



Parkwood Modular Buildings

PRE-DESIGNED HOMES



Parkwood Modular Buildings

Our story

Parkwood is a proud Australian Company building all our homes in a high-tech, purpose built complex at Somersby on the New South Wales Central Coast.

We are specialists and having a magnificent facility as we do, means we can maintain the highest standards of quality control at every stage of production. At our factory we have display homes available for your inspection during office hours, Monday to Friday, and Saturday by appointment.

We have been established since 1988, with many valuable years of experience in the industry.

Over this time we've gained a bag full of industry awards for innovative and environmental minimum impact projects.

Parkwood has developed a comprehensive range Granny Flats, Smart Pods and 2-6 bedroom homes for the Manufactured home market.

Parkwood also has a strong foundation in Commercial projects including Schools, Sports Clubs, Mobile Offices, Security Buildings and much more.

You are welcome to drop in and view our display homes with no obligation, and chat with our staff about designing a home specific to your requirements.



TOP: Drone shot of Somersby factory, ABOVE: Parkwood Circa 1989

Over 30 years of excellence

Celebrating over 30 years' experience at the leading edge of the industry specialising in producing affordable innovative designs with minimal environmental impact at our factory or the end site.

2 Ha Parkwood manufacturing facilities at Somersby by the F3 is designed to produce manufactured modules with convenient access to the major north south freeway. We build in a controlled, highly supervised & efficient factory facility.

Our designs are based on touching the ground lightly with the use of platform floors. Excavation is limited to pile foundations and there is little need to over excavate the site. Our modules are delivered throughout NSW and installed and secure in a day.

Parkwood have been building homes since 1988. We are somewhat experts at modular. We build your house at our place. Our plumber and tiler work here every day, and they work progressively on each house. So it is easy to co-ordinate with the electrician who is working in the house next door and the plasterer in the house on the other side. We are a team about 100 all up (incl. sub-contractors) and this is all we do.

The design, construction documentation and supervision are all carried out in-house but an external engineer visits our premises on a regular but random basis to keep an eye of the process and structural detail. Parkwood have the ability to design exactly for your site. We can offer truly bespoke construction, and in the case of small sites where every inch counts, be extremely accurate in construction and dimensioning.

We operate a production line method of construction, rolling the modules through the factory efficiently in the use of labour and materials not possible with in situ construction. Modular construction aims to remove the majority of construction activities from the end building site.

Production line methodology and simplifying the construction process to repetitive controlled activities where labour and materials can be monitored, allows us to reduce the cost of construction and increase the quality assurance in the making of the building module, whilst minimizing the impact of the effect of construction on the site and neighbourhood.

In a controlled factory environment we can analyse the inputs and outputs of the construction process. We provide a safe long-term work environment that is efficient, as our staff are able to apply past experience and develop systems that improve the construction process with positions for apprentices and undergraduate management positions offered.

Parkwood Modular Buildings ensures that it complies with legislation, regulations and codes of practice as set out by the government and associated bodies. It is our policy to achieve total customer satisfaction by delivering a level of service, through established procedures and commitment, which will exceed expectations. Parkwood Modular Buildings is dedicated to quality and continuous process improvement for both customers and its own people.

Materials and services used by Parkwood Modular Buildings are purchased from approved suppliers only to ensure that the end product satisfies the client's requirements. We buy smart and aim to use products and suppliers that have similar goals.

A safer work environment and better environmental practices are always our challenge. We are presently expanding our office and covered work areas. This offers a better experience for our clients, providing more clean and level concrete hardstands, better permanent amenities, more staff parking, specific scaffolding and material handling equipment which all enables Parkwood to attract and keep quality staff. This is an ongoing process, of little steps. We drill down on detail and regular toolbox meetings ensures every member of the Parkwood team is part of the plan.



Holiday pods in an eco setting

We also aim to ensure that our business continues to be a valued service for our customers. To this end, we look to improve the products we use in cooperation with our suppliers and subcontractors. Our quality policy is explained to all new and existing employees, suppliers and subcontractors engaged by Parkwood Modular Buildings through company and site inductions ensuring that the basic principles of quality assurance is instilled within the work force. The bases of these principles are:



Our workers are our key resources



We will ensure that product standards are current



We will endeavour to satisfy our client and end users' requirements



We will effectively analyse and monitor our performance to continuously improve our service.



We will continually strive to conform to the requirements of all relevant legislative and regulatory requirements.



Parkwood is externally audited annually for compliance in WHS, Environmental and Quality Assurance

In a controlled factory environment an Environmental Policy does not have to be complicated. We have long term goals to keep our site tidy and efficient – to reduce our footprint. And we monitor our waste. Timber stocks are dated on delivery to ensure rotation of stock. Offcut timber framing is reworked into roof trusses and blockings. Steel is progressive cut with the offcut of one beam used to start the next. Paint wash out is a closed system with the paint particles separated from the water and the sludge finally dried. Cardboard and metal off cuts are recycled with designated yard bins.

Parkwood Modular Buildings recognises that quality is a companywide responsibility. We achieve organisational excellence and quality awareness through innovative process improvements, training our people, offering competitive rates, true value for money to our clients and developing customer and employee satisfaction programs. Our organisation strives to meet the challenge for continual improvement to ensure that its operations and clients are continuously receiving a high level of service.



Going Modular

Off-site construction has gained increasing acceptance as the way forward in the building of your home... Building Manufacture means applying a manufacturing approach to construction by prefabricating building elements, or entire building pieces, in transportable modules under factory conditions. Typically, this starts by using similar techniques to on-site construction and then shifting to harness the value of the centralised facility and manufacturing approach.

Apart from the obvious advantages of cost savings, faster delivery times and minimizing delays often caused by waiting for materials delivery, coordinating service providers and subcontractors and inclement weather. It was stated in a recent report to various Australian government bodies by “The Sustainable Built Environment National Research Centre” that “The transition to off-site construction and manufacture stands to generate numerous benefits, including;



SOCIAL BENEFITS

(significantly improving workplace occupational health and safety by bringing the majority of building construction indoors)



ECONOMIC BENEFITS

(such as substantial reductions in construction times)



ENVIRONMENTAL BENEFITS

(through reduced materials wastage, reduced materials transportation, greater inclusion of energy and water efficient elements and the potential for greater use of recycled materials)

The report goes on to say, “Despite these benefits, there is a need to shift industry and consumer perceptions around manufactured buildings being simply temporary relocatable structures, to seeing them as high quality precision built buildings. Not only does a factory setting allow for regular quality checks, it can also provide access to high quality tools that may not be accessible on-site.

The use of the superior tools found in a factory can allow smaller tolerances and improved finishes. The shift to a centralised facility leads to greater flexibility in supplier choice.

Further in the report “a government representative commented that “Risk of delay is one of the greatest risks for projects and reducing this risk through a controlled construction environment is an enormous benefit” and ‘certainty of construction cost and management of variables would mean that costs can be accurately forecast which is an advantage.”

In conclusion, given the faster construction times the homebuyer will be reducing the time they wait for their high quality home to be built and reduces the amount paid renting elsewhere. You can be confident in the dry and secure storage of materials that is protected from the weather, as well as the possibility of theft and vandalism.



Award winning home: Newcastle MBA 2019 - best custom built home under \$500,000.

Awards and Achievements

Highlights include:

Numerous HIA and MBA awards over many years including the most recent hotly contested 2019 Newcastle MBA for “Best home under \$500,000.



WINNER



**NEWCASTLE
EXCELLENCE
IN BUILDING
AWARDS
2019**



*Newcastle Master Building Award 2019
“Best home under \$500,000.*



*Australian Construction Award
-2018 “Regeneration Project of
the year” Fishermans Wharf “resta-
urant Woy Woy on the Central Coast*



Testimonials

“

Absolutely Brilliant Operation...This house is a magnificent milestone to mark it...despite some headaches through the process.

Everyone in the Blackheath/Godson area is astonished the house was installed by lunch time. On site, everyone worked like a well-oiled machine, no noise, no shouting, no fuss. Please thank everyone on your staff – office and factory – for their assistance and friendliness.

Cat and Tony

“

It has certainly been a great blessing to have whole house project go so smoothly with Parkwood's expert assistance, whilst I have had so much on at work. Seems amazingly smooth for a house project and I am really pleased with the outcome of such a comfortable, welcoming home.

Sonya

Land Lease Communities

Over 2,000 homes specifically designed for community environments.

The majority have been installed between Nowra and Port Macquarie. Past projects include:

| | |
|--|-----|
| Birubi Sands - Nelson Bay ... | 31 |
| Kincumber Nautical Village - Central Coast ... | 112 |
| Lakeside Leisure Village - Lake Munmorah ... | 126 |
| Pacific Lakes - Lake Macquarie... | 124 |
| Parklea Garden Village - Western Sydney ... | 102 |
| Valhalla Village - Chain Valley Bay ... | 259 |
| Oaklands Village - Lake Illawarra ... | 64 |



Land Lease Communities



The Grange Leisure Centre Morriset NSW



Holiday Parks

Projects:

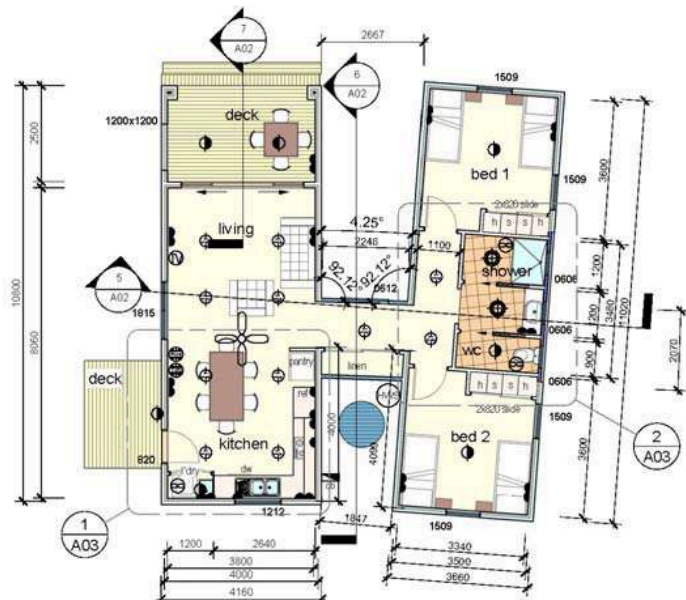
Pittwater Council Short Term Rental, D&C,
Lakeside Narrabeen
South West Rocks
Karuah Jetty Village
Kovida Ski Park, Hawksbury River



Holiday Rentals

Project:

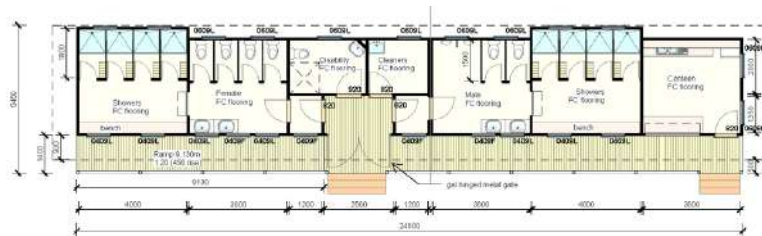
5 Accommodation Units
Sport & Recreation centre, Lennox head
Architect: Allen Jack Cottier



Bespoke Design

Project:

Accommodation units and Amenities building for
The Sydney Academy of Sport & Recreation,
Narrabeen
Architect: Eeles Trelease



Difficult Sites

Project:

10 unique accommodation units barged to S&R sites on the Hawkesbury river at Milson Island & Broken Bay
Architect: Mic Illet

Awarded:

Newcastle Master Builders Awards

Judges Awards

- Environmentally sustainable development
- Best construction of a detailed or innovative project

Major Award

- Best Commercial Project of the Year



Sport Infrastructure

Project:

5 accommodation units for Sport & Recreation,
Jindabyne

Project: Sport & Recreation, Jindabyne
Architect: Collins Caddaye & D&C

Awarded:

Master Builders Award

- NSW Best Sports Facility award
- hybrid construction

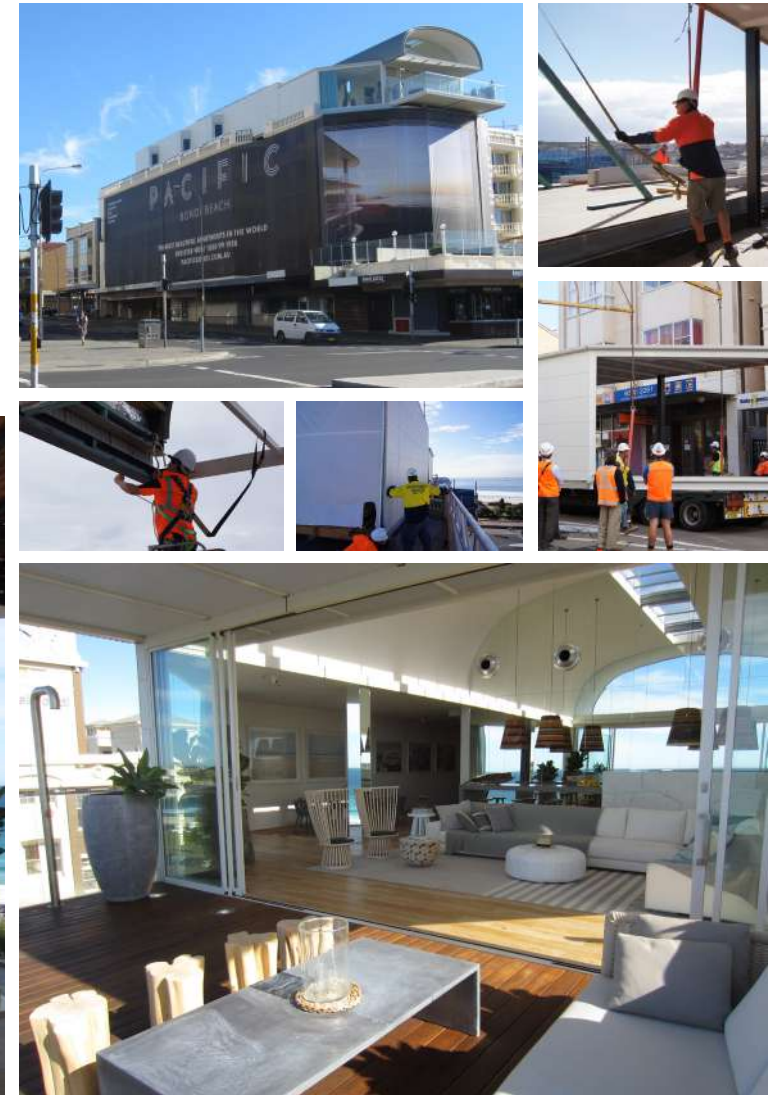
Carfax were the builders and Parkwood supplied the 8 pods that made up the front elevation. The lower levels were amenities and disability bathroom & store. The upper levels were heat transfer plant rooms fitted out before delivery



Display Suites

Project:

Swiss Grande Display suite
Bondi Beach
Architect: PTW



Remote Schools

Project:

Federal Government Education Stimulus Programme. 55 school buildings in remote locations. Southern Highlands and Upper Hunter for Richard Crookes and Bovis Lend Lease.



Childcare

Commercial Projects:

Childcare Centres



Control Rooms

Projects:

Eraring Gate house

Concrete batch plants and control rooms for
Gunlake , North Parkes Mine and Hunter Water.

Mining and induction rooms.



Ski Lodge

Project:

Gunyang Ski lodge, Thredbo.

2 storey- 14 modules

6 en-suite bedroom lodge with 2 living areas & double kitchen



Bed and Breakfast

Projects:

Bed & Breakfast- Two individual B&B units,
Lovedale.
Glenworth Valley accommodation units.



Country Homes



2 Storey Homes

Projects:

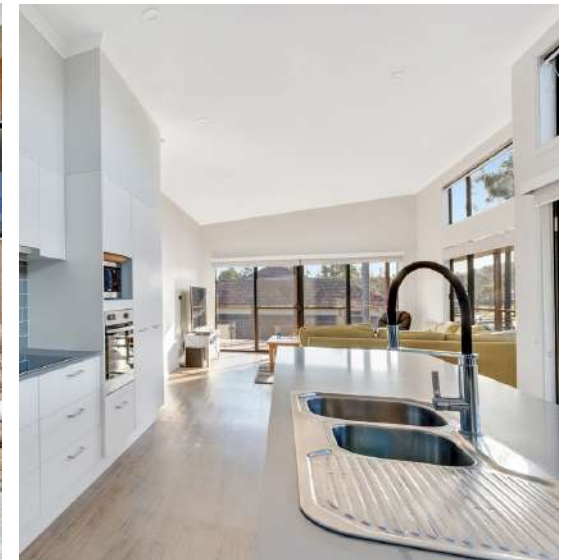
Terrace style 2 storey residence , Newcastle.

2 Storey residence Booker Bay, Central Coast.

Sydney residence installation, Dullich Hill.



Custom Residences



Urban Builds and Extensions



Sydney Olympics

86 dwellings installed at the Homebush
Athletes Village for the
2000 Sydney Olympic Games

