



DIFFERENT TYPES OF MODULAR ACCOMMODATION UNITS ON THE MARKET

Discover the diverse world of accommodations with our insightful guide on different offerings on the market. Find your perfect fit with Aruva Modular's expertise. Real living, real choices!

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If you're looking for accommodation options for your farm, whether it's for your workers or for an additional way to add to your family's income, the available options can be mind-boggling.

There's just so much out there. So, where do you start? How can you possibly narrow down the choices to at least a couple that you can compare? And, where do you find the time for all that research when you're busy getting on with life?

Let's take a quick look at some of the more popular options that you're going to come across and help you understand what purpose each one is designed to serve. Finding the right fit for you is all about understanding that all these different options are actually designed to fit entirely different purposes.

In fact, in the world of accommodation units, there's no one-size-fits-all solution. It's simply a matter of horses for courses with different units meeting different needs.

What are the Different Offerings on the Market?

Basically, the number of different offerings available today is longer than your arm, with more and more coming onto the market. Unless you've been hiding under your doona, you would be aware that Australia is currently facing a severe housing shortage.

On top of that, housing affordability has plummeted and people are simply looking for better choices. Add to that the soaring rental costs, and it's no wonder that companies are looking for better solutions to offer the market.

But, each offering is designed for a different type of buyer or a different market. This can be seen in the type of build, the quality of building materials used and, of course, the final price.

So, let's take a quick look at what's available and who

these types of buildings are aimed at.

Tiny Homes

The popularity of tiny homes has risen over the past 5 years or so with more and more builders coming onto the market. In fact, there are now tiny home expos in almost every state around the country. And, these have quite a dedicated following.

These homes are fairly small and quite compact in living space. Many have upstairs lofts for sleeping while the downstairs area usually consists of combined kitchen and living areas with a separate bathroom at one end.

However, due to marketplace demand, there are now single-story tiny homes available but once again, these are relatively compact.

So, who generally buys a tiny home? Essentially, tiny homes are popular with owner-occupiers. They're often purchased by singles and couples who are following the minimalistic trend that seems to be sweeping the world.

Plus, tiny homes are normally built on a trailer to make them portable. This means that they're generally regarded as a caravan by many local councils and have time limits for how long they can be positioned in the same spot.

Some landowners have even purchased one or more of these as holiday accommodation on their farms. This has allowed them to diversify their income during popular holiday times while also cashing in on the tiny home craze by offering something just a little different to their guests..

Container Homes

Around the same time that tiny homes started to become more popular, container homes were also touted as a different option. Container homes are basically made from shipping containers, making them just a little cheaper than tiny homes that were built from scratch.

As you can imagine, container homes are also quite compact with usually a bedroom and bathroom on one end and a combined kitchen and living area on the other.

These container homes are designed for a similar market as tiny homes except they are meant as permanent dwellings rather than being transportable. Once again, these are quite popular with both singles and couples who are owner-occupiers and who have access to land owned by other family members.

Dongas

Dongas are quite similar to container homes except that they're a bit more basic and this can be seen in the lack of high-quality inclusions. You might hear them referred to as transportables. They've been widely used in remote areas for a variety of uses. Especially, in the mining and construction industries in remote Western Australia.

Commonly, the prefabricated buildings are used as site offices, toilet and shower blocks, lunch rooms and even camp kitchens. Many of them are constructed to withstand the harsh weather conditions in more remote areas and are cyclone-proof.

While these simple modular buildings have a wide range of uses and are quite economical to purchase, they don't quite provide a comfortable enough living environment for farm workers.

Granny Flats

Granny flats have been around for many, many years and what comes to mind when you think of a granny flat is backyard accommodation for an elderly relative. Essentially, that's what they were initially designed for.

Granny flats are self-contained units and generally accommodate one or two people comfortably. They're just like a miniature house and are easy to maintain.

More commonly, granny flats are a second dwelling on a block of land that already has a main house. In many states, they don't require a planning permit as long as the property is not prone to flooding or has other environmental overlays.

Some homeowners even have a granny flat installed in their backyard so that they can offer it as rental accommodation. These days, the rental income from these can certainly help to combat rising mortgage costs for these homeowners.

Aruva Modular Homes

Aruva modular homes are primarily designed as accommodation units for farm workers and are also gaining popularity with agri-tourism ventures. They offer a solution to farmers who struggle to get enough workers

because there's just not enough affordable accommodation available nearby.

Above all else, they provide value for money, low maintenance and a supremely comfortable living space. In other words, they could be considered a home away from home for the staff that you employ.

These modular units are constructed off-site in our factory and then transported to your location to be installed onsite. The units feature high ceilings, plasterboard walls and premium-quality fixtures. They're also larger than tiny homes and container homes and offer a more comfortable living space compared to dongas.



Why Is There Such A Difference In Price In The Different Offerings?

I bet you thought we weren't going to talk about price, right? Well, we are, so that you can get a better idea of why these differences exist.

There are actually quite a number of factors that determine the final price of an accommodation unit or home.

Here are just a few:

- Size
- Ceiling height
- Style including the facade
- Scope of inclusions (and this is a big one)
- The quality of materials used (another big factor)
- Quality of workmanship
- Design
- Overall service offered (like custom design, delivery and installation)

At the end of the day, buying any type of accommodation, whether it's a tiny home, a donga, a container home, a granny flat or a modular home, shouldn't be just about the price. Sure, it might be the case that you have a set budget and that's perfectly fine.

But, your first consideration should be all about what you want the accommodation for. Is it as a second dwelling to

put in the backyard for a family member? If that's the case, you might consider a granny flat or even a container home. Even a tiny home might work but you'll have to consult with your local council first.

On the other hand, you might have a block of land that you want to use for camping and having a caravan might be okay for a while. But, the time might come when you'll want something a little more permanent so you might think about getting a container home or even a donga and spending a few weekends making it a little more comfortable.

Or, perhaps you own a farm and you're looking for some accommodation for some of your workers or you want to branch out into tourism. In this instance, you might find that a modular home will fit your needs perfectly.

Just like there are hundreds of different types of cars to suit the needs of all the different kinds of buyers, so there are different types of buildings to suit the needs of different individuals and unique situations.

Final Thoughts

So, by now you should have a far better understanding of the different accommodation offerings on the market. Plus, you should understand that each type of building is primarily designed for a different purpose and a different customer.


While tiny homes and container homes are designed for owner-occupiers and, in the case of tiny homes, perhaps the trendy customers who value minimalism, dongas and transportables are more often used as site offices and toilet blocks in very remote regions.

On the other hand, granny flats offer a self-contained unit often placed in the backyard of a suburban home while Aruva modular units are designed to offer premium accommodation for farm workers and can be used for agri-tourism.

We also talked about the price differences and why there are so many variations. At the end of the day, only you can decide which option is exactly right for you. All we can do is give you the basic facts and let you make your own decision.

After all, this is likely to be a sizable investment and you want to make sure that what you're buying is going to be exactly what you need.



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