



An Australian Government Initiative



REGIONAL DEVELOPMENT AUSTRALIA CENTRAL COAST

Modern Methods of Construction (MMC): Build Smarter, Faster and More Sustainably

Fact Sheet 2

October 2026

MMC use in NSW

Indicator	NSW	Significance for MMC
Government MMC supplier base (2024) (Parliament of NSW, 2024)	19 approved suppliers on the NSW MMC procurement list; 16 supplying volumetric or modular homes	Shows that MMC supply capability is emerging at both state and regional levels
Initial modular social housing rollout (NSW Government, 2024)	\$10 million program announced in 2024, with 3 homes in Wollongong and 5 in Lake Macquarie	Demonstrates NSW government-led institutional adoption, but limited public local program data
Delivery performance (NSW Government, 2026)	MMC homes reported as up to 20% faster than traditional delivery; some Shellharbour homes completed in 14 to 16 weeks from development approval to completion	Suggests MMC can improve delivery speed where systems and approvals are aligned
Planned homes / program scale (NSW Government, 2026)	90 MMC homes announced for delivery in 2025–26, housing up to 200 people and supporting around 300 jobs	Indicates MMC remains a small but growing part of NSW housing delivery
Overall housing supply context (NSW Department of Planning, Housing and Infrastructure, 2026 ; NSW Department of Planning,	68,882 new homes completed since 1 July 2024; target of 377,000 homes by June 2029	Shows the broader scale of housing demand that MMC may help address

Housing and Infrastructure, 2024)		
Current development activity (Central Coast News, 2026)	Statewide housing growth supported by policy reform and supply targets	Suggests pressure to expand delivery capacity and diversify construction methods
Data maturity (Parliament of NSW, 2024)	MMC use is increasingly reported in program and procurement data but is not yet fully represented in mainstream housing statistics	Highlights the need for better regional tracking of MMC adoption and outcomes

Central Coast MMC Suppliers

Supplier	Location	Indicative MMC Type	Relevance to the Central Coast
FABPREFAB	Somersby	Architect-designed prefabricated dwellings	Shows local activity in higher-design residential prefab production
Colles Modular Homes	Wyang North	Custom modular homes, cabins and commercial modular buildings	Indicates local production of modular residential and commercial building solutions
Broadworth Modular	Berkeley Vale	Custom residential and commercial modular construction, steel-frame supported prefabrication	Highlights local integration of design, engineering and off-site manufacture
Manor Homes	Lisarow	Manufactured and Modular lifestyle homes	Modular housing capability with more than 30 years experience
Interpod	Berkeley Vale	Prefabricated bathroom pods	Demonstrates specialised MMC sub-assembly capability within the region
Strive Modular	Central Coast, NSW	Modular and tiny homes, including scalable 3 × 3 metre core modules, backyard studios, granny flats and low-rise accommodation	Locally designed and fabricated MMC that supports affordable and sustainable housing, local supply chains, employment and trade-training pathways