WHAT IS CLAIMED IS:

1. A locating pin assembly for coupling a first modular frame to a second modular frame, the first modular frame having a first-modular-frame-first-hollow-tubular-member and a first-modular-frame-first-beam coupled at a first end of the first-modular-frame-first-hollow-tubular-member, and the second modular frame having a second-modular-frame-first-hollow-tubular-member and a second-modular-frame-first-beam coupled at a first end of the second-modular-frame-first-hollow-tubular-member, the locating pin assembly comprising:

- a first gusset plate positioned between the first modular frame and the second modular frame, the first gusset plate having a first gusset plate aperture and a second gusset plate aperture, the first gusset plate aperture adapted for receiving a first fastening means for coupling the first-modular-frame-first-beam to the first gusset plate, and the second gusset plate aperture adapted for receiving a second fastening means for coupling the second-modular-frame-first-beam to the first gusset plate; and

- a pin engaging the first gusset plate, the first modular frame and the second modular frame, the pin having a flat quadrilateral-type plate like section coupled to a flat inverted conically shaped section, the flat quadrilateral-type plate like section adapted for engaging the end of the second-modular-frame-first-hollow-tubular-member, and the flat inverted conically shaped section adapted for engaging the end of the first-modular-frame-first-hollow-tubular-member.

2. The locating pin assembly according to claim 1, wherein the flat inverted conically shaped section has a hoisting aperture.

3. The locating pin assembly according to claim 2, wherein the hoisting aperture is formed proximate to the apex of the flat inverted conically shaped section.

4. The locating pin assembly according to any one of claims 1 to 3, further comprising a stop coupled to the flat quadrilateral-type plate like section.

5. The locating pin assembly according to claim 4, wherein the stop is positioned proximate to a first end of the flat quadrilateral-type plate like section, the first end of the flat quadrilateral-type plate like section being coupled to the flat inverted conically shaped section.

6. The locating pin assembly according to claim 4 or 5, wherein the stop is a planar stop plate, the planar stop plate sized to sit at the first end of the second-modular-frame-first-hollow-tubular-member, and the planar stop plate having a thickness equal to the thickness of the gusset plate; and

the gusset plate having a cutout for receiving and aligning with one or more edges of the planar stop plate.

7. The locating pin assembly according to claim 6, wherein the one or more edges of the planar stop plate longitudinally align with one or more edges of the second-modular-frame-first-hollow-tubular-member.

8. The locating pin assembly according to claim 4 or 5, wherein the stop is a ledge, the ledge sized to sit at the first end of the second-modular-frame-first-hollow-tubular-member, and the ledge plate having a thickness equal to the thickness of the gusset plate; and

the gusset plate having a cutout for receiving and aligning with one or more edges of the ledge.

9. The locating pin assembly according to any one of claims 1 to 8, wherein the flat quadrilateral-type plate like section having a first orifice and a second orifice, the first orifice formed intermediate a second end of the flat quadrilateral-type plate like section and the stop, the first orifice being proximate to the stop and adapted for receiving a third fastening means, and the second orifice formed proximate to the second end of the flat quadrilateral-type plate like section and adapted for receiving a fourth

fastening means,

wherein the third and fourth fastening means affix the flat quadrilateral-type plate like section to the second-modular-frame-first-hollow-tubular-member.

10. A modular frame assembly comprising:

a first modular frame coupled to a second modular frame with a locating pin assembly sandwiched between the first modular frame and the second modular frame, the first modular frame having a first-modular-frame-first-hollow-tubular-member and a first-modular-frame-first-beam coupled at a first end of the first-modular-frame-first-hollow-tubular-member, and the second modular frame having a second-modular-frame-first-hollow-tubular-member and a second-modular-frame-first-beam coupled at a first end of the second-modular-frame-first-hollow-tubular-member, wherein the locating pin assembly comprises:

- a first gusset plate positioned between the first modular frame and the second modular frame, the first gusset plate having a first gusset plate aperture and a second gusset plate aperture, the first gusset plate aperture adapted for receiving a first fastening means for engaging a first-modular-frame-first-beam-first-aperture for coupling the first-modular-frame-first-beam to the first gusset plate, and the second gusset plate aperture adapted for receiving a second fastening means for engaging a second-modular-frame-first-beam-first-aperture for coupling the second-modular-frame-first-beam to the first gusset plate; and

- a pin engaging the first gusset plate, the first modular frame and the second modular frame, the pin having a flat quadrilateral-type plate like section coupled to a flat inverted conically shaped section, the flat quadrilateral-type plate like section adapted for engaging the end of the second-modular-frame-first-hollow-tubular-member, and

the flat inverted conically shaped section adapted for engaging the end of the first-modular-frame-first-hollow-tubular-member.

11. The modular frame assembly according to claim 10, wherein the flat inverted conically shaped section has a hoisting aperture.

12. The modular frame assembly according to claim 11, wherein the hoisting aperture is formed proximate to the apex of the flat inverted conically shaped section.

13. The modular frame assembly according to any one of claims 10 to 12, further comprising a stop coupled to the flat quadrilateral-type plate like section.

14. The modular frame assembly according to claim 13, wherein the stop is positioned proximate to a first end of the flat quadrilateral-type plate like section, the first end of the flat quadrilateral-type plate like section being coupled to the flat inverted conically shaped section.

15. The modular frame assembly according to claim 13 or 14, wherein the stop is a planar stop plate, the planar stop plate sized to sit at the first end of the second-modular-frame-first-hollow-tubular-member, and the planar stop plate having a thickness equal to the thickness of the gusset plate; and

the gusset plate having a cutout for receiving and aligning with one or more edges of the planar stop plate.

16. The modular frame assembly according to claim 15, wherein the one or more edges of the planar stop plate longitudinally align with one or more edges of the second-modular-frame-first-hollow-tubular-member.

17. The modular frame assembly according to claim 13 or 14, wherein the stop is a ledge, the ledge sized to sit at the first end of the second-modular-frame-first-hollow-tubular-member, and the ledge plate having a thickness equal to the thickness of the gusset plate; and

the gusset plate having a cutout for receiving and aligning with one or

more edges of the ledge.

18. The modular frame assembly according to any one of claims 10 to 17, wherein the flat quadrilateral-type plate like section having a first orifice and a second orifice, the first orifice formed intermediate a second end of the flat quadrilateral-type plate like section and the stop, the first orifice being proximate to the stop and adapted for receiving a third fastening means, and the second orifice formed proximate to the second end of the flat quadrilateral-type plate like section and adapted for receiving a fourth fastening means,

wherein the third fastening means engages a second-modular-frame-first-hollow-tubular-member-first-opening and the first orifice, and the fourth fastening means engages a second-modular-frame-first-hollow-tubular-member-second-opening and the second orifice to affix the flat quadrilateral-type plate like section to the second-modular-frame-first-hollow-tubular-member.

19. A system of modular frame units for forming a modular building, comprising a first modular frame coupled to a second modular frame with a locating pin assembly sandwiched between the first modular frame and the second modular frame, wherein the locating pin assembly is as defined in any one of claims 1 to 9.

20. A method of coupling modular frame units for forming a modular building, comprising coupling a first modular frame to a second modular frame with a locating pin assembly sandwiched between the first modular frame and the second modular frame, wherein the locating pin assembly is as defined in any one of claims 1 to 9.

21. A hoistable modular frame unit, comprising a locating pin assembly coupled to a first modular frame, wherein the locating pin assembly is as defined in any one of claims 1 to 9.

CLAIMS

1. A modular frame assembly comprising:

a first modular frame coupled to a second modular frame with a locating pin assembly sandwiched between the first modular frame and the second modular frame, the first modular frame having a first-modular-frame-first-hollow-tubular-member and a first-modular-frame-first-beam coupled at a first end of the first-modular-frame-first-hollow-tubular-member, and the second modular frame having a second-modular-frame-first-hollow-tubular-member and a second-modular-frame-first-beam coupled at a first end of the second-modular-frame-first-hollow-tubular-member, in which the locating pin assembly comprises:

a first gusset plate positioned between the first modular frame and the second modular frame, the first gusset plate in contact with the first-modular-frame-first-beam on a first face of the first gusset plate and second-modular-frame-first-beam on a second face of the first gusset face, the first gusset plate having a first gusset plate aperture and a second gusset plate aperture, the first gusset plate aperture adapted for receiving a first fastening means for engaging a first-modular-frame-first-beam-first-aperture for coupling the first-modular-frame-first-beam to the first gusset plate, and the second gusset plate aperture adapted for receiving a second fastening means for engaging a second-modular-frame-first-beam-first-aperture for coupling the second-modular-frame-first-beam to the first gusset plate; and

a pin engaging the first gusset plate, the first modular frame and the second modular frame, the pin having a flat quadrilateral plate section coupled to an inverted V-shaped section, the inverted V-shaped section coupled to a first end of the quadrilateral plate section, the flat quadrilateral plate section engaging the end of the second-modular-frame-first-hollow-tubular-member, and the inverted V-shaped section engaging the end of the first-modular-frame-first-hollow-tubular-member.

2. A modular frame assembly according to Claim 1, in which the inverted V-shaped section has a hoisting aperture.

3. A modular frame assembly according to Claim 2, in which the hoisting aperture is formed proximate to an apex of the inverted V-shaped section.

4. A modular frame assembly according to Claim 1 or 2, further comprising a stop coupled to the flat quadrilateral plate section.

5. A modular frame assembly according to Claim 4, in which the stop is positioned proximate to a first end of the flat quadrilateral plate section, the first end of the flat quadrilateral plate section being coupled to the inverted V-shaped section.

6. A modular frame assembly according to Claim 4 or 5, in which the stop is a planar stop plate, the planar stop plate sized to sit at the first end of the second-modular-frame-first-hollow-tubular-member, and the planar stop plate having a thickness equal to a thickness of the first gusset plate; and

the first gusset plate having a cutout for receiving and aligning with one or more edges of the planar stop plate.

7. A modular frame assembly according to Claim 6, in which the one or more edges of the planar stop plate longitudinally align with one or more edges of the second-modular-frame-first-hollow-tubular-member.

8. A modular frame assembly according to Claim 4 or 5, in which the stop is a ledge, the ledge sized to sit at the first end of the second-modular-frame-first-hollow-tubular-member, and the ledge plate having a thickness equal to a thickness of the first gusset plate; and

the first gusset plate having a cutout for receiving and aligning with one or more edges of the ledge.

9. A modular frame assembly according to Claim 1, in which the flat quadrilateral plate section having a first orifice and a second orifice, the first orifice formed intermediate a second end of the flat quadrilateral plate section and the stop, the first orifice being proximate to the stop and adapted for receiving a third fastening means, and the second orifice formed proximate to the second end of the flat quadrilateral plate section and adapted for receiving a fourth fastening means,

in which the third fastening means engages a second-modular-frame-first-hollow-tubular-member-first-opening and the first orifice, and the fourth fastening means engages a second-modular-frame-first-hollow-tubular-member-second-opening and the second orifice to affix the flat quadrilateral plate section to the second-modular-frame-first-hollow-tubular-member.