

WHAT'S THE RESALE VALUE OF MODULAR ACCOMMODATION?

Discover how modular accommodation offers long-term returns and flexibility, making it a smart investment for Australian farmers.

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As farmers, you know the cost of keeping good workers on-site. But what if there was an investment that didn't just seriously improve worker retention but actually held its value over time? Modular accommodation may be the answer—a flexible asset that doesn't stay locked in the ground. Instead, it provides housing for your workers today and an option to resell or move tomorrow.

For farm owners and agricultural managers who are smart about their **investments in their people**, modular units are quickly becoming a practical solution that brings real value, especially in a tight rural housing market.

Modular Accommodation: A Moveable Asset with Real Value

Unlike permanent structures that stay fixed to the land, modular accommodation is made to last but built to move. With a focus on quality, each unit is durable and adaptable. If your operation's needs change down the line, modular accommodation units can be relocated, expanded, or sold—something fixed buildings just can't offer.



The Numbers Speak for Themselves

Imagine a reasonable-sized operation with about 100 workers, which would warrant about 20 modular units. At an initial investment of about \$200,000 per 4-bedroom

unit, you're looking at \$4 million. And let's say that the need is no longer there after 15 years, so the accommodation is no longer needed in that way at that particular location.

But here's where it gets interesting. In today's market, modular accommodation holds resale value far better than other options. If trends continue, those same units could retain up to 75% of their original value at the end of their 15-year lifespan. That's a potential \$3 million back in your pocket when you no longer need them.

For agricultural managers who are smart about their investments in people and assets, modular accommodation just makes sense. When the resale potential is factored in, the true cost of your investment could be just \$1 million AUD. For a team of 100 workers, that's a per-worker cost of around \$3,333 per year, or just \$14 per working day. It's a reasonable investment with the potential for a big impact on worker satisfaction, productivity, and your bottom line. It's why we say Real Living. Delivered.

Flexible Modular Accommodation for Farm Life

Farm work is seasonal, your workforce changes, and accommodation needs shift. Modular units can meet these changing demands, scaling up when you need more hands and scaling down when the pace slows.

And as many agricultural managers know, good housing can make all the difference in worker retention, especially in rural Australia. Aruva builds **practical designs** that make life easy and pay back, ensuring your investment continues to support your team and your operation.

Why Modular Accommodation is a Great Investment for Australian Farmers

- 1. Retain Quality Workers** - Quality on-site housing supports worker satisfaction, helping reduce turnover and the costs that come with hiring new people. Good housing shows your team they're valued and makes it easier to attract skilled workers.

- 2. Move It or Sell It When You're Done** - Aruva's aren't just built to last; they're built to move as well. Units can be repositioned on your property or sold off when no longer needed, ensuring they don't become a burden if your needs change.
- 3. Supports Flexibility in Farm Operations** - You get the flexibility to adapt to seasonal labour needs. Only pay for the accommodation you need at any time, maximising value and reducing waste.

A Resale Market That's Growing

In recent years, the demand for affordable, quality housing in rural settings has surged, and modular units are high on the list. Unlike fixed buildings, modular accommodation can be resold, often retaining a significant portion of its initial value. This growing resale market gives farmers the option to recover much of their investment when they're ready to move on.

A Smart Solution for Farmers, Now and in the Future

Modular accommodation offers a unique advantage over traditional fixed structures. For farm owners, it's a moveable asset that grows with your business today and holds value for the future. Agricultural managers who invest wisely in their people see modular accommodation as an investment that doesn't just serve the team—it boosts organisational performance.


With the potential resale and flexibility, this investment becomes a win for the farm and the farm team alike.

Our process keeps it simple, so you're sorted from start to finish.

Disclaimer: The figures we've shared here are estimates based on common scenarios and current market conditions. Actual costs, depreciation rates, and resale values can differ, so it's a smart idea to chat with your financial adviser to get advice that fits your specific situation.

For more information on modular accommodation options, visit our website or contact your modular housing provider to discuss what's possible.



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