



Fox Modular

CAPABILITY STATEMENT



BUILD OUTSIDE THE BOX



ABOUT FOX MODULAR

Fox Modular is the leading provider of innovative modular buildings to the Western Australian market. Proudly part of Pique Mod Pty Ltd, Fox has been the trusted name in manufacturing transportable buildings for over 10 years. We supply transportable buildings for both residential and commercial purposes, and we have a deep understanding of Western Australia's regional areas and superior home design.



Fox Modular is a proudly WA-owned and operated business. Our manufacturing facilities support various sectors with quality of product unparalleled in the industry. With a focus on designing and manufacturing premium modular buildings, our team's experience and attention to detail flow to our commercial undertakings.

We are passionate about project delivery and take pride in delivering each project above client expectations. Fox will work within budget and timeline parameters to provide superior products that stand the test of time.

With an impressive array of modular designs and a keen interest in pushing the 'norms' within the modular building industry, Fox has continued its rise to become one of the state's most trusted and respected builders. Our completed project locations range anywhere from Albany to Kalgoorlie, Exmouth to Kalbarri and beyond. We have completed more than 1,300 diverse projects throughout the state.

We now deliver hundreds of modules per year across all areas of Western Australia. We understand the diverse nature of each region and the complexities and nuances with the varying climates, wind regions, preferred styles, budgets, living habits of each area, and the availability of local contractors. We have focused on building our capability over the last few years and have continued to grow from strength to strength. We want to change the status quo and the perception of modular buildings to make them part of mainstream construction and have worked tirelessly to perfect our designs, team and processes.

THE FOX FAMILY

Fox Modular is an integral part of a privately owned Western Australian family enterprise that was established in 2010. Together with its sister companies, PIQUE and Fox Granny Flats, the business has consistently demonstrated its expertise in delivering high-quality modular home projects across Western Australia. Since its inception, the business has cultivated a reputation for excellence in the design, construction and installation of modular structures, catering to a wide range of residential and commercial needs. With a deep understanding of the unique challenges and opportunities presented by the Western Australian environment, the business leverages its extensive industry knowledge and innovative building techniques to provide sustainable, efficient and customisable solutions. Our commitment to craftsmanship, reliability and client satisfaction underpins our position as a trusted leader in modular construction across the region.



FOX MODULAR

For more than a decade, Fox Modular has been designing and building the highest quality modular buildings across WA for both B2B and B2C purposes. Our innovative designs, efficiency and attention to detail set us apart from the rest.



PIQUE

Beautifully designed with every detail carefully considered, our PIQUE range includes our finest modular homes that blend aesthetics with industrial efficiency.



FOX GRANNY FLATS

From cosy family retreats to a backyard studio, Fox Granny Flats deliver the extra space you need. With a variety of designs and sizes available, there's something to suit every style and budget.



WHAT SETS US APART

FASTER BUILD TIMES

Our buildings are constructed off-site in highly supervised facilities, ensuring each one is built to the highest quality standard which results in reduced build times. At Fox Modular, we construct our modular buildings while our site team will prepare the land in tandem. Modular construction can see delivery of buildings up to 50% faster than traditional construction processes.

MINIMAL DELAYS

Construction takes place in a controlled climate factory with trades and materials already on-site, which can aid in speeding up the process. We are willing to stockpile materials and order early to further ease any delays.

SUSTAINABILITY

Sustainability plays a key role in business operations at Fox Modular. From initial designs through to final build and transportation, we look to minimise our impact at every stage. We also help to do our bit by focusing on minimising the impact of our construction methods on the environment. This means recycling materials wherever we can, minimising resource usage and choosing eco-friendly options for our fixtures and finishes. Where a traditional builder uses four skip bins per build, Fox uses under one bin, more often than not with two builds sharing a bin.

VALUE PROPOSITION

Fox has integrated commercial experience that offers our larger commercial clients personalised customer service. As a registered builder specialising in manufacturing, we can deliver a turnkey offering from project conception to installation and commissioning.

PERSONALISED PROJECT MANAGEMENT

Our dedication to providing the highest levels of personalised project management from our earliest days has set us apart. As a family-owned and operated business, we strive to develop lasting relationships with our customers for the benefit of all.

FLEXIBILITY

As Fox is not limited by procurement agreements or other factors that can affect traditional builders, we are able to keep jobs moving despite material and supplier issues or shortages. We have the flexibility to source materials from any supplier, mitigating lengthy construction delays and ensuring we can keep our pricing competitive.

BUILD CAPACITY

We have the ability to produce over 100 modules simultaneously across our three production facilities. With a further 20 that may be in the installation process at any given time, we can have 120 underway concurrently at any given time. With total construction timeframes of under 6 months with jobs in the facility for just 4 months at a time, we have the capacity to build 400 modules per year.





PRODUCTION SIZE & SCALE

With over 45,000 square metres of manufacturing facilities in Gngara, Malaga and Wattleup and our own roll forming machine, we have the resources, space and trades readily on hand to undertake work in a timely manner. Solid relationships with our suppliers, including two concrete slab providers (Action Solutions and Gray's Concrete), mean we are able to easily source materials and avoid issues with shortages that may affect traditional home builders.

461 Victoria Road, Malaga, is a purpose-built modular production facility. It can build over 40 multiple module homes simultaneously and has a dedicated Supervisory team and on-site Carpenters. Wattleup is a secure facility which can build up to 80 modules at one time. Having both southern and northern locations allows us to capitalise on a large trade base throughout the metropolitan area.





OUR COMMITMENT TO EXCELLENCE

As a trusted name in the design and construction of custom-built transportable buildings, we strive to deliver excellence in everything we do. Our aim is to alter the common perception of modular housing, and to expand the limits of modular design. Being acknowledged with the below awards is evidence of the dedication of each and every member of the team.

2026

HIA South West Housing Awards

Modular and Prefabricated Housing of the Year
Timber Ridge

HIA Great Southern Housing Awards

Modular and Prefabricated Housing of the Year
Dillon's Drift

HIA South West Housing Awards

Affordable Housing of the Year
Woodland Retreat

HIA Mid West Housing Awards

Affordable Housing of the Year
Country Roots

2025

HIA TRUECORE® steel Perth Housing Awards

Modular and Prefabricated Housing of the Year
Hills Hideaway

HIA South West Housing Awards

Modular and Prefabricated Housing of the Year
Yelverton Estate

HIA Great Southern Housing Awards

Modular and Prefabricated Housing of the Year
Holiday By the Bay

HIA Great Southern Housing Awards

Lightweight Housing of the Year
Holiday By the Bay

prefabAUS Smart Building Industry Awards

Best Adoption of Prefabrication Techniques in
Construction - Samson Street

prefabAUS Smart Building Industry Awards

Excellence in Residential Prefabricated Building Under
\$750,000 - Hills Hideaway

2024

HIA COLORBOND® steel Perth Housing Awards

Modular and Prefabricated Housing of the Year
Samson Street

HIA COLORBOND® steel Perth Housing Awards

Renovation/Addition Project \$600,000 to \$700,000
Samson Street

HIA COLORBOND® steel Perth Housing Awards

Peter Overman Award for Innovation in Housing
Samson Street

HIA COLORBOND® steel Perth Housing Awards

Lightweight Housing \$450,000 to \$650,000
Lower Chittering

HIA WA Kitchen & Bathroom Awards

Renovated Kitchen Up to \$55,000
Samson Street

HIA CSR Western Australian Housing Awards

Modular and Prefabricated Housing of the Year
Samson Street

HIA CSR Western Australian Housing Awards

Innovation in Housing of the Year
Samson Street

See <https://foxmodular.com.au/discover/our-awards> for
the full list of our accolades.

DISPLAY HOMES



The Wildwood



The Shorehouse



The Wildwood



The Hemsworth



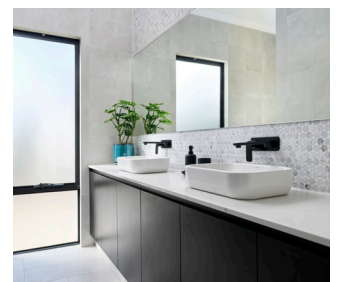
The Wildwood



The Shorehouse



The Hemsworth



The Wildwood



The Shorehouse



The Hemsworth

CLIENT HOMES



Taylor, Gidgegannup



Jane, Gelorup



Benwell, Margaret River

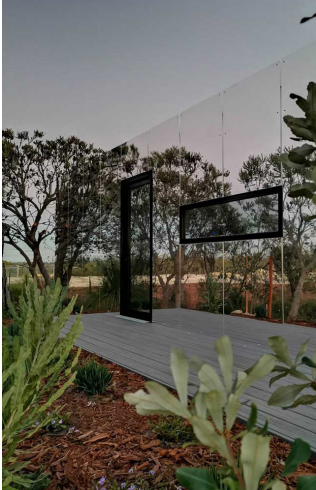


Atkinson, Bremer Bay



Cook, Yelverton

COMMERCIAL BUILDINGS



Qube Property



Qube Property



Stockland



Wine Tree Estate Chalets, Denmark



Mirvac - Henley Brook



Full of Beanz



Pindering Eco Retreat, Administration Building, Tom Price