


TEMPORARY VS. PERMANENT MODULAR ACCOMMODATION: WHICH IS RIGHT FOR YOUR FARM?

Temporary or permanent modular accommodation? Learn how to make the right choice for your farm, from ROI to the flexibility of modular units.

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Temporary vs. Permanent Modular Accommodation: Which Is Right for Your Farm?

When you're deciding on modular accommodation, the question isn't just about whether you need it short term or long-term—it's about thinking of your modular unit as a flexible, moveable asset that can serve many purposes. Whether you need worker housing for a few months or something more permanent, modular units are an investment that hold their value and offer long-term flexibility. Let's walk through how to make the best decision for your project.

1. Modular Accommodation: A Flexible Asset

Think of modular accommodation as more than just a building—it's an asset like equipment on your farm. Even if you install a modular unit for permanent use, it can still be moved or sold later, making it a valuable investment.

Key Takeaway: Whether you're thinking short-term or permanent, the unit doesn't have to stay fixed. As needs change, you can move it, sell it, or repurpose it. The value remains, giving you flexibility that traditional on-site builds can't offer.

2. Same Unit, Different Uses: It's About the Numbers

What many people don't realise is that the same modular unit can be used for both short-term and long-term needs. The decision isn't about choosing different designs for different timelines—it's all about the numbers and your return on investment (ROI).

Temporary Modular Accommodation:

- Quick to set up and ideal for short-term needs like seasonal worker housing.
- When the project is done, the unit can be relocated or sold.

Permanent Modular Accommodation:

- Built for long-term use but with the flexibility to move if needed.
- Higher upfront investment, but the unit offers long-term value and resale potential.

Bottom Line: The decision is not about picking a different unit—it's about running the numbers and deciding how long you need the accommodation. The same unit can fit both short-term and long-term needs.

3. The Flexibility of Modular Accommodation

The beauty of modular accommodation is its **flexibility**. Unlike **traditional buildings** that are stuck in place, modular units can be **moved** or adapted as your needs change. This makes them a valuable, versatile asset that can serve different purposes over time.

For example, you might start with short-term worker housing, but over time, repurpose the unit as guest accommodation or rental space. Modular accommodation adapts to your needs, making it a smart, long-term investment.



4. Think Big: Modular Accommodation Offers More Than You Think

When planning for modular accommodation, it's easy to focus on the immediate need—whether that's temporary housing for workers or a quick-fix solution. But modular units can offer so much more. Here's why thinking beyond the short-term makes sense:

- **Address Rural Housing Shortages:** With the ongoing shortage of affordable housing in regional Australia, having modular units on your land can provide much needed accommodation for workers, or even rented out to locals. The [Australian Housing and Urban Research Institute](#) has highlighted the pressing need for affordable housing in rural areas, making modular solutions more valuable than ever.
- **Tap Into Agritourism:** As [agritourism grows](#), modular units can be converted into visitor accommodation, offering an additional revenue stream for farmers. Rural properties have a unique opportunity to capitalise on this demand for authentic farm experiences.
- **Family and Friends:** Need a place for family or friends to stay during the busy season? Modular units can easily double as extra accommodation, providing flexibility you didn't expect.

What starts as a short-term fix can quickly become a long-term asset, delivering excellent ROI over time.

5. ROI: Why Modular Accommodation Pays Off

Modular accommodation isn't just a building—it's an investment that delivers long-term value. Here's why it makes financial sense:

- **Resale Value:** Modular units hold their value, meaning you can sell them when they're no longer needed—just like you would with equipment.
- **Versatility:** Use them for worker housing, rental units, or guest accommodation. The possibilities are endless, and they adapt to whatever your farm needs.


- **Attracting the Right Workers:** Having accommodation on your property can be a game-changer for attracting and keeping the right workers, especially during critical times like harvest. By having the right labour at the right time, you can ensure your farm is operating at full capacity when it matters most.

Conclusion: Think Long-Term with Modular Accommodation

Choosing between temporary and permanent modular accommodation isn't really about different types of buildings. It's about seeing modular accommodation as a flexible **asset** that can serve your farm in multiple ways over the years. Whether you need it short-term or long-term, modular units are built to be adaptable, offering excellent ROI, resale potential, and endless versatility.

If you're considering modular accommodation for your farm, talk to your supplier. They can help you understand how these units can be a smart, long-term investment that grows with your needs.



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