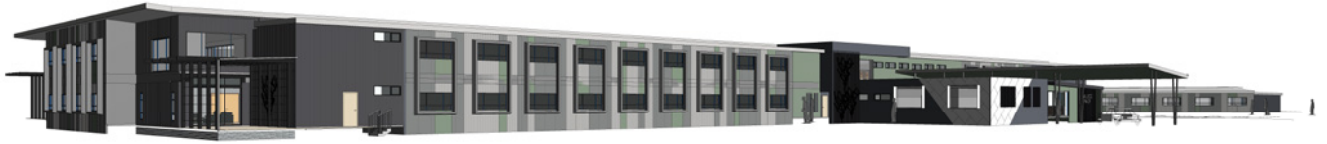




## MODULAR CONSTRUCTION BENEFITS AGED CARE



With Australia's increasingly ageing population, Aged Care providers must prepare now for an ever increasing resident volume, creating an urgent need for facilities in an accelerated time frame with as many cost savings as possible. Modular construction provides a high quality, quick, cost effective solution.



## CONSIDER MODULAR



### Faster Construction

At least 80 percent of modular construction is completed off-site, removed from the critical path for the site works, helping to significantly reduce site disruption, vehicle traffic as well as improving overall safety and security.



### Reduced Costs

Modular construction can achieve significant reductions in labour and material costs through factory efficiency. Shorter build times, and the elimination of on-site construction issues helps to reduce labour costs, and for regional or remote locations, the ability to transport a built facility directly to the site can reduce labour as well as material supply costs.



### Consistency & repeatability

With stringent quality controls, modular construction allows for consistency in construction to meet performance and compliance requirements unique to Aged Care applications. The high repeatability of resident room layouts is ideal for harnessing the lean manufacturing factory methodology benefits of cost and time.



### Increased Sustainability

The lean manufacturing efficiency of factory-manufactured buildings significantly reduces materials wastage. Materials are supplied to order and nothing is wasted due to on-site damage, storage or the unpredictable Australian weather.

## BENEFITS OF MODULAR IN AGED CARE

- Faster occupancy
- Lower overall cost
- Easily repeatable design
- Consistent factory quality
- Reduced upfront fees on additional facilities
- Access to efficient prototypes before commitment

## TEMPORARY REFURBISHMENT SUITES

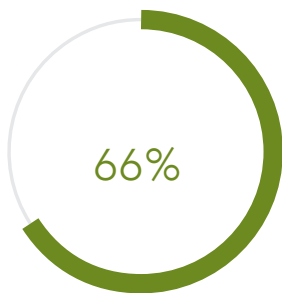
Waiting for rooms to become vacant before beginning renovations is both time sensitive and costly. With an Ausco Modular temporary refurbishment suite onsite, room and wing updates can be completed without rooms left empty, avoiding the loss of revenue of approx. \$250 per day.

Ausco Modular and leading architects in the Aged Care sector, Thompson Adsett, are working together designing and building modular solutions which will be used as a temporary “decant” or “rehousing” option for facilities and residents. These brand new state of the art rooms are installed in weeks, allowing necessary renovations take place with minimal disruption to residents and staff. This ensures the existing facility is able to continue with business as usual while renovating, without the additional costs of empty beds.

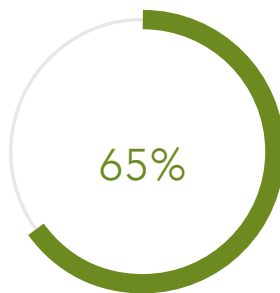


## TIME IS MONEY

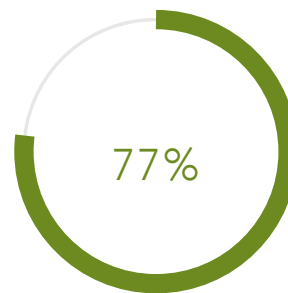
A recent survey of 800 architects, engineers and contracting professionals who use modular construction found that significant benefits were realised in time, budget and waste:



found schedules were decreased – 35% by four weeks or more



found budgets were decreased – 41% by 6% or more



found that construction site waste was decreased – 44% by 5% or more

Reference: <http://www.nist.gov/el/economics/upload/Prefabrication-Modularization-in-the-Construction-Industry-SMR-2011R.pdf>

## AUSCO MODULAR IN AGED CARE

Ausco Modular designs and builds state of the art Aged Care facilities using the latest in sustainable and aesthetically pleasing modular technology construction methods. Ausco Modular provides full turnkey solutions including engineering, compliance, approvals, offsite manufacture, onsite construction, and handover and documentation.

Engineered and designed to provide the right mix of resident rooms, communal areas, treatment zones, staff access areas, storage, amenities, offices, building services and hospitality areas, Ausco Modular will fully customise a modular solution for any requirement from 2 beds to a two-storey 150 bed residential aged care facility.

Where a traditional insitu build takes around 32 months from conception to reality, Ausco Modular can turn around the same capacity in a modular building in 19 months, saving the facility around 13 months and ensuring patients can be placed in beds faster.

While these benefits would be welcomed by every architect for any project across Australia, they are especially beneficial for Aged Care projects where time and budgets available for new developments and redevelopments are increasingly tight.



# MODULAR CONSTRUCTION DELIVERS FASTER FACILITIES



Call 13 62 11 or visit  
[ausco.com.au/healthcare](http://ausco.com.au/healthcare) to learn  
how Ausco Modular is delivering  
faster facilities.

