Sync Building Systems.
Overview of Bathroom Pod Technology.
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 it 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.

How it 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 rationalization of bathroom typologies, simplifying the process for client, architect, builder and manufacturer.

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

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

Hickory uses sophisticated Enterprise Resource Planning (ERP) software to guide each step of the Sync project sequence by integrating internal and external management of information. The ERP system automatically produces a bill of materials from the design specification. This helps control costs and minimises waste by accurately calculating and purchasing only the materials required to build the units.

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.

Commencing with a detailed collaborative design phase, 3D modeling enables greater visualization and rationalization of bathroom typologies, simplifying the process for client, architect, builder and manufacturer.

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

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.

Hickory uses sophisticated Enterprise Resource Planning (ERP) software to guide each step of the Sync project sequence by integrating internal and external management of information. The ERP system automatically produces a bill of materials from the design specification. This helps control costs and minimises waste by accurately calculating and purchasing only the materials required to build the units.

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.

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.

Commencing with a detailed collaborative design phase, 3D modeling enables greater visualization and rationalization of bathroom typologies, simplifying the process for client, architect, builder and manufacturer.

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

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.

Hickory uses sophisticated Enterprise Resource Planning (ERP) software to guide each step of the Sync project sequence by integrating internal and external management of information. The ERP system automatically produces a bill of materials from the design specification. This helps control costs and minimises waste by accurately calculating and purchasing only the materials required to build the units.

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.

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.

Hickory uses sophisticated Enterprise Resource Planning (ERP) software to guide each step of the Sync project sequence by integrating internal and external management of information. The ERP system automatically produces a bill of materials from the design specification. This helps control costs and minimises waste by accurately calculating and purchasing only the materials required to build the units.

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.

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.
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.

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 Hickory’s 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.

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.
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.

Sustainable and Safe

The Hickory Group adheres to a strict safety and environmental management program, and nothing is more important than the wellbeing and safety of our employees, our contractors, our customers and the community.

Our “Think Act Safe” program has been developed to ensure we manage our project according to the highest standards of health and safety best practice in the construction industry. Hickory’s comprehensive management system includes detailed project specific risk assessments, safety inductions, contractor reviews, task observations and a comprehensive injury management program.

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

*Comparison made using the example of Hickory multi-unit, conventional in-situ bathroom construction versus Sync bathroom pod subassembly offsite.*
Hickory’s 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.
Suitable for a range of sectors, Sync Bathrooms can be specified for projects ranging from high end boutique apartments, to student accommodation, hospitals and healthcare facilities. 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.

Superior quality bathrooms built with any floor plan, finish or fitting. You design, we build.
Architectural Freedom

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.

Using the Sync System, the use of Kerlite and other high quality surfaces or fixtures is now an affordable option for multi-unit projects. Our procurement, supply chain and waste management processes ensure reduced material costs, enabling specification of higher grade architectural finishes.

“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
Crown Group
ARCHITECT
Koichi Takada Architects
HEAD CONTRACTOR
Crown Group Constructions
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
Sydney University, NSW
Abercrombie Student Accommodation
DEVELOPER
University of Sydney
ARCHITECT
Nettletontribe
HEAD CONTRACTOR
John Holland
No. SYNC PODS
300
No. BATHROOM TYPES
3
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. We’ve worked extensively with global healthcare experts Jacobs and Ramsay Health to create healthcare bathroom archetypes that provide a highly engineered and rationalised bathroom product that meets the needs of modern healthcare development projects. Features include detachable wall and ceiling panels that provide for long-term operational cost advantages. When repair or upgrade of facilities are necessary, the detachable panels are designed to be fabricated offsite and simply popped out and replaced on arrival to the hospital, limiting disruption to daily operations and eliminating the need for expensive investigative maintenance in the future. 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.
“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

Utilising aesthetically superior finishes, and making these affordable for large scale projects is at the heart of the Sync philosophy. Sync health bathrooms were specified 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.

Featuring several different design typologies, the Midland Hospital pods met the project requirements of a consistent product that is 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.

The health industry moves fast, Sync provides a building solution that can keep up.