



40ft Expandable House

| | | |
|--------------|---|--|
| Dimensions | 11. 8m(L)x 6.28m(W) x 2.56m(H) |  |
| Type of Unit | 2 bedrooms, 1 bathroom, 1 living room, 1 kitchen | |
| Lead Time | 12-16 weeks | |

Standard Specification List

Standard
Configura
tion

| Expanded Size | 11. 8m(L)x 6.28m(W) x 2.56m(H) | Maximum Power Load | 12KW | |
|--|---|--|--|---|
| Internal Size | 11. 2m(L)x 6. 13m(W) x 2.4m(H) | Net Weight | 7 Tons | |
| Folded Size | 11. 8m(L)x 2.25m(W) x 2.56m(H) | Area | 74 m ² | |
| Main Structure | (Fully Galvanized) | Roof Main Beam | 60×40×4.8mm channel steel | ★ |
| | | Roof Cross Beam | 120*60*3.75mm/100*60*3.0mm galvanized square tube | ★ |
| | | Floor Main Beam | 100×80×3.75mm galvanized square tube | ★ |
| | | Floor Cross Beam | 120×80×3.0mm/100*80*3.75mm galvanized square tube | ★ |
| | | Columns & Lifting Points | 150*150*2.5mm galvanized square tube/178*162*118mm standard shipping container corners | ★ |
| | Side Folding Frames (Fully Galvanized) | Top Frame | 2.5mm folding steel | ★ |
| | | Bottom Frame | 70×50×2.0mm galvanized square tube | ★ |
| | | | 50×30×1.75mm square tube | ★ |
| | Folding Hinges | 15mm galvanized steel hinges | ★ | |
| | Protective Coating for Structural Frame | Frame Coating | Electrostatic powder coating | ★ |
| Roof System | External Central Roof | 1.5mm thick steel sheet | ★ | |
| | Interior Roof Panel | 40KG/M3 glass wool insulation material | ★ | |
| | Ceiling Panel | 1920*200*7mm steel decoration ceiling panel | ★ | |
| Wall  | External Wall Panel | 58mm EPS sandwich panel, 2406x950x75mm, core density 12kg/m ³ , both sides with 0.45mm color-coated steel | ★ | |
| | Interior Partition Panel | 75mm EPS sandwich panel: 2420x1150x75mm | ★ | |
| Flooring  | Central Floor | 15mm fireproof magnesium oxide (MgO) board | ★ | |
| | Side Floor Panels | 15mm fireproof magnesium oxide (MgO) board | ★ | |
| | Surface Flooring | 4mm SPC floor | ★ | |
| Door & Window System | Main Entrance Door | Broken bridge aluminum door | ★ | |
| | Bedroom Door | Steel wood door | ★ | |
| | Windows | Alumium sliding windows doubled glazed with screen net, 930×1110mm/600*600mm | ★ | |
| Electrical System | Circuit Breakers | 1× leakage protector (RCD), 4× miniature circuit breakers (MCBs) | ★ | |
| | Lighting | LED round ceiling lights | ★ | |
| | Sockets | Installed as per project requirements | ★ | |
| | Lighting switch | Double-gang & single-gang switches | ★ | |
| | Wiring  | Main cable: 6mm ² , Water heater: 6mm ² , Kitchen sockets: 4mm ² , AC sockets: 4mm ² , General sockets: 2.5mm ² , Lighting: 1.5mm ² | ★ | |

| | | | |
|-----------------|---|---|---|
| Kitchen | kitchen cabinet | Standard L-shaped kitchen cabinet Engineered Stone benchtop with sink and faucet | ★ |
| Bathroom | Bathroom Fixtures  WaterMark | Includes partition panel, shower set, wash basin, toilet, mirror, cabinet, sliding shower door, floor drain, water supply & drainage piping | ★ |
| | Dual-pitch Roof (optinal) | Light steel structure with 50mm EPS sandwich panel covered | ★ |
| | Balcony (optinal) | W1200mm, including handrail and WPC flooring. | ★ |

1. Living room & Kitchen



2. Two Bedrooms



3. Bathroom includes a natural stone vanity, shaving cabinet, and provision for a washing machine

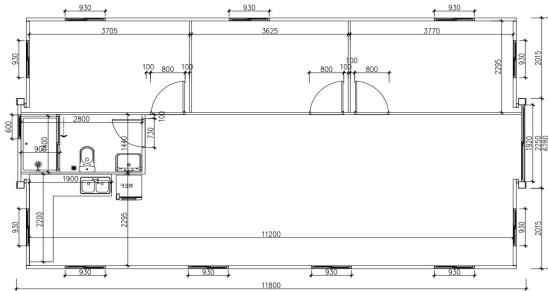


4. Dual-pitch Roof & Balcony including handrail and WPC flooring. (optinal)



40ft Expandable Houses

| WEIGHT | DIMENSIONS OPEN | DIMENSIONS CLOSED |
|-------------|-------------------------------|-------------------------------|
| 3500KG | 11.8m(L)x 6.28m(W) x 2.56m(H) | 11.8m(L)x 2.25m(W) x 2.56m(H) |
| Layout | Load capacity | DIMENSIONS INTERNAL |
| One Bedroom | 40'HQ load one unit | 11.2m(L)x 6.13m(W) x 2.4m(H) |
| Area | Lead Time | ExW Price |
| 74 sqm | 30 days | AUD 16,000.00 |

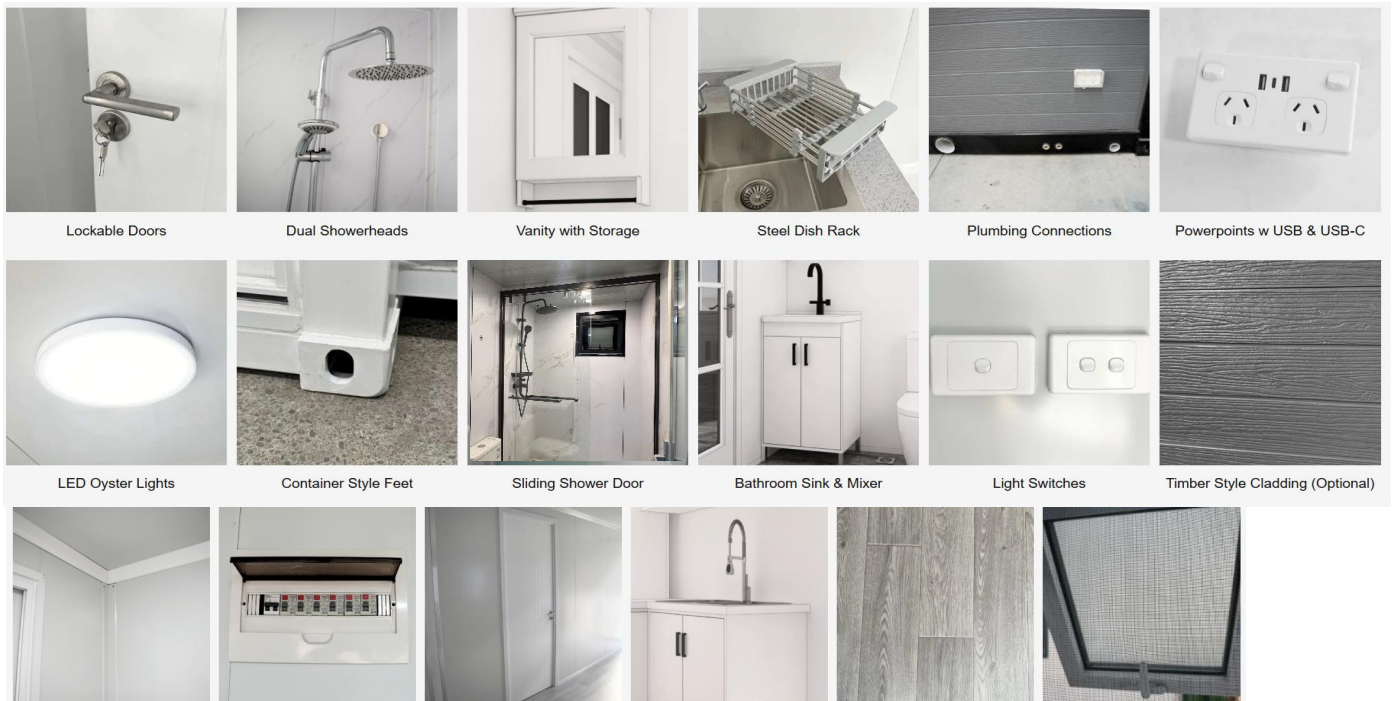


KEY FEATURES:

1. Expandable design for mobile living.
2. Quick & easy assembly process
3. Open plan or 1-4 bedrooms
4. Pre-wired & pre-plumbed
5. Complete bathroom with shower, vanity & toilet.
6. Kitchenette with modern finishes



WHAT'S INCLUDED



Lockable Doors

Dual Showerheads

Vanity with Storage

Steel Dish Rack

Plumbing Connections

Powerpoints w USB & USB-C

LED Oyster Lights

Container Style Feet

Sliding Shower Door

Bathroom Sink & Mixer

Light Switches

Timber Style Cladding (Optional)

Coving



Caravan Plug (Optional)

Switchbox



Stainless Steel Sink

Bedroom Doors



Sliding Windows

Pull-down Sink Mixer



Benchtop & Cupboards

Grey Timber Style Vinyl



Overhead Cabinets

Flyscreens



Flushing Toilet