



WORLD STEEL

BUILDING TRUST · ASSURING SUCCESS

EDITION 2026

PRODUCT CATALOGUE

STEEL MODULAR HOMES

Factory-built steel modular units – studios, cabins, family homes and multi-module layouts, delivered ready to install.

■ STUDIO ■ CABIN ■ FAMILY HOME ■ MULTI-MODULE

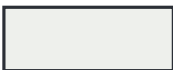
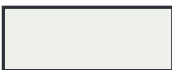
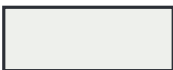
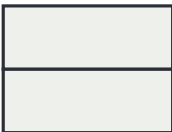
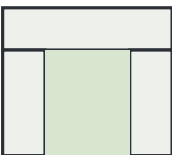
PRODUCT CATALOGUE

WS MODULAR HOMES

Factory-built steel modular homes on one 12.0 × 4.5 × 3.1 m module – studio, two-bedroom cabin, bedroom suite, two-storey family and courtyard homes – in Base, Fire-rated or custom variants.

THE WS MODULAR RANGE

Five homes from one module

Studio 54 WS  1 module · 54 m² 1 bed studio	2B Cabin WS  1 module · 54 m² 2 bed + kitchen	2B Suite WS  1 module · 54 m² 2 bed wing	Family Living WS  2 modules · 108 m² 2 storeys	Family Courtyard WS  3 modules · 162 m² 4 bed + court
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All models share the 12.0 × 4.5 × 3.1 m module and come as Base, Fire-rated or Project-custom variants.

Modular homes **WORLD STEEL**

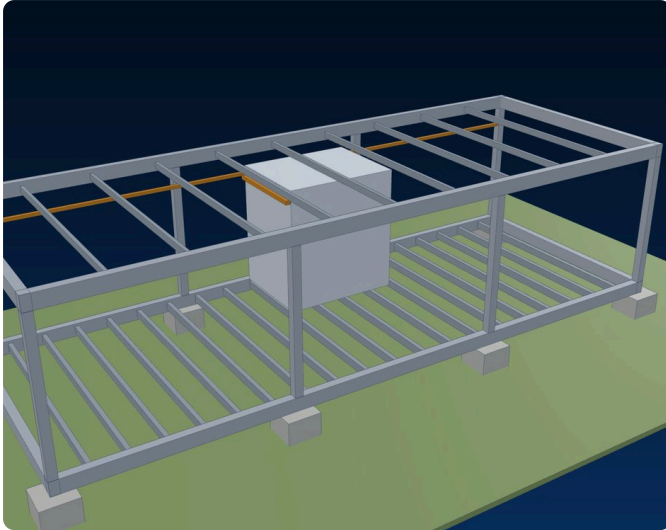
CONTENTS

Product	Summary
WS modular building system	The WS module: a 12.0 × 4.5 × 3.1 m galvanised Q355 steel frame with floor, walls, roof, bathroom pod and services – the base of every WS home.
WS Studio 54	A one-module studio home – 54 m ² with open living and dining, galley kitchen, bathroom pod and bedroom zone – factory-built for fast deployment.
WS 2B Cabin	A one-module two-bedroom cabin – 54 m ² with a bedroom at each end, central kitchen and shared bathroom pod – for workforce, holiday and remote housing.
WS 2B Suite	A one-module bedroom wing – two bedrooms with a shared bathroom core and no kitchen – to combine with a living module for family and courtyard homes.
WS Family Living	A two-storey family home from two stacked modules – about 108 m ² with living, kitchen and dining below and two bedrooms, bathroom and balcony above.
WS Family Courtyard	A courtyard home from three modules – about 162 m ² with a living module and two bedroom wings around a private court with deck or pool.

MODULAR HOMES

WS MODULAR BUILDING SYSTEM

The WS module: a 12.0 × 4.5 × 3.1 m galvanised Q355 steel frame with floor, walls, roof, bathroom pod and services – the base of every WS home.



- ▶ One module, five homes
- ▶ 12.0 × 4.5 × 3.1 m · 54 m²
- ▶ Galvanised Q355 steel frame
- ▶ Base, Fire-rated and Project-custom variants
- ▶ Up to ≈ 91 % factory completion
- ▶ 4–6 weeks production

KEY DATA

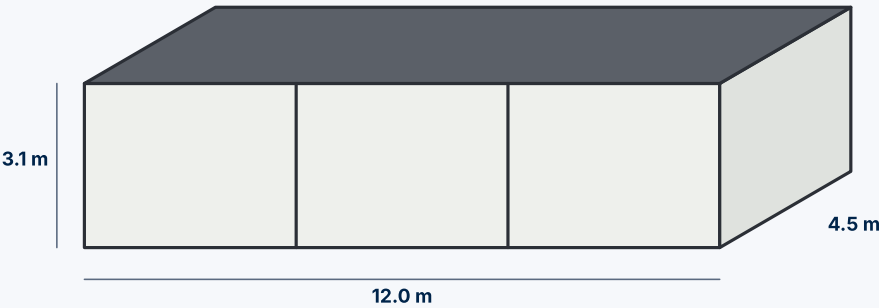
Module	12.0 × 4.5 × 3.1 m
Factory completion	up to ≈ 91 %
Production	4–6 weeks per batch
Frame	Galvanised steel Q355
Walls	Insulated sandwich panel 75 / 100 mm
Floor	18 mm flooring board + insulation, vinyl plank
Roof	Insulated roof panel + membrane
Variants	WS-ML-01 Base · WS-ML-02 Fire-rated · Project custom
Floor area	54 m ² per module
Combination	Side by side, end to end, two storeys

ONE PLATFORM FOR EVERY HOME

Every WS modular home is built from the same module: a galvanised Q355 steel frame 12.0 m long, 4.5 m wide and 3.1 m high, with its floor, walls, roof, bathroom pod, services and finishes installed in the factory. Modules are combined side by side, end to end and stacked two storeys to make studios, cabins, family homes and courtyard houses.

THE WS MODULE

One platform for every model



One module

54 m² gross floor area
12.0 × 4.5 × 3.1 m
Q355 galvanised frame
Corner posts and lifting points

Transport
Over-width load on road – permits and escort per route
Sea: flat rack or break-bulk, wrapped

Modules combine side by side, end to end and stacked two storeys – see the WS range.

Modular homes **WORLD STEEL**

The WS module – one platform for every model.

THE WS MODULAR RANGE

Five homes from one module

Studio 54 WS	2B Cabin WS	2B Suite WS	Family Living WS	Family Courtyard WS
1 module · 54 m ² 1 bed studio	1 module · 54 m ² 2 bed + kitchen	1 module · 54 m ² 2 bed wing	2 modules · 108 m ² 2 storeys	3 modules · 162 m ² 4 bed + court

All models share the 12.0 × 4.5 × 3.1 m module and come as Base, Fire-rated or Project-custom variants.

Modular homes **WORLD STEEL**

The WS modular range.

MODULE VARIANTS

WS MODULE VARIANTS

Base, fire-rated and project-custom specifications

	WS-ML-01 Base	WS-ML-02 Fire-rated	Project custom
Module size	12.0 × 4.5 × 3.1 m	12.0 × 4.5 × 3.1 m	Custom dimensions
Fire rating	Non-fire-rated (standard)	FRL 60/60/60 target	To project requirements
Structural frame	Galvanised steel (Q355)	Galvanised + fire protection	Engineered to project
Floor system	18 mm board + insulation	Fire-rated floor + insulation	Build-up as specified
Wall system	Sandwich panel 75 / 100 mm	Fire-rated wall panels	Cladding to suit
Roof / envelope	Insulated panel + membrane	Fire-rated roof + membrane	Roof / facade to suit
Bathroom core	Pre-fitted wet room pod	Pod with fire dampers	Pod or custom
Interior finish	Lining, paint, vinyl plank	Fire-rated linings & doors	Fixtures to scope
Use	Residential / accommodation	Enhanced fire performance	Bespoke projects

FRL = fire resistance level (structural adequacy / integrity / insulation, minutes). Ratings are achieved with tested or assessed systems and confirmed for each project by the certifier – the variant names a design target, not a certificate.

Modular homes **WORLD STEEL**

WS-ML-01 Base, WS-ML-02 Fire-rated and Project custom.

WS MODULE VARIANTS

	WS-ML-01 Base	WS-ML-02 Fire-rated	Project custom
Module size	12.0 × 4.5 × 3.1 m	12.0 × 4.5 × 3.1 m	Custom dimensions available
Fire rating	Non-fire-rated (standard)	FRL 60/60/60 target (structural / walls / roof)	Tailored to project requirements
Structural frame	Galvanised steel frame (Q355)	Galvanised steel frame with fire protection	Engineered to project specifications
Floor system	18 mm flooring board + insulation	Fire-rated flooring system + insulation	Custom floor build-up as specified
Wall system	Insulated sandwich panel (75 / 100 mm)	Fire-rated wall panels (FRL 60/60/60 target)	Cladding and insulation options to suit
Roof / envelope	Insulated roof panel + membrane	Fire-rated roof system + membrane	Roofing and facade options to suit
Bathroom core	Pre-fitted wet room pod (plumbing & drainage)	Fire-rated wet room pod with fire dampers	Pod or custom solution as specified
Interior finish	Standard lining & paint, vinyl plank flooring	Fire-rated linings & doors, vinyl plank flooring	Finishes, fixtures & fittings to project scope
Application	Standard residential or accommodation use	Applications requiring enhanced fire performance	Bespoke applications per project
Compliance pathway	Engineered to NCC requirements	NCC and FRL engineering, evidence per project	Performance solutions and certification to project

BUILD-UP

MODULE BUILD-UP

Structure, envelope, wet core and services

Structure

Galvanised Q355 steel frame – perimeter beams, corner and intermediate posts, floor and ceiling joists

Floor

18 mm structural flooring board + insulation · vinyl plank finish · fire-rated build-up in WS-ML-02

Walls

Insulated sandwich panel 75 or 100 mm · internal lining and paint · fire-rated panels in WS-ML-02

Roof

Insulated roof panel + waterproof membrane · fall to outlets · fire-rated system in WS-ML-02

Wet core

Factory-built bathroom pod – waterproofed, tiled or lined, plumbing and drainage pre-connected

Services

Electrical, plumbing, drainage and data rough-in pre-installed – single connection points on site

Modular homes **WORLD STEEL**

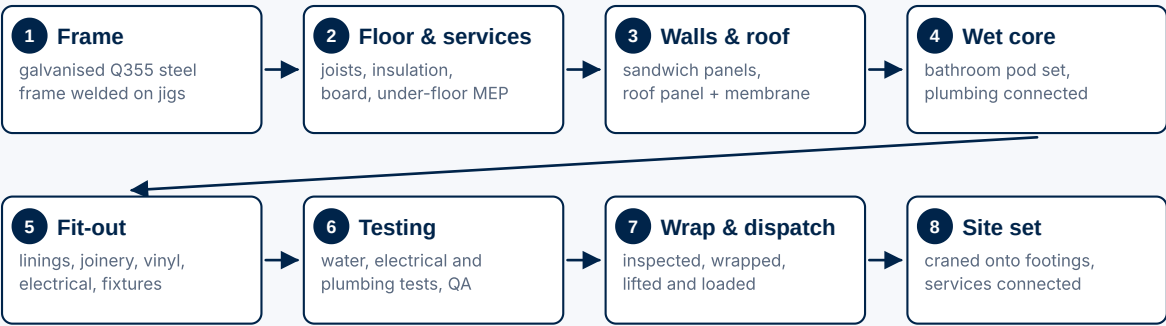
Module build-up.

FACTORY TO SITE

Frames are welded on jigs in World Steel's certified structural steel plant – the same welding procedures and inspection as our structural work under ISO 3834-2 and AS/NZS 5131. Each module is tested, inspected, wrapped and dispatched; on site it is craned onto prepared footings and connected to services.

FROM FRAME TO FINISHED HOME

Factory-controlled modular construction



Up to ≈ 91 % of the work completed in the factory

site

Typical factory production 4–6 weeks per batch after design approval; foundations and site works proceed in parallel.

Modular homes **WORLD STEEL**

From frame to finished home.

FINISHES

Exterior	Insulated wall panel with charcoal frame trim; cladding options to suit
Deck	Timber or composite deck to project
Interior	Lining and paint, vinyl plank flooring, cabinetry and joinery
Project finishes	Colours, fixtures and fittings on request

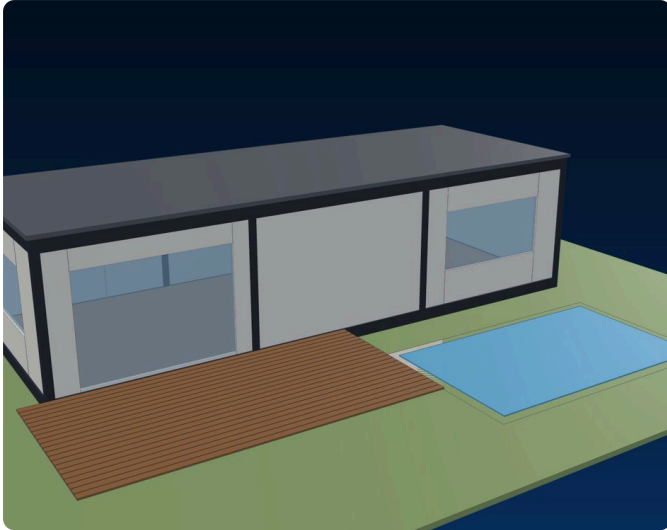
TO QUOTE, PLEASE SEND

- ▶ Model and number of modules, or your own layout
- ▶ Variant: Base, Fire-rated or Project custom
- ▶ Site location (wind, snow, seismic, bushfire, corrosivity) and code
- ▶ Finishes, fixtures and services standard
- ▶ Site access, crane position and foundation type
- ▶ Delivery schedule

MODULAR HOMES

WS STUDIO 54

A one-module studio home – 54 m² with open living and dining, galley kitchen, bathroom pod and bedroom zone – factory-built for fast deployment.



- ▶ 54 m² · 1 module
- ▶ Studio: living / dining, kitchen, bathroom, bedroom
- ▶ Galvanised Q355 steel frame
- ▶ Factory-built bathroom pod and MEP rough-in
- ▶ Up to ≈ 91 % completed in the factory
- ▶ Base, Fire-rated (FRL 60/60/60 target) or custom

KEY DATA

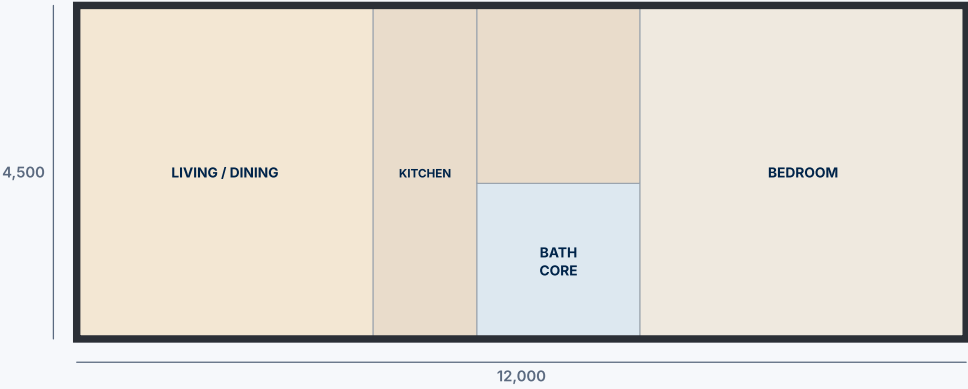
Floor area	54 m ²
Modules	1 module
Rooms	Studio: living / dining, kitchen, bathroom, bedroom
Use	Studio home, holiday unit, granny flat, staff housing
Module	12.0 × 4.5 × 3.1 m
Factory completion	up to ≈ 91 %
Production	4–6 weeks per batch
Frame	Galvanised steel Q355
Walls	Insulated sandwich panel 75 / 100 mm
Floor	18 mm flooring board + insulation, vinyl plank
Roof	Insulated roof panel + membrane
Variants	WS-ML-01 Base · WS-ML-02 Fire-rated · Project custom

THE HOME

A compact modular home engineered for fast deployment and consistent quality. Living and dining open onto the deck through full-height glazing; the galley kitchen and factory-built bathroom core sit in the middle, and the bedroom zone takes the quiet end of the module. Two façade arrangements are available (Studio 54 – 01 and 02).

WS STUDIO 54 – LAYOUT

One module · 54 m² · 12.0 × 4.5 × 3.1 m



In every module

Open living / dining with full-height glazing to the deck · galley kitchen · factory-built bathroom pod · bedroom zone with robe
Steel frame, MEP rough-in and finishes installed in the factory – connect services on site

Modular homes **WORLD STEEL**

WS Studio 54 – living / dining, kitchen, fixed bathroom core and bedroom zone.

FINISHES

Exterior	Insulated wall panel with charcoal frame trim; cladding options to suit
Deck	Timber or composite deck to project
Interior	Lining and paint, vinyl plank flooring, cabinetry and joinery
Project finishes	Colours, fixtures and fittings on request

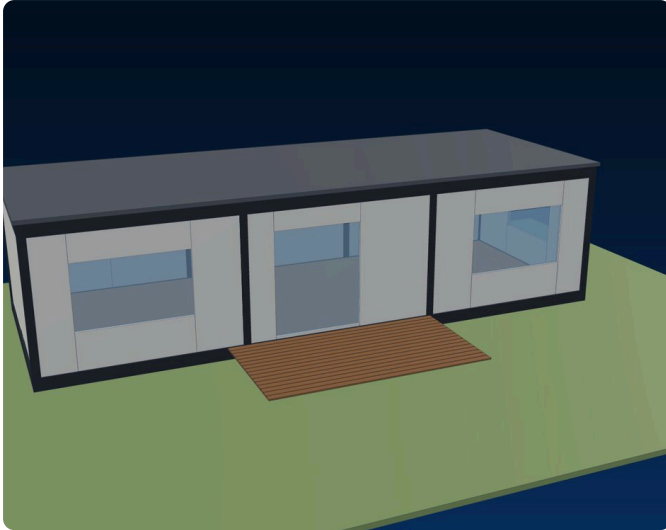
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MODULAR HOMES

WS 2B CABIN

A one-module two-bedroom cabin – 54 m² with a bedroom at each end, central kitchen and shared bathroom pod – for workforce, holiday and remote housing.



- ▶ 54 m² · 1 module
- ▶ Two bedrooms, kitchen, bathroom
- ▶ Galvanised Q355 steel frame
- ▶ Factory-built bathroom pod and MEP rough-in
- ▶ Up to ≈ 91 % completed in the factory
- ▶ Base, Fire-rated (FRL 60/60/60 target) or custom

KEY DATA

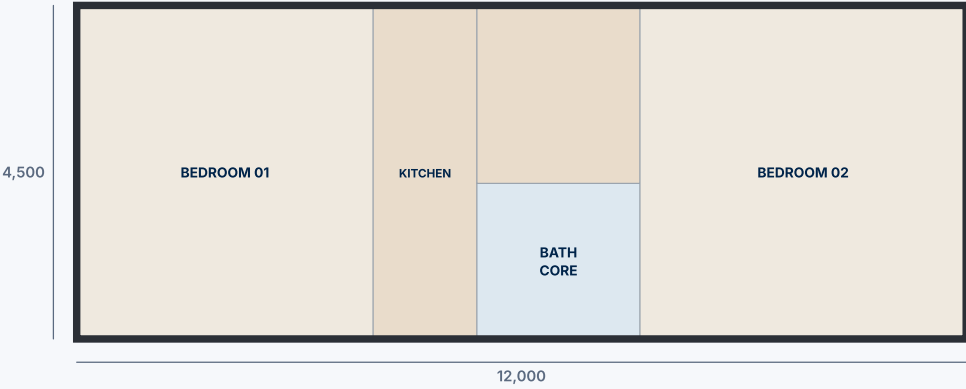
Floor area	54 m ²
Modules	1 module
Rooms	Two bedrooms, kitchen, bathroom
Use	Workforce and remote accommodation, holiday cabins, rentals
Module	12.0 × 4.5 × 3.1 m
Factory completion	up to ≈ 91 %
Production	4–6 weeks per batch
Frame	Galvanised steel Q355
Walls	Insulated sandwich panel 75 / 100 mm
Floor	18 mm flooring board + insulation, vinyl plank
Roof	Insulated roof panel + membrane
Variants	WS-ML-01 Base · WS-ML-02 Fire-rated · Project custom

THE HOME

Two private bedrooms at opposite ends of one module, a kitchen between them and a shared factory-built bathroom core. The 2B Cabin is the efficient unit for mining and construction camps, holiday parks, rentals and remote communities – repeatable, quick to set and simple to service.

WS 2B CABIN – LAYOUT

One module · 54 m² · two bedrooms



In every module

Two bedrooms at the ends for privacy · central kitchen · shared bathroom pod
Workforce, holiday, granny-flat and remote accommodation

Modular homes **WORLD STEEL**

WS 2B Cabin – bedroom 01, kitchen, fixed bathroom core and bedroom 02.

FINISHES

Exterior	Insulated wall panel with charcoal frame trim; cladding options to suit
Deck	Timber or composite deck to project
Interior	Lining and paint, vinyl plank flooring, cabinetry and joinery
Project finishes	Colours, fixtures and fittings on request

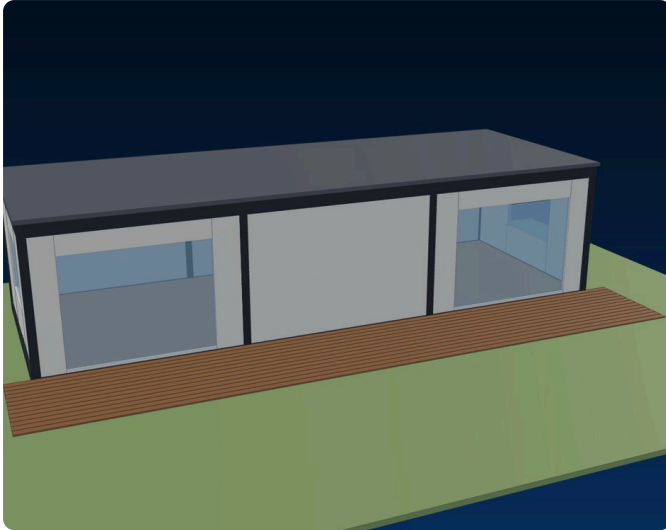
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MODULAR HOMES

WS 2B SUITE

A one-module bedroom wing – two bedrooms with a shared bathroom core and no kitchen – to combine with a living module for family and courtyard homes.



- ▶ 54 m² · 1 module
- ▶ Two bedrooms, bathroom core
- ▶ Galvanised Q355 steel frame
- ▶ Factory-built bathroom pod and MEP rough-in
- ▶ Up to ≈ 91 % completed in the factory
- ▶ Base, Fire-rated (FRL 60/60/60 target) or custom

KEY DATA

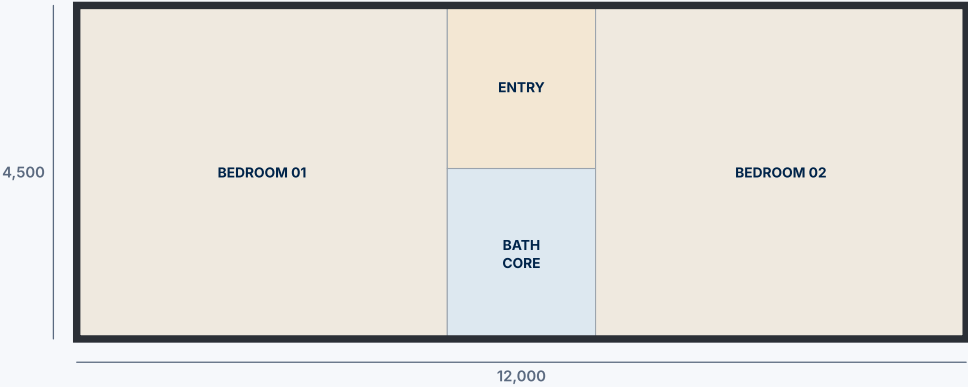
Floor area	54 m ²
Modules	1 module
Rooms	Two bedrooms, bathroom core
Use	Bedroom wing for courtyard and family homes, hotel or student rooms
Module	12.0 × 4.5 × 3.1 m
Factory completion	up to ≈ 91 %
Production	4–6 weeks per batch
Frame	Galvanised steel Q355
Walls	Insulated sandwich panel 75 / 100 mm
Floor	18 mm flooring board + insulation, vinyl plank
Roof	Insulated roof panel + membrane
Variants	WS-ML-01 Base · WS-ML-02 Fire-rated · Project custom

THE HOME

The bedroom module of the WS range: two generous bedrooms with their own glazed doors to the deck and a shared bathroom core between them. Combine it with a living module to make a family home, or repeat it for guest rooms, eco-lodges and student housing.

WS 2B SUITE – LAYOUT

One module · 54 m² · bedroom wing to combine with a living module



In every module

Two bedrooms with a shared bathroom core – no kitchen
Combine with a living module for courtyard and family homes

Modular homes **WORLD STEEL**

WS 2B Suite – bedroom 01, fixed bathroom core and bedroom 02.

FINISHES

Exterior	Insulated wall panel with charcoal frame trim; cladding options to suit
Deck	Timber or composite deck to project
Interior	Lining and paint, vinyl plank flooring, cabinetry and joinery
Project finishes	Colours, fixtures and fittings on request

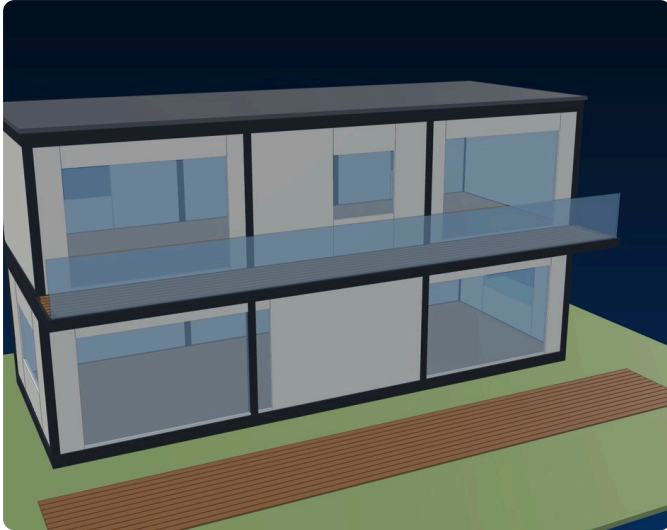
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- ▶ Finishes, fixtures and services standard
- ▶ Site access, crane position and foundation type
- ▶ Delivery schedule

MODULAR HOMES

WS FAMILY LIVING

A two-storey family home from two stacked modules – about 108 m² with living, kitchen and dining below and two bedrooms, bathroom and balcony above.



- ▶ ≈ 108 m² · 2 modules, stacked
- ▶ Living, dining, kitchen, 2 bedrooms, 2 bathroom cores, balcony
- ▶ Galvanised Q355 steel frame
- ▶ Factory-built bathroom pod and MEP rough-in
- ▶ Up to ≈ 91 % completed in the factory
- ▶ Base, Fire-rated (FRL 60/60/60 target) or custom

KEY DATA

Floor area	≈ 108 m ²
Modules	2 modules, stacked
Rooms	Living, dining, kitchen, 2 bedrooms, 2 bathroom cores, balcony
Use	Family home on small lots, townhouses, staff housing
Module	12.0 × 4.5 × 3.1 m
Factory completion	up to ≈ 91 %
Production	4–6 weeks per batch
Frame	Galvanised steel Q355
Walls	Insulated sandwich panel 75 / 100 mm
Floor	18 mm flooring board + insulation, vinyl plank
Roof	Insulated roof panel + membrane
Variants	WS-ML-01 Base · WS-ML-02 Fire-rated · Project custom

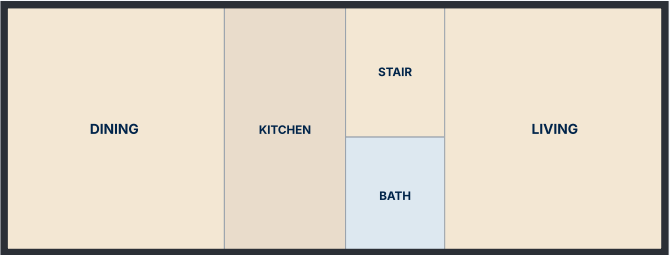
THE HOME

Two WS modules stacked into a compact two-storey home. The ground floor holds dining, kitchen and living with glazed doors to the garden; upstairs, two bedrooms share a bathroom core and open onto a full-width balcony. The stair and services are aligned in the factory so the modules connect on site in hours.

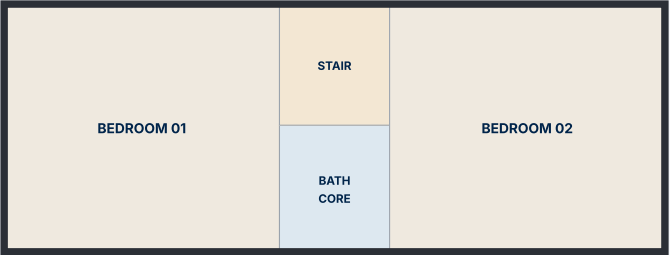
WS FAMILY LIVING – LAYOUT

Two-storey home from two 12.0 × 4.5 m modules

Ground floor



Upper floor



Two stacked modules

≈ 108 m² in two storeys

Ground: dining, kitchen, living, powder / bath

Upper: two bedrooms, bathroom core, balcony

Modules bolted at the corner posts; stair and services aligned in the factory

Modular homes **WORLD STEEL**

WS Family Living – ground floor and upper floor.

FINISHES

Exterior	Insulated wall panel with charcoal frame trim; cladding options to suit
Deck	Timber or composite deck to project
Interior	Lining and paint, vinyl plank flooring, cabinetry and joinery
Project finishes	Colours, fixtures and fittings on request

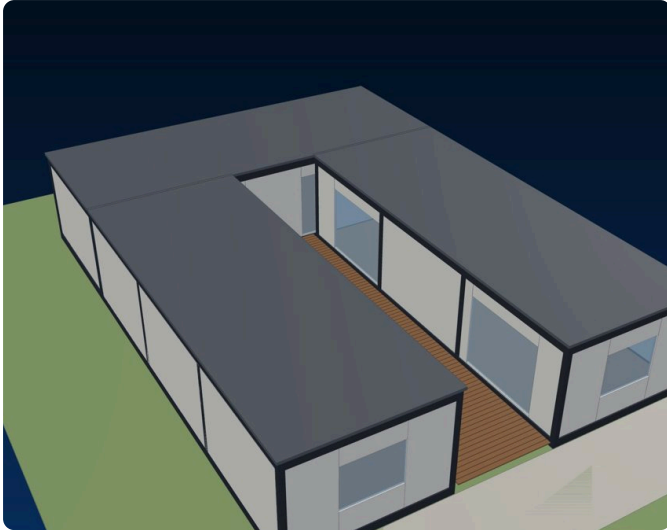
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- ▶ Model and number of modules, or your own layout
- ▶ Variant: Base, Fire-rated or Project custom
- ▶ Site location (wind, snow, seismic, bushfire, corrosivity) and code
- ▶ Finishes, fixtures and services standard
- ▶ Site access, crane position and foundation type
- ▶ Delivery schedule

MODULAR HOMES

WS FAMILY COURTYARD

A courtyard home from three modules – about 162 m² with a living module and two bedroom wings around a private court with deck or pool.



- ▶ ≈ 162 m² · 3 modules
- ▶ Living, kitchen, dining, up to 4 bedrooms, 2 bathroom cores
- ▶ Galvanised Q355 steel frame
- ▶ Factory-built bathroom pod and MEP rough-in
- ▶ Up to ≈ 91 % completed in the factory
- ▶ Base, Fire-rated (FRL 60/60/60 target) or custom

KEY DATA

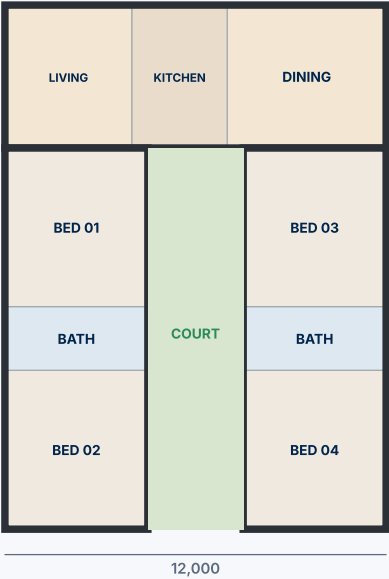
Floor area	≈ 162 m ²
Modules	3 modules
Rooms	Living, kitchen, dining, up to 4 bedrooms, 2 bathroom cores
Use	Family homes, holiday houses, resort villas
Module	12.0 × 4.5 × 3.1 m
Factory completion	up to ≈ 91 %
Production	4–6 weeks per batch
Frame	Galvanised steel Q355
Walls	Insulated sandwich panel 75 / 100 mm
Floor	18 mm flooring board + insulation, vinyl plank
Roof	Insulated roof panel + membrane
Variants	WS-ML-01 Base · WS-ML-02 Fire-rated · Project custom

THE HOME

Three modules arranged around a private courtyard: the living module with kitchen and dining across the back, and two bedroom wings along the sides, each with a bathroom core. Glazing faces the court, which can hold a deck, garden or plunge pool – a generous family home delivered as three factory-finished modules.

WS FAMILY COURTYARD – LAYOUT

Three modules arranged around a courtyard



Three modules, one home

≈ 162 m² under roof around a private court

Living module: living, kitchen, dining with glazing onto the court

Two bedroom wings: four bedrooms, two bathroom cores

Deck, pool or garden in the court

Same module, frame and services platform as every WS model

Modular homes **WORLD STEEL**

WS Family Courtyard – living module and two bedroom wings around a court.

FINISHES

Exterior	Insulated wall panel with charcoal frame trim; cladding options to suit
Deck	Timber or composite deck to project
Interior	Lining and paint, vinyl plank flooring, cabinetry and joinery
Project finishes	Colours, fixtures and fittings on request

TO QUOTE, PLEASE SEND

- ▶ Model and number of modules, or your own layout
- ▶ Variant: Base, Fire-rated or Project custom
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- ▶ Delivery schedule

STEEL MODULAR HOMES - CATALOGUE

TALK TO WORLD STEEL

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EN 1090 EXC3 · CE

ISO 3834-2

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