

# MMC QBuild Housing

Sites: Biloela, Clinton (Odette & Scampi), Emerald, Gin Gin, Innisfail, Kingaroy, Mackay, South Mackay, Warwick

Client

**Department of Housing, Local Government, Planning and Public Works (QBuild)**

Location

**Queensland (sites listed)**

Services

**Full Turnkey**

Value

**\$30M +**

## OVERVIEW

Fleetwood partnered with the Queensland Government to deliver 60 modular homes across a wide range of regional locations—from Innisfail to Biloela—under the state's Modern Methods of Construction (MMC) initiative. The turnkey project was designed to tackle the housing crisis with speed, sustainability, and scale—without sacrificing quality. All homes were constructed at Fleetwood's solar-powered factory in Crestmead, using 97 modules and 119 truckloads of building materials, before being transported and installed across 10 sites.

Fleetwood's vertical delivery model enabled fast and compliant housing, while also supporting local economies and apprenticeships in the process.



## SOLUTION

Homes were precision-built at Fleetwood's Crestmead facility and delivered in as little as 15 weeks (Kingaroy). Off-site construction reduced disruption, supported by neighbour letter drops and quick installation.

Designs were adapted to each site—flood-resilient duplexes in Mackay, privacy screening in Emerald, and practical features like carports, fencing, landscaping, and rainwater harvesting at select sites.

Local trades were engaged for site works, more than 30 apprentices gained hands-on experience, and homes included fire, cyclone, and acoustic resilience—delivering comfort, safety, and long-term durability.

## BENEFITS

### Tailored, High-Quality Design

Designed for comfort, climate and compliance, with practical features suited to local environments.

- Flood, cyclone, fire and acoustic rated where required
- Livable Housing Gold & Standard compliant
- Carports, privacy screening, fencing, and rainwater tanks included

### Boosting Skills and Local Economies

The project created real economic and training outcomes, strengthening communities while building homes.

- 30+ apprentices across trades, 16,000+ training hours
- Local and Indigenous suppliers engaged
- Reduced transport needs and waste through in-factory efficiency

### Faster Housing for Queenslanders

Homes were delivered quickly to meet urgent housing needs across regional QLD

- 60 homes delivered across 10 sites
- 79 days factory build time, reducing delays
- Rapid install and minimal on-site disruption

