WHAT IS CLAIMED IS:

1. A connector assembly, comprising an upper connector coupled to a lower connector and a gusset plate sandwiched between the upper and lower connectors,

the lower connector comprising:

a lower connector body having a lower connector body column receiving end and a lower connector body gusset contact end, the column receiving end being adapted for receiving a first end of a first module frame and the gusset contact end being adapted for coupling to the gusset plate;

at least a pair of lower connector arms, each lower connector arm coupled to and extending from the lower connector body and having lower connector arm inner face, a lower connector arm outer face, a lower connector arm gusset contact face, a lower connector arm load bearing face and a lower connector arm beam contact face, the beam contact face being positioned distal from the lower connector body , and each lower connector arm having at least one fixing aperture on the load bearing face for receiving a fastening means to couple the lower connector to the upper connector; and

a lower connector arm boss coupled to and extending from the beam contact face of each arm, the boss having a lower connector arm weld receiving bevel extending from the distal end of the arm and a lower connector arm weld backer extending from the bevel;

the upper connector comprising:

an upper connector body having an upper connector body column receiving end and an upper connector body gusset contact end, the column receiving end being adapted for receiving a first end of a second module frame and the gusset contact end being adapted for coupling to the gusset plate;

at least a pair of upper connector arms, each upper connector arm coupled to and extending from the upper connector body and having an

upper connector arm inner face, an upper connector arm outer face, an upper connector arm gusset contact face, an upper connector arm load bearing face and an upper connector arm beam contact face, the beam contact face being positioned distal from the upper connector body, and each upper connector arm having at least one upper connector arm fixing aperture for receiving a fastening means to couple the lower connector to the upper connector and at least one upper connector arm gusset coupling aperture for receiving a second fastening means to couple the upper connector to the gusset plate; and

an upper connector arm boss coupled to and extending from the upper connector arm beam contact face of each upper connector arm, the boss having an upper connector arm weld receiving bevel extending from the distal end of the arm and an upper connector arm weld backer extending from the bevel;

the gusset plate comprising:

a gusset plate first face, a gusset plate second face and gusset plate through holes for receiving the coupling and fastening means to couple the upper and lower connectors.

2. The connector assembly according to claim 1, further comprising a locating pin positioned on the gusset plate first face for engaging a locating pin receiving aperture on a lower connector body gusset contact face for positioning the lower connector on the gusset plate.

3. The connector assembly according to claim 1 or 2, wherein the lower connector arm gusset contact face lies in a plane defined by the lower connector body gusset contact face.

4. The connector assembly according to any one of claims 1 to 3, wherein the fixing apertures are positioned proximate to the lower connector arm inner face providing a load bearing surface proximate to the lower connector arm outer face.

5. The connector assembly according to any one of claims 1 to 4, wherein the lower connector arm load bearing face is spaced from the lower connector body column receiving end.

6. The connector assembly according to any one of claims 1 to 5, wherein the lower connector arm boss is positioned proximate to the lower connector arm outer face and spaced from the edge proximate to the lower connector arm inner face.

7. The connector assembly according to any one of claims 1 to 6, wherein the upper connector arm gusset contact face lies in a plane defined by the upper connector body gusset contact face.

8. The connector assembly according to any one of claims 1 to 7, wherein the upper connector arm fixing apertures are positioned proximate to the upper connector arm inner face providing an upper connector arm load bearing surface proximate to the upper connector arm outer face.

9. The connector assembly according to any one of claims 1 to 8, wherein the upper connector arm load bearing face is spaced from the upper connector body column receiving end, with the upper connector arm load bearing face being more proximate to the upper connector body gusset contact face than the upper connector body column receiving end.

10. The connector assembly according to any one of claims 1 to 5, wherein the upper connector arm boss is positioned proximate to the upper connector arm outer face and spaced from the edge proximate to the upper connector arm inner face.

11. The connector assembly according to any one of claims 1 to 10, wherein the lower connector body and/or the upper connector body have one or more bores adapted for receiving affixing means.

12. The connector assembly according to any one of claims 1 to 11, wherein the upper connector body gusset contact face has a generally T-shaped opening.

13. The connector assembly according to any one of claims 1 to 12, wherein the

upper connector body and/or the lower connector body has a column receiving bevel and a weld backer for cooperatively engaging a frame structure.

14. The connector assembly according to any one of claims 1 to 13, wherein the lower connector body and the upper connector body have a square shaped cross-section.

15. The connector assembly according to any one of claims 1 to 14, further comprising a flange or plate extending from the arms of the lower connector towards the inner face of the lower connector.

16. The connector assembly according to claim 15, wherein the flange or plate is coplanar with the lower connector arm load bearing face.

17. The connector assembly according to any one of claims 1 to 16, wherein the lower connector and/or upper connector have an aperture extending from the inner face to the outer face, and further comprise diagonal reinforcing ribs.

18. The connector assembly according to any one of claims 1 to 17, wherein the lower connector and/or upper connector have a cut-out on the outer face and the arms of the connector extend towards the outer face of the arm.

19. The connector assembly according to any one of claims 1 to 17, wherein the lower connector and/or upper connector further comprise slots on the gusset contact face for receiving bars on a gusset face.

20. A hoistable connector assembly, comprising a connector as defined in ay one of claims 1 to 19 and a lifting device detachably attachable to the connector.

21. The hoistable connector assembly according to claim 20, wherein the connector is the upper connector defined in any one of claims 1 to 19.

22. A liftable frame assembly, comprising:

at least a pair of beams having an upper end and a lower end;

struts coupled to the at least pair of beams forming a liftable frame structure;

a plurality of first hoist blocks releasably affixed to the upper ends of the beams and slidably moveable from a first position to a second position on the beams when released;

load bearing cables coupled to the plurality of first hoist blocks;

a plurality of second hoist blocks releasably affixed to the lower end of the beams and slidably moveable from the first position to the second position of the beams when released; and

the connector assembly as defined in any one of claims 1 to 19, coupled to the plurality of second hoist blocks on one end of the connector assembly and to a modular frame unit on another end of the connector assembly.

23. A system of modular frame units for forming a modular building, comprising:

- a first module frame unit having a first end coupled to a lower connector;

- a second module frame unit having a first end coupled to an upper connector; and

- the upper and lower connected being coupled and sandwiching a gusset plate,

wherein the upper connector, lower connector and gusset plate are as defined in any one of claims 1 to 19.

24. A system for coupling adjacent modular frame units for forming a modular building, comprising:

- a first module frame unit having a first module frame unit first end coupled to a first module frame unit connector;

- a second module frame unit positioned adjacent to the first module frame unit and having a second module frame unit first end having a second module frame unit connector; and

- a floor section having pedestals coupled to a slab, the pedestals having an opening adapted for coupling the pedestals to the first and second module

frame unit connectors; and

wherein the first and second module frame unit connectors are one of the upper or lower connectors defined in any one of claims 1 to 19, and having a bore in the hollow body adapted for receiving and coupling the pedestals.

25. A system for vertically and horizontally joining modular frame units for forming a modular building, comprising the system as defined in claims 23 and 24.

26. A method for coupling modular frame units for forming a modular building, comprising:

- coupling a lower connector to a first end of first module frame unit;

- coupling an upper connector to a first end of second module frame unit; and

- sandwiching a gusset plate and coupling the upper and lower connectors to form modular frame units, wherein the upper connector, lower connector and gusset plate are as defined in any one of claims 1 to 19.

27. A module frame unit comprising the upper connector and the lower connector as defined in any one of claims 1 to 19.

28. A building comprising the module frame unit of claim 27 or the connector assembly as defined in any one of claims 1 to 19.