



0756381224
www.myowntinyhome.com

Gumnut - Modular Home



1 BR Modular Home

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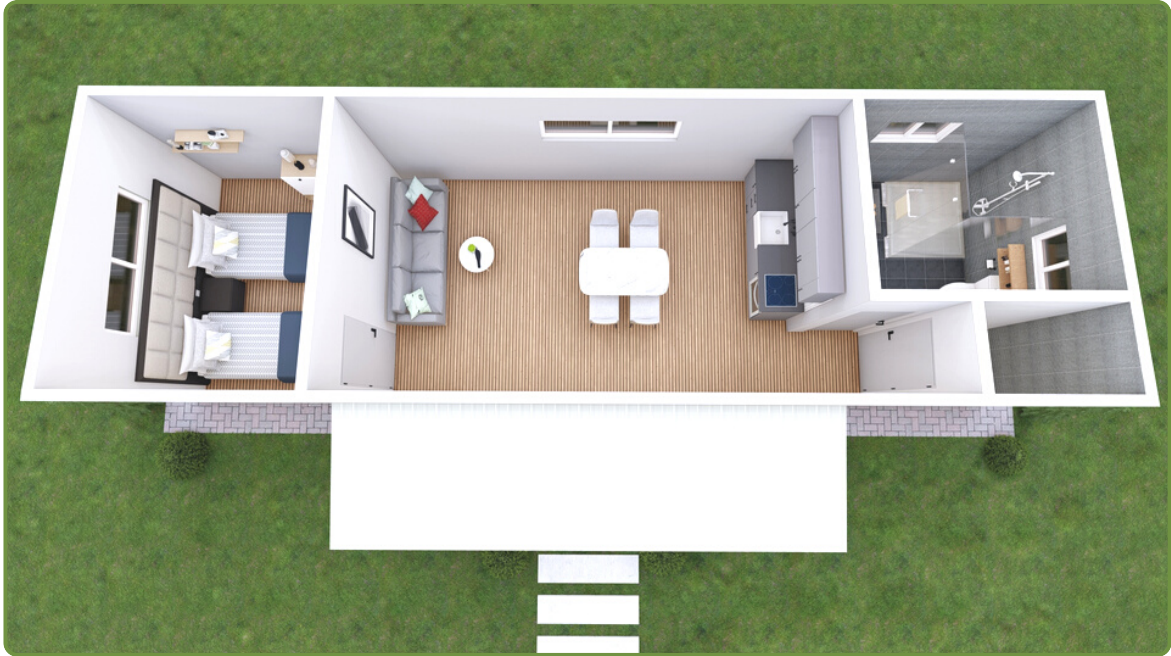


✓ *Affordability.* ✓ *Speed of Construction.*

✓ *Customization Options.* ✓ *Quality Control*

✓ *Energy Efficiency.* ✓ *Sustainability.*





11.70m



Specs - Gumnut 1BR Modular Home

- Base Galvanise stumps
- Bluescope steel subfloor system
- Yellow tongue flooring to living areas
- CFC sheeting to wet areas
- Bluescope steel framing
- Exterior cladding
- Combination of colourbond and LOSP treated sustainably harvested plantation timber
- Roofing- Structurally insulated panel – Colourbond. Insulation built in to roofing system SIP
- Insulation to walls Earth wool

Interior Lining

- Wall Cladding – Decorative OSB Board to living area walls.
- Decorative CFC sheeting(Compressed fibro cement) to wet area
- Ceiling Cladding Custom wood VJ-MDF painted
- Insulation – Earth wool to walls
- Roof is rep insulated

Bathroom Laundry

- Custom made melamine vanity

Bathroom

- Propriety moulded shower pan
- Glass frameless shower screen.

Doors and Carpentry fixout

- Hume or Corinthian readycote doors or equivalent
- (Flat hollow core)

Bedrooms

- Robes. Montgomery range – Includes long hanging and shelving

Kitchen

- Hafele impact cupboards.

Window

- 3 Window 1800 x 600 .
- 1 x 1800 sliding door
- 2 x 900w x 600W

Flooring

- Commercial quality carpet tiles to bedroom areas
- Commercial vinyl planking to living areas
- Non slip epoxy coating to wet areas.

Provisional cost item

- Tapware -Kitchen
- Tapware – Bathroom/laundry
- Appliances

Electrical allowance

- 2 PW in each bedroom
- 5 PW in kitchen
- 2 living area
- 1 in bathroom
- Ceiling fan lights – shipped. Installed on site
- Electrical circuit hot water system
- AC wiring to living area
- Oven
- Cooktop
- Switch board with provision for metering
- Smoke detector

Certificates and forms Qld

- Form 17 - plumbing
- Form 19 Plumbing
- Form 43 Smoke detector
- Form 43 Electrical
- Glazing Certificate
- Form 15 Shower screens
- Insulation Statement
- Form 43 Shower Water proofing

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