

Blog Name: How Do Site-Built Accommodation Units Compare to Modular?

Meta Description: Site-built or modular accommodation units? Understand the key differences, costs, and benefits to choose the best option for your property or business.

The Blog:

Modular vs Site-Built Accommodation Units: Which is Better?

A Fair Question: Let's Talk Straight

If you're looking at accommodation options—whether for workers, staff housing, or a farm stay—you've probably asked the question: **Are site-built or modular accommodation units the better way to go?** It's a fair question, and one worth answering properly.

For a long time, the go-to approach has been site-built. It's familiar, it's what people know, and for some, it still makes sense. But modular accommodation units have come a long way, and there are a few big differences that make them worth considering.

Some people [assume](#) modular means cheap, flimsy, or non-compliant with Australian building standards. But here's the truth: **Just like site-built construction, modular accommodation units come in different levels of quality.** Some manufacturers cut corners, but the good ones don't—and that makes all the difference.

So, how do they compare? Let's break it down.

Site-Built Accommodation Units: The Traditional Approach

Site-built accommodation units are constructed from the ground up, step by step, on-site. Materials arrive as needed, and a mix of different trades—carpenters, plumbers, electricians—all work through their part of the job in stages.

It's a method that's worked for generations, and for those who want a fully custom build and don't mind the longer timeline, it can be a solid option.

The Challenges in Regional & Remote Areas

If your property is close to a major centre, site-built construction can work well. But in **regional, rural, and remote areas**, [distance changes the equation](#).

Here's why:

- **Transporting materials and labour to remote sites costs time and money.**

- **Delays are common**—whether it's bad weather, supply shortages, or waiting for trades to be available.
- **Skilled labour can be hard to find** in some areas, which means projects can stretch out longer than expected.

That's not to say site-built isn't an option—it just means these challenges need to be factored in when making a decision.

The Modular Approach: A Smarter, Faster Alternative

Modular accommodation units take a different path. Instead of building everything on-site over months, units are **constructed in a controlled factory environment** and transported to the site fully built.

Why This Works Better for Remote Locations

One of the biggest benefits of modular accommodation units is that **construction happens where resources are readily available**—near skilled labour, suppliers, and transport networks. The unit is completed in a **climate-controlled factory**, then delivered and installed in **a matter of days, not months**.

- ✓ No weather delays.
- ✓ No juggling different trades over a long timeline.
- ✓ A smoother, more predictable process.

That's why **smart agricultural managers, who invest in their people to get better performance, are increasingly choosing modular accommodation units for their workforce**. It's efficient, reliable, and built to last.

Quality & Compliance: Not All Modular is Created Equal

One of the biggest misconceptions about modular accommodation units is that they are low quality. Some people picture cheap imported units that barely meet the minimum standards.

And to be fair, there **are** low-cost, non-compliant options out there. But that's not what all modular accommodation units are.

Here's what you need to know:

- ✓ **High-quality modular accommodation units use the same (or better) materials as site-built structures.**
- ✓ **Australian-made modular units must comply with the National Construction Code (NCC) and local council regulations** ([Learn more about the NCC here](#)).
- ✓ **Factory-controlled builds mean consistent quality and attention to detail.**

Like with anything, **choosing the right manufacturer makes all the difference**. Go with a reputable company, and you get a structure that's **built tough**, energy-efficient, and designed for real, long-term use.

Speed & Efficiency: A Key Advantage of Modular Accommodation Units

One of the biggest differences between the two approaches is **how long it takes to get the job done**.

- **Site-built accommodation units** can take months to complete, with progress dependent on materials, weather, and available trades.
- **Modular accommodation units** are built **off-site while the location is being prepared**, cutting the overall project timeline dramatically.

That means by the time your site is ready, **so is your accommodation unit**—ready to be installed and in use within days.

For businesses that rely on workers being housed quickly, **agricultural managers who are smart about their investments see modular accommodation units as a way to keep their operation running without delays**.

Financial Considerations: Modular Accommodation Units as a Relocatable Asset

Here's something a lot of people don't realise: **modular accommodation units are assets that retain value**.

Unlike site-built structures, which are permanently fixed to the land, modular accommodation units can be **relocated, resold, or repurposed** if things change.

- ✓ If business operations shift, the accommodation can go with you.
- ✓ If a unit is no longer needed, it can be resold—just like any other asset.
- ✓ From a financial perspective, modular accommodation units can be treated as an **investment** rather than a one-off cost.

That's a major advantage for businesses and property owners who want **flexibility, security, and a return on investment**.

Designed for Comfort & Durability

With site-built accommodation, the quality can depend on the individual builders and materials used. Modular accommodation units, on the other hand, follow **scientific design principles** to ensure space efficiency, energy savings, and long-term durability.

Aruva Modular's accommodation units are designed to:

- ✓ Maximise energy efficiency—reducing heating and cooling costs.
- ✓ Use durable, low-maintenance materials suited for tough conditions.
- ✓ Deliver **efficient, comfortable layouts** designed for real living.

These aren't temporary solutions. They're **built to perform and designed to last**.

We build practical designs that make life easy and pay back.

Which Option is Right for You?

Both site-built and modular accommodation units have their place. It really comes down to **what matters most for your situation**.

Modular accommodation units are particularly beneficial when:

- ✓ **You need housing in a remote location** where transport and labour are limited.
- ✓ **You need a faster, more predictable build process.**
- ✓ **You want flexibility**—the ability to move, resell, or repurpose your accommodation in the future.

For property owners and business managers who need accommodation **that's fast, durable, and built for long-term value**, modular is a strong option.

Smart agricultural managers know that investing in high-quality, relocatable accommodation units leads to better staff retention and performance.

Final Thoughts: Making an Informed Choice

Both methods have their pros and cons, and the right choice depends on **your location, your timeline, and your future plans**.

- **Site-built accommodation units** suit those who want a traditional, fully custom build and are comfortable with longer timelines.
- **Modular accommodation units** offer a fast, efficient, and flexible solution, especially in remote and rural locations.

For those who need **speed, quality, and the ability to adapt**, modular is a smart choice.

Aruva Modular delivers real accommodation solutions for property owners and business managers to secure needed persons.

Real Living. Delivered.

Looking for a Modular Accommodation Solution?

Visit www.aruva.au to learn more.