

WHY CAPITAL INVESTMENT IN MODULAR HOUSING MAKES SENSE

Modular worker accommodation vs higher wages—see why investing in on-site housing can lower costs, boost retention and deliver better ROI for farms

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Capital Investment in Modular Worker Accommodation vs Higher Wages

IF YOU'RE PAYING FOR PEOPLE, YOU SHOULD INVEST IN WHERE THEY SLEEP

Across Australian farms, smart operators are now comparing modular worker accommodation vs higher wages. Most are quick to invest in [machinery](#), fencing or land—but still wear the hidden costs of staff turnover and labour shortages caused by a lack of decent housing.

Smart farm managers know good housing keeps good people. Investing in accommodation is no

longer a luxury—it's a practical decision that improves workforce reliability and reduces soft costs.

The Real Cost of Paying More Wages

When there's no on-site housing, farms are forced to:

- Pay wage premiums
- Lose trained workers early
- Constantly recruit and retrain
- Deal with downtime and gaps in workflow

Those costs quickly add up—and they're often hidden. Poor housing equals poor retention, which hits your business harder than you might think.

Comparing Modular Worker Accommodation vs Higher Wages

Let's do the maths.

Example: 20 workers

- Wage premium: \$2,000 each/year
- Total extra cost: \$40,000/year

Modular housing option

- One 4-bed Aruva unit: \$200,000
- 10-year+ lifespan, plus at least 30–40% residual value at resale
- Real annual cost after depreciation: **\$12,000–\$14,000/year**

Option	Annual Cost
Wage Premium (20 workers × \$2,000)	\$40,000
Modular Unit (fully amortised)	\$20,000
Modular Unit (resale-adjusted)	\$12,000–\$14,000

That's a third of the cost—and it's an asset, not a dead expense.

A Flexible, Tax-Effective Investment

Modular units offer:

- Tax depreciation benefits
- Relocatability
- Resale potential
- Commercial toughness and fast delivery

It's not about comfort—it's about continuity. Modular units are **accommodation that performs**.



Real Living. Delivered. And Backed by Smart Operators

You'd never leave valuable machinery unprotected—so why do the same with your team?

Investors who are backing housing that actually delivers a return are already seeing the results. Less churn. Better retention. Fewer headaches.

If you want your people to stay—and your operation to keep moving—it's time to think beyond just wages.

THAT'S REAL LIVING. DELIVERED BY A SYSTEM THAT JUST WORKS.



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