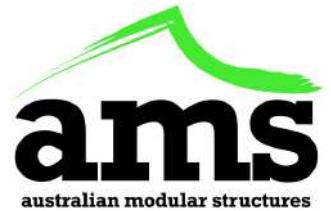
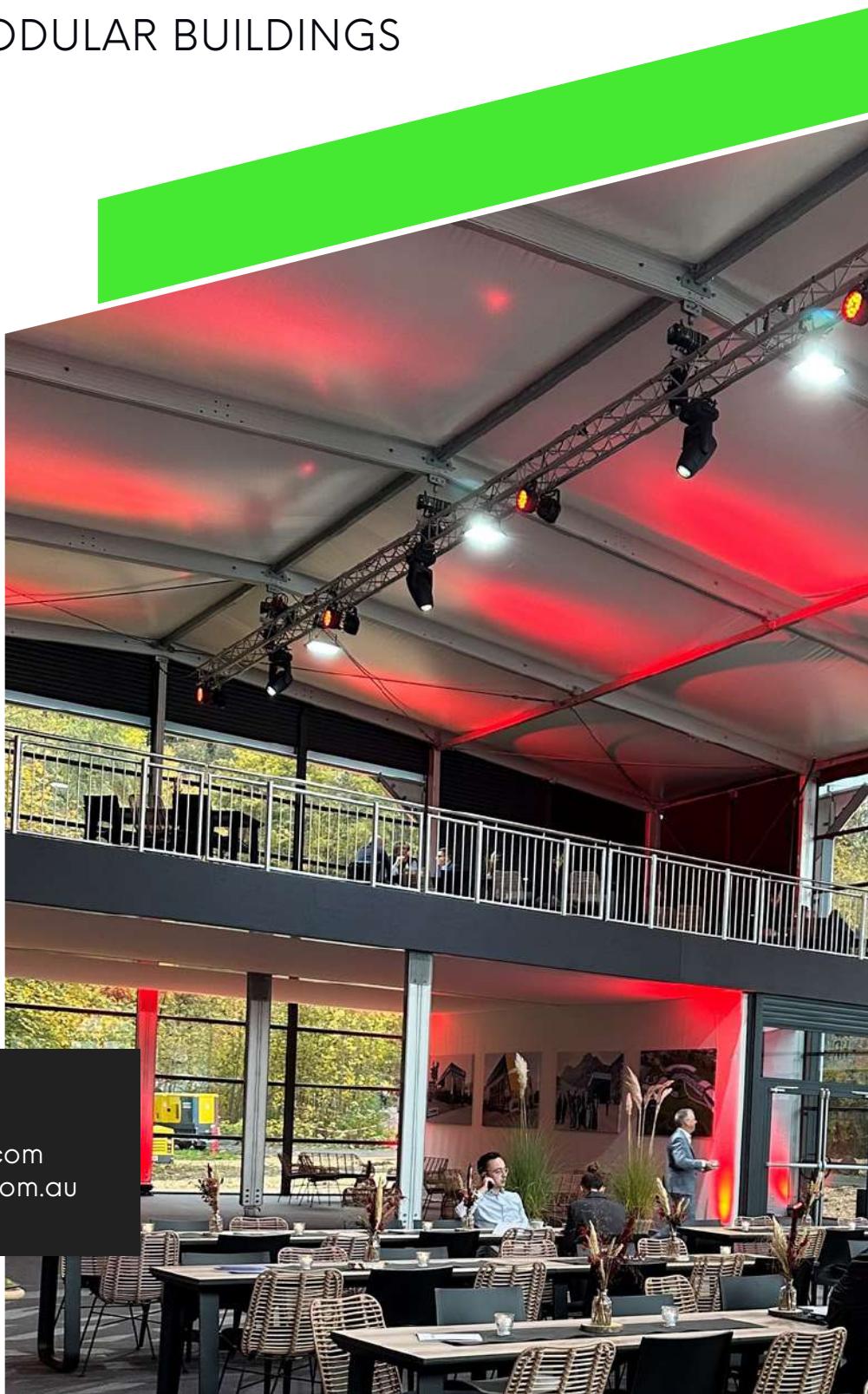


# SKYLINE



COMMERCIAL MODULAR BUILDINGS



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# INTRODUCTION

Australian Modular Structures has established itself as a reputable and enduring modular construction company, operating across Australia, New Zealand, and the Pacific region.

The company's cost-effective, adaptable, and comprehensive approach has positioned us as a frontrunner in the modular construction industry.

Australian Modular Structures delivers sustainable modular buildings that offer swift and efficient solutions for various sectors.

The offsite manufacturing process reduces onsite disruption, and the structures become fully operational soon after installation.

Our skilled operations team assists customers throughout all project stages, providing a comprehensive turnkey solution for constructing modular facilities. This includes site preparation, offsite fabrication of modular components, and onsite delivery and installation.





# SKYLINE

## Sustainable Commercial Buildings

With sustainability now a key focus in numerous corporate strategies, the Skyline modular system offers commercial spaces that cater to current evolving requirements. Balancing sustainability and design is crucial in commercial space planning. The Skyline serves as a prime illustration of a structure that combines visually appealing design with eco-friendly features.

The Skyline's innovative feature of being flat-packed, relocated, reconfigured, and reused showcases its high sustainability as a building solution.

Additionally, the structural elements of the Skyline can be repurposed, cutting down on waste and fit-out materials commonly seen in conventional construction techniques. This efficiency leads to time-saving benefits during the building process.

The Skyline is a sustainable solution for various commercial settings such as office & administration, retail, education, government, healthcare, and more.

It optimises floor space while its expansive glass facades makes it ideal for many commercial applications such as car showrooms, hospitality, and restaurants.



# SKYLINE

## Advantages

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**The Skyline presents a modular design that rivals the flexibility and customisation of conventional buildings. Featuring a lightweight and durable aluminum frame along with sophisticated fixtures, the Skyline serves as a visually striking permanent structure equipped with a variety of premium facade systems.**

Choose between vertically or horizontally aligned double-glazed glass paired with insulated sandwich panels.

Introducing the innovative Thermo roofing system with the unique Parapet design. Crafted from Alucobond or PVC material, it delivers a distinctive "cube characteristic" and can be customised to suit your preferences.

Skyline's load-bearing modules are built with steel frames and offer a range of customisation options.

The modules can be customised to incorporate single leaf, double leaf, or sliding doors, internal and external stairways, balustrades, decorative interior cladding, lighting, and heavy-duty flooring systems.

- Stack modules to form multi-level modular buildings, offering a choice of two or three floors complete with atriums, balconies, and terraces.
- Mezzanines provide a flexible solution for adding additional retail or personnel space when more room is needed.



## SKYLINE

Design Concepts



**Good 3D visuals are an important part of any project, our designer, Ziggy Ziegler, brings his skills to the table to provide just that. A true craftsman dedicated to making ideas come to life, Ziggy brings 30 years of experience in visualising concepts and translating ideas into reality.**

Working extensively in film, TV, theatre and events, before architecture and construction, gave him the ability to listen and comprehend functional and artistic concepts and how they relate to the people that use them.

This first-hand experience gained onsite in the real world lets Ziggy literally see a project in his mind and be able to translate that into visuals that make sense. Considering all the stake holders and their requirements in the project, whilst remaining focused on creating inspired solutions at the same time.

Bringing projects to life in visuals is a passion that has been yielding amazing results across several industries in a large array of projects. Since starting incREDible Studios 5 years ago his focus has been on making these projects shine in a unique way.

From golf courses in the USA, glass structures in Dubai, terminals in New Zealand, airports in Australia, film studios in Japan, outdoor stadiums, shopping centres, race tracks, concert arenas, and retail Ziggy welcomes projects of all sizes with one specific goal, to get it right and make you smile.

# SKYLINE

## From Design to Completion

**We work tirelessly on ensuring we provide the best experience in the industry. We focus on our workflow ensuring every aspect is covered and delivered to your expectations. Enabling us to provide a turnkey solution for your design needs right through to installation.**

This is known as our Concept to Installation process, and it commences with you at the forefront.

We exchange insights and make an effort to comprehend your plans, collaborating to reach your envisioned results.

Based on your brief, Ziggy Zeigler formulates the concept. Crafting these designs enables us to combine our skills with your visions, resulting in the ideal space creation.

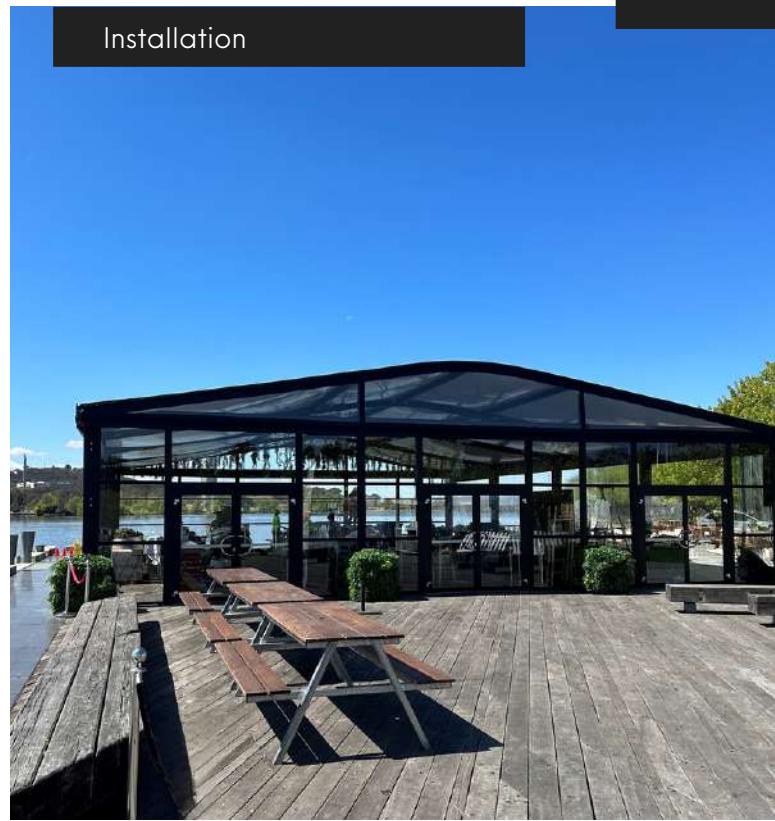
Our architects specify and document all design elements for submission to all relevant parties. One being our German engineering partners, HR Structures GmbH who manufacture the building framework, while our project management team source materials, building documentation through to installation. We provide a holistic approach to delivering your project.

We offer an ongoing maintenance program, ensuring your completed and installed building looks just as good as it did the day of install.

Concept



Installation





# SKYLINE

## The Future is Modular

**Our Skyline buildings are crafted to be practical and effective. With prefabricated components, on-site installation is effortless, while the adaptable layout provides generous space for premium commercial areas that can be tailored to meet your exact requirements.**

Skyline buildings are available in both single level and multi-level options.

The single level option, with a standard side height of 4.00m, comes in widths ranging from 10.00m to 30.00m and can be extended to any length using 5.00m bays.

The multi-level option offers side heights of 8.00m and is perfect for situations where expanding outward isn't possible.

When you need to make an impression, choose our multi-level Skyline option. Upper levels are constructed atop a lower level of the same size or a larger footprint using our innovative 5.00m x 5.00m ground and middle floor module system. This system maximises internal heights by eliminating internal struts.

We also offer a variety of add-ons. Ask us about turnkey fit-out options like ceiling linings, plumbed-in wet areas, HVAC, connectivity outlets, and more!



# SKYLINE

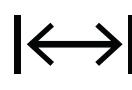
## Specifications

- Bracing System: Internal high-level bracing giving open & clear span spaces.
- Frame Construction: Hard pressed 4 groove aluminium cube profile.
- Profile Size: Profile sizes relative to situation requirements.
- Roof Covers: PVC Parapet system. Flame-resistant pursuant to DIN 4102-B1. Thermal roof cover provides additional insulation and condensation protection in the roof area.
- Wind Loading: Structures are all calculated to withstand wind loading based on the physical site location, and to meet Australian and European safety standards.
- Walling: Facade Walling System options, insulated, panoramic glass wall, horizontal glass, vertical glass wall, framed glass.
- Floor options. Heavy duty systems, cassette flooring.



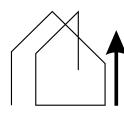
**Span Width**

5.00m - 30.00m



**Length**

Unlimited in  
5.00m bays



**Side Height**

Up to 4.00m  
per level



**Wind Load**

To site specifics



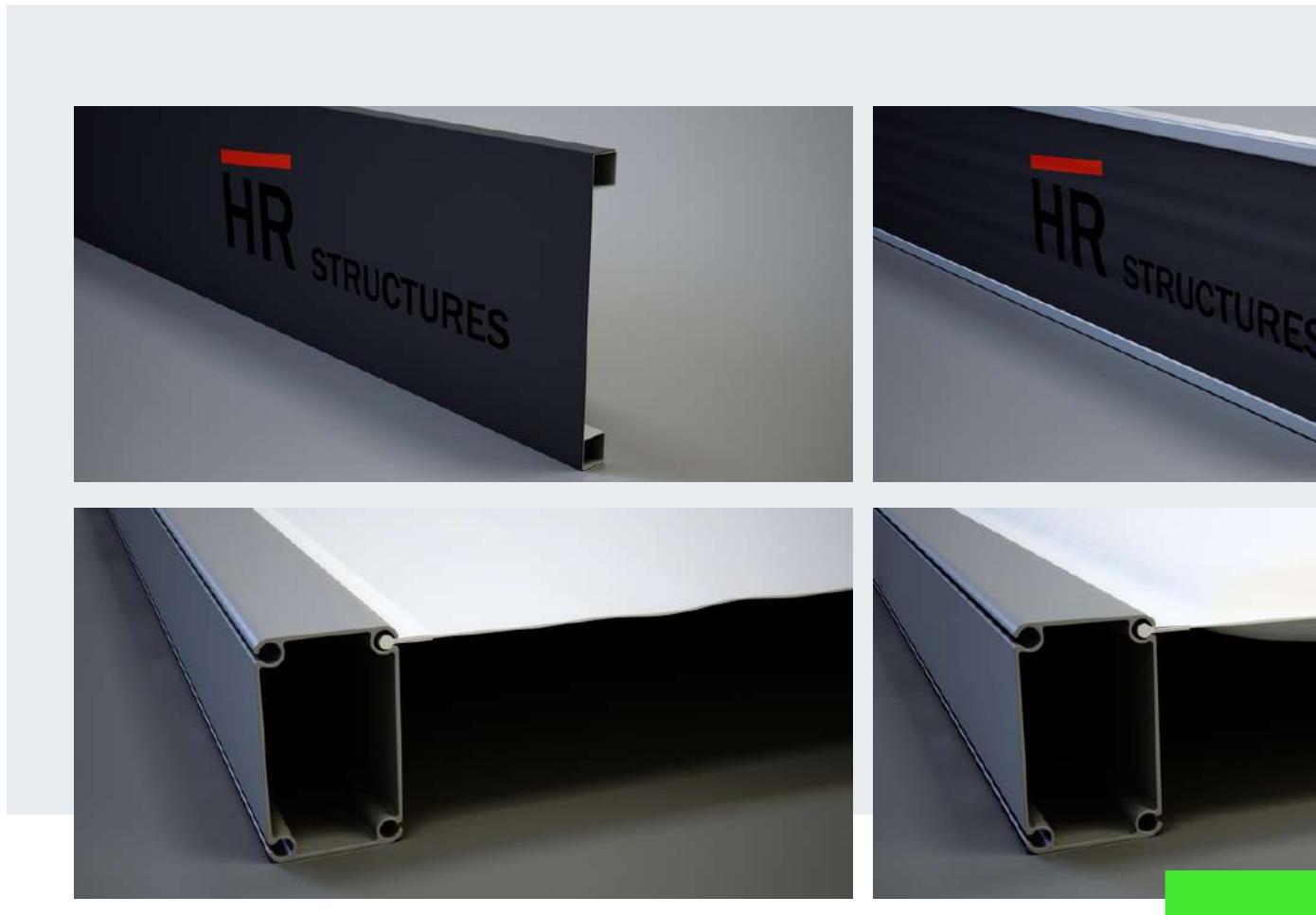
**Custom**

Fixtures & Dimensions  
available



# SKYLINE

## Features



## Roof Cladding

### Single Layer PVC Covers

The PVC Covers are flame-retardant according to DIN 4102-B1, and come in both translucent and opaque, and are available in a wide variety of colours.

### Thermal Roof PVC Covers

The air-filled double-shell roof PVC Covers provides additional insulation and condensation protection in the roof area. The PVC Covers are flame-retardant according to DIN 4102-B1, and come in both translucent and opaque, and are available in a wide variety of colours.

### Attica

The parapet made of Alucobond or PVC material gives your Skyline the classic "cube character" with its own individual customisable look.

# SKYLINE

## Features



## Walling

### Skyline Glass Elements

The 2.5 x 1.0m to 2.5 x 2.0m elements with glass filling are available in various tints and colours.

### Skyline Pre-Stressing System

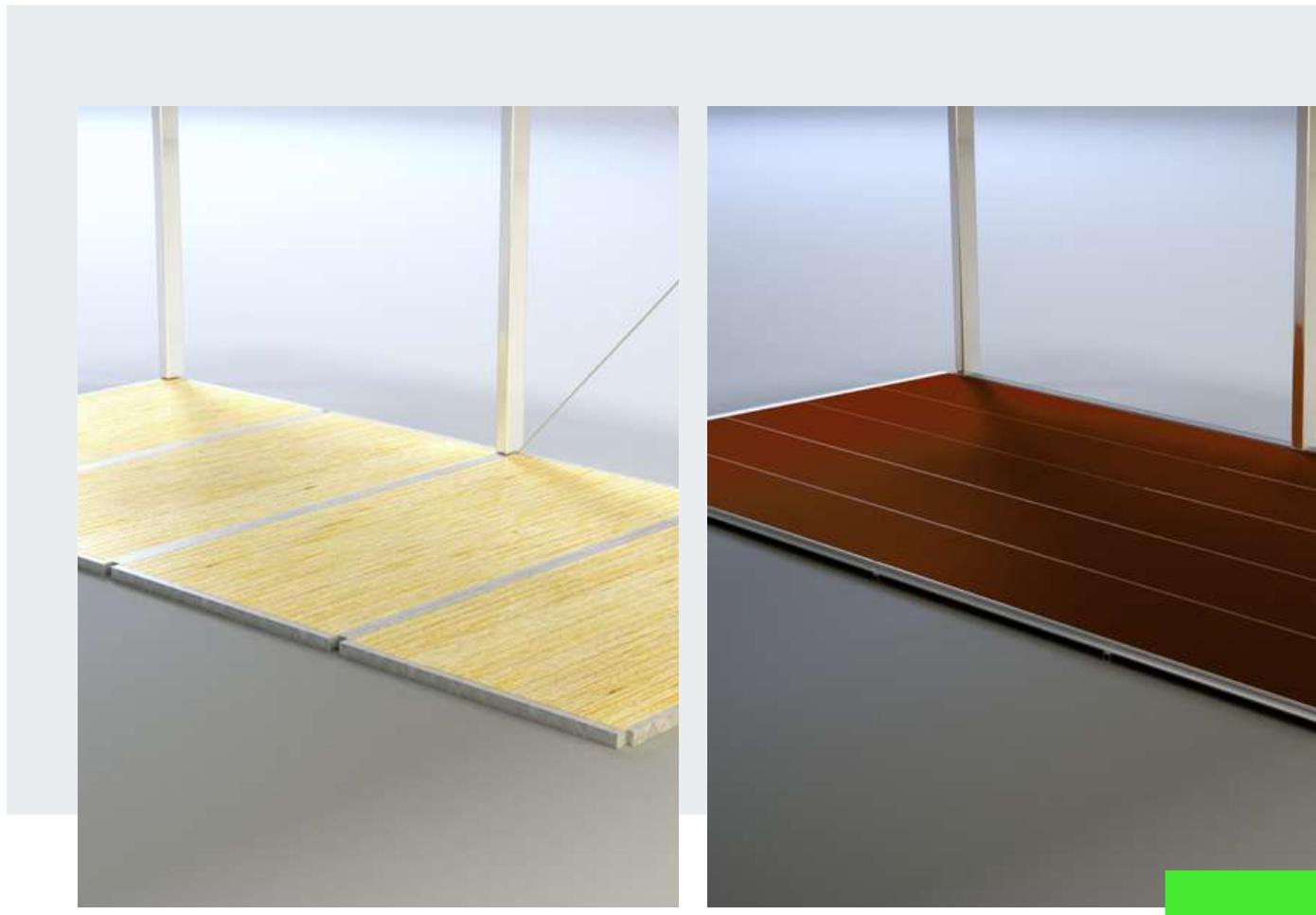
Whether with aluminum cassettes or PVC material, with the pre-stressing system, another visual highlight can be placed in front of the skyline facade.

### Skyline ISO Elements

The 2.5 x 1.0m elements with sandwich filling are available in different colours. The Iso elements are also available in a cost-effective version without an enclosed frame.

# SKYLINE

## Features



## Flooring

### **Cassette Flooring**

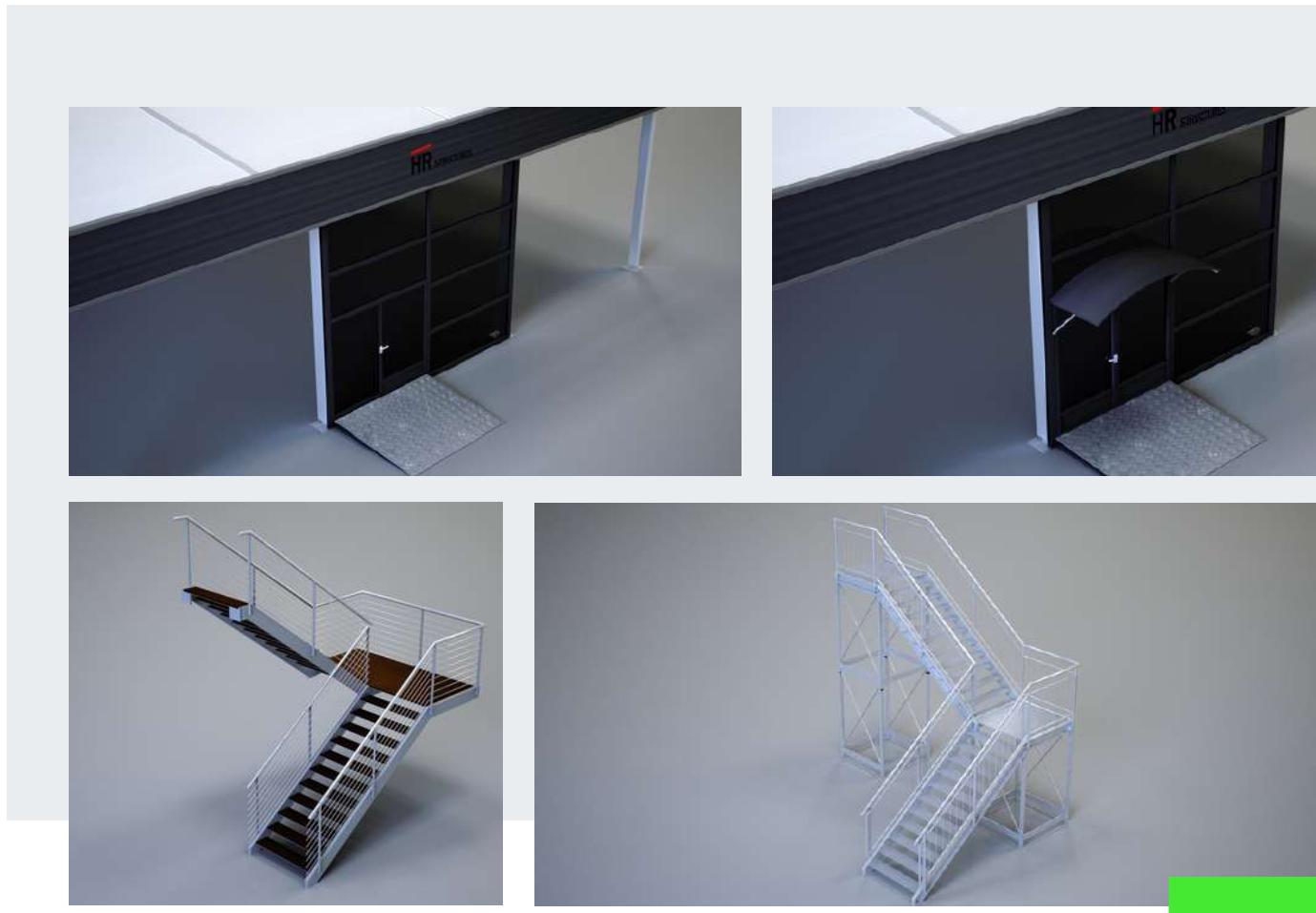
The visually appealing cassette floor is available with different wooden coverings and, with its lightweight aluminum substructure, has a traffic load of 350 and 500 kg/m<sup>2</sup>.

### **Heavy Duty Flooring**

The heavy-duty floor is the most efficient floor system in our range, which can be quickly installed using a forklift or crane. In addition, it has a low transport volume compared to other flooring systems.

# SKYLINE

## Features



## Doors & Accessories

### **Single Leaf/Double Leaf Door**

Entrances and exits in various facade systems, the single and double-leaf doors can be installed in our structure systems and visually adjusted to match the rest of the side paneling.

### **Indoor/Outdoor Ramp**

To enable barrier-free access to our structure systems, we offer various entry and exit ramps made of steel and aluminum.

### **Overhead Door Shelter**

Various canopies are available separately from our doors, which visually complete your entrance area and offer weather protection for this area.

### **Stairs**

For multi-storey skyline systems, we offer indoor and outdoor stairs in a variety of sizes, shapes and designs.

# SKYLINE

## Structure Types

### Modular Retail

The Skyline enables commercial and retail clients to expand their businesses without disrupting operations or profits. It offers a quick and efficient way to add sales offices, showrooms, franchises, or design centres.

### Government Buildings

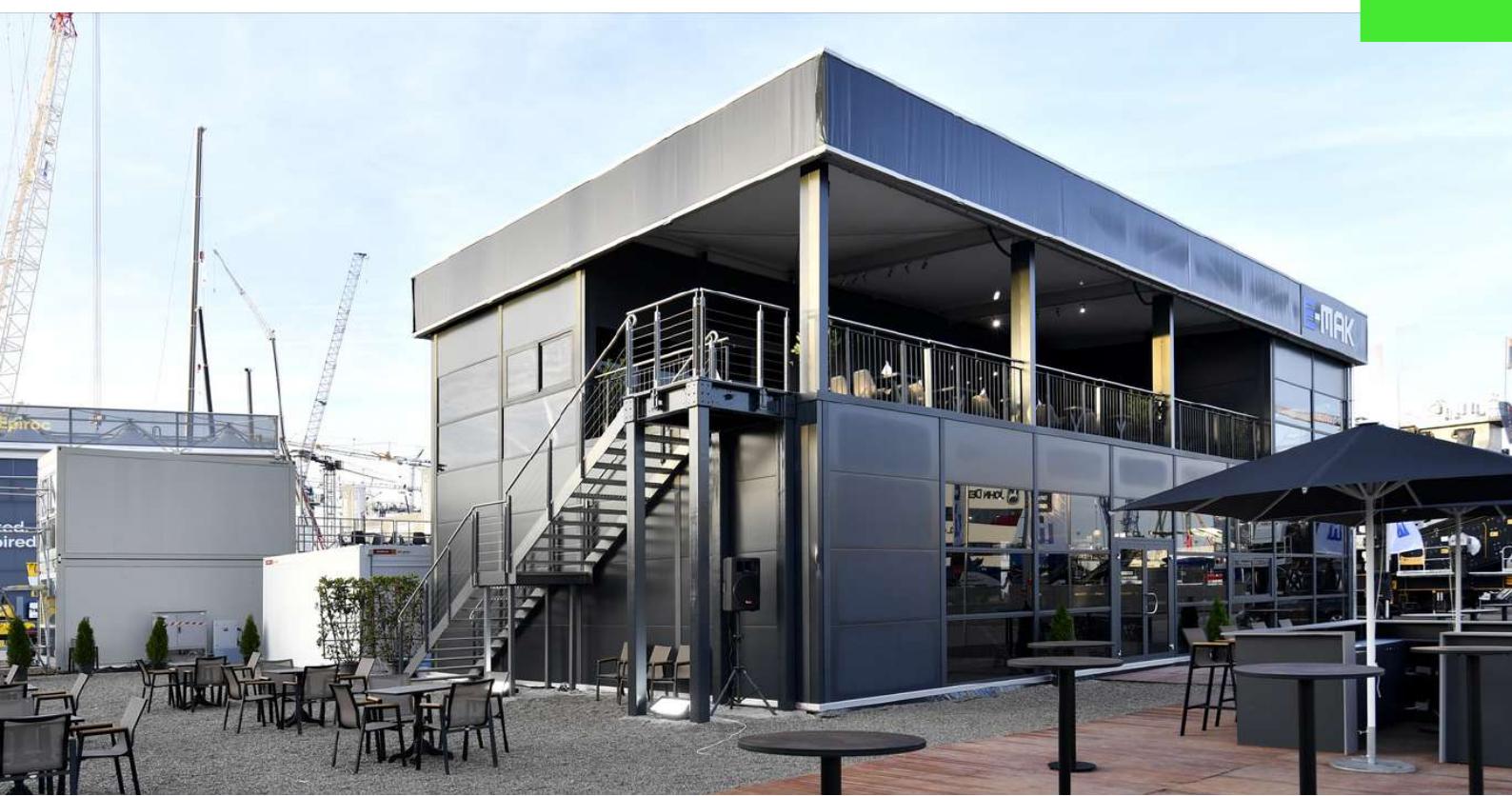
The Skyline has proven to be cost-effective and time-efficient for government entities, and municipalities that have tight budgets and building construction guidelines.

### Modular Classrooms

Skyline Structures are a modern and efficient solution to address enrolment changes in educational systems. Modular spaces are being implemented to avoid the cost and time associated with traditional construction methods.

### Healthcare

The Skyline is a growing option in healthcare due to the need for quick expansion of services to reduce patient wait times and overcrowding. The structure offers customisation to meet the unique needs of the healthcare industry, making it suitable for both small practices and large medical complexes.





# SKYLINE

## Structure Types

### Office Buildings

The Skyline is available for temporary or permanent use, ranging from single level to multi level. The structure offers easy integration of connectivity, security, and accessibility features, and can be ready for occupancy up to 50% faster than conventionally built office space, making the Skyline a great fast-build option.

### Restaurants/Cafes

The Skyline is a great option for restaurants and other hospitality applications. By choosing modular construction over the traditional method of building, you can complete your build faster while equipping yourself with a modern, comfortable, and fully customised facility. Provisions are met for kitchen and seating space, ammenties and more.



## CONNECT WITH US

Your Innovative Partner in Modular Building

Modular buildings offer a sustainable and flexible approach to construction, allowing companies to reduce their environmental impact and promote recycling. They are ideal for companies interested in greening the building process.

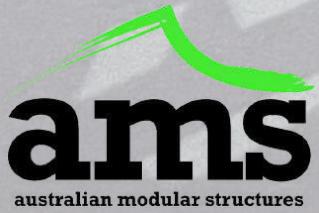
Modular construction is a highly streamlined process that can see project times reduced as the structure components are manufactured offsite. And the insulated structure ensures a more consistent R-value rating.

Modular structures reduce the use of new material resources, demolition waste, construction time, and transportation costs. They also have the advantage of serving a new purpose beyond their expected lifespan.

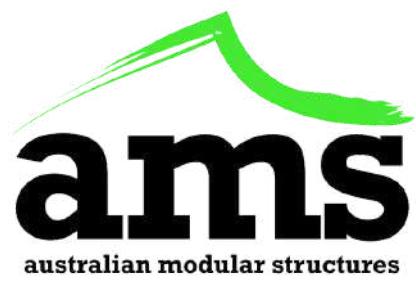
Structures can be moved and repurposed for different functions including commercial and industrial applications such as offices, hospitals, warehouses, airport terminals, and sporting facilities. Their flexible configurations adapt well to different applications.



**Discover the Future of  
Modular Building**



australian modular structures



## CONTACT US



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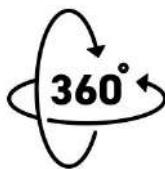
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GREENER  
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