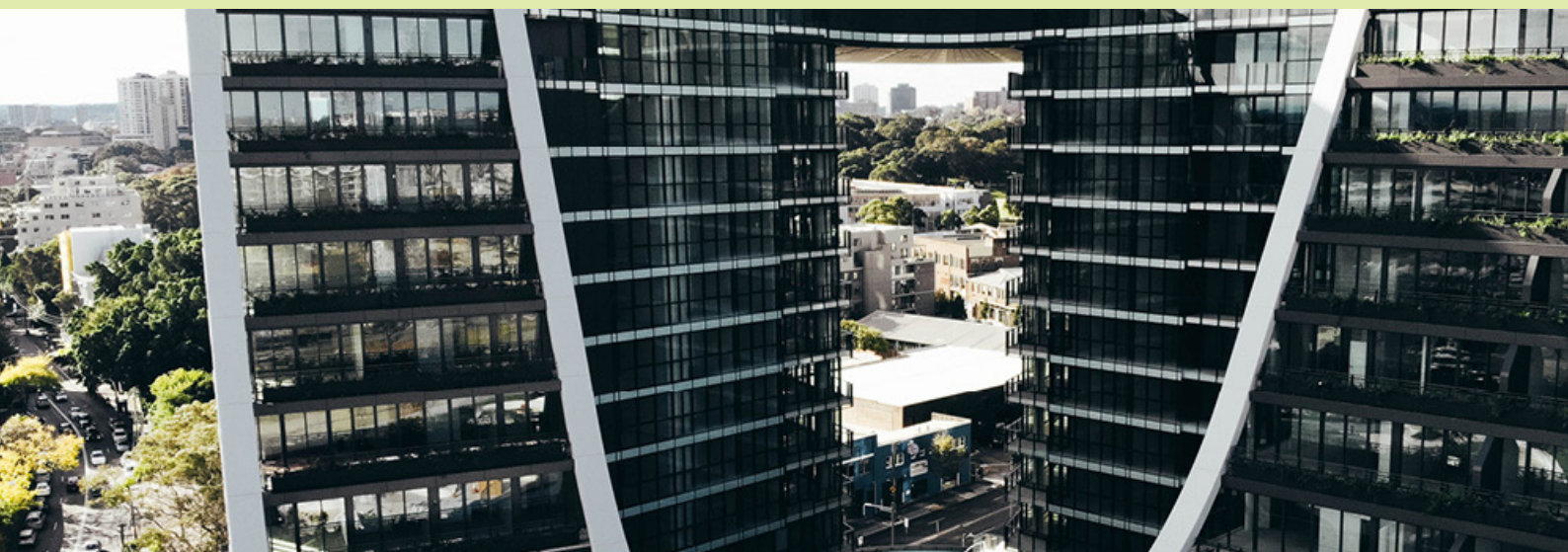


An end to end solution
for an ever-evolving future.



SYNC[®]

AGED CARE

www.sync.industries



MANUFACTURING CHANGE
FOR THE CONSTRUCTION INDUSTRY

An end to end solution
for an ever-evolving future.

For over 10 years, SYNC has been setting the benchmark for high quality, prefabricated bathroom solutions built off-site in Australia. By integrating innovative prefabrication and digital design technologies we help to manufacture change across the construction industry.

Environmental sustainability and Social responsibility is embedded into our whole process, from Design & Planning phases right through to Completion & Follow-up, offering superior sustainability outcomes over traditional construction.



OUR PHILOSOPHY

Sync advances manufacturing to change the way the world builds by fabricating integrated, cleaner, and more reliable construction solutions.



Future proof

Continual R&D
Unconditional Sustainability

Precision Made

Quality & Reliability
Without Waste

Mass Customised

Design Freedom
Quality Assurance

Intelligently Integrated

Smart Hubs
Everything Connects

DESIGN DRIVEN BATHROOMS MADE WITH PRECISION

Streamlined Process — Trade Management, Logistics Coordination, Traffic Management & Quality Assurance.

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.

Designed, Engineered & Manufactured in Australia.

Our local manufacturing facility in Melbourne has employed displaced automotive and manufacturing professionals creating more jobs for Australians.

Reduced Waste

Onsite bathroom construction waste is greatly reduced with a number of trades working off site where materials can be correctly recycled. Through the design phase, materials are calculated upfront and accurately cut on our digital cutting machinery, keeping excess waste to a minimum.

Architectural Freedom

We work with the 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, Fender Katsalidis, Rothelowman, Plus Architecture and more.

Mass Customisation

The benefits of using prefabricated bathroom pods on large-scale projects are the economies of scale afforded by the fabrication process. SYNC's ability to mass customise designs results in both time and cost savings.

Increased Quality

Take advantage of production line manufacturing with strict quality control every step of the way.

Reduced Time

Project programmes are heavily reduced with off-site manufacturing that's completed in parallel with on-site works.

Just-in-Time Delivery

Just In Time (JIT) delivery works accurately with the construction programme. Each project is delivered in SYNC with a builder's on-site requirements, which reduces the number of deliveries to site, saves time, reduces waste, and delivers project-specific solutions within budget.

Increased safety

SYNC's controlled factory environment ensures safety compliance is easily monitored and enforced.

In-house Capabilities

SYNC have an integrated business model, we are our own supplier, making our own ceilings, cabinets, door jambs and steel frames.



1.1

ENVIRONMENTAL SUSTAINABILITY

CLIMATE ACTION

RENEWABLES - SOLAR

Solar panels provide electricity for our factory, producing a saving of 941.72 tonnes of carbon dioxide equivalent emissions per annum.

A total of 624 PV Solar Panels installed at our manufacturing facility, with 203 kWp PV. For FY21 we received a 6% offset from LGC and a further 3% excess power credit from the provider Origin Energy.

EFFICIENCY

SYNC has in-house Green Star Accredited Professionals, providing design and material options to provide bathroom solutions that meet our clients ESD requirements for their project.

SYNC Bathroom Pods integrate seamlessly with electric instantaneous water heaters, providing savings in construction, space, energy and operational costs whilst comfortably supplying the entire apartment with hot water.

WASTAGE

WASTE MINIMISATION

Utilising 3D modeling and Design For Manufacturing principles, SYNC Minimises the amount of waste produced by ensuring the exact materials required are ordered and cut to exact size with specialised machinery that follows the design to the exact millimetre.

1. Tile waste via design and set out (and procuring accordingly)
2. Cement sheet wastage by nesting
3. Plumbing runs by optimising, pre-cutting and pre-assembly.
4. Wall/ceiling framing/noggings runs by design

Then during our manufacturing process minimise waste in;

1. Cement sheets by procuring special sizes (2345 vs standard 2400)
2. Pre-cutting plumbing pipework for each pod
3. Steel framing by rolling our own from flat coil (vs standard length off the shelf stud).

Efficiencies gained via the use of moulds and computerised cutting machinery means that materials ordering for all stock is accurate ensuring excess is kept to a minimum, and any material that is in excess is warehoused and reused on the next modular project. Saving bins full of wasted materials each day vs an insitu site.

RECYCLING

Due to the nature of our controlled factory environment we have ample space for specific recycling bins and a strict recycling policy that all employees adhere to through the following;

1. Utilising offcuts to make noggings
2. Timber pallets are returned to suppliers for re-use or crushed into wood chips to be recycled.
3. All waste is sorted into the appropriate bins – cardboard/timber/steel

For FY21 we recycled 50.60% of all waste generated, of which

- a. 31% was timber
- b. 48% was cardboard
- c. 21% was steel

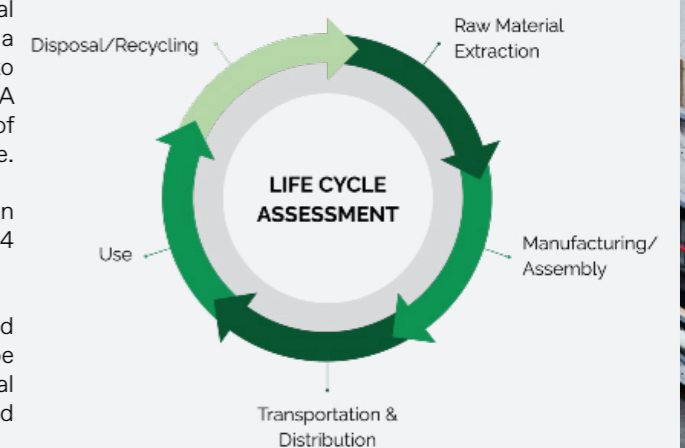


Lifecycle Analysis

LCA is a process that evaluates the Global Warming Potential (GWP) (or kgCO₂e emissions) during the entire life of a particular material or materials, from its initial intended use to its potential reuse in a different form. Calculated into the LCA and the overall emissions of a product the potential reuse of the product or componentry at the end of one phase of its life.

Curtin University's study into SYNC prefabricated construction systems show the final value GWP for a bathroom pod is 3,714 [kgCO₂e], or 51,208 [MJ NCV].

This LCA is favourable over conventionally constructed bathrooms as pods are 100% recyclable and can be conceivably disconnected and relocated for perpetual use, which is not possible with conventionally constructed bathrooms.



1.2

ENVIRONMENTAL SUSTAINABILITY CONSIDERATION

SYNC BATHROOM PODS

SITE BUILT

FRAMING TO WALLS AND CEILING	Rolled in house from steel coil 3D model sets out lengths for each wall and ceiling – converted to machine language for roll former to fold and cut.	Procured in set lengths and cut onsite to suit - waste is high, offcuts binned.
PLUMBING	Plumbing pipe and accessories precut and delivered to production line	Plumbing pipe and accessories delivered in set lengths and cut onsite - more waste
CEMENT SHEET	Manufacturer provides special size for SYNC to minimise offcuts. Board numbers and orientation nested in 3D model to enable max usage across all pods. All board pre cut and delivered to production line in sets/pod (no cutting by individuals)	Approx. m2 of wall area measured off drawings plus waste factor % Waste is high - offcuts are binned
TILE MATERIALS	3D model provides the actual number of tiles required and only this is ordered to minimise waste A prescribed qty is provided to the tiler on the linE	Sq meter area off drawings x 15% waste - waste and left overs are high
TILE DELIVERIES	One container – 20 pallets delivered direct to factory.	Rigid truck 10 pallets – numerous deliveries. Usually delivered level by level
SANITARY FIXTURES	On average 4-5 deliveries per job	On average at least double number of deliveries as rough in and fit off as separate activities with limited site storage
JOINERY CABINET SUPPLY	Made in house - board delivered in bulk	Delivered level by level - numerous deliveries
LABOUR (TRAVEL)	Majority of factory labour comes from local community	Travel distances can be extensive for site labour
RECYCLING	In a typical year min 50% of waste is recycled , all waste disposed of is classified by type: <ul style="list-style-type: none"> • Steel • Timber • Cardboard 	Minimal opportunity to recycle waste on site
DIVERSITY IN LABOUR	A clean factory environment allows for a better diversity of workers. Opportunities exist for semi and low skilled labour as well as other diverse members of the community.	Due to the nature of building sites this diversity in opportunity is more difficult to achieve
GREEN POWER	Solar panels on the factory roof provide electricity for all manufacturing operations saving the P.A equivalent to 395 tonnes of CO2	Smaller opportunity as dependent on the site



02

OPEX MINIMISATION WITH PODS

	SYNC BATHROOM PODS	SITE BUILT
ONE POINT OF CONTACT	12 trades under one point of responsibility	Multiple trades onsite making one central point of responsibility impossible
WATER PROOFING	Applied in a controlled environment and checked at various points on the production line	Waterproofing more difficult to audit and reliant on trades doing the right thing
FLOOR STRUCTURE	Visual inspections, photographic evidence and tests easily verifiable	
	GRC floor base with hob. Inherently a better design with floor/wall junction 70mm higher than traditional - does not solely rely on membrane for waterproofing.	Sand and cement screed Inherent weakness at the wall/floor junction where structural movement may affect membrane integrity
CEILINGS	In a worst case scenario if the waterproof membrane did fail the monolithic nature of the GRC floor base (with integrated falls) will contain any leaks and direct toward the floor waste	Refer Figure 2 In a site build scenario a membrane system failure will lead to consequential damage to adjacent rooms/apartments.
TILE DELIVERIES	Prefinished HPL compact laminate panels are durable and hard wearing. Mould and water egress non-existent - maintenance not required	Plaster ceilings require periodic maintenance and may be prone to mould growth if ventilation not adequate
FUTURE PROOFING	6mm cement sheet walls, accurate as built and manufacturing drawings allow for easy future renovations Made in house - board delivered in bulk	More difficult - as built not as accurate. If MR board used in lieu of cement sheet then any retiling will require new wall sheeting
QIN-HOUSE COMPONENTS	Joinery, mirrors, metalwork, door frames designed and manufactured in house - allowing for consistency and ease of replacement parts	Components are usually manufactured by separate entities

FIGURE 1, POD WALL/FLOOR JUNCTION

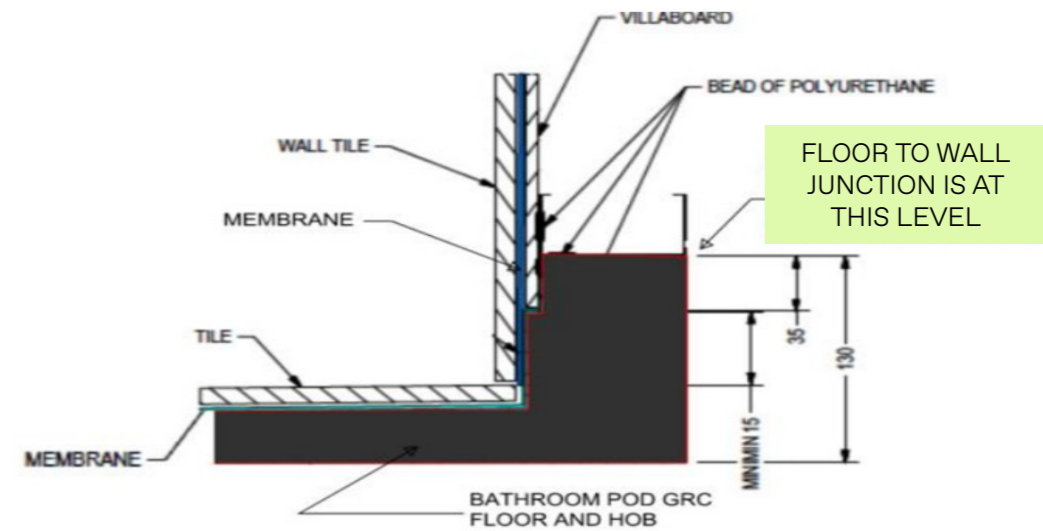
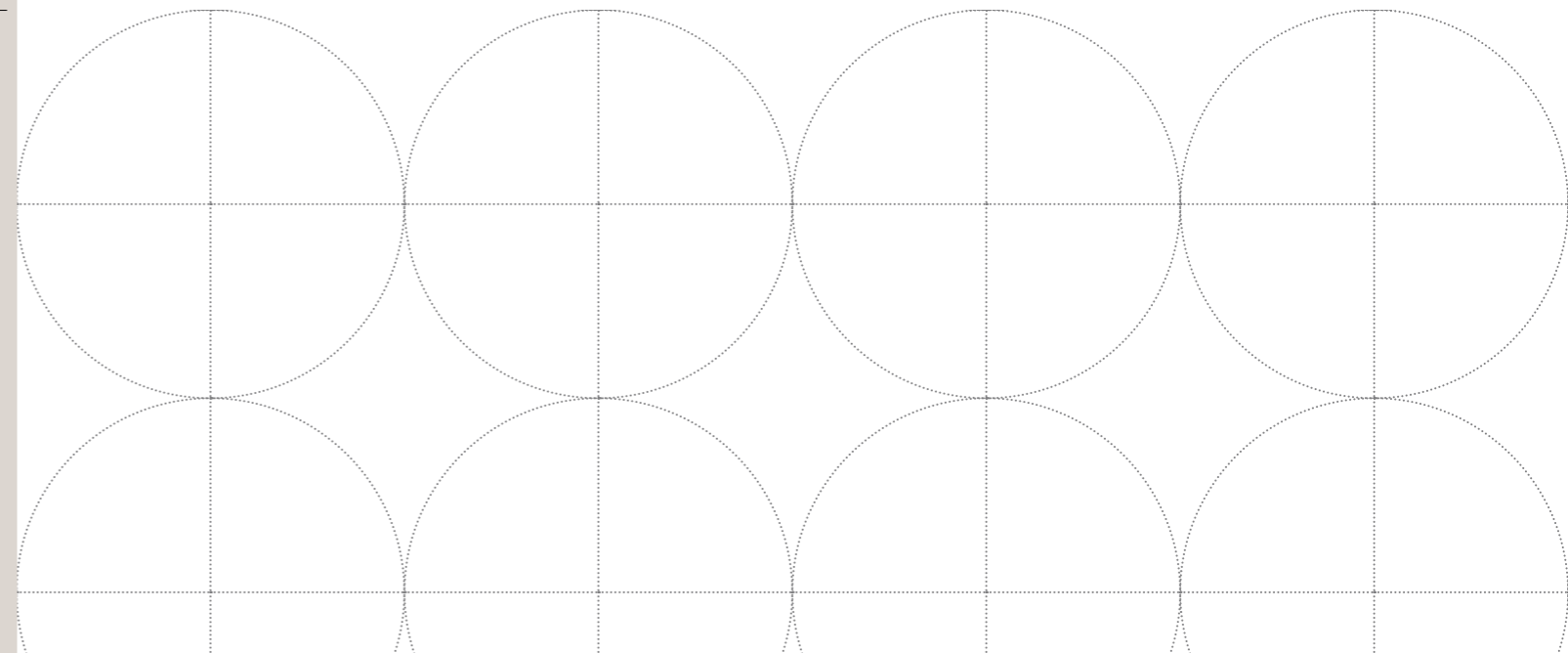
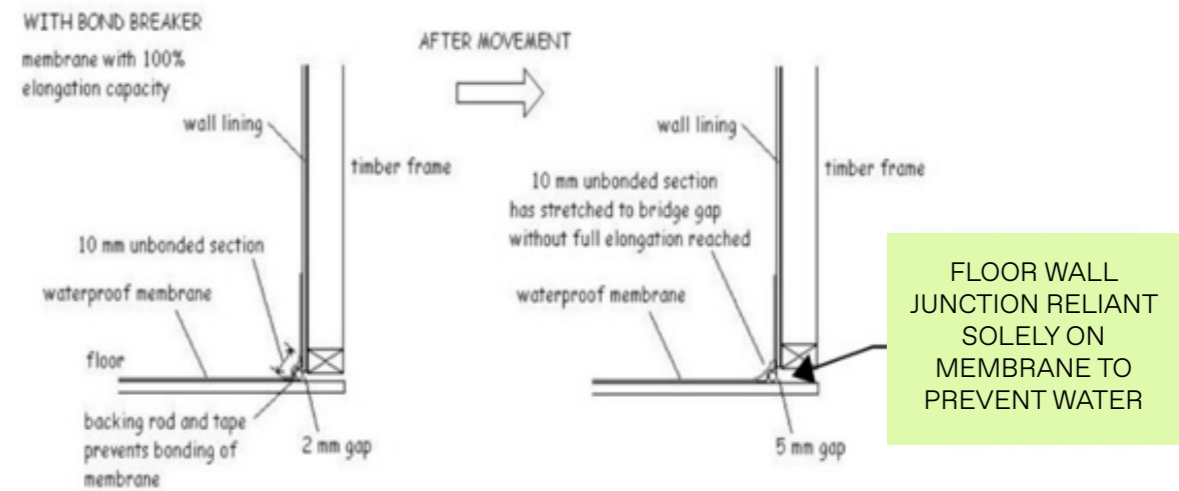


FIGURE 2, TRADITIONAL SITE BUILT



03

SOCIAL RESPONSIBILITY

INCLUSION AND DIVERSITY

WORKFORCE SEGMENTATION

Working conditions

- Parking is readily available
- Clean factory floor
- The safety risks of working in a controlled environment is drastically reduced
- The factory is undercover and the manufacturing facilities are 1st class

Offering opportunities perfect for;

- Older workers
- Non or Semi-skilled workers
- Mothers who require flexible start and finishing times
- Workers from minority groups which require stable conditions.

At the SYNC factory 25% of the workforce are over age of 50 and 6% are over the age of 60, with the average age being 41 years old.

GENDER DIVERSITY

Recent employee gender statistics at SYNC found a 19% of direct employees at SYNC are female. These numbers are significant for the construction and manufacturing industries, but SYNC's ambition is for gender equality. We have a number of initiatives in place and are committed to delivering in order to increase female representation.

These initiatives include:

- a. An annual Policy and Position Statement setting out clear targets for:
Gender pay gap analysis and adjustments as a company policy
Reduction of women's turnover rates
- b. Participate at universities and colleges to encourage more female candidates
- c. Support more flexible and part time roles
- d. Establish flexible start and finish times

SOCIAL PROCUREMENT

LOCAL MANUFACTURING

Joinery made in house employing 15 full time personnel.

- Raw board is purchased via local suppliers,
- It is cut and edged in one of our 4 CnC machines and edge bander, then assembled ready for install into the bathrooms

Mirrors made in house employing 3 full time personnel

- Mirror in large sheets are purchased via local suppliers
- It is cut and polished in our CnC and mirror polishing machine
- Then packaged ready for install into the bathrooms

Metalwork including steel door frames is made in house employing 7 full time personnel

- Raw stainless and galvanised steel sheets are purchased via local suppliers
- It is cut in our laser cutter
- The panels are then folded in our break press machine
- Welded ready for install into the bathrooms





02 |

Our Projects

NEW ZEALAND PROJECTS

SYNC's export strategy is a key solution to many resource constraints being experienced around the world, prefab provides a reliable and cost effective solution to many locations.

SYNC HAVE BEEN APPOINTED AS CHOSEN SUPPLIER IN AN EXCLUSIVE PARTNERSHIP WITH METLIFECARE, PROVIDING PODS TO RETIREMENT VILLAGES ACROSS NEW ZEALAND.

→

The five-year Master Supply Partnership ensures ongoing utilisation of SYNC's bathroom pods,, a testament to the successful exportation of Australian-manufactured SYNC bathroom Pods overseas.

Using Stiebel Eltron Group technology, SYNC's focus on precision quality allows for innovation and opportunity. These pods contain under tile heating mats, they help prevent mould by drying out bathroom floors and operate independently of existing heating systems.

This project contained 4 prototype pods, some of which included laundries built around the pod walls. The laundries contained a sink, storage, and MEP elements for the inclusion of a washing machine. The pods being for aged care and independent living clients meant SYNC's smarter building allowed for a seamless solution.



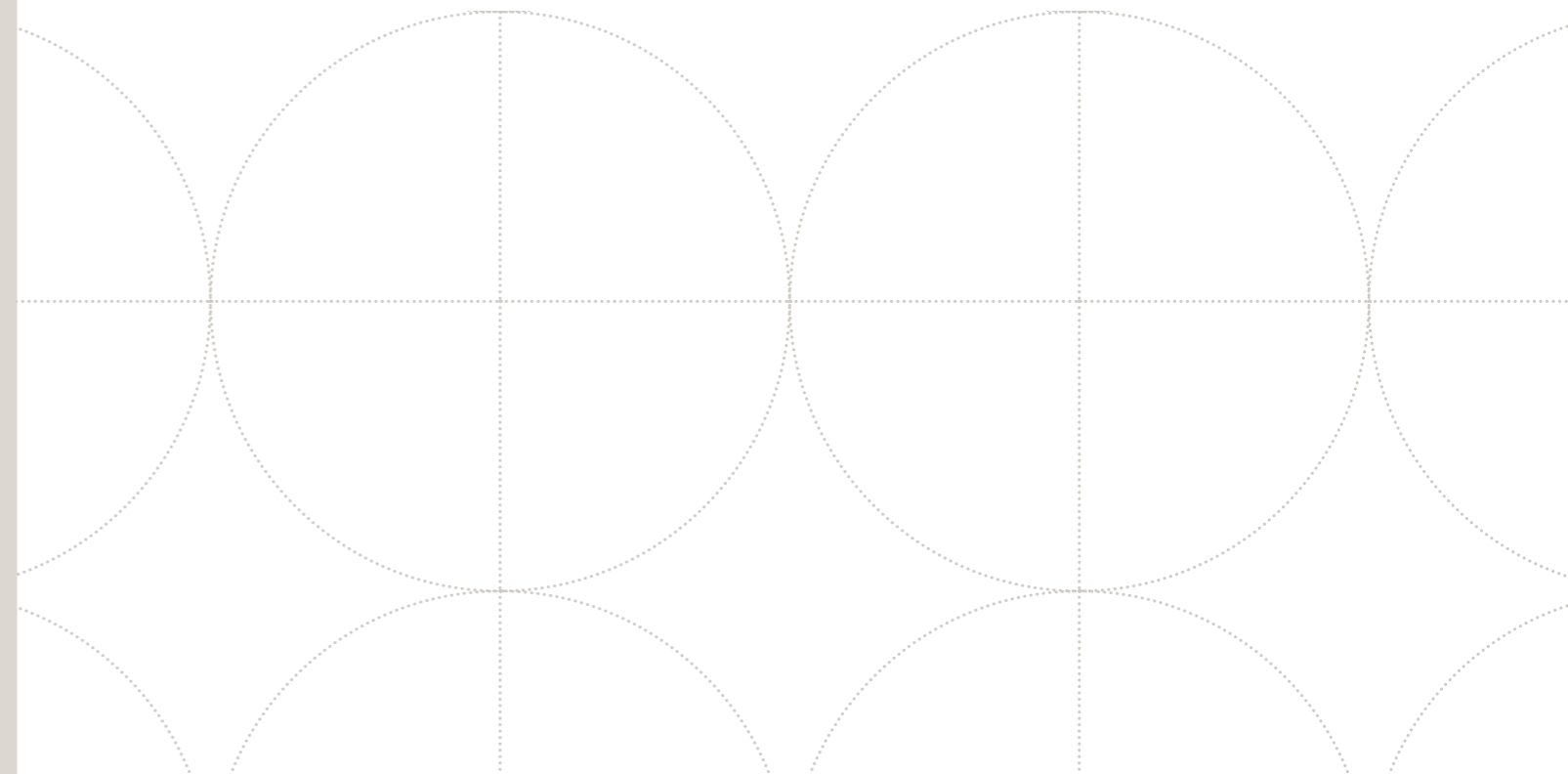
**SOMERVALE, METLIFECARE→
33 Gloucester Road, Mt Maunganui, Tauranga, NZ**

A boutique intimate retirement village with an aim to make residents feel 'homely', SYNC delivered 60 bathroom pods from Melbourne to Somervale as part of their ongoing partnership with Metlifecare.

To ensure residents feel comfortable and at ease in their living spaces, Sync designed a pod that featured a Polytec Natural Oak vanity unit matched with stone look porcelain tiles matches with mosaic subway tiles.

SYNC adhered to client specifications which included laundries built into 1 of the 3 pod typologies, underfloor heating and large handle grips to assist users.

BUILDER Metlifecare	PODS 60
DEVELOPER Metlifecare	TYPES 3
ARCHITECT Ignite Architects	



AGED CARE AND HOSPITAL PROJECTS

SYNC ensures seamless coordination and timely delivery of essential resources to support aged care facilities across Australia and New Zealand.

By streamlining the supply chain, SYNC enhances the quality of care and enables aged care facilities to meet the evolving needs of their residents effectively.

THE GROVE, ST BASIL'S → 57-63 St Paul's Street, Randwick, NSW

Consisting of 73 retirement apartments, 20 one bedroom suites and 113 aged care beds, St Basil's contracted SYNC to supply the bathrooms for the facility's main wing (Building A).

Building A utilises 126 fit-for-purpose Sync bathrooms that cater to different user needs and abilities, including 4 DDA compliant typologies that feature sliding doors for ease of access.

Other pods, which cover 7 different design typologies, include features such as recessed shaving cabinets with stone shelves, stone splash-backs, tiled floors and walls and a combination of sliding and hinged doors.

BUILDER Deicorp	PODS 126
DEVELOPER Momentum Group	TYPES 7
ARCHITECT PTW	



← JEWISH CARE CARNEGIE 1 Wahgoo Road Carnegie, VIC

The pods feature vinyl flooring which is a requirement in most senior living and aged care residences. There will be three wall finish colour schemes: classic, traditional and choice.

Jewish Care and S+T Architects worked with Armstrong Flooring to create 2 custom vinyl flooring colours that complement the wall tiles and bathroom schemes. Bathrooms also feature Caroma Elegance Lever sets for the basin and shower, Surecare Safety rails and Caroma Care 660 Toilet Suite with armrests.

BUILDER ARC3	PODS 118
DEVELOPER Jewish Care	TYPES 5
ARCHITECT Smith+ Tracey Architects	

ROSELIN COURT AGED CARE → 251 Payneham Rd, Joslin, SA

In designing the project, Life Care's focus was to enhance the quality of life and offer more comfort to residents, particularly through the use of appropriate furnishings and design, incorporating colours, acoustics and lighting, which research has shown can reduce potential stress in dementia patients.

SYNC were engaged by Life Care to provide 96 bathroom pods across 2 typologies for the project. Designer details included the contrasting black stripe around the basin, making it more visible and easier for residents to recognize.

BUILDER Mossop Group	PODS 96
DEVELOPER Life Care	TYPES 2
ARCHITECT Marchese Partners	



MCQUOIN PARK RETIREMENT VILLAGE →
28 McAuley Place, Waitara, NSW

In 2016 SYNC was contracted to assist in the redevelopment of McQuoin Park retirement living village.

The bathrooms span 4 different design typologies and feature tiled walls, vinyl flooring and caroma fittings.

Project builders Grindley, experts in aged care project construction, chose to use SYNC pods in the build in order to streamline delivery and enhance quality

BUILDER Grindley Constructions	PODS 122
DEVELOPER Catholic Healthcare	TYPES 4
ARCHITECT Morrison Design Partnership	



← BUPA ST IVES AGED CARE
Mona Vale Road, St Ives, NSW

Bupa St Ives is a residential care facility from one of Australia's largest private providers of residential aged care, and the first Bupa project to use Sync bathroom pods.

The 98-bed development comprises two aged care zones plus a high care dementia specific zone.

Designed by DWP Suters and constructed by Taylor Construction Group, Bupa St Ives prioritizes quality and comfort, with individual Sync-built ensuites in each room that feature high-grade tiling and caroma toilets.

BUILDER Taylor Construction Group	PODS 98
DEVELOPER BUPA	TYPES 2
ARCHITECT DWP Suters	

HOSPITALS

BELEURA HOSPITAL →
925 Nepean Hwy, Morningson, VIC

Beleura Private Hospital is expanding to meet increasing demand to provide treatment for alcoholics and mental health patients. Providing more beds as well as constructing an onsite day centre for easier access to treatment.

Designed by Team 2 Architects, these bathroom pods feature anti-ligature fixtures & fittings, which is essential for mental health patients to eliminate risks of harm.

SYNC was engaged to provide 42 bathroom pods which feature Entiva whitematt wall tiles and rock bone gloss tiles, anti-ligature shatterproof mirrors, Caroma and Brodware fixtures and a fixed shower panel.

BUILDER Erilyan Pty Ltd	PODS 42
DEVELOPER Ramsay Health Care Ltd	TYPES 2
ARCHITECT Team 2 Architects	





← **ST JOHN OF GOD**
Gibb Street, Berwick, VIC

The St John of God Berwick Hospital redevelopment was part of an extensive 3-stage project, and is the second St John of God hospital to utilise SYNC pods, following their successful implementation on Midlands Hospital in WA.

Builders Hansen Yuncken engaged SYNC to deliver 100 bathroom pods for the project across 2 design variants.

Delivery of the high quality bathrooms will begin delivery to the Berwick site in late 2016, with the hospital due for completion in 2017.

BUILDER Hansen Yuncken	PODS 100
DEVELOPER St John of God Berwick Hospital and Generation Healthcare REIT	TYPES 2
ARCHITECT Silver Thomas Hanley	



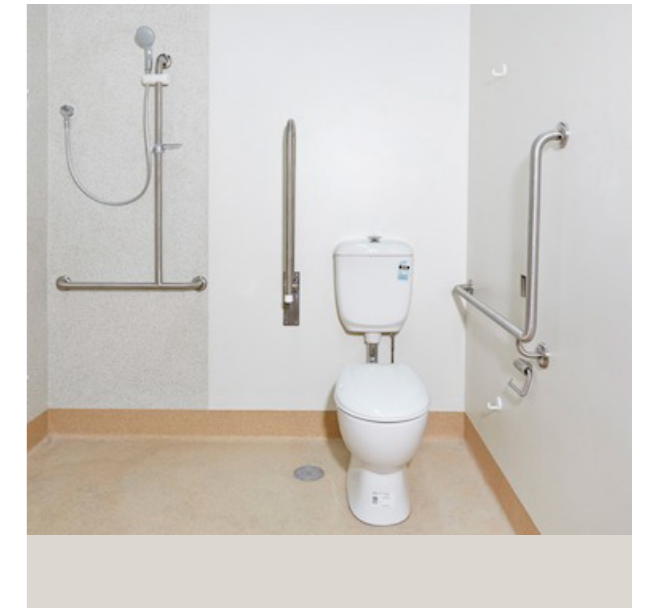
ST JOHN OF GOD →
1 Clayton Street, Bellevue, WA

Brookfield Multiplex use custom SYNC health pods for the new 307 bed St John of God Midland hospital in Western Australia, the first new hospital in Perth's North-Eastern corridor in more than 50 years.

Pods were delivered complete to site with coved wall to floor joins for ease of cleaning and optimal hygiene, and were pre-fitted with regulation handrails, catheter hooks and points for emergency nurse call buttons.

31 different typologies were customised for areas such as assisted living, birthing, aged care and mental health, where both patients and staff have particular needs.

BUILDER Taylor Construction Group	PODS 98
DEVELOPER BUPA	TYPES 2
ARCHITECT DWP Suters	



RESIDENTIAL PROJETS

Our smart rooms continuously evolve, expand and modernise as we strive to advance every aspect of SYNC.

The team work closely with architects and our internal design team to modernisation and bring to life residential pods across Australia and New Zealand.

WILLOUGHBY → 6-30 Artarmon Road, Willoughby, NSW

Set against the panorama of Sydney, Sync bathroom pods have been used as part of Mirvac's new chapter in Willoughby.

The residential buildings were designed with an urban edge, which is reflected in the bathroom pods' unique natural stone cladding scheme with porcelain wall tiles.

Unique innovations were incorporated into the pods, with specialist metalwork fabrication performed inhouse which includes Rimex panel folding.

BUILDER Mirvac	PODS 769
DEVELOPER Mirvac	TYPES 16
ARCHITECT Mirvac Design	



VOYAGER TOWER 11 → 172-192 Lorimer Street, Docklands VIC

Voyager offers 43 floors of one, two and three bedroom apartments and the first ever rooftop lifestyle space in the Yarra's Edge precinct.

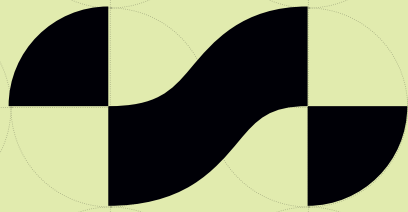
With 6 levels of podium and a 36 storey tower, the building consists of a total of 315 quality apartments.

Repeat client Mirvac has contracted 525 Sync Bathroom Pods featuring both a light and dark scheme with 10 different typologies, including baths, double vanities and shower only pods. Designed by Mirvac Design, these bathrooms feature Volare Travertine tiles and Caroma Liano Nexus range of bathroom ware.

BUILDER Mirvac Constructions	PODS 525
DEVELOPER Mirvac Docklands	TYPES 10
ARCHITECT Mirvac Design	



**MANUFACTURING
CHANGE**



**FOR AN EVER
EVOLVING FUTURE**