

CABIN SPECIFICATIONS BROCHURE

At Only Cabins, all our cabins come standard with:

- Roof and decked alfresco area
- Roof and wall panels – PIR Flame retardant EPS panels (expanded polystyrene panels) 100mm thick R – Value of 4.85 lightweight interlocking panels
- Double glazed windows and doors
- Smoke alarms – AS3786 Compliant
- Electrical and plumbing certificate supplied, if Only Cabins provides install
- Ceiling heights of 2400mm
- Structure is made of galvanized steel
- SPC flooring – Sub-floor is a magnesium concrete composite, a great material, light and very strong it is also, water and anti-insect resistant
- 40mm Floor insulation boards NCC and AS4859.1:2018 R Value – R1.75
- The Cabins electrics are in line with AS3000 Australian Standards
- Power supply installed for water heater
- All downlights and sockets are installed
- Kitchen and bathrooms are already plumbed and ready to go – connection via water and waste points are conveniently located at the rear of the cabin
- Kitchen:
 - Double stainless-steel sink with black mixer tap
 - Stone benchtops
 - Built in area for fridge
- Bathroom/Laundry:
 - Large shower area with sliding door
 - Black rainmaker shower head
 - Overhead cupboard with mirror
 - Washing machine opening under sink with cupboard space

Our cabins are Shire approved, we have plans and a Consulting Agency that can assist with your Shire Approval.



Clearance Requirements: Ensure a 3m wide x 4.5m high entry path for truck access.

Remove obstructions such as low branches and consult with Western Power, if there are power lines that could be in the way of delivery, to find out our options.

Turning radius: Large trucks need a 12m turning radius. Also verify local infrastructure (roads, driveways and bridges) can support a heavy vehicle's weight.

TERRAIN CONSIDERATIONS:

- Residential areas: may require council permits for truck parking or temporary removal of fencing.
- Rural properties: unsealed driveways should be compacted to prevent bogging
- Coastal and rugged terrain: may require stabilisation for sandy or sloping ground

CRANE ACCESS:

A crane may be necessary if truck access is limited or the home needs precise placement.

When is a Crane Required?

- Sites with steep slopes, elevated foundations, or restricted driveways
- Properties with obstacles such as fences or buildings blocking truck access
- Multi-section homes requiring precise alignment

Crane Setup Requirements:

- Stable ground: ensure a level area for crane stabilisation
- Clearance: overhead obstructions like power lines
- Safety: keep all non-essential personnel at a safe distance during the lift.

ON-SITE PREPARATION

Ground levelling and clearing: remove rocks, debris, and tree stumps before installation.

Foundation Options:

- Concrete slab: provides a permanent base
- Piers or blocks: allows flexibility for uneven ground
- Perimeter footings: suitable for modular structures needing extra stability

STEPS FOR A SMOOTH INSTALL

- ✓ Plan access early: we will assess site conditions, road width, and clearance requirements in advance
- ✓ Prepare foundations: We will ensure the base is ready before delivery. This depends on your location, it may be up to the owner, but we can assist.
- ✓ Secure necessary permits: we have teamed up with a consultant that can carry out all Shire requirements
- ✓ Delivery and installation: Let our trades team take care of delivery and installation for you



20FT CABIN PRICES

- Cabin – Supply Only - \$50,000.00 + GST
- Supply and Install - \$60,000.00 + GST
(may be extra depending on location and if accommodation for trades is required)

We have partnered with Greenside Finance, please follow the link on the website and let our team take care of you.



BUY NOW PAY LATER



Variables:

- Delivery
- Depending on land condition, a concrete base may be required or foundation blocks
- Airconditioning
- Cooktop and/or oven
- Water heater

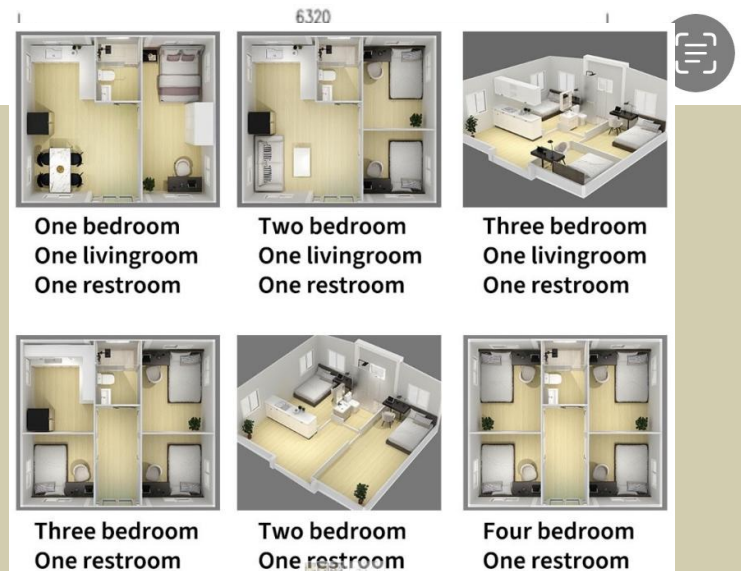
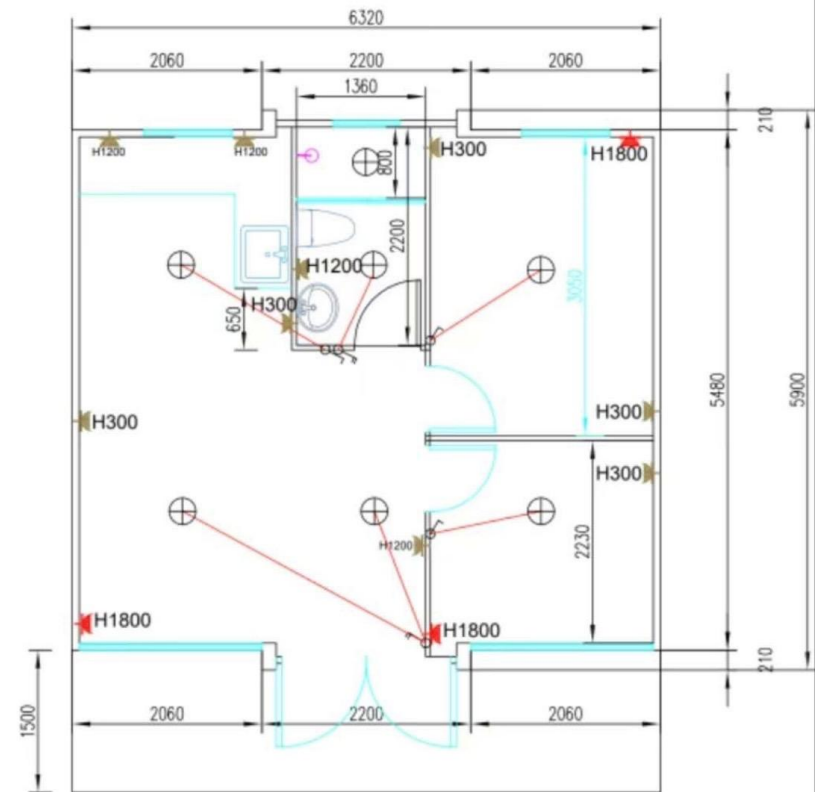
Specs:

- Dimensions: W 6700mm x L 7400mm (inc 2000mm decking)
- Weight: 4000kg
- Bathroom: Shower, Ceramic Toilet, Ceramic Wash Basin, Towel Rail, mirror
- Service Life: 30-40 years
- Wind Load: 0.50KN/m^2
- Seismic Grade: Grade 9
- Fire Proof: Grade A
- Water Proof: Grade II
- Thermal Insulation: $\lambda=0.043\text{W/m.K}$
- Sound Insulation: $\geq 30\text{dB}$
- Floor Load: 2.0KN/m^2
- Roof Load: 0.50KN/m^2

CUSTOMISATIONS

The cabins are fully customisable. Customisations will incur additional fees.

PLAN AND DIMENSIONS



30FT CABIN PRICES AND ADDITIONAL SPECS

- Cabin – Supply Only - \$70,000.00 + GST
- Supply and Install - \$85,000.00 +GST
(may be extra depending on location and if accommodation for trades is required)

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BUY NOW PAY LATER



Variables:

- Delivery
- Depending on land condition, a concrete base may be required or foundation blocks
- Airconditioning
- Cooktop and/or oven
- Water heater

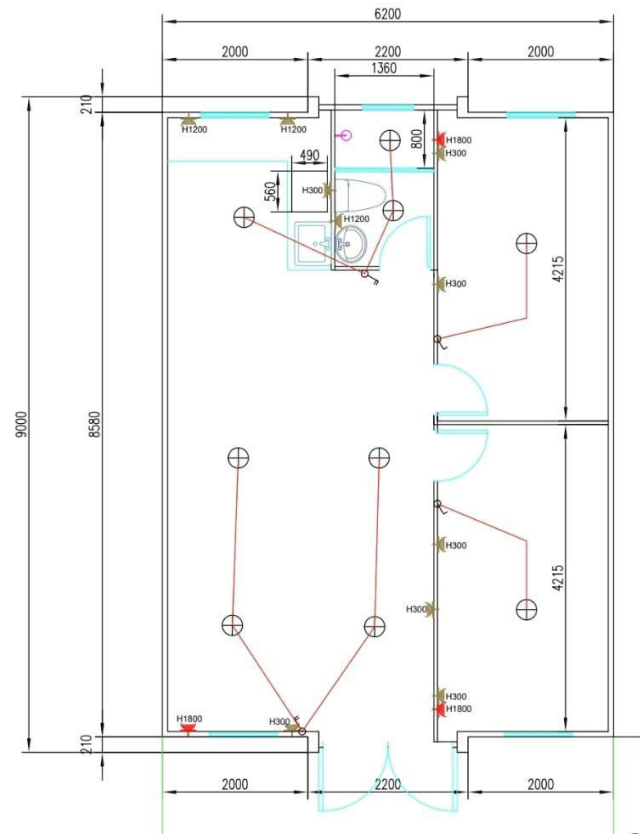
Specs:

- Dimensions: W 6700mm x L 11000mm (inc 2000mm decking)
- Weight: 6000kg
- Bathroom: Shower, Ceramic Toilet, Ceramic Wash Basin, Towel Rail, mirror
- Service Life: 30-40 years
- Wind Load: 0.50KN/m^2
- Seismic Grade: Grade 9
- Fire Proof: Grade A
- Water Proof: Grade II
- Thermal Insulation: $\lambda=0.043\text{W/m.K}$
- Sound Insulation: $\geq 30\text{dB}$
- Floor Load: 2.0KN/m^2
- Roof Load: 0.50KN/m^2

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PLANS AND DIMENSIONS



**One bedroom
One livingroom
One restroom**



**Two bedroom
One livingroom
One restroom**



**Three bedroom
One livingroom
One restroom**



**Three bedroom
One restroom**



**Two bedroom
One restroom**



**Four bedroom
One restroom**

40FT CABIN PRICES AND ADDITIONAL SPECS

- Cabin – Supply Only - \$90,000.00 + GST
- Supply and Install - \$105,000.00 + GST
(may be extra depending on location and if accommodation for trades is required)

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BUY NOW PAY LATER



Variables:

- Delivery
- Depending on land condition, a concrete base may be required or foundation blocks
- Airconditioning
- Cooktop and/or oven
- Water heater

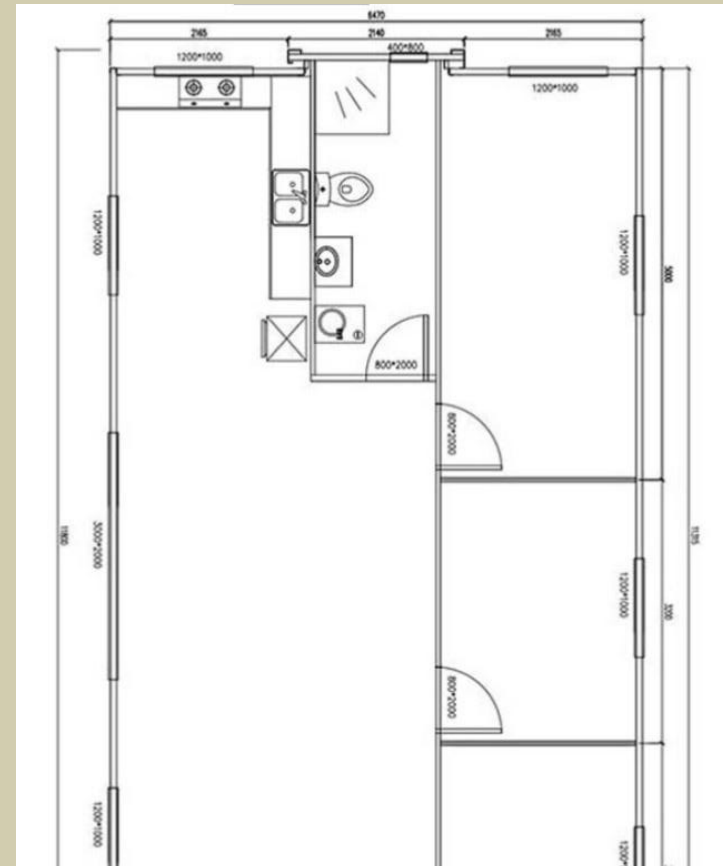
Specs:

- Dimensions: W 6700mm x L 13,300mm (inc 2000mm decking)
- Weight: 7200kg
- Bathroom: Shower, Ceramic Toilet, Ceramic Wash Basin, Towel Rail, mirror
- Service Life: 30-40 years
- Wind Load: 0.50KN/m^2
- Seismic Grade: Grade 9
- Fire Proof: Grade A
- Water Proof: Grade II
- Thermal Insulation: $\lambda=0.043\text{W/m.K}$
- Sound Insulation: $\geq 30\text{dB}$
- Floor Load: 2.0KN/m^2
- Roof Load: 0.50KN/m^2

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PLANS AND DIMENSIONS





Front of Cabin



Side of Cabin



Cabin Entry



Living area and kitchen



Lounge



Kitchen sink



Bathroom / Laundry



Shower



Bedroom 1



Bedroom 2



Distribution Board



Smoke alarm