

# Sync Building Systems.

Overview of Bathroom Pod Technology.

# SYNC<sup>TM</sup>

**Hickory.**  
Building innovation.

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# About Sync.

High quality bathroom pods built off-site for faster, simpler, more affordable construction projects.

Hickory Group knows bathrooms. As one of Australia's largest multi-unit builders, we've built thousands of them, and know that the smallest room in the apartment often poses the largest risk to the construction process.

Our solution is Sync Building Systems, a technology to manufacture high quality, project specific, factory finished bathroom pods offsite on a subassembly line, that are simply installed and connected on arrival to site.

Hickory's manufactured bathroom pods Sync to your project and your design. We can produce innovative, beautiful bathrooms for any multi-unit project including:

- Luxury boutique apartments
- Hospitals
- Healthcare centres
- Hotels
- Student accommodation
- Aged care & assisted living facilities

Sync's off-site subassembly process removes multiple trades from a construction project's critical path, and fast-tracks the traditional, linear construction sequence by creating a parallel off-site and on-site programme.

Our patented modular system has the capacity to manufacture over 200 bathroom pods per week in a quality controlled factory environment according to the project design, budget and specifications.

Using Hickory's Sync Building System provides our customers with a faster delivery, lower cost, and superior quality bathroom installation.



# How Sync Works.

Sync manufactures complete bathroom pods on a subassembly line in Hickory's manufacturing facility.

Unlike other modular products, Sync Bathrooms are made to your design, using your chosen fittings and produced according to your schedule.

Our process starts with consultation, design and prototyping, ensuring we deliver a high quality product that meets your standards before we begin production.

## Optimised Design

Commencing with a detailed collaborative design phase, 3D modeling enables greater visualization and rationalisation of bathroom typologies, simplifying the process for client, architect, builder and manufacturer. During this process a thorough buildability consultation is also carried out, identifying risk management and construction cost saving opportunities.

In this initial phase services and wall details are finalised and a bill of materials is produced from the model that feeds into procurement – enabling accurate ordering of materials up front.

Our approach is to offer flexible solutions; clients are able to engage with the design and engineering team to incorporate their own unique requirements or select from preexisting, prevalidated design typologies.

## Controlled processes control cost and waste

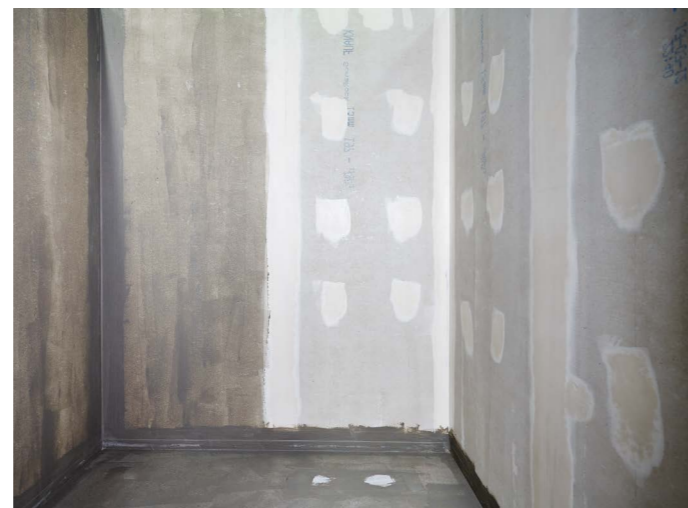
Our fast and thorough design development phase helps Sync control costs and minimise waste by confirming deliverables up front and accurately calculating and procuring only the materials required to build the pods.

Each Sync Bathroom Pod is then manufactured according to schedule, fully finished, inspected and rigorously tested on the factory floor before being securely packaged for transportation. This saves significant time and cost rectifying defects upon project completion.

## Intelligent Engineering

Sync's level entry, glass reinforced concrete (GRC) base removes the need for a recess to be built into the building slab for accommodation projects. On arrival to site the Sync Bathroom Pods are simply lifted and wheeled into position.

Sync's galvanised steel frame exterior is pre-punched with penetrations for plumbing and electrical services, which are easily connected in under an hour once in position on site.



1

## DESIGN & PLANNING

Buildability Consultation >  
Risk & Value Management > 3D Modeling >  
Prototyping

2

## PROCUREMENT

Supply Chain > Inventory Management

3

## MANUFACTURE

Manufacture > Project Sequencing >  
Quality Assurance

4

## DELIVERY TO SITE

Dispatch > Transported to Site >

5

## COMPLETION & FOLLOW UP

Commissioning > Project Completion >  
Customer Follow Up

# Integrating Sync bathrooms into your project.



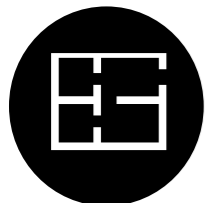
## SYNC DESIGN PARAMETERS

To avoid unnecessary rework of bathroom designs, Sync provides bathroom design parameters 'upfront' in the early architectural phase of project design.



## LOGISTICS & SITE INSTALLATION

Sync determines detailed design and production sequences, as well as procurement and delivery schedules, to ensure our programs align with yours.



## DESIGN RATIONALISATION

The benefits of using prefabricated bathroom pods on big projects is the economies of scale afforded by the fabrication process.

Cost and Time Savings, as well as quality gains will result from Sync's ability to commonise designs and content.



## POD SERVICES CONNECTION

Our objective is a seamless integration of pods into your building services. By providing Sync with hydraulic, mechanical, electrical & fire services plans, Sync will work directly with your team to co-ordinate the pod design with on-site services.



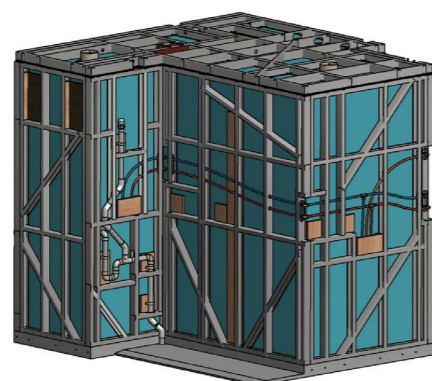
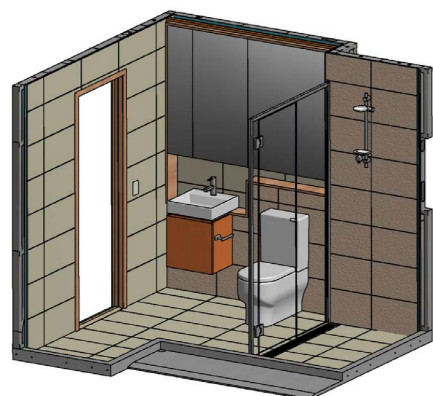
## BUILDING ACCESS & STORAGE

Our team works with yours to ensure the building architecture considers access requirements for the installation of bathroom pods.



## DESIGN & BUILD PROTOTYPE

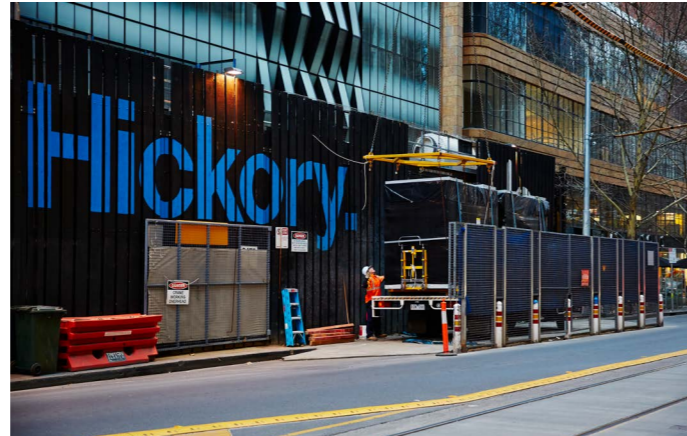
Together with Sync, you select the preferred bathroom type to prototype. Sync then completes a 3D model, finalises a set of manufacturing drawings and manufactures a fully specified prototype for inspections and, if required, test installation



# Site Installation Process.

Sync provides clients with installation procedures and onsite training on how to install pods on site.

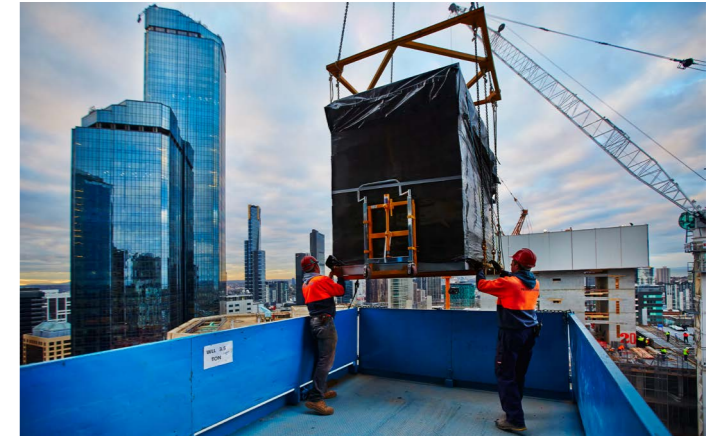
Our objective is a seamless integration with your building services, and our team will work with yours to ensure the site has adequate access for pods.



1. TRUCK ARRIVAL TO LOADING AREA



2. POD LIFTED VIA CRANE



3. POD LANDING ON PLATFORM



4. POD MOVED INTO POSITION VIA TROLLEY



5. POD PLACED AND UNWRAPPED



6. POD WALLS PLUMBED WITH PACKERS AND BACK FILLED WITH SELF LEVELER



7. SERVICES CONNECTIONS MADE



8. EXTERIOR SHEETED WITH PLASTERBOARD



9. FINISHED PRODUCT IN-SITU

# Why Choose Sync?

Sync Bathrooms have been specified for developments ranging from:

- High end boutique apartments
- Student accommodation
- Aged care facilities
- Hotels
- Hospitals

We deliver superior quality bathrooms built to suit any floor plan, finish or fitting.

You design, we build.

## Architectural Freedom

Suitable for a range of sectors, Sync Bathrooms can be specified for developments ranging from high end boutique apartments, to student accommodation, aged care facilities, hospitals and healthcare projects.

Sync does not have set designs or sizes, we can Sync with any architectural design, or work with our clients to produce a new standard that suits the project scope, schedule and budget.

Sync provides endless options for any project – using better finishes resulting in higher quality, and decreased cost and risk.

We can manufacture superior quality bathrooms with any finish - from vinyl, tile or stone to high quality Kerlite, a lightweight porcelain product from Italy that is fire retardant, scratch resistant and graffiti proof. Its large 3 metre x 1 metre sheets mean less grouting is required, making it a hygienic and easy to clean option for high-use hotel, hospital and student accommodation projects.

Using the Sync System and our specialist supplier agreements, the use of Kerlite and other high quality surfaces or fixtures is now an affordable option for multi-unit projects.



**WaterMark**

Sync has achieved a Watermark Certificate of Conformity for our products. Watermark is a National Construction Code certification that evaluates plumbing and drainage materials on a number of strict test criteria.

## Higher Quality

The Sync Building System of production line manufacturing under strict quality control results in fewer defects than conventionally built bathrooms. Project prototypes are produced, tested and signed off pre-installation, avoiding defects or disputes at project completion. We adhere to strict quality procedures and fully pressure test all of our bathrooms before they are dispatched to site.

The Sync process follows a horizontal movement of labour and materials, ensuring workmanship at each stage is easily checked, and consistency across the project is guaranteed.

The benefit of our streamlined procurement, supply chain and waste management processes ensures reduced material costs, enabling specification of higher grade architectural finishes.

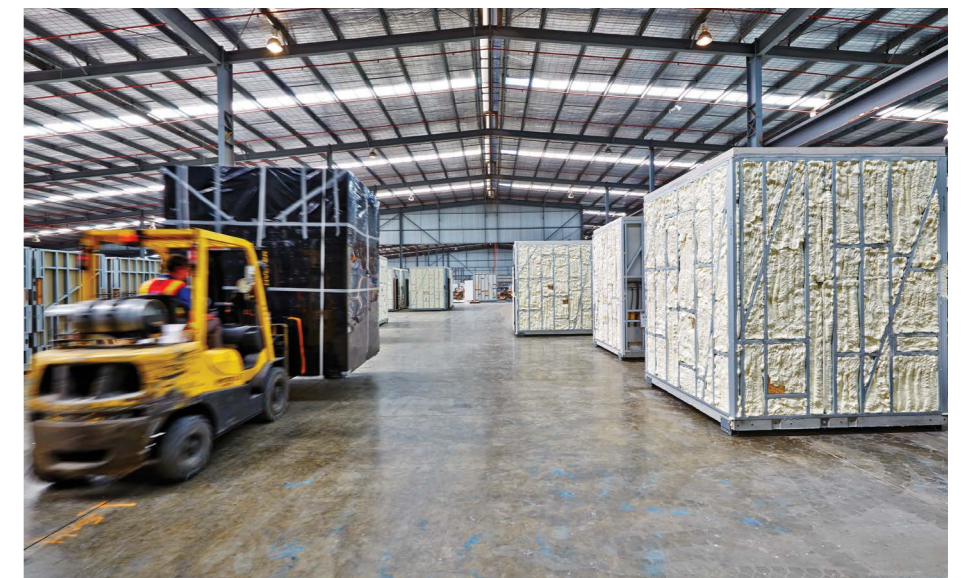
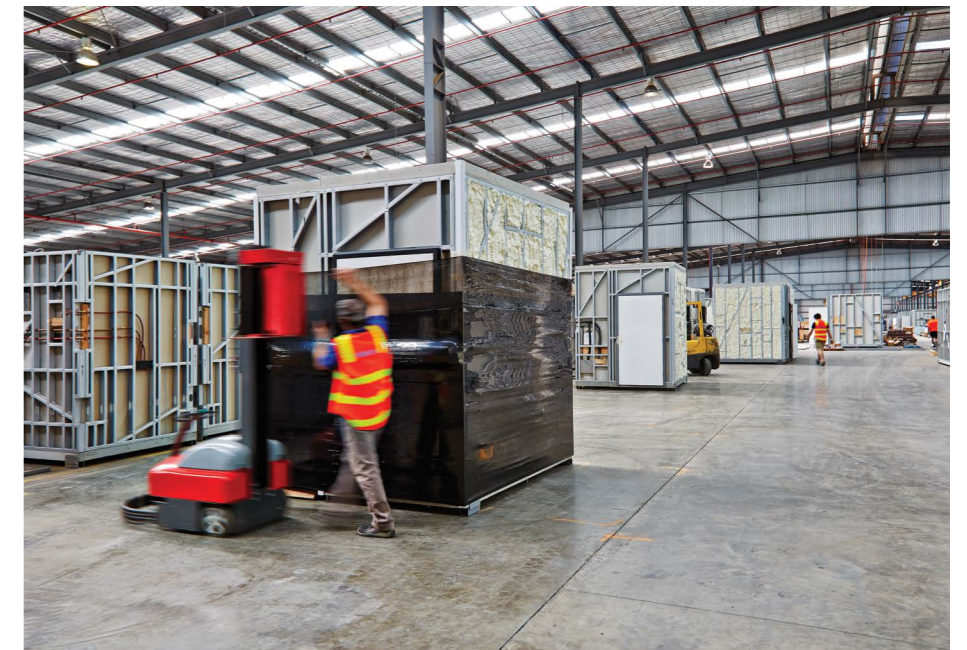
## Faster Delivery

Using Sync Pods cuts project programme by up to 30%, with all bathrooms manufactured and finished to completion whilst the on-site construction works progress. Whilst a conventional build engages up to a dozen trades all following each other, the Sync System manages this process to provide a Just In Time (JIT) delivery that works accurately with the construction programme. Off-site subassembly eliminates costly delays due to inclement weather, as Sync can operate rain, hail or shine.

The bathrooms once fitted, finished and tested are securely packaged and transported to site, and once wheeled into position are simply installed and connected to services in under an hour.

A conventional bathroom build engages up to a dozen trades all following each other.

Sync manages this process for you, providing a finished product with Just In Time delivery.



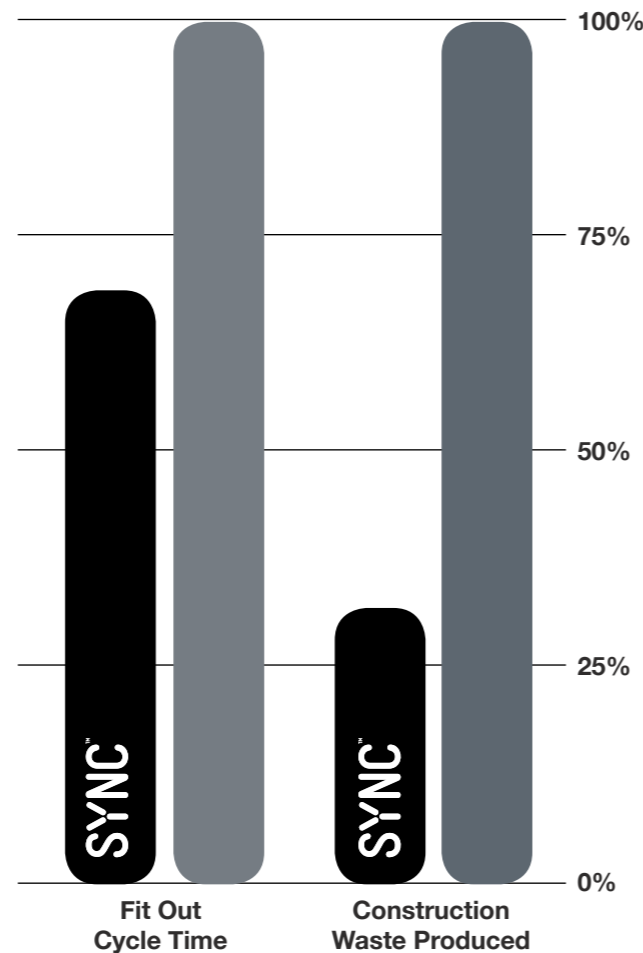
# Why Choose Sync?

Superior trade coordination significantly lowers on site construction costs and ensures certainty of material planning, reducing costs associated with transportation and waste.

## Lower Costs

Whilst a conventionally built bathroom involves the head contractor engaging up to a dozen trades including tilers, plasterers, carpenters, plumbers and electricians, Sync coordinates trades to just one point of contact with one component, one delivery and one invoice. This significantly lowers construction costs and ensures certainty of material planning, reducing costs associated with transportation and waste.

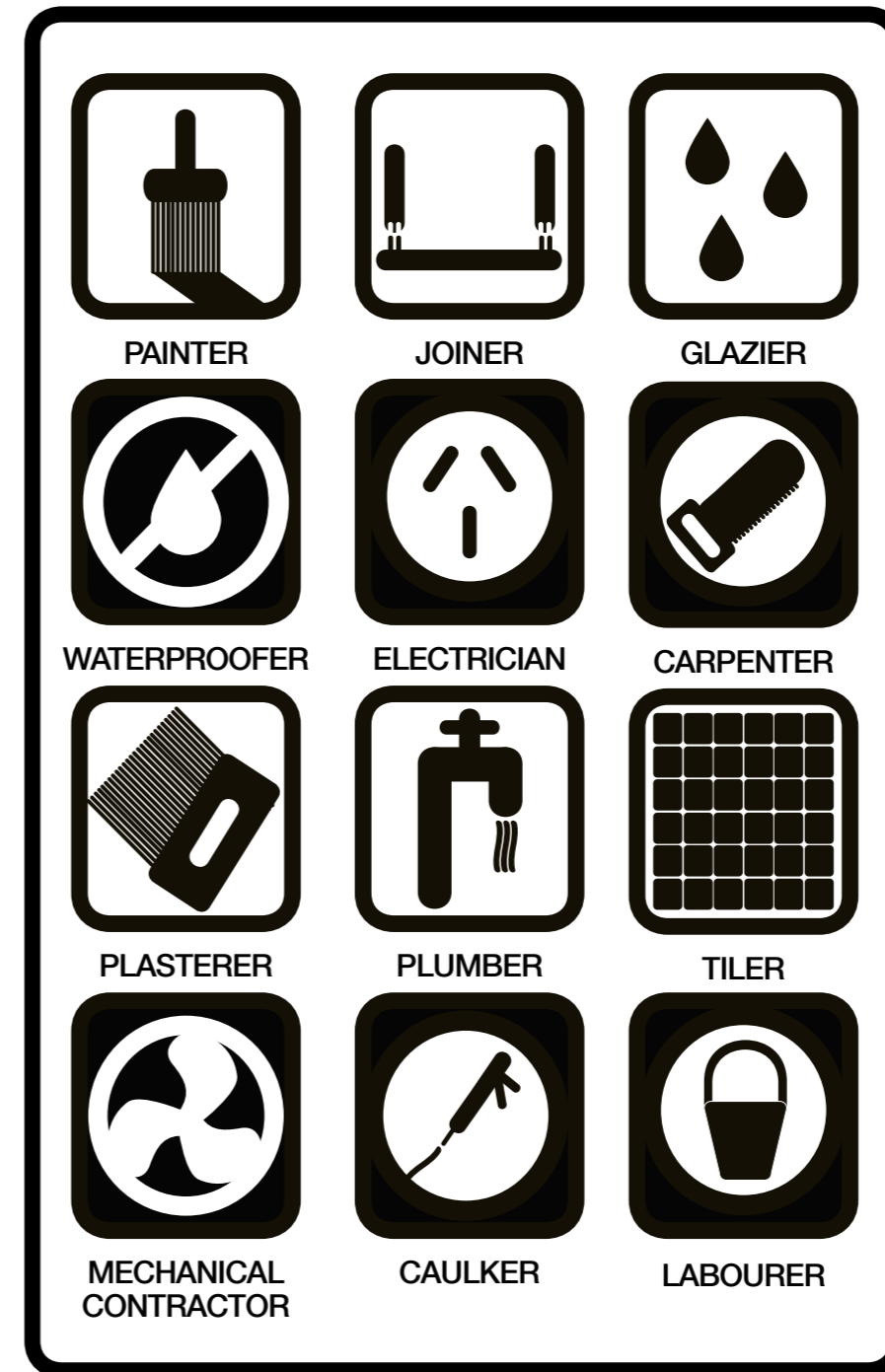
The faster production and programme makes for a faster return on investment for the developer, and for the head contractor the supply chain advantages, reduced material, labour and logistics savings are infinite. In the long term the higher quality control ensures a lower defect rate and protects builder and client against costly maintenance.



Sync by Hickory Off Site System
  Conventional On Site Construction

\*Comparison made using the example of Hickory multi-unit, conventional in-situ bathroom construction versus Sync bathroom pod subassembly offsite

## Twelve Trades. One Stop.



## Sustainable and Safe

The Sync System manufactures bathroom pods in a closed, controlled factory environment ensuring that safety compliance is easily monitored and enforced.

Potential hazards are more visible than on a busy conventional multi-storey construction site, and safety issues are quickly identified and resolved.

The controlled factory environment also lowers waste and energy use during manufacture, meaning the Sync System of building is better for the environment.

Fewer site deliveries result in lower transport based energy use and carbon emissions, and we strive to reuse and recycle components to eliminate waste across all construction processes.

Sync offers better sustainability characteristics over traditional construction due to the following:

- Reduced material requirements
- Reduced wastage
- Less transport energy
- Increased material recyclability





# Sync Residential Projects.

**PROJECT**  
568 Collins Street

**DEVELOPER**  
Stamoulis Property Group

**ARCHITECT**  
Bruce Henderson Architects

**HEAD CONTRACTOR**  
Hickory

**No. SYNC PODS**  
794

**No. BATHROOM TYPES**  
7

Sync offers large-scale residential builders an opportunity to streamline project delivery by taking project bathrooms off the critical path and into our factory.

Sync has delivered thousands of apartment bathroom pods for some of Australia's largest builders and developers including:

- Crown Group
- Mirvac
- Toga
- Little Projects

We work with your project team to rationalise design whilst ensuring bathroom pods maintain architectural integrity.

Sync has delivered bespoke, high-spec bathrooms by award-winning architects including:

- Elenberg Fraser
- Koichi Takada
- Rothelowman
- Plus Architecture

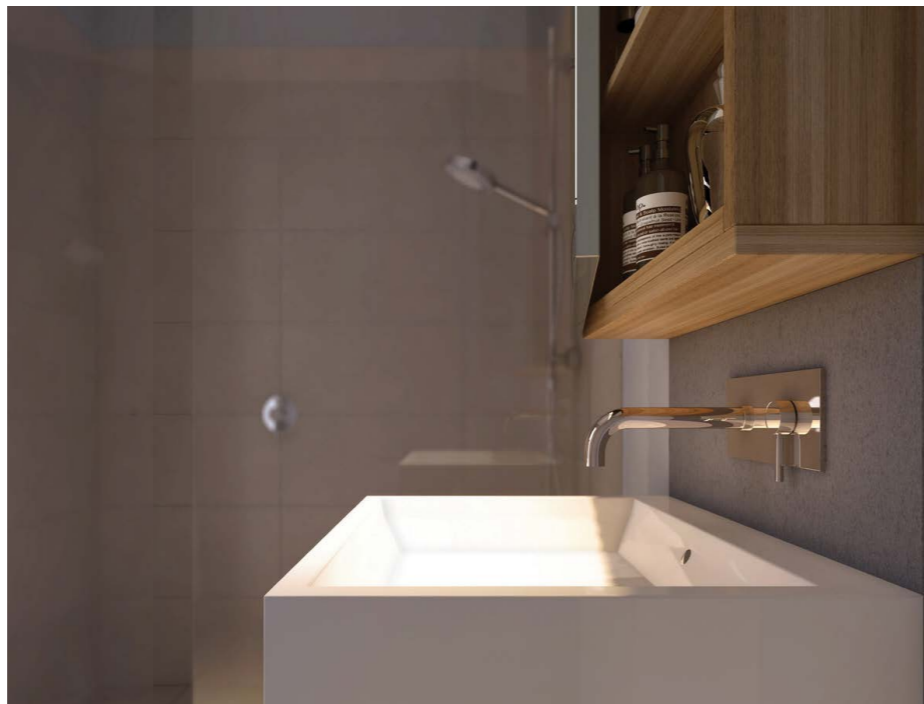
Backed by Hickory, one of Australia's largest apartment builders, Sync understands individual project needs and offers a faster, more efficient way to fit out projects.

## Sync Pods overcome logistics challenges on new skyscraper project

The 65 level 568 Collins Street project posed significant construction challenges due to its compact 30m by 40m site, central Melbourne location and 224 metre height.

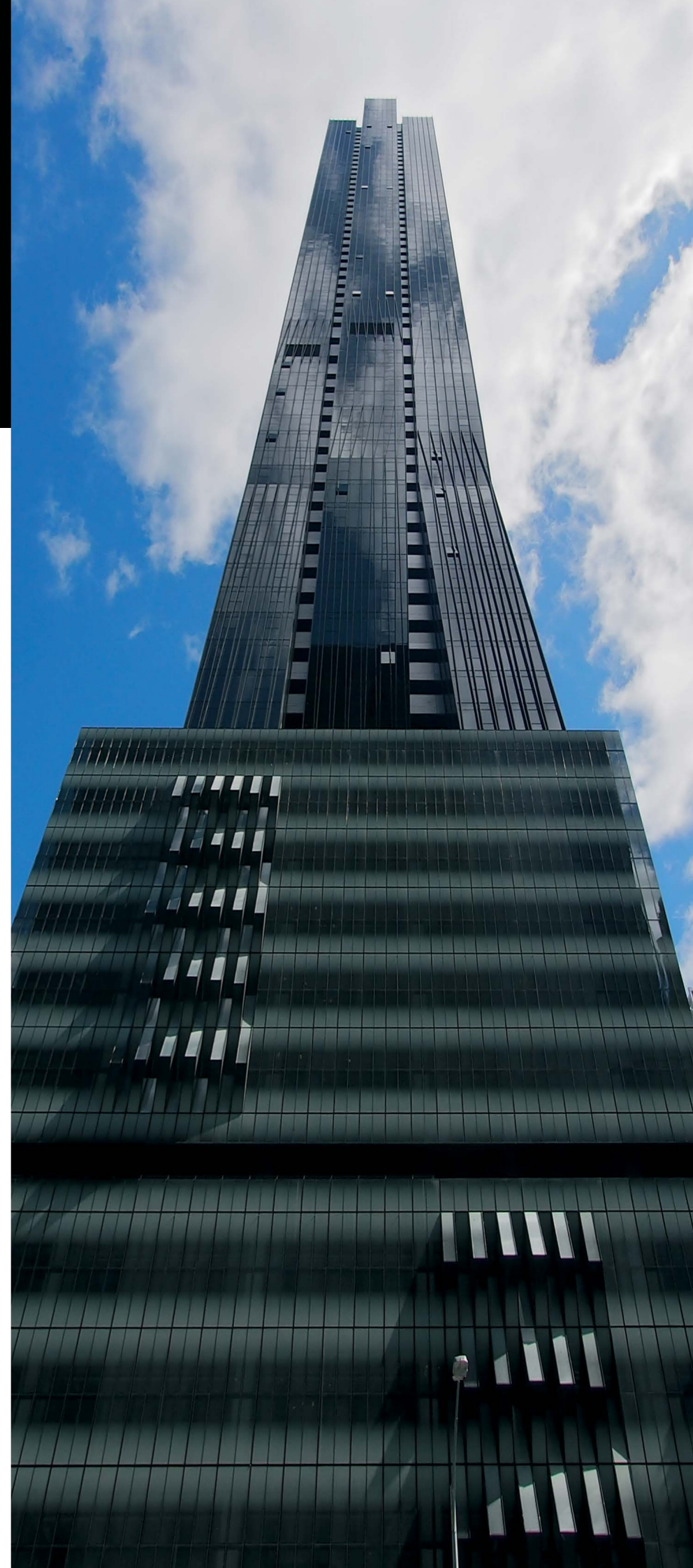
Using Sync bathrooms created significant buildability advantages, improving delivery and site logistics by removing up to 12 trades from the restrictively small site footprint and saving approximately 12 to 18 days off each cycle.

Reduced need for trade parking, on site use of alimaks and resource management has been a major advantage for the project management team, with only one subcontractor, one warranty and one point of contact for the 794 bathrooms.



“Using Sync pods on our 65-storey Collins Street tower has offered high grade finishes for purchasers and greater certainty of construction quality for investors”

Nick Parthimos,  
Stamoulis Property Group





**PROJECT**  
V by Crown, Parramatta NSW  
**DEVELOPER & HEAD CONTRACTOR**  
Crown Group  
**ARCHITECT**  
Koichi Takada Architects  
**No. SYNC PODS**  
710  
**No. BATHROOM TYPES**  
10



**PROJECT**  
Highpoint Hurstville, NSW  
**DEVELOPER**  
Toga Group  
**ARCHITECT**  
Stanisic Architects  
& Architectus  
**HEAD CONTRACTOR**  
Toga Group  
**No. SYNC PODS**  
710  
**No. BATHROOM TYPES**  
23





**PROJECT**  
 La Trobe Tower  
**DEVELOPER**  
 Longriver Investments  
**ARCHITECT**  
 Rothelowman  
**HEAD CONTRACTOR**  
 Hickory  
**No. SYNC PODS**  
 205  
**No. BATHROOM TYPES**  
 9

**PROJECT**  
 Central South Yarra  
**DEVELOPER**  
 Little Projects  
**INTERIOR ARCHITECT**  
 Plus Architecture  
**HEAD CONTRACTOR**  
 Hickory  
**No. SYNC PODS**  
 431  
**No. BATHROOM TYPES**  
 24





**PROJECT**  
Forge Tower 10, VIC

**DEVELOPER & HEAD CONTRACTOR**  
Mirvac

**ARCHITECT**  
Mirvac Design

**No. SYNC PODS**  
366

**No. BATHROOM TYPES**  
19

**FEATURES**  
Mirrored wall panels that could only be installed with prefabricated construction



**PROJECT**  
Ryde Gardens, NSW

**DEVELOPER**  
Country Garden

**ARCHITECT**  
Bates Smart

**HEAD CONTRACTOR**  
Watpac

**No. SYNC PODS**  
2,049 (1,230 bathrooms & 819 laundry pods)

**No. BATHROOM TYPES**  
21

# Sync Hospital Bathrooms.

Sync hospital bathrooms offer a more hygienic, attractive and affordable construction solution.

Hickory is committed to providing greater efficiencies to the delivery of healthcare developments. Sync Bathrooms can be utilised on hospital, healthcare and assisted living projects, or any other special needs facilities.

Our mission is to provide an affordable, attractive and high-performance bathroom product for healthcare projects that considers operational requirements and 'whole of life' asset management.

Sync health pods can be configured to include detachable wall and ceiling panels, providing long-term asset management advantages.

Rationalised design and preplanning also enables the specification of higher grade, more attractive finishes. Innovative Kerlite floor and wall tiling can be specified with an antimicrobial finish that ensures an antibacterial efficacy of 99.9% over the lifetime of the product. Treated with silver, on contact the tile finish retards the reproduction of germs and enables a highly aesthetic design with superior infection control abilities.



## St John of God Hospitals

Utilising aesthetically superior finishes, and making these affordable for large scale projects is at the heart of the Sync philosophy. Sync health bathrooms were first specified for the 307 bed St John of God Midland hospital in Western Australia, constructed by Multiplex.

Featuring several different design typologies, the Midland Hospital pods met the project requirements of a consistent product that were also fit for purpose, and were customised for areas such as assisted living, birthing suites, aged care and mental health, where both patients and staff have particular needs.

Following the successful implementation of pods in Midlands, WA, builders Hansen Yuncken engaged Sync to deliver 100 bathroom pods for their construction of the St John of God Berwick Hospital redevelopment in Victoria.

“The pod process is best practice, safe, saves time and has the advantage of efficiently using tradespeople’s time when they connect plumbing and electricity services.”

St John of God Midland Hospital



**PROJECT**  
St John of God Midland Hospital, WA

**DEVELOPER**  
Government of Western Australia  
Department of Health

**ARCHITECT**  
Hassell

**HEAD CONTRACTOR**  
Brookfield Multiplex

**No. SYNC PODS**  
245

**No. BATHROOM TYPES**  
31



PROJECT  
St John of God Berwick Hospital, VIC

DEVELOPER  
St John of God Berwick Hospital and  
Generation Healthcare REIT

ARCHITECT  
Silver Thomas Hanley

HEAD CONTRACTOR  
Hansen Yuncken

No. SYNC PODS  
100

No. BATHROOM TYPES  
2



We've worked extensively with our clients to create hospital bathroom archetypes that provide a highly engineered and rationalized bathroom product that meets the needs of modern healthcare development projects.

Sync's hospital bathroom experience includes:

- St John of God Midlands Hospital, WA for Multiplex
- St John of God Berwick Hospital, Victoria for Hansen Yuncken



# Sync Student Accommodation Projects.

**PROJECT**  
50 La Trobe Street  
Student Accommodation

**DEVELOPER**  
Blue Sky Funds

**ARCHITECT**  
Hayball

**DELIVERY METHOD**  
Hickory Building Systems

**No. SYNC PODS**  
631

**No. BATHROOM TYPES**  
11

The often repetitive nature of student accommodation project designs make them an ideal candidate for Sync pods, where economies of scale in manufacturing can lower construction costs whilst improving the quality of finishes.



**PROJECT**  
Sydney University, NSW  
Abercrombie Student Accommodation

**DEVELOPER**  
University of Sydney

**ARCHITECT**  
Nettletontribe

**HEAD CONTRACTOR**  
John Holland

**No. SYNC PODS**  
200

**No. BATHROOM TYPES**  
3



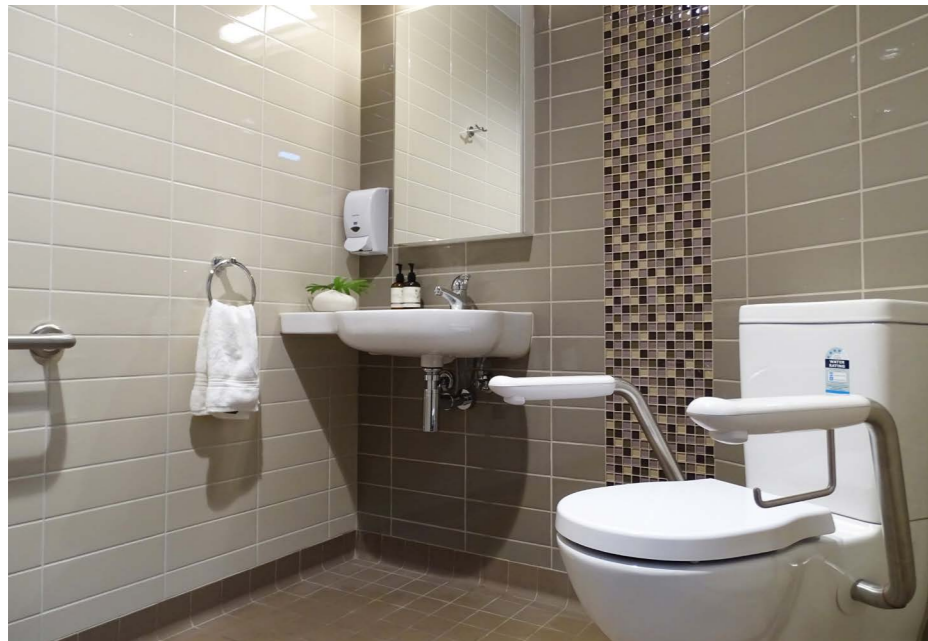
# Sync Aged Care Projects.

Our aged care project bathrooms are designed for high-spec, quality residential aged care facilities.

We pride ourselves on delivering fit-for-purpose bathrooms that cater to different user needs and abilities, including DDA compliant typologies with high grade fittings and finishes.

Sync's aged care clients include:

- BUPA
- St Basil's
- Catholic Healthcare



**PROJECT**  
Bupa St Ives

**DEVELOPER**  
Bupa

**HEAD CONTRACTOR**  
Taylor Construction Group

**ARCHITECT**  
DWP Suters

**No. SYNC PODS**  
98

**No. BATHROOM TYPES**  
2



**PROJECT**  
The Grove St Basil's

**SUPERINTENDENT**  
Momentum Project Group

**HEAD CONTRACTOR**  
DeiCorp

**ARCHITECT**  
PTW

**No. SYNC PODS**  
126

**No. BATHROOM TYPES**  
7





# Sync Hotel Projects.



**PROJECT**  
The Vibe Hotel Northpoint, Sydney

**DEVELOPER**  
Cromwell

**ARCHITECT**  
Nettleontribe

**HEAD CONTRACTOR**  
FDC Constructions and Fit out

**No. SYNC PODS**  
187

**No. BATHROOM TYPES**  
19



**PROJECT**  
Sage Hotel West Perth

**DEVELOPER**  
Silver Needle

**ARCHITECT**  
Oldfield Knott Architects

**HEAD CONTRACTOR**  
Cooper and Oxley

**No. SYNC PODS**  
86

**No. BATHROOM TYPES**  
4





**PROJECT**  
Peppers Kings Square  
**DEVELOPER**  
Mode Modular Systems  
**ARCHITECT**  
Project Tourism International  
Architecture  
**HEAD CONTRACTOR**  
Hickory  
**No. SYNC PODS**  
120





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