, high quality yet affordable alternative. Every project is tailored to suit the client’s specific needs and budget. The company’s modular building system is highly engineered, lightweight and robust portal frame structures for permanent, temporary, commercial and domestic structures.

Focus area
Modular (including sectional, volumetric or unitised structural units)
Panels
Pods (bathrooms)
Ortech Industries has been operating in Victoria for over 30 years supplying many landmark projects throughout Australia and the world with panelised ceiling and wall systems. Modular housing systems are constructed from Durra Panel® and Durra Steel sections, providing noise control, thermal insulation and impact resistance. Durra Panel is made from recycled wheat straw in Bendigo, providing a sustainable building solution. 45+ employees in Victoria.

Focus area
Modular (including sectional, volumetric or unitised structural units)
Panels (Panelised, or non-volumetric systems, e.g. internal load bearing walls or lighter partitions, open or closed panel systems, precast concrete panels or other panel types)
Components – (pre-cut, pre-sized, pre-moulded or pre-shaped elements that are assembled or installed on site)

In-house services
Engineering
Architecture
Manufacture
Assembly
Construction

Capabilities
Commercial Buildings up to $4 million
House Construction

Key projects
Shiraz Republic Winery
Gisborne Peak Winery
Anglicare
Supplied over 800 1 and 2 bedroom studios to Kids Under Cover
Village 21
Low cost housing for disaster relief in East Timor
PREBUILT COMMERCIAL

commercial.prebuilt.com.au

Rob Colquhoun, Managing Director
rob@prebuilt.com.au
+613 9761 5544
33-35 Garden Street
Kilsyth VIC 3137

About
Prebuilt started in 2003 with a focus on bringing quality architectural design to modular buildings. The company focuses on high end homes from $1 to $3 million. Commercial sales are education, sales suites, and transport related spaces. Prebuilt owns a 40,000 sqm site. 70+ employees in Victoria.

Focus area
Modular (Including sectional, volumetric or unitised structural units)

In-house services
Engineering
Manufacture
Assembly
Project Management
Construction

Capabilities
Commercial Buildings up to $20 million
House & Apartment Construction
Public Building Construction
(hospitals, schools)

Key projects
Sydenham’s Catholic Regional College
Caulfield Grammar School
Public Primary Schools
Morisset Police Station
Defence Accommodation
Folkestone Childcare Centre, South Morang
Wesley College Boarding School
Train Stations
RENDINE CONSTRUCTIONS

rendine.com.au

Greg Mills, Managing Director
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+613 5248 2542
18-30 Point Henry Road
Moolap VIC 3224

About
Established in 1973, Rendine Constructions delivers a holistic suite of Commercial and Modular services. Embracing forward thinking principles, Rendine combines traditional building methods with efficient manufacturing techniques to deliver bespoke modular outcomes intelligently, cleaner, faster and to an exceptional standard.

35+ employees in Victoria.

Focus area
Modular construction of education, recreation, public housing, retail, medical and aged care facilities.

In-house services
Modular Manufacturing
Commercial Construction
Design and Construct
Structural and Civil Engineering
Project Management

Capabilities
Projects up to $10m
Building Information Modelling (BIM)
Site Investigation
Service Connection with Existing
Interfacing with Existing
Flexible Customised Designs
Sustainable Designs

Key projects
Tate St Primary School
Ainslie Parklands Primary School
Regency Park Primary School
Warrnambool Primary School
In-house services
Engineering
Architecture
Manufacture
Assembly
Construction

Capabilities
House Construction
Public Building Construction
(hospitals, schools)

Key projects
Towards Home Unit developments
Community Care Units

SUPERIOR GRANNY FLATS/BETNALE
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Shane Bray, Director
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+61 419 540 393
Factory 2/874 Mountain Highway
Bayswater VIC 3153

About
Betnale has supplied prefabricated granny flats throughout Victoria and has been building granny flats, sleepouts, relocatable homes and cabins since 1990. Betnale is an approved builder for the Department of Human Services, holding current contracts to relocate granny flats state wide.
25+ employees in Victoria.

Focus area
Modular (including sectional, volumetric or unitised structural units)
About
Swanbuild is a family owned modular building company, operating for over 30 years from its purpose built manufacturing complex, in regional Victoria.
Swanbuild’s 2 divisions: Swanbuild Homes and Pretect Commercial Modular Buildings provide innovative volumetric modular solutions in all aspects of Residential and Commercial Construction. Projects across regional and metro Victoria, South Australia and Southern NSW.
A member of prefabAUS, Swanbuild enjoys industry recognition as recent finalists in the Victorian Manufacturing Hall of Fame and Victorian School Design Awards.
Swanbuild has DTF Construction Supply Registration and is a member of the VSBA, SADE and DHHS Modular Building panels. 60+ employees in Victoria.

Focus area
Modular Construction including: Multi-level, Sectional, Volumetric and Unitised Structural Units.

In-house services
Architecture
Manufacture
Assembly
Project Management
Construction

Capabilities
Commercial Buildings up to $20 million
House Construction
Public Buildings, Education, Health and Recreational Facilities

Key projects
Residential homes, investment and holiday houses
Kindergarten, Primary and Secondary Schools
Public Housing and Specialised Accommodation
Health and Medical Facilities
Recreational Facilities
Commercial Office Space
Retirement and Holiday Village Housing
In-house services
Engineering
Manufacture
Assembly

Capabilities
Commercial Buildings up to $20 million
Public Building Construction (hospitals, schools)
Houses

Key projects
Two story office building, St Marys, Sydney
Meyer Timber NSW Office
Residential Apartments Toorak, Melbourne
12 Apartments in four three-story blocks in Auckland for Kāinga Ora.

About
Timber Building Systems has developed a revolutionary post tensioned building system for modern construction methods destined for multi-level residential apartments, hotels, student accommodation, senior housing facilities and commercial office buildings.

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

Focus area
Modular (including sectional, volumetric or unitised structural units)
Panels
PREFABRICATED CONSTRUCTION SUPPLY CHAIN IN VICTORIA
In-house services
Engineering
Manufacture
Assembly
Project Management
Construction

Capabilities
Commercial Buildings over $200 million
Engineering Construction/Infrastructure
Public Building Construction (hospitals, schools)

Key projects
Royal Children’s Hospital
Royal Melbourne Hospital
Box Hill Hospital
New Bendigo Hospital
Monash Children’s Hospital
Peter Doherty Institute
Crown Casino
Melbourne Markets
Commonwealth Post Entry Quarantine Facility
Collins Square
839 Collins Street
Rod Laver Arena Redevelopment

About
A.G. Coombs uses large-scale prefabricated services methods to construct vertical and horizontal services modules, and plant rooms in whole or in sections, are constructed in A.G. Coombs’ integrated prefabrication facility and transported to site for installation. All system components including HVAC, mechanical, electrical, controls and fire protection elements can be installed, pre-tested and pre-commissioned, reducing site time and improving quality, program, safety and performance outcomes.

Focus area
Pods
Components (pre-cut, pre-sized, pre-moulded or pre-shaped elements that are assembled or installed on site)
APEX WIRING SOLUTIONS

apexwiringsolutions.com
info@apexwiringsolutions.com
+61 1300 865 871
Unit 3/739a Main Road
Eltham VIC 3095

About
APEX modular wiring systems provides
for electrical installations of small power
and lighting sub-circuits in healthcare,
commercial, hotels and student
accomodations.
Apex Wiring Solutions has introduced
a Flexible Cabling System which
replaces the traditional wiring of
electrical sub-circuits, with a rapid
and easily installed range of advanced
prefabricated connector and cable
assemblies, reducing installation time
by up to 70%.
10+ employees in Victoria.

Focus area
Components (wires)
Panels (wires)
Pods (wires)
Modular

In-house services
Assembly
Manufacture
Design

Capabilities
Commercial Buildings above $20 million
Public Building Construction
(hospitals, schools)

Key projects
Westmead Hospital (NSW)
Sunshine Coast Uni Hospital (QLD)
Holiday Inn Express (VIC)
Fragrance Hotel (WA)
Union Square (ACT)
In-house services
Manufacture

Capabilities
Manufacturer and supplier of commercial vinyl flooring to:
- Commercial Buildings
- House Construction
- Apartment Construction
- Public Building Construction (hospitals, schools)

Key projects
- Bannockburn State School
- Carey Baptist Grammar
- Yallourn Primary School
- Preston North East Primary School
- Dame Phyllis Frost Correctional Facility
- Royal Children’s Hospital Melbourne
- Tune Hotel Melbourne

ARMSTRONG FLOORING

armstrongflooring.com.au

Stephen Rando, State Sales Manager
VIC & TAS
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+61 409 804 151
29-39 Mills Rd
Braeside VIC 3195

About
Armstrong Flooring is Australia’s only remaining manufacturer of commercial vinyl flooring, employing over 100 people to produce durable high-performance products for domestic and export markets. The company supplies floor and wall solutions across a broad range of applications – from retail and education to health care, modular housing, commercial interiors and public spaces. Armstrong Flooring’s products meet the Green Building Council of Australia (GBCA) best practice PVC guidelines and offer a range of durable, low maintenance floor and wall solutions where environmentally sustainable materials are required.

Focus area
Components – Flooring and other installation and maintenance materials
CAPRAL ALUMINIUM

capral.com.au

csscampbellfield@capral.com.au
1800 ALUMINIUM (258 646)
151 Barry Road
Campbellfield VIC 3061

About
Capral is publicly listed on the ASX. It is Australia’s largest manufacturer and distributor of aluminium profiles. Capral has a national footprint of world class aluminium extrusion plants, with 8 operating presses with annual capacity of 60kT. Capral is a market leader in supply to fabricators and distributors, focusing on the residential, commercial and industrial segments. 160+ employees in Victoria.

Focus area
Aluminium Extrusion & Distribution

In-house services
Manufacture

Capabilities
Commercial Buildings over $200 million
House and Apartment Construction
Public Building Construction (hospitals, schools)
Engineering Construction/Infrastructure
Transport
Marine
General Engineering

Key projects
University Hospital Geelong Expansion
Commonwealth Offshore Patrol Vessels
International Commercial Passenger Ferries
Australian Road Transport
Adagio Apartments (WA)
ANZAC Bridge Fencing (NSW)
Moonah Arts Centre (TAS)
In-house services
Engineering
Manufacture
Assembly

Capabilities
Commercial Buildings up to $20 million
House & Apartment Construction

Key projects
Residential Housing, Medium Density Housing, Commercial Projects and Age Care Projects.
72 Double Storey unit development in Keysborough
59 combination Double and Triple unit Development in Craigieburn
500 m2 Double Storey Resident house in McCrae
Multiple Triple Storey project in Doncaster
5x4 Project Featured on Grand Design Australia in Melbourne
Prototype Fully Closed Wall Panel Project in the Hunter Valley

About
DWTT has been manufacturing prefabricated roof trusses, wall frames and longreach floor trusses since 1980. In 2014 DWTT introduced Panelised Building Methods by launching FutureFit. DWTT supply state-of-the-art wall panels and floor cassette systems with external claddings, windows and sheet flooring pre-installed offsite then craned into position onsite with significantly greater speed and quality.

Focus area
Components – pre-cut, pre-sized, pre-moulded or pre-shaped elements that are assembled or installed on site
Panels – Panelised, or non-volumetric systems, open or closed panel systems, precast concrete panels or other panel types
Modular – Including sectional, volumetric or unitised structural units
DYNAMIC STEEL FRAME/
DYNAMIC STEEL PODS

dynamicsteelframe.com.au

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+613 9701 7342
34-36 Evolution Drive
Dandenong South VIC 3175

About
Supplier of light gauge steel frames. Design, prefabricate and deliver wall frames, roof trusses, floor joists, flooring cassettes, panels, facades and balustrades.
Their subsidiary, Dynamic Steel Pods manufactures fully integrated and customised bathroom pods
30+ employees in Victoria.

Focus area
Components (steel frames, joists, trusses, cassettes)
Panels (steel)

In-house services
Assembly
Manufacture

Capabilities
Commercial Buildings up to $200 million
Apartment & House Construction
Public Building Construction

Key projects
Australia’s first 4 story LGS apartment building
34 Townhouses for Hutchinson Builders
Curved Balustrades for Tip Top Bakery
Redevelopment site in Brunswick
Emerald Primary School
200+ frames for Victorian schools
In-house services
Engineering
Manufacture
Assembly
Construction

Capabilities
Commercial Buildings ranging from $1 million to over $20 million
Apartment Construction
Engineering Construction

Key projects
Aged Care
Student Accommodation
Residential
Hotel

SCHIAVELLO
MODULAR SOLUTIONS
schiavello.com
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+613 9330 8888
1 Sharps Road
Tullamarine VIC 3043

About
Schiavello is a manufacturer of high quality products, operating since 1966. Schiavello bathroom pods are manufactured in a modern 70,000 square metre factory in Tullamarine, Victoria, incorporating timber, glass, aluminium, steel, metal, plastic, solid surface, upholstery fabrication and electrical. Schiavello is able to design, fabricate and fitout bathroom pods in the shortest timeframes.

Focus area
Modular – Including sectional, volumetric or unitised structural units
Pods – Generally not structural modules, e.g. bathroom or kitchen pods
Panels – Panelised, or non-volumetric systems, e.g. internal load bearing walls or lighter partitions, open or closed panel systems, precast concrete panels or other panel types
Components – Pre-cut, pre-sized, pre-moulded or pre-shaped elements that are assembled or installed on site.
SENSUM GROUP

sensum.com.au

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Level 1/2 Adelaide Street
Cremorne VIC 3121

About
Sensum is a construction consultant firm with experience in traditional capital works, specialising in off-site construction methodologies. Sensum services the public and private sector in residential, health and education projects.
25+ employees in Victoria.

Focus area
Consultancy firm that specialises in the delivery of prefabrication and modular projects.

In-house services
Engineering
Architecture
Project Management

Capabilities
Commercial Buildings up to $20 million
House Construction
Engineering Construction/Infrastructure
Public Building Construction (hospitals, schools)

Key projects
Tullamarine Primary School
Highton Primary School
Thomastown East Primary School
Dandenong DHHS House
Corio DHHS House Croydon
DHHS House Altona Primary School
Frankston Heights Primary School
Mount Waverley Heights Primary School
Yallourn North Primary School
**In-house services**
- Engineering
- Manufacture
- Assembly
- Project Management

**Capabilities**
- Commercial Buildings up to $20 million
- Apartment Construction
- Public Building Construction (hospitals, schools)

**Key projects**
- Age Care Facility (Sawn Hill)
- Hotels
- Apartment buildings
- Hospitals
- Aged care projects
- Boarding house (QLD)

**SKYPOD SYSTEMS**


Brian Culley, CEO
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+61 413 877 778
74 Link Drive
Campbellfield VIC 3061

**About**
Skypod Systems manufactures affordable high quality prefabricated bathroom pods off-site and tailor made to precise architectural specifications. 65+ employees in Victoria.

**Focus area**
Modular (including sectional, volumetric or unitised structural units)
Pods (bathroom)
SPEEDPANEL SYSTEMS

speedpanel.com.au

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421 Dorset Rd,
Bayswater VIC 3153

About
Speedpanel manufactures cutting-edge fire and acoustic rated non-load bearing wall systems. Speedpanel products have undergone continuous development including testing and certification for a wide range of fire and acoustic applications. Currently, Speedpanel is one of the most certified products in these markets within Australia. Speedpanel continues to drive excellence throughout all aspects of manufacturing and product development with a focus on innovation and environmentally sustainable practices. 120+ employees in Victoria.

Focus area
Panels (Panelised, or non-volumetric systems, lighter partitions, open or closed panel systems, precast concrete panels or other panel types)
Components – (pre-cut, pre-sized, pre-moulded or preshaped elements that are assembled or installed on site)

In-house services
Manufacture

Capabilities
Commercial Buildings over $20 million
Apartment construction
Public Building Construction
Engineering Construction
Infrastructure

Key projects
Supplied wall systems for the following:
Australia 108
Collins Square
Melbourne Park Redevelopment
Victorian Comprehensive Cancer Centre
Fiona Stanley Hospital
MCG Redevelopment
Midland Hospital
Sunshine Coast University Hospital
In-house services
Engineering
Manufacture
Assembly
Project Management
Installation

Capabilities
Roll formed steel roof battens

Key projects
House & Retirement Village Construction
Engineered light gauge steel framing and roof trusses
Individual houses and multi-unit developments

About
Steel Frame Solutions manufactures prefabricated steel wall frames and roof trusses for the commercial and residential building industries. They also provide support right from the start to completion.

They manufacture and supply steel wall frames, roof trusses, structural steel, floor systems, roof battens and ceiling battens.

50+ employees in Victoria.

Focus area
Pods
Modular (including sectional, volumetric or unitised structural units)
Panels (walls, roofs)
Components (steel)
WESTKON PRECAST

westkon.com.au

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133-199 Ferris Road
Cobblebank VIC 3338

About
Westkon Precast has developed a reputation for providing highly innovative precast concrete structures and products for some of Victoria’s most prominent and largest landmarks, sporting stadiums and road developments. As one of the largest and most diverse precast producers in Victoria, they are at the forefront of concrete technology that meet the requirements of the ISO standards, current OHS acts, regulations and Australian Standards.

200+ employees in Victoria.

Focus area
Pods (Precast Structures & Hollowcore Planks)
Modular (including sectional, volumetric or unitised structural units)
Panels (bridge beams, barriers, parapets)

In-house services
Assembly
Manufacture
Engineering
Project Management
Construction

Capabilities
Apartment Construction
Public Building Construction
Engineering Construction/Infrastructure

Key projects
Caulfield to Dandenong Skyrail
City-Tulla Widening
Ravenhall Prison
Melbourne Airport Carpark & Infrastructure
Simonds Stadium Geelong
Melbourne Cricket Ground
Australis Tower & Upper West Side
AAMI Park
Victorian Comprehensive Cancer Centre
Royal Children’s Hospital
CASE STUDY 1
Sunbury Lawn Tennis Club

With over 400 members, updating the tired clubroom at the Sunbury Lawn Tennis Club was an important step in the Club’s future. In 2017, the Sports and Recreation division of Hume City Council sought tenders for a new modular clubroom with a total floor area of 363.5m². The modular building was manufactured 80km away from Sunbury in Kinglake.

The Council decided on a modular construction solution, following a feasibility study and consideration of similar projects such as the Eltham Bowls Club.

With four major constraints, the Council found that off-site construction was the right building solution. The project was successfully delivered by a Victorian company, KL Modular Systems, with impressive results that will benefit the Sunbury community for many years to come.

The Project Delivery Team was very happy with the result. The project delivery was seamless, there were less safety issues, the site was very clean at all times and the building encountered minimum defects.

Modular building is something that the procurer can almost buy off the shelf.

<table>
<thead>
<tr>
<th>Challenges</th>
<th>Modular Building Solution</th>
<th>Outcomes</th>
</tr>
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<tbody>
<tr>
<td><strong>Limited budget</strong></td>
<td>Saved up to 30% compared to conventional building</td>
<td>• Total project costs were lower than full budget, resulted in savings for the Council.</td>
</tr>
</tbody>
</table>
| **Need to minimise the disruption of the centre** | Minimum impact on the club operation | • 31 weeks delivery from contract signing to full completion of the project.  
• The club was without a facility for only three months. |
| **Need to have a long-lasting building** | Solid and steady steel frame and quality materials were used | • Building life span expected to be same as a conventional building. |
| **Need to secure the site**       | Very quick lock up for a limited exposed building to vandalism and thefts | • On-site installation of the prefabricated structures was completed.  
• Just another six weeks were required to finalise the building. |
Things to know if you want to go “off-site”

1. Develop concept designs, rather than full design documentation, so as to make the most of prefabricated construction.

2. Use an architect or designer, and project manager with modular manufacturing and Victorian supply chain capabilities.

3. Choose a builder which is able to create your favourite visual lines as each builder has its own visual identity.

4. Make sure that fire services are part of the handover process.

5. Allow a few weeks for site connection with external utilities (e.g., electricity, plumbing, fire services).
In Victoria, there are currently more than 1500 government schools educating more than 600,000 students. As Victoria’s population is forecast to grow from 6.4 million in 2017 to around 10 million people by 2050, cost effective solutions are required to deliver more, better quality and high performing school facilities.

Through the modular schools program, new schools are being delivered across Victoria using modular construction technologies.

The wide-ranging benefits of modular construction creates a natural fit for school projects. Modular construction significantly reduces issues raised when classrooms are constructed on school grounds. This include disruption from excess noise and dust, and safety concerns from site construction activities.
‘There were lots of things that surprised me about the building process, how quickly the modulars arrived at our school, and how quickly it actually came together from that point in time and to have this beautiful new building in the background… it was quite extraordinary. The quality of the new building is fantastic. I couldn’t be happier with not only the end product, but the design process and the actual design of creating amazing flexible spaces for our students’

Principal, Mount Waverley Heights Primary School

With up to 95 per cent of construction occurring off-site, on-site activities have been reduced to weeks rather than months. Demolition, site preparation, delivery and installation can happen during the narrow window of a school-term break or during school holidays, minimising disruption to lessons.
The Victorian Government makes it easy for businesses to connect and grow.

With metropolitan and regional offices located across Victoria, Victorian Government Business Offices (VGBO) and Regional Development Victoria (RDV) can support your business to grow.

Business facilitation services provided in Victoria include:

- Introduction to local supply chain companies
- Navigating government services, programs and regulations
- Introduction to research and development providers, universities, education providers, industry associations and government departments
- Site identification services to investors seeking properties in Melbourne and regional Victoria.

Global offices are located in key international markets such as Asia, the Americas, Europe and the Middle East, which can assist Victorian businesses with market access, while providing market advice and analysis.

business.vic.gov.au
rdv.vic.gov.au
invest.vic.gov.au
**Metropolitan offices**

**Bundoora**
Northern Metropolitan Region
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E information.northmetro@ecodev.vic.gov.au

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**Dandenong**
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**Melbourne**
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**Regional offices**

**Bairnsdale**
- by appointment only
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**Horsham**
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**Warrnambool**
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