



saltair

MODULAR

2025 Capability Statement



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Redefining the way you build.

Vision

At Saltair Modular, our vision is to revolutionise the way Australians experience home building by creating innovative, sustainable modular homes that enhance the quality of life for our clients and communities. We aspire to be a beacon of excellence in the modular construction industry, known for our commitment to quality, efficiency, and environmental stewardship.

We envision a future where every family has access to thoughtfully designed, customisable homes that reflect their unique lifestyles while being built with minimal impact on the environment. By leveraging advanced technology and modern construction methods, we aim to streamline the building process, making it more efficient and accessible for all.

Our ultimate goal is to foster vibrant, connected communities where our homes serve not just as structures, but as foundations for lasting relationships and cherished memories. Through our dedication to customer satisfaction and continuous improvement, we strive to lead the industry in setting new standards for modular living.

Values



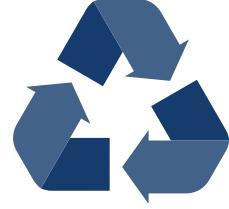
Safety



Quality Excellence



Integrity



Sustainability



Teamwork



Company Overview

- Saltair Modular is the most awarded Modular Builder in Queensland
- Full Turnkey Capability: Design, Approvals, Manufacture, Delivery, On-Site Installation and Civil/Construction Works
- Three Production Facilities in SE Queensland, capable of up to 2,000 Modules per annum
- International Standards Organisation (ISO) Certified in WH&S, Quality, and Environmental Management
- Open-Class Contractor's Licences in both Queensland and NSW
- Prequalified by both Queensland and NSW State Governments
- Highly experienced team, comfortable in all classes of Residential, Commercial and Government works.

Value Engineering

- Saltair's integrated structure provides instant estimating feedback throughout the Development Process with staged reviews.
- Key Development Stages include Concept, Preliminary, Feasibility (DA), Tender (BA), and Issue for Construction (IFC).
- This approach significantly reduces the waiting time for clients, who typically wait 12-18 months for initial build cost feedback.

Master-Planning, Design & Early Contractor Involvement

- Saltair combines in-house modular design with extensive coordination of external consultants, offering comprehensive design management services.
- Early involvement in projects enhances efficiency and optimises builds through effective value engineering.
- Incorporating MMC principles in early planning improves both in-situ and modular delivery methods, maintaining flexibility for procurement options.

Experience and Track Record

- Saltair Modular has been providing turnkey design, approvals, manufacture and installation services for over 12 years
- Contract sizes range from \$100k to \$40 Million
- Experience in Residential, Tourist/Cabin Accommodation, social & affordable housing, NDIS, and Commercial & Govt facilities
- Experience in Double-Storey and Low-Rise – on Qld Govt Panel for Multi-Res
- Executive Team of fully qualified and experienced Engineers, Builders and Architects



- Sunshine Coast - Coolum: 2 Production Facilities 27,000 m² Capable of 800 Modules Per Annum
- Brisbane – Crestmead: 1 Production Facility 17,000 m² Capable of 1,200 Modules Per Annum
- Total: 3 Production Facilities 44,000 m² Capable of 2,000 Modules Per Annum*

These facilities allow Saltair to service Australia-wide.

**Currently resourced to 600 Modules Per Annum with a 3 year 2025-2027 ramp-up to full production*

** Interested in single builds, but also very interested in long-term relationships for multiple/ongoing projects and needs.*

Competitive Advantage

- Integrated provider enables value engineering to be integral to early Development Stages
- Factory manufacture improves speed, quality, safety, and certainty
- Factory manufacture attracts trades, and maximises productivity through innovation, reducing costs.
- Factory manufacture and MMC approach reduces waste and has many ESG benefits over traditional in-situ approach
- MMC Approach makes every build simpler as divides into 3 Main Stages:
 - Site Foundations,
 - Modular Manufacture & Installation,
 - Site Connection and Completion
- Minimal disruption to operations/neighbours due to majority of work completed off-site
- Major banking reforms spear-headed by CBA in February 2025 now makes construction finance for modular much easier
- MMC Approach addresses many of the growing inefficiencies in the traditional building approach highlighted in Productivity Commission Report February 2025.



Services and Solutions

- Saltair is an Integrated Modular Manufacturer and On-Site Construction company
- Highly experienced in taking on Main / Principal Contractor Role (and can also partner supply to Main Contractors)
- Able to 'Modularise' buildings covering a vast array of sectors:
 - Residential: Detached, Duplex, Townhouse, Multi-Storey, Apartments (currently up to 3 Storey)
 - Tourism/Hotels/Cabins, Amenities
 - Social & Affordable Housing
 - Govt Housing, Defence
 - Workers Camps and Accommodation: Mining
 - Health & Aged Care
 - Communities: Lifestyle/Over 55's, Land Lease Communities
 - Sports and Recreation
 - Commercial
 - Education

HIA Awards

Year	Category	Sunshine Coast/Wide Bay	Overall Queensland
2015	Innovation in Housing	Winner	Winner
2016	Innovation in Housing	Winner	Winner
2017	Innovation in Housing	Winner	Winner
2018	Innovation in Housing	Winner	Winner
2019	Innovation in Housing	Winner	Winner
2019	Innovation in Housing	Winner	Winner
2020	Innovation in Housing	Winner	Finalist
2020	Specialised Housing	Winner	Winner
2021	Innovation in Housing	Winner	Finalist
2021	Best Modular Home	Winner	No QLD Category
2021	Best Custom Home under \$400K	Winner	No QLD Category
2021	Best Bathroom under \$20K	Winner	No QLD Category
2022	Innovation in Housing	Winner	Finalist
2022	Best Modular Home	Winner	No QLD Category
2023	Innovation in Housing	Winner	Finalist
2023	Best Modular home	Winner	Winner
2023	Custom Built home up to \$500K	Winner	Finalist
2024	Innovation in Housing	Winner	Finalist



Certifications & Licences

Indemnity & Contract Works

Insurance Type
Professional Indemnity
Limit of Indemnity
\$10,000,000
Policy Number
202011-0583 R3 BIA



Public Liability

Insurance Type
Contract Works & Liability
Limit of Indemnity
\$20,000,000
Policy Number
ATCCW-115475



Workers Compensation

Insurance Type
Incident Insurance Policy
Classification
301116-House Construction
Policy Number
WSB191191479



QBCC Licence

Licence Class
Builder-Open
Licence number
15143813
ABN
74634121547



Buy NSW Scheme

Scheme
Construction Works Between
\$1M-\$9M
Scheme ID
SCM1461



buy.nsw

Buy NSW Scheme

Scheme
Construction Works up to
\$1M
Scheme ID
SCM0256



buy.nsw

Buy NSW Scheme

Scheme
Modern Methods of
Construction Procurement
List
Scheme ID
SCM5862



NSW Contractor Licence

Licence Class
Builder
Licence number
361127C
ABN
74634121547



ISO Certification

Certifier
JAS-ANZ
System
ISO 9001:2015
Certification Number
4779001610294



ISO Certification

Certifier
JAS-ANZ
System
ISO 14001:2015
Certification Number
47714001610294



ISO Certification

Certifier
JAS-ANZ
System
ISO 45001:2015
Certification Number
47745001610294



QLD PQC

PQC Level
PQC Level 3
PQC registration:
4898
Date of Issue
11/01/2023



Manufacturing Capacity

Saltair Modular's facilities in Coolum and Brisbane are equipped to produce up to 2,000 modules per year.

These scalable and well-resourced sites ensure we consistently meet the growing demand for high-quality modular construction.



- 10,600m² Factory
- 3,500m² undercover
- 7,000m² hardstand
- 3 Gantry
- Capability of over 400 modules per year
- Footprint enables 36 Modules in production + 12 storage at a time

- 16,266m² Factory
- 5,755m² undercover
- 9,000m² hardstand
- 5 Gantry
- Capability of over 1200 modules per year
- Footprint enables 60 Modules in production + 24 storage at a time



- 10,500m² Factory
- Custom rail setup for modular production
- Capability of over 400 modules per year
- Footprint enables 42 Modules in production + 24 storage at a time
- Currently resourced to 200 =+200/yr available

- 6,782 m² Storage Facility
- 74 Footprints
- Storage 74 Standard (12.6x4.4m) modules



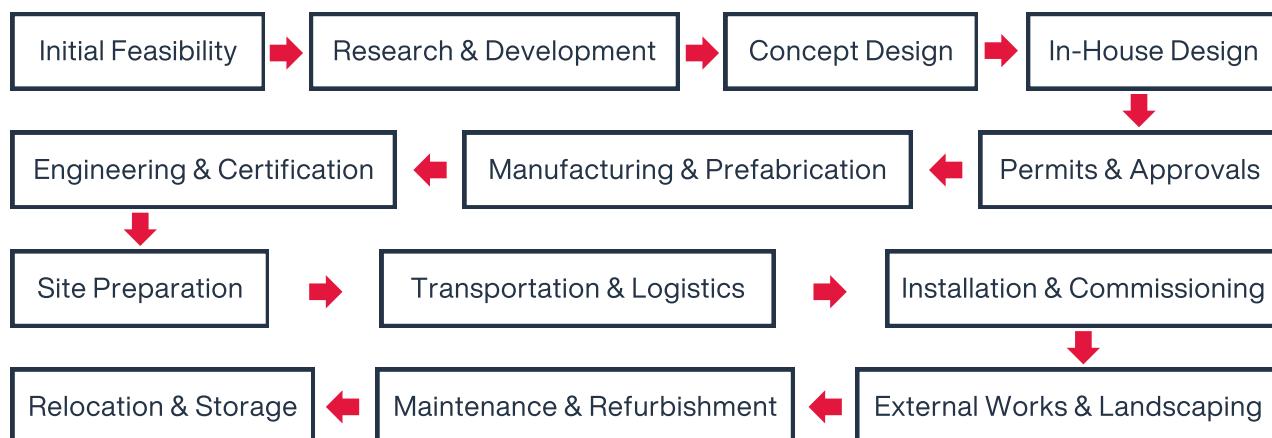
Core Competencies: Turnkey

Saltair Modular's design process starts with a detailed desktop analysis to identify any regional or state overlays that could impact your build. We provide a tailored concept estimate for your specific site, along with a preliminary proposal to obtain key reports necessary for building approval, detailed design, and a firm quote.

Saltair's award-winning homes are designed to meet the unique conditions of your site, whether in fire, cyclone, or flood zones, and fully comply with the National Construction Code (NCC). Our stump and rail system is ideal for sloping blocks, and all designs emphasise energy efficiency for sustainable living.

Typical turnkey inclusions:

- Modules designed & engineered to your site; BCA compliant
- Modular Building Approval documents and standard site footing details
- Full manufacture and fit-out with Signature Finishes (upgrades available)
- High raked ceilings (typically 2.6m → 3.0m+, avg. 9.5ft)
- Saltair factory works completed under licensed trades, engineers, & certifiers
- All building approvals, engagement of certifier and QBCC insurances
- Installation of site footings, stumps, and landing rails
- Installation of modules including standard 60t crane
- Completion & connection of modules, & final certification



Case Studies

The Ridge



KEY PROJECT DETAILS

LOCATION
Birchmont QLD
PROJECT PARTNERS
The Ridge at Maleny
COMMENCEMENT DATE
2019
COMPLETION DATE
2022
CONTRACT
Saltair Turnkey Contract
DESIGN & CONSTRUCT
14 Custom Cabins



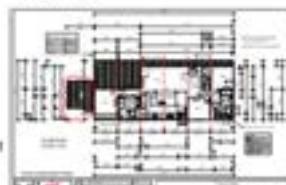
PROJECT DETAILS

Total m2: Avg 190m2
Number of Modules: 2
Design: 2 bed, 2 bath, study, custom design
Manufacturing Time: Avg 12 weeks
Install Time: Avg 4 weeks
Key Materials: Steel base, timber frame

PROJECT SCOPE

Over the span of four stages from 2019 to 2022, this project brought together 14 cabin owners who purchased off-plan. By completing unique cabins, maintaining a central theme while accommodating individual preferences, Saltair's turnkey contract directly with the developer ensured a seamless and customized experience.

FLOOR PLAN



Saltair Job: 089

Sunshine Coast Airport



KEY PROJECT DETAILS

LOCATION
Maroochydore QLD
PROJECT PARTNERS
Commercial - Sunshine Coast Airport
COMMENCEMENT DATE
13/04/2023
COMPLETION DATE
29/06/2023
CONTRACT
Saltair Turnkey Contract
DESIGN & CONSTRUCT
Airport Car Rental Kiosk



PROJECT DETAILS

Total m2: 180m2
Number of Modules: 2
Design: Airport Car Rental Kiosk custom design
Manufacturing Time: 12 weeks
Install Time: 4 weeks
Key Materials: steel base, timber frame

PROJECT SCOPE

Saltair collaborated with Sunshine Coast Airport to establish a comprehensive car rental kiosk. This facility features expansive commercial structures, each serving as individual customer-oriented rental counters for the various car rental agencies operating at Sunshine Coast Airport.

FLOOR PLAN



Saltair Job: 401

Recreation Centre



KEY PROJECT DETAILS

LOCATION
Cairns, QLD
PROJECT PARTNERS
Commercial - Badje
COMMENCEMENT DATE
16/03/2020
COMPLETION DATE
06/06/2020
CONTRACT
Saltair Turnkey Contract
DESIGN & CONSTRUCT
36 Recreation Centre Cabins



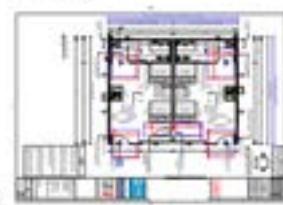
PROJECT DETAILS

Total m2: Avg 70m2
Number of Modules: 30
Design: Dual module, camp-style accommodations
Manufacturing Time: 3-13 week stages
Install Time: 30 week stages
Key Materials: Steel base, timber frame

PROJECT SCOPE

Saltair delivered an award-winning, AS1428-compliant dual accommodation facility amidst the Covid-19 restrictions at the time. This project, in partnership with Badje, involved the seamless renovation of Shelly's Camp, including training and kitchen facilities, plus 15 dual-module accommodations housing over 6 beds each, showcasing effective stakeholder collaboration.

FLOOR PLAN



Saltair Job: 069

QBuild Uplift



KEY PROJECT DETAILS

LOCATION
Bundaberg, Tiaro, Tora, Wondai QLD
PROJECT PARTNERS
Government - QBuild
COMMENCEMENT DATE
24/11/2023
COMPLETION DATE
01/08/2024
CONTRACT
Saltair Turnkey Contract
DESIGN & CONSTRUCT
71 Modules from Government MMC Catalogue



PROJECT DETAILS

Throughout the project, Saltair Modular delivered:

- Bundaberg: 1,020 km - 24 Modules (11 homes)
- Tiaro: 900 km - 14 Modules (6 homes)
- Thargomindah: 1,250 km - 2 Modules (1 home)
- Redendena: 2,000 km - 2 Modules (1 home)
- Tora: 350 km - 10 Modules (5 homes)
- Alpha: 960 km - 2 Modules (1 home)
- Tessie: 440 km - 2 Modules (1 home)
- Wondai: 835 km - 2 Modules (2 homes)
- Wondai: 180 km - 13 Modules (8 homes)

With an average construction time of 8 weeks per module, the project was executed with precision, adhering to the highest standards. Saltair Modular rapidly expanded its site installation resources, growing to four separate teams and supervisors to meet the demands of this extensive project.

FLOOR PLAN



Saltair Job: 368 A-C

Case Studies

saltair MODULAR Black Mountain



KEY PROJECT DETAILS

LOCATION
Black Mountain QLD
PROJECT PARTNERS
Residential
COMMENCEMENT DATE
12/6/2020
COMPLETION DATE
16/12/2020
CONTRACT
saltair Turnkey Contract
DESIGN & CONSTRUCT
2 Custom Pavilions



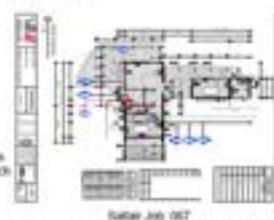
PROJECT DETAILS

Total sqm: 250sqm
Number of Modules: 6
Design: 3 bed, 4 bath, office, custom-design
Manufacturing Time: Avg. 10 weeks
Install Time: 3 weeks
Key Materials: steel base, timber frame

PROJECT SCOPE

Set on 6.348 hectares in Black Mountain's rolling hills, this unique pavilion-style home offers innovative modular design for multi-generational living. Consisting of two pavilions, each with distinct functions and surrounded by verandas, the home features spotted gum tiling, stone kitchen benchtops, and black matt black fixtures alongside air-conditioning and LED lighting.

FLOOR PLAN



Saltair Job 067

saltair MODULAR Airlie Beach Cabins



KEY PROJECT DETAILS

LOCATION
Airlie Beach
PROJECT PARTNERS
PAI Saltair Spec development
COMMENCEMENT DATE
COMPLETION DATE
CONTRACT
saltair Ex-Factory Contract
DESIGN & CONSTRUCT
5 Custom Dwellings



PROJECT DETAILS

Total sqm: 65.49
Number of Modules: 8
Design: Custom
Manufacturing Time: 6 weeks/modules
Install Time: N/A – Ex-Factory
Key Materials: steel base, timber frame

PROJECT SCOPE

saltair Modular delivered five customised-inspired dwellings in Airlie Beach, blending sustainability, innovation, and functionality. Based on modified Kippot 111 and 112 designs, each was positioned to optimise natural light, ventilation, and seamless indoor-outdoor living. Overcoming strict wind rating requirements and the challenge of transporting modules over 1,000 km, saltair used precision engineering and modular efficiency to ensure durability and smooth delivery.

FLOOR PLAN



Saltair Job 210

saltair MODULAR The Crossdale



KEY PROJECT DETAILS

LOCATION
Crossdale QLD
PROJECT PARTNERS
Residential
COMMENCEMENT DATE
31/03/2020
COMPLETION DATE
13/10/2020
CONTRACT
saltair Turnkey Contract
DESIGN & CONSTRUCT
Full Custom Design



PROJECT DETAILS

Total sqm: 300
Number of Modules: 8 modules including two breezeways
Design: 3 bed, 2 bath, living, office custom design
Manufacturing Time: 10 weeks
Install Time: 4 weeks
Key Materials: Steel base, timber frame

FLOOR PLAN



Saltair Job 187

saltair MODULAR 1770



KEY PROJECT DETAILS

LOCATION
Seventeen Seventy QLD
PROJECT PARTNERS
Residential
COMMENCEMENT DATE
15/1/2019
COMPLETION DATE
25/03/2019
CONTRACT
saltair Turnkey Contract
DESIGN & CONSTRUCT
8 Custom Holiday Units



PROJECT DETAILS

Total sqm: 600sqm
Number of Modules: 8
Design: 2x 3 bed, 2 bath, holiday units
Manufacturing Time: 16 weeks
Install Time: 10 weeks
Key Materials: Steel base, timber frame

FLOOR PLAN



Saltair Job 1770

Case Studies



Bundaberg



KEY PROJECT DETAILS

LOCATION
Bundaberg QLD

PROJECT PARTNERS
QBuild

COMMENCEMENT DATE
1/8/24

COMPLETION DATE
20/2/25

CONTRACT
Saltair Turnkey Contract

DESIGN & CONSTRUCT
34 Dwellings



PROJECT DETAILS

Total m2: 79m2-95m2 for Multiple Dwellings
Number of Modules: 2 per dwelling
Design: mixture of 2 bed 1 bath &
Manufacturing Time: 5-day module TAKT time
Install Time: 16 Weeks
Key Materials: steel base, timber frame

PROJECT SCOPE

A high-efficiency modular build, the QBuild Bundaberg project delivered 68 modules in under 3.5 months, setting a new benchmark for speed and quality. This large-scale development drove innovation in Saltair's factory layout, introducing a cutting-edge rail system that streamlined module movement and enhanced production efficiency. With this expertise, Saltair is well-equipped to meet the ambitious targets.

FLOOR PLAN



Saltair Job: 986



Competitive Advantage

Saltair Modular's competitive advantage stems from an integrated approach that utilises value engineering from the early development stages to optimise project outcomes. The factory manufacturing process improves speed, quality, and safety while significantly reducing waste, offering numerous environmental and social benefits. This streamlined construction method, divided into Site Foundations, Modular Manufacture & Installation, and Site Connection and Completion, ensures minimal disruption to operations and neighbouring properties. Recent banking reforms spear-headed by CBA now makes construction finance for modular much easier and the MMC Approach addresses many of the growing inefficiencies in the traditional building approach highlighted in Productivity Commission Report February 2025.

Benefits of Modular

These advantages make modular construction an increasingly popular choice in the construction industry. Modular excels when any of the 3 'R's are present: **Rapid / Remote / Repeatable**.

1. **Speed of Construction:** Reduced construction time due to simultaneous on and off-site work.
2. **Cost Efficiency:** Lower labour costs and efficient material usage contribute to cost savings.
3. **Quality Control:** Factory-controls ensure greater supervision and checks = consistent quality.
4. **Reduced Site Disruption:** Minimises on-site disruptions and noise.
5. **Flexibility and Adaptability:** Easily adaptable to various design changes and future expansions.
6. **Environmental Benefits:** Less waste generation, lower energy usage, better sustainability.
7. **Improved Safety:** Factory-controlled environments enhance worker safety versus site works.
8. **Predictable Scheduling:** Reduced weather-related delays and more predictable timelines.
9. **Energy Efficiency:** Greater innovation in energy-efficient designs and materials, less travel.
10. **Design Innovation:** Allows for innovative and creative designs due to manufacturing capabilities.



Key Personnel & Leadership



Managing Director
Steve Bridger

Saltair Modular is led by Managing Director Steve Bridger, a Civil Engineer with over 30 years of experience in large-scale project delivery. Mr. Bridger has held key leadership roles, including Project Director, Executive Director, Board Member, and Chairman positions, overseeing multi-billion-dollar infrastructure projects. Notably, he served as WICET Chairman during the construction of the \$4 billion, 27Mtpa Wiggins Island Coal Export Terminal in Gladstone. He also led the Environmental Impact Statement (EIS) and Design Management for the \$9 billion, 22Mtpa Wandoan Coal Mine, at the time Australia's largest approved coal mine (2012). His extensive experience in complex project management, stakeholder coordination, and large-scale infrastructure development ensures Saltair Modular is well-equipped to deliver high-quality developments as Head Contractor.



Chief Operating Officer
Toby Johns



General Manager - Construction
Ross Pedersen

Saltair Modular's management team offers extensive experience in all aspects of both modular and on-site construction. Our key leaders Toby Johns (Chief Operating Officer) and Ross Pedersen (General Manager - Construction), each have over 20 years of construction experience, in various roles from licenced building to principal and head contracting. Over the past three years with Saltair Modular alone, they have successfully led the Design, Construction and completion of over \$100M in modular projects and associated siteworks.

Saltair Modular's management team is supported by:

- 36 Professional Office, Supervision & Design Staff
- 40 Carpentry Employees
- 60 Local Subcontractors
- Extensive network of regional and remote Subcontractors.

Safety & Compliance

Upon joining Saltair, every employee undergoes a rigorous induction program. This induction covers basic WHS principles, company policies, emergency procedures, and the specific hazards associated with their role. The induction program is tailored to the employee's position, ensuring relevance and effectiveness.

This year Saltair has worked to create an [online learning portal](#) for employees and subcontractors to efficiently complete induction modules and review SWMS and SOPS in a central LMS location.

Saltair Modular use [SignOnSite](#) for their digital inductions, ensuring that workers cannot skip their inductions. With this system, workers acknowledge Saltair's SWMS and create a user passport containing their contact details and qualifications. These qualifications are then integrated into the IMS, allowing Saltair to allocate training as qualifications expire or if additional training is needed. Additionally, SignOnSite allows Saltair to track worker locations on site and monitor evacuation times, enhancing overall safety management.

[The Employee Handbook](#) outlines Saltair's rules and regulations, employment policies and procedures, and provides information on employee benefits and protections. It is a crucial component of WHS systems, ensuring everyone is informed and compliant with safety standards.

Over the recent years Saltair has engaged Incremental Improvements to provide [third party audits on ISO management and safety systems](#). These audits give the benefits of:

Objective Assessment: Independent auditors bring a fresh perspective, free from internal biases, allowing for a more objective assessment of Saltair's WHS system. Compliance Verification: They ensure compliance with all relevant legislation, standards, and codes of practice, such as the Work Health and Safety Act 2011 and various Codes of Practice. Benchmarking: Third-party audits help benchmark WHS practices against industry standards and best practices, highlighting areas where Saltair excels and identifying opportunities for improvement. Continuous Improvement: The findings from these audits provide valuable insights and actionable recommendations, driving continuous improvement in WHS performance.

With more external third-party audits as well as internal audits being conducted, Saltair decided we needed a fulltime [Health and Safety Committee](#) to keep ourselves in check. Saltair's health and Safety committee provides the forum for the constructive discussion of measures to assure health and safety in the workplace. The committee meets monthly to discuss the following:

- facilitate co-operation between the PCBU and workers in the instigation, development and implementation of WHS policies and procedures
- assist in developing standards, rules and procedures relating to health and safety
- consult with workers regarding their WHS concerns
- consult with management regarding worker WHS concerns including change that may influence WHS more broadly
- Ensure the conduct of regular workplace inspections.

With a team dedicated to creating a safe working environment Saltair's [ISO 45001](#) approved safety system has allowed Saltair to go above and beyond with our WHS system. The Policies and operating Procedures are the foundation of all key projects. This system allows Saltair to adapt to the specific conditions at hand, rather than the one-size-fits-all safety approach.

This internationally recognised standard not only helps identify and control health and safety risks but also reduces potential incidents, enhances employee morale, and demonstrates Saltair Modular's dedication to providing a safe working environment.

Sustainability & Environmental Responsibility

Saltair Modular is fully committed to improving environmental outcomes for Australia through several key initiatives.

- ISO 14001:2015 Certification: Saltair has achieved ISO 14001:2015 Environmental Management System Certification, which demonstrates commitment to effective environmental management practices. This certification ensures that Saltair systematically manages environmental responsibilities to enhance environmental performance.
- Membership in the Green Building Council of Australia: As a member of the Green Building Council of Australia, Saltair is aligned with industry best practices in sustainable construction. This membership reflects commitment to incorporating green building principles into projects, promoting energy efficiency, and reducing the environmental impact of buildings.
- Participation in the 'Aspire' Waste Re-use Initiative: Saltair actively participates in the Sunshine Coast's 'Aspire' waste re-use initiative, which aims to reduce waste by promoting the reuse of materials. This initiative supports the circular economy by finding new uses for materials that would otherwise be discarded.
- Sustainable Building Practices: Saltair's approach to sustainable building is deeply rooted in the efficiency of our purchasing system. As a modular builder, Saltair recognises that true sustainability comes from minimising waste at its source, which is why every material ordered is calculated to ensure it is fully utilised. Nothing is more costly, both financially and environmentally, than surplus materials that serve no purpose. Saltair's procurement process is refined to an exact science, allowing the team to order only what is needed, when it is needed, with minimal excess. This level of precision not only reduces waste but also enhances the overall efficiency of our manufacturing process, ensuring a lean and environmentally responsible production environment. By maintaining strict control over materials from procurement through to installation, Saltair significantly lowers environmental impact while delivering high-quality, sustainable modular buildings.
- Recycling Efforts: Whilst Saltair adhere strictly to the approach outlined in section above, ensuring materials are precisely ordered to minimise waste, there are inevitably instances where offcuts and unavoidable excess arise. In these cases, the commitment to sustainability extends beyond efficient procurement to responsible waste management. According to Saltair's skip bin data, 86% of the waste generated from construction activities is recycled, reinforcing our dedication to reducing environmental impact. This high recycling rate ensures that even when surplus materials are unavoidable, they are repurposed rather than contributing to landfill, further supporting Saltair's goal of a more sustainable future for Australians.



Affiliations & Partnerships



Image: Peregian Saints Major Sponsor Women's Rugby & Club Sponsor

Features



THE MODULAR *movement*

PHOTOGRAPH BY FRED

SHANNON LUCAS (left) Saltair Modular brings a new way to the process and efficiency that only a modular builder can offer.

“It has the benefit of being able to pass on all of the process to local and smaller contractors that can assist with these complex construction companies. The difference? These houses are delivered in short time fully completed – a maximum of 10 weeks and a possibility of sooner completion.”

“When you think of modular, you might be thinking about a factory or a shipping container. But that’s not the case. They are modular. But they are designed with the same care and quality as any custom-built, one-family-home difference.”

This is because the Saltair Modular team, which was founded in 2013, has spent the past seven years learning the craft, working together to create and deliver modular homes that are custom-made, modular living from the ground up.

“Initially people were sceptical about modular and they wanted to look like a custom home. But now, recently, people actually like the modular aspect,” says Brigitte, Saltair’s managing director.

PHOTOGRAPH BY FRED

The young team of three professionals based in the Queensland market has connected with Saltair Modular’s unique selling point into the residential and government sectors, taking on projects such as the new modular residential development, Modular at Coolum (2000+), program.

It may surprise Coolum visitors to see Saltair Modular’s new modularised in Coolum facility – now operating one production facility in Coolum, which is capable to produce up to 1000 modular units per year. The current modulus of the modularised in Coolum is an example of the future, modular living. Saltair Modular’s production capacity is 10,000 modular units per year and allows the company to move to more modular and more diverse range of clients.

“As part of our ongoing expansion, we’re currently looking to double our modular production volume this year, with social housing, government initiatives, building and town environments, modular, container, modular and hospitality, modular, education, health and defence,” says Brigitte.

Saltair Modular’s innovative approach has not gone unnoticed. The company is highly deserved for its design



particularly in the residential sector. The company’s focus was selected in the 2019 Master Builders Queensland Construction Contractors Awards (Highly) in growing influence in the residential sector. Saltair Modular won the residential and industrial Building up to 10,000sqm category for its Modular Coolum Project (or Modular Coolum project, which involved incorporating new modular “heat” modules from their Coolum production facility to the location Coolum Project and a custom-built, two-storey shell).

“We can do modular. We’re very good at it. We’re strong, growing and innovative. That’s why we think modular is the future. It’s relevant, can be done building better.”

That’s a bit remarkable that has made Saltair Modular a highly regarded name even from the Tasmanian Coolum Project.

“We’re looking off into the future, adapting things up to date. We’re looking to be a leader in the Queensland, which is not just Coolum,” says Brigitte.

“And we have the team who quickly reacted and a design solution to fit the Tasmanian. We were doing a [Build] job in the class and we had the modular shells.

“We start modular planning in the early stages because the [Build] job is a bit of a challenge. We have to make sure it’s designed and an end-product that’s fit for the job being done.”

The building of Saltair Modular’s approach is further demonstrated in its design offering. With 10 modular designs that are modular in and individualised, along with the option for fully custom builds, the possibilities are endless.



“WHEN WE THINK MODULAR, IT’S NOT JUST HOUSING. IT’S WHATEVER CAN BE DONE BUILDING WISE.”

PHOTOGRAPH BY FRED

 The Urban Developer

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Saltair Modular Steps Up to Help Ease Housing Crisis



In a landmark move towards addressing Queensland's housing needs, Saltair Modular has been awarded the contract to construct 34 modular homes at Bundaberg as part of the State Government's Homes for Queenslanders initiative.

Saltair Modular, a renowned Queensland-based company, is in the process of delivering 28 two-bedroom, and 16 one-bedroom modular units in Bundaberg's east.

Initially, half of these homes have been constructed to Gold accessibility standards, catering to the needs of older Queenslanders and individuals with disabilities, ensuring inclusivity and accessibility.

These homes join the recent developments at Kalkite and Arvoa, where 16 and seven social homes, respectively, have already commenced construction.

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QUEENSLAND MODULAR BUILDER SALTAIR MODULAR DOUBLES PRODUCTION CAPACITY

Saltair Modular opens new production facility in Coolum Beach.

Sunshine Coast-based building company Saltair Modular is embarking on an ambitious expansion plan to focus more on social and affordable housing initiatives with their new production facility in Coolum Beach, enabling them to double their capacity. (Credit pic: Saltair Modular)

Saltair Modular specialises in constructing modular homes and structures within their factory, which are later transported by truck to become residential houses, villas, or commercial spaces. Among their recent projects are The Edge at Mooloolaba and accommodation at Shellys camp within the Sunshine Coast Recreation Precinct in Coolum.

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