



The Cabin Warehouse

Double Luxury Cabin



Cabin Specifications:

- **Price:** N2 \$31,500 including GST for the basic kit. C1 \$33,900 including GST for the basic kit. Cladding as shown \$4350
- **Built size:** Cabin = 11.7m x 4.45m. Veranda = 11.7m x 2.25m. Height 2.47m/3.57
- **Flat packed:** 2x 5.85m x 2.25m. Height 2.5m. + foundations and optional extras
- **Wind rating:** N2
- **Building type:** Class 1 (permanent habitable)
- **Building timeframe:** 7-14 days including foundation with 3 people.
- **Ease of build:** The Double Luxury cabin is engineered for DIY but is more involved than the Allrounder cabin.
- **General build info:** Full engineering drawings provided on purchase and site-specific services available for building approvals. These kits can be built DIY or talk to us about other build options.
- **Manufacturing info:** The cabins are Australian engineered and come factory direct from China. The foundations are Australian made from either Hot dipped galvanised steel or DuraGal. All products strictly comply with Australian standards and include a replacement guarantee.

House Materials:

- Steel frame base
- Plywood floor.
- **External walls:** Steel sandwich panel with 75mm EPS insulation. White paint finish.
- **Roof:** Steel sandwich panel with corrugated roofing + 75mm EPS insulation. White paint finish.
- **Internal walls:** Steel sandwich panel with 50mm EPS insulation. White paint finish.
- **Doors:** Aluminum with EPS foam.
- **Windows:** Aluminum frame with Australian standard glass.
- All building screws and bolts included.
- Waterproofing and guttering included for gables.

Optional extras:



- Internal walls = **\$1100**
Use of one our pre-existing plans (1 or 2 bedroom) or design your own. Send us your ideas and we can design it for you.
- PVC Floor finish (Lino) = **\$1000**

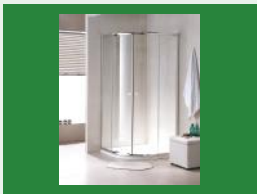


- Cladding = **\$4350**



- Kitchen bench 1.2m (Includes mixer) = **\$1200**
- Shipping from **\$900** Contact us for an exact quote on delivery

- Bathroom pack = **\$700** (includes glass shower room, base, taps and shower head + toilet and wash basin)



- Deck & Veranda **included**



- Customised steel foundation = **\$5900**

Total package price = \$45,750 including GST + delivery and build.

Build Process :

The Double Luxury cabin is built on either steel piers or screw piers and can be built either DIY or for you using our network of registered builders and installers.

Depending on your location and zoning different rules will apply depending on your intended usage for the cabin. If you wish to build it as a house or granny flat, you will likely need to lodge an application with council (TCW can help with this). There are a few things you will need organise to gain approval:

Wastewater report :

You will need a special report done for council to show how you will manage your wastewater. Allowances will need to be made for new connections or septic systems.

Estimated cost \$550+

Electrical connections :

Electrical costs will vary depending on your requirements. If you are building a granny flat (secondary dwelling) you may be able to run the power off the main house.

It will be more expensive if a switch board upgrade or new connection is required.

Site survey and Geotechnical report :

This includes a site map showing the slope of your site and a soil test. These are general build requirements that are reasonable straight forward to arrange.

Estimated cost \$1300

Engineering footings + structural sign off :

Another general build requirement; all new building work needs to be signed off by a structural engineer. All TCW cabins include structural engineering already in the price. You will still need site specific sign off for your foundation though which we can easily arrange for you.

We can provide complete engineering sign off for \$800 (for standard projects) and can also customise our foundations for any site.

Private certifier fees :

You will likely need to engage a private certifier to obtain approval for your project. Some offer additional services and can help streamline and simplify the application process. We have a few preferred providers so talk to us if we can help in your local area. Estimated cost \$900+

Council fees :

This varies depending on area and build type. We advise talking to your local council as a first step, they can generally explain their fee structure first hand and can also advise on any local specific build requirements.

Once you have approval the build process can begin.

Step 1 - Deliver and set footings in concrete. The footings consist of rows of piers with a beam on top welded together.

Step 2 - Once the foundation is set the cabin flat packs can be delivered and dropped directly onto the foundation (if there is vehicle access, otherwise some form of machine lift will be required).

Step 3 - The cabin can be built directly on top of the foundation.

Build Options :

The Double Luxury cabin can be built DIY or we can do it for you. We offer 2 main build options and can customise our service to meet your needs. We can take care of everything for you, including building approvals. Our team of fully registered tradesman will then complete the build for you

1 - Owner Builder/Part build

This is a good option if you want to reduce the costs of your project by building the cabin yourself. It requires obtainment of your construction white card and owner builder permit (this can be done online for around \$150). You have the option to project manage it yourself or we can assist with the build by providing either 1 or 2 installers or a full team of contractors to fully complete the build.

Individual installer rates start from **\$60.00** per hour (minimum 1 day hire)

Complete installs start from **\$13000** for the cabin only + **\$8000** for the foundation + **concrete**.

2 - Full Build

We offer building services for a complete build of your cabin using our network of registered builders. All builders are fully insured and licensed and will build your cabin as a permanent habitable structure (class 1a).

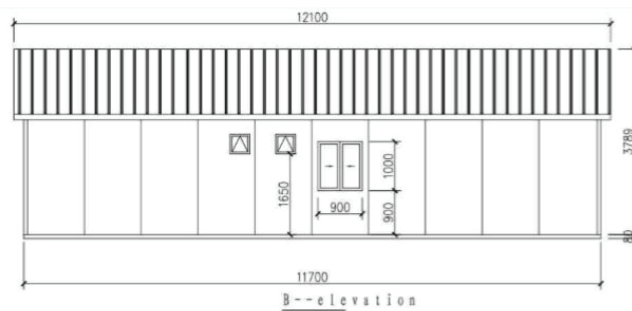
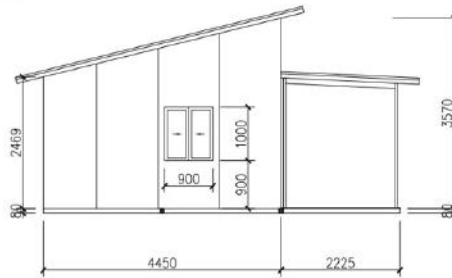
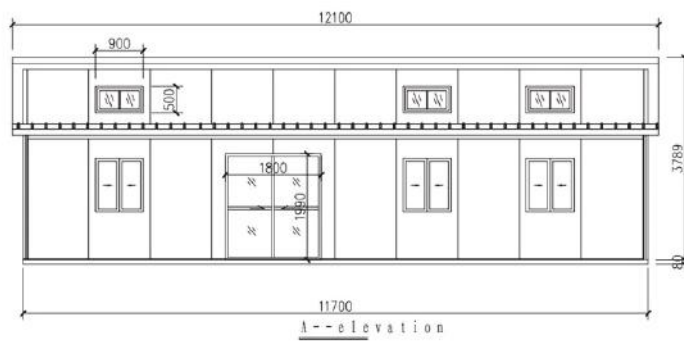
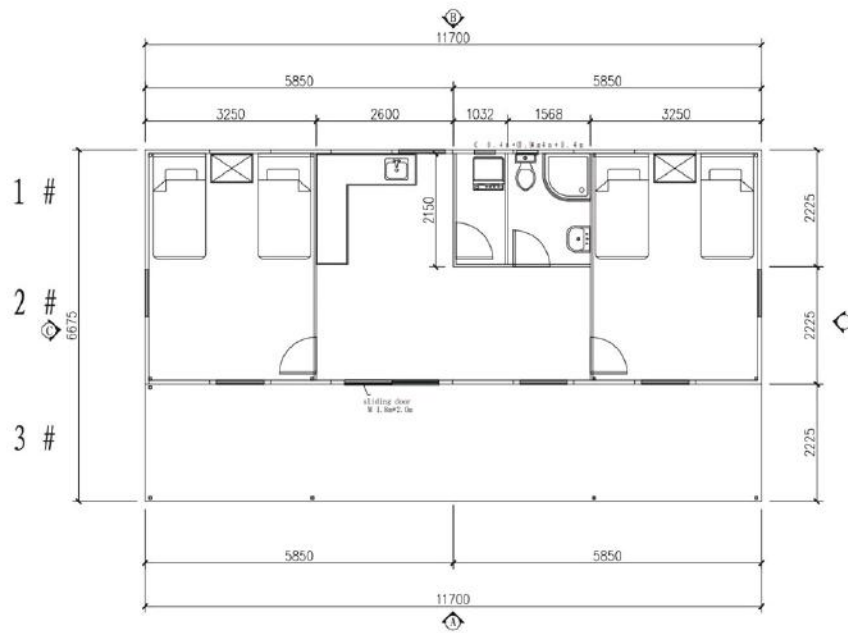
Total build of the Luxury cabin and foundation: **\$26,500 + concrete**

These figures are based on the away rates of our Gold Coast builders. Discounts may apply for local or multi builds.

The total build price includes:

- Builders wages
- Builders insurance
- Builders 7-year Guarantee
- Builder accommodation and travel time
- Administration costs

Electrical and plumbing quoted on a site by site basis. Contact us today to organise a detailed plumbing and electrical quote based on your site-specific requirements.



Contact us:

04 3426 1155

or visit

www.thecabinwarehouse.com.au