


WHAT TO EXPECT DURING THE MODULAR BUILDING DELIVERY AND INSTALLATION PROCESS

Learn what to expect during the modular building delivery and installation process, from site prep to final inspection. Find out how it works for your project.

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Modular accommodation is a **fast and efficient** way to set up housing or workspaces. But if you're new to the process, you might be wondering how delivery and installation actually work. Whether you want to handle parts of the installation yourself or have the supplier take care of everything, this guide will walk you through what to expect.

1. Pre-Delivery: Getting the Site Ready

Before anything arrives, the site needs to be properly prepared. The better the preparation, the smoother the delivery and installation process will be.

What Happens:

- **Clearing and Levelling:** First, make sure the land is cleared of any obstacles like trees, rocks, or old structures. The area should be flat and accessible for the delivery trucks.
- **Setting Foundations:** The type of foundation needed depends on your setup. You may opt for steel piers, dry stack footings, or another suitable base. If you prefer, you can handle this yourself, but many landowners leave it to the supplier to ensure everything is properly aligned.
- **Access Planning:** Delivery trucks carrying modular units are classified as oversized vehicles, which means planning their route is crucial. The site must be accessible to these vehicles, and they'll require restricted access permits for most roads. You can read more about the specific requirements for oversized loads on the [NSW Government's Restricted Access Vehicle Guide](#).

2. Delivery Day: What Happens When the Units Arrive

Delivery is a big moment in the modular building process. Depending on your project, the units will generally arrive

fully built. In some larger projects, some modules may need connecting together to form a complete complex.

What Happens:

- **Transporting the Units:** Modular units are **delivered by low-loader trucks**, and depending on the size, they may need an escort vehicle, known as a pilot vehicle. Regulations for wide load transport are strict and must be adhered to, ensuring a safe journey.
- **Offloading the Units:** Once the units arrive on site, cranes or other heavy machinery will be used to offload them. If you're handling installation, the transport company will leave the units for you to position. Alternatively, if the supplier is doing the installation, they'll place the units exactly where they need to go.
- **Safety First:** Moving large units requires strict safety measures. Whether it's you or the supplier managing the offloading, protocols must be in place to keep everything running smoothly.



3. Installation: Supplier-Managed or DIY?

Once the units are on-site, you have the option to either manage the installation yourself or let the supplier handle everything.

Landowner-Managed Installation:

- **Positioning the Units:** If you choose to install the units yourself, it's your job to position them on the footings.

For larger units, you may need that additional equipment that was used to unload the units, such as a crane or front-end loader.

- **Utility Connections:** After positioning, you'll also need to connect utilities like electricity, water, and sewage. It's critical to ensure everything is done correctly for the safety and functionality of the building.

Supplier-Managed Installation:

- **Turnkey Solution:** If you prefer a hands-off approach, your supplier can handle everything from positioning to securing the units and connecting utilities. They'll take care of all the technical details, making the installation process hassle-free.
- **Professional Installation :** With the supplier handling installation, you can rest assured that everything is done to the highest standards, ensuring the units are anchored and ready for use quickly.

4. Final Inspections and Handover: The Last Step

After installation, the final stage is conducting inspections to ensure everything meets the necessary standards.


What Happens:

- **Quality Check:** If the supplier handled the installation, they'll conduct a thorough inspection to ensure everything is secure and functioning as expected.
- **Regulatory Compliance:** In some cases, local authorities may require a final inspection to ensure compliance with building codes. This is especially important for larger projects involving multiple units.
- **Handover:** Once everything is approved, the units are officially handed over, and your modular accommodation is ready to use.

Conclusion

The delivery and installation of modular buildings are flexible and efficient. Whether you choose to handle installation yourself or let the supplier take care of it, the process is designed to suit your needs. Planning, especially around access for oversized vehicles, is key to a smooth process.



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If you're ready to get started or want advice on the best approach for your project, reach out to your supplier. They'll guide you through the process to make sure everything goes off without a hitch.

