



Rapid, Resilient, and Scalable Housing Delivery

Modular Housing Project | Grafton, NSW

**In partnership with Anglicare North Coast and Northern Rivers
Housing**

moovmodular.com



Clients

Anglicare North Coast and Northern Rivers Housing

Location

South Grafton / Bimble Avenue, NSW

Units Delivered

24 modular homes (12 one-bedroom, 12 two-bedroom, including accessible options)

Timeline

Around six months from site start to handover — with the modular build phase running about 12 weeks

Purpose

Social and affordable housing for low-income community members

Funding

~\$8M via NSW Government's Social Housing Accelerator Fund (SHAF)

Cost Per Unit

\$375K average (compared to \$450K+ for equivalent traditional builds)



Delivering Hope at Speed and Scale

Moov Modular collaborated with Anglicare North Coast and Northern Rivers Housing to deliver 24 modular homes — a mix of 1- and 2-bedroom units — in South Grafton, NSW. As the largest modular social housing project in NSW to date, this project demonstrates how modern methods of construction can address the housing crisis with unprecedented speed, cost-effectiveness, and social impact.

In a region already grappling with a national housing crisis — compounded by the devastating impacts of recent natural disasters — this project provided urgently needed, high-quality housing for low-income earners. It's proof that housing can be delivered faster, smarter, and with lasting social impact.

This development is the largest of its kind in NSW, offering housing to families from a 10-year waiting list in Clarence Valley, where rental vacancy is under 0.9% and over 500 households are on the waitlist.

Why Modular Was the Right Solution

Speed

Factory-built modules and parallel site prep cut delivery time massively.

- Traditional build time - 18-24 months
- Moov Modular delivery - 6 months (200% faster)
- Time savings - 12-18 months per project, enabling faster relief for housing waiting lists

Risk Mitigation

- Weather-independent construction - 80% of build occurs in controlled environment
- Supply chain resilience - Established supplier relationships and material forecasting
- Performance warranty - 10-year structural warranty on all modular components

Social Value

- With severe housing demand in the Clarence Valley, this development delivered stability, safety, and energy-efficient living for vulnerable residents
- Many of the residents were prioritised from a decade-long waitlist and have now moved in to their new homes
- Demonstrates a step toward ending the long-term social housing backlog in the area and a strong model for replication

The Financial Advantage

Almost 20% cost reduction compared to traditional construction methods.

- \$375,000 average cost per unit vs. industry standard \$450,000+
- Total project savings - \$1.8M+ compared to conventional delivery
- 30% lower maintenance costs due to standardised components and superior build quality

Environmental Benefits

- 40% reduction in construction waste compared to traditional builds
- 25% improvement in energy efficiency through precision manufacturing
- Lower carbon footprint - Optimised transport logistics and minimal on-site disruption
- All homes built with a 7-star NatHERS rating as a baseline, and purpose-built to meet or potentially exceed that standard

Community Connection

- Participation from a number of inmates from Clarence Correctional Centre, delivering 2,300+ hours of in-kind labour (landscaping, fencing, trade tasks), highlights meaningful rehabilitation and local and inclusive community engagement

"I couldn't believe it when I got the keys. I had to pinch myself because I've been waiting for so long... If I want to paint, I can paint. If I want to sing, I can sing. It's perfect living for people who desperately need housing."

Lee Haworth, new resident who had previously spent 6 years on the social housing waitlist



"To do this as an in situ build would take between two and three years... this delivery method has really de-risked the delivery phase. We have a massive undersupply of social housing, and we need to do much more and do it quickly... 24 lucky families and individuals now have long-term, secure, low-cost housing for the rest of their lives if they want it. We think there are 16,000 more of these required just in our region."

**Mark McNamara, CEO
Anglicare North Coast**

Impact In Their Own Words



"With innovative methods, we've delivered high-quality homes for people who would otherwise struggle to find accommodation. This showcases what's achievable when we embrace modern construction techniques."

**Craig Brennan, CEO
Northern Rivers Housing**



About Moov Modular

At Moov Modular, we're committed to the belief that every Australian deserves a home that is affordable, safe, and secure.

As a full-service builder, we leverage modern construction methods to deliver homes more efficiently, and cost-effectively. Our dedication to creating meaningful change inspires our team, and this passion is reflected in every home we build and every project we undertake.

Moov Modular can:

- Manage the full process from design, development application and project management through to occupation.
- Provide a turnkey service gives our customers certainty that we are taking care of every aspect of their project.
- Construct our homes with our licensed and qualified builders meeting all Australian Standards as required under the Building Code of Australia (BCA) ensuring high quality, low maintenance and stylish dwellings.
- Deliver our homes fully certified with 7 star energy ratings as standard.
- Use our expertise with accessible living standards and regulations to meet the full range of needs of the clients that our partners care for, allowing them to live in their homes longer.
- Work with clients on large affordable housing projects, medium density townhouses and co-living projects.

At Moov we believe our customers are not just the organisations we work with but the families and people that our partners care for - the people who will actually live in our homes.

We design everything with this in mind to really deliver for them as well. We also partner with local charities and facilitate programs to help train disadvantaged and homeless youth to give them a start in the construction industry.

Our passionate and experienced team is ready to be your housing delivery partner.

With our high standards of construction, and sustainable and locally manufactured materials, Moov Modular is the construction company that will deliver on your housing strategies, on time, within budget and to a standard that exceeds expectations.



Let's Build the Future Together

Moov Modular are here to partner with and support organisations seeking to deliver housing for those that need it most. We want to be part of your long term plans and help achieve your ambitious goals. Working together with your organisation's passion, our modern methods of construction and motivated team can achieve great outcomes.

Reach out today and together we can get high quality and sustainable homes built for those that need them fast!



**Scan to learn more about
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through our website**



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