



TYRONE[®]

MODULAR SOLUTIONS

CAPABILITY STATEMENT



Modular Solutions

Specialists in Bathroom and Wet-Area Packages

Since 2021, Tyrone has been delivering high-quality modular building solutions across a broad range of sectors. With a strong foundation of industry knowledge and hands on experience, we have successfully completed numerous modular projects of varying scale and complexity.

We offer a comprehensive service, covering the design, manufacture, and installation of fully integrated modular bathroom and wet-area packages. Our approach ensures efficiency, quality, and compliance at every stage of the process.

Whether for residential, commercial, or institutional applications, Tyrone provides reliable modular solutions tailored to your project requirements.

What is Modular Construction?

Modular construction is one of the most advanced and efficient modern methods of construction in use today. It involves the off-site fabrication of building components or entire structures in a controlled manufacturing environment. These components are constructed using the same materials and adhere to the same building codes and standards as conventional on-site construction.

Once completed, the modules are transported to the site and assembled with precision. This process not only accelerates project timelines but also enhances quality control, reduces material waste, and minimises disruption on site.

Modular construction delivers consistent, high-performance results, making it an ideal solution for a wide range of sectors including residential, commercial, healthcare, and education.

How It Works:

The Modular Construction Process

At Tyrone, we follow a structured and highly efficient modular construction process that ensures quality, speed, and precision at every stage:

1. Design and Planning

- Every project begins with comprehensive design and planning, incorporating Building Information Modelling (BIM) to create an accurate virtual representation of the structure.
- This phase defines all project requirements, including architectural layouts, structural elements, and MEP (Mechanical, Electrical, and Plumbing) systems.
- The final design is converted into detailed specifications for off-site fabrication.

2. Off-Site Manufacturing

- Building modules are constructed in a controlled factory environment, reducing weather-related delays and improving material efficiency.
- Each module is typically 80-90% complete upon leaving the factory, including internal finishes, fixtures, and fittings.
- This process allows for greater precision, consistency, and speed compared to traditional construction methods.

How It Works:

The Modular Construction Process

3. Transportation and On-Site Assembly

- Once manufactured, the modules are carefully transported to the project site.
- Using cranes, the modules are lifted into position and assembled on the building's foundation.
- Final on-site works include service connections, external finishes, and commissioning.

4. Quality Control

- Each stage of the manufacturing process is subject to stringent quality control inspections.
- These checks ensure compliance with all relevant standards for structural integrity, material quality, and safety.
- Our commitment to quality guarantees a final product that meets or exceeds industry expectations.

Benefits of Modular Bathroom Units

1. Time and Cost Savings

Modular bathroom construction offers significant advantages in both time and budget efficiency:

- **Reduced Construction Time**

Bathroom modules are manufactured off-site in parallel with on-site works. This concurrent process significantly shortens the overall project timeline.

- **Faster Installation**

Once the building structure is ready, the modules are swiftly craned into position and connected, reducing on-site labour and avoiding typical scheduling delays.

- **Cost-Effective**

Minimised material waste, reduced on-site labour, and accelerated project delivery all contribute to substantial cost savings over traditional construction methods.

- **Fewer Trades Required**

With fully integrated finishes and services, modular bathrooms reduce the need to coordinate multiple trades on-site, streamlining the process and lowering the risk of delays or errors.

Benefits of Modular Bathroom Units

2. Enhanced Quality Control

Modular construction ensures superior and consistent quality through rigorous manufacturing standards:

- **Controlled Manufacturing**

Modules are produced in a controlled factory environment, allowing for precise quality management, consistent materials, and skilled workmanship.

- **Reduced Defects**

Factory based production minimises the variables that typically lead to on-site construction errors, resulting in fewer defects and rework.

- **Consistent Quality**

Each bathroom module is built and inspected to the same stringent standards, ensuring consistent quality, performance, and finish across all units.

Benefits of Modular Bathroom Units

3. Increased Efficiency and Safety

Modular construction enhances productivity while promoting safer, cleaner worksites:

- **Streamlined Process**

Prefabrication enables a more structured and efficient workflow, reducing on-site congestion and improving project coordination.

- **Safer Work Environment**

With the majority of construction completed off-site, on-site activities are minimised, leading to fewer hazards, less manual handling, and improved safety for all personnel.

- **Reduced Waste**

Factory based production allows for precise material planning and reuse, significantly lowering waste and supporting more sustainable construction practices.



Benefits of Modular Bathroom Units

4. Flexibility and Design Options

Modular bathroom solutions offer a high degree of adaptability to meet diverse project needs:

- **Customisable Design**

Each bathroom module can be tailored to your project's specific requirements, allowing flexibility in size, layout, fixtures, and finishes to align with architectural intent and user needs.

- **Highly Adaptable**

Modular bathrooms are suitable for a wide range of applications and can be seamlessly integrated into various building types, including hotels, student accommodation, residential developments, aged care, and healthcare facilities.

5. Sustainability

- **Reduced Waste**

Off-site manufacturing allows for precise material planning and controlled processes, significantly reducing construction waste and environmental impact.

- **Lower Carbon Footprint**

Efficient factory production and fewer deliveries to site help reduce energy consumption and emissions throughout the construction process.

- **Sustainable Building Practices**

Modular bathroom solutions support green building goals by promoting resource efficiency, waste reduction, and overall sustainability across the project lifecycle.

The Tyrone Difference

At Tyrone, we don't just build modular bathroom solutions, we deliver confidence, quality, and performance from start to finish. Here's what sets us apart:

Design

We offer complete design flexibility. Every module is built to order, meaning there are no limitations on design or materials. Your vision is our blueprint.

Innovation

We thrive on solving complex modular challenges. Tyrone is committed to innovation and engineering excellence, no matter the scale or complexity of the project.

Durability

Our modules are engineered for strength and longevity. Designed for top lifting, they feature some of the strongest frames on the market and solid reinforced concrete floors with cast-in rings, eliminating the risk of cracking during handling or installation.

Quality

As a fully ISO-accredited business, Tyrone operates under rigorous quality and safety standards, ensuring every module is manufactured and delivered to the highest level of precision and reliability.

People

Our success is built on lasting relationships. We pride ourselves on going above and beyond for our clients, delivering each project to the highest standard, on time and without compromise.

The Tyrone Difference

Australia's First in Off-Site Masonry Construction

Tyrone is proud to be the first and only company in Australia to manufacture masonry walls and components off-site.

This innovative approach offers significant advantages:

- *Uninterrupted production*, regardless of weather conditions
- *Precision-crafted masonry features*, produced in a controlled environment
- *Reduced construction time and cost* compared to traditional on-site masonry methods

Fully Finished Modular Wet Areas

All wet areas, including bathrooms are built as smaller, fully finished modules off-site and installed complete. This reduces:

- On-site labour requirements
- The number of trade interactions
- Site congestion and delivery frequency

Efficient Logistics and Material Management

Tyrone's dedicated logistics fleet and off-site storage capabilities enable just-in-time deliveries, helping projects stay on schedule while ensuring reliable access to key materials.

Redefining the Construction Experience



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