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2026 MBV APPRENTICE OF THE YEAR AWARDS

OUR BIGGEST CELEBRATION YET
OF FUTURE INDUSTRY LEADERS



Advancing Australia's Construction Industry Through Modular Manufacturing

A Builder's Perspective on DfMA-D, Productivity and Scalable Building Delivery

As a registered commercial and domestic builder who has transitioned into volumetric modular manufacturing, I believe prefabrication and offsite construction offer one of the most practical ways to improve quality, speed and productivity across Australia's building and construction industry.

The more a building can be advanced within a controlled factory environment, the greater the benefits become. In my professional opinion, volumetric modular construction is the most evolved Modern Method of Construction (MMC) available, provided it is designed and delivered correctly.

The key to success is Design for Manufacture and Assembly - Disassembly, (DfMA-D). This is not simply a design principle. It is a complete way of thinking about how a building will be designed, manufactured, transported, assembled, maintained and eventually disassembled at the end of its life.

At JMB Modular Buildings, we have developed our Advanced Manufacturing Centre (AMC1) around this philosophy. AMC1 is more than a factory. It is a delivery platform for industrialised construction, designed around a moving production line, defined workstations, quality hold points, repeatable processes, engineered lifting systems and controlled in-factory completion.

The goal is simple: complete as much of the building as possible in the factory before it reaches site. In many cases, modular buildings can be advanced beyond 90 per cent completion before leaving the manufacturing facility.

Structure, services, plaster, cladding, roofing, joinery, tiling, painting, flooring, fixtures and even furniture can be completed under controlled conditions.

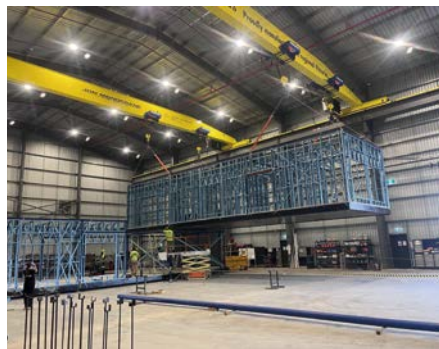
This reduces reliance on unpredictable site conditions, reduces the number of trades working over each other, improves safety and provides a faster path to occupancy. For housing, health, education, worker accommodation and regional projects, these advantages are becoming increasingly important.

Successful modular projects must start with early engagement. Too often, buildings are designed conventionally and then later assessed for modular delivery. This usually leads to redesign, additional consultant costs, inefficient module splits and unnecessary complexity.

Every modular manufacturer has its own building system, production logic, transport parameters and connection methodology. The design should reflect how the building will actually be manufactured.

A strong DfMA-D approach also means reducing the number of parts, modules and joins wherever practical. Larger modules can reduce crane lifts, transport movements, structural connections, service connections and onsite labour.

Standardising module sizes and layouts creates repetition, improves material ordering, simplifies engineering and allows factory teams to get faster and better with every project.



Efficient joining is equally important. Module joins should be planned away from complex wet areas, kitchens and high-finish zones wherever possible. The aim is to keep the labour-intensive work in the factory, not push it back onto site.

Good modular design also considers module orientation, direct load paths, service pathways and road transport limits from the very beginning.

DfMA-D also asks us to think beyond construction. If buildings are designed with accessible, reversible connections and certified lifting systems, they can be maintained, adapted, relocated or disassembled more effectively in the future. This supports better whole-of-life outcomes, less waste and a smarter approach to materials.



This is not simply a design principle.
It is a complete way of thinking.



The goal is simple: complete as much of the building as possible in the factory before it reaches site.



Australia's housing crisis cannot be solved by traditional delivery methods alone. We need more homes delivered faster, with better quality control, less waste and more predictable outcomes. Industrialised modular construction can help make that possible by shifting more work into controlled manufacturing environments, creating regional jobs, improving training pathways and allowing the industry to produce more homes per worker.

AMC1 is JMB Modular Buildings' contribution to that future. It demonstrates that construction can move from one-off prototypes toward repeatable, high-quality building

products without losing architectural quality or liveability. Modular construction is not temporary or second-rate. When designed properly, it is permanent, durable, efficient and capable of delivering high-quality buildings at scale.

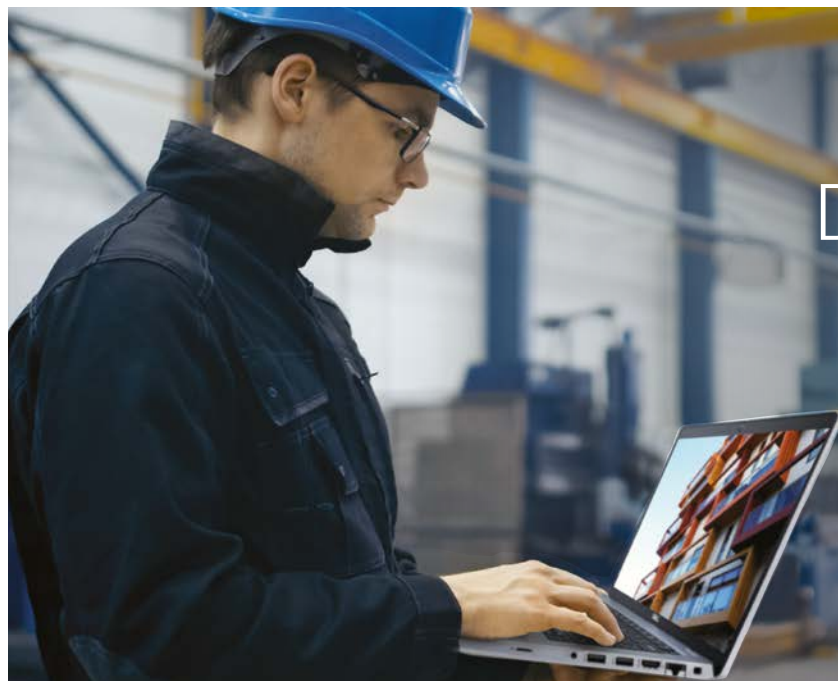
Industrialised modular construction is the way of the future. If you are considering modular construction for your next project, engage an experienced modular manufacturer early, get the right advice from the start and optimise the design for manufacture, assembly and disassembly. **That is how we build faster, smarter and better.**



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