



MODULA HOMES

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HELLO!

Our name may be new, but the people behind it are brimming with experience. Modula Homes by Spencer Constructions is a family owned brand with over 10 years experience building and renovating architectural homes and commercial & industrial buildings.

We believe that owning less is the secret to living more, which is why we give you more bang for your buck with flexible and functional spaces in which every square meter is planned effectively and thoughtfully. Anyone who has ever faced the challenges of limited living space will know that innovative and thoughtful design can overcome the constraints of even the smallest setting.

Clever design can transform any small space into a comfortable, modern and environmentally sensitive home. Added to this, we include a choice of colour schemes to create a feeling of openness. We also take advantage of high ceilings, collapsible furniture and sliding doors in order to maximise space and transform a your abode.

Best Regards,

Benjamin Spencer

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THE PAVILLION

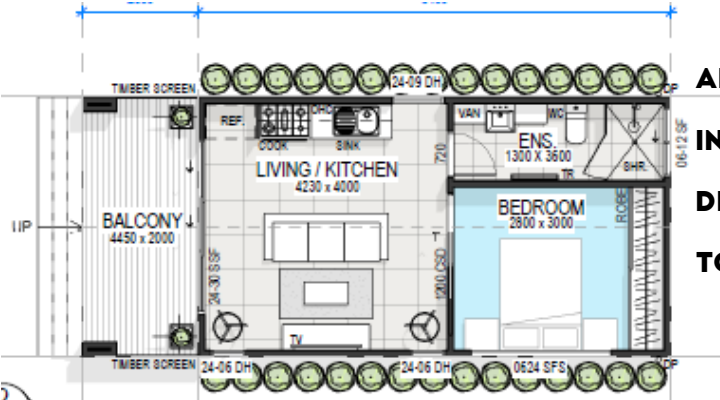
Adaptable To Your Lifestyle

These contemporary homes have been designed to grow and adapt with your needs and lifestyle. You can choose from just one pavillion or add on multiple pavillions for extra space and flexibility.

The Pavillion features one bedroom, bathroom, generous living areas and quality fittings and finishes, which you can customise to your needs and tastes.

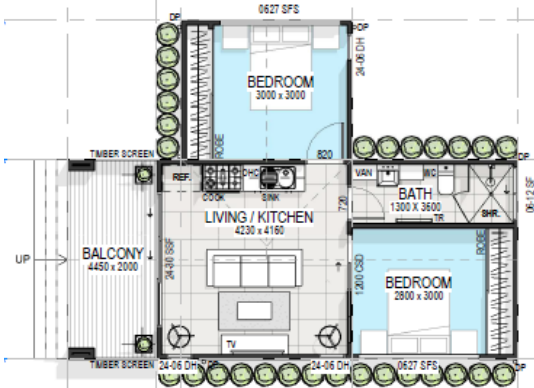
Add one of these luxury pavillions to your backyard, block of land or customise it to create an incredible pool house.

THE PAVILLION



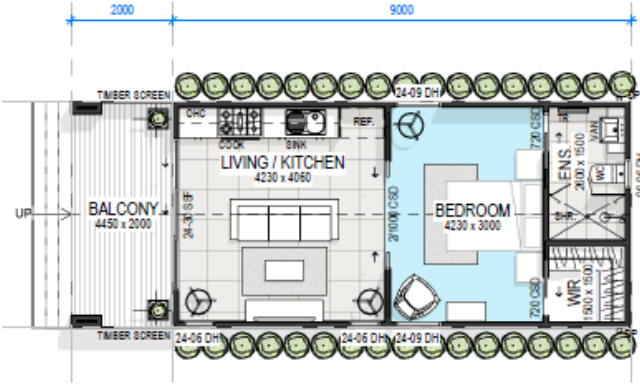
AREA
INTERNAL: 36SQM
DECK: 9SQM
TOTAL:45SQM

POD A



AREA
INTERNAL: 48SQM
DECK: 9SQM
TOTAL:57SQM

POD C



AREA
INTERNAL: 40SQM
DECK: 9SQM
TOTAL:49SQM

POD B



AREA
INTERNAL: 60SQM
DECK: 9SQM
TOTAL:69SQM

POD E

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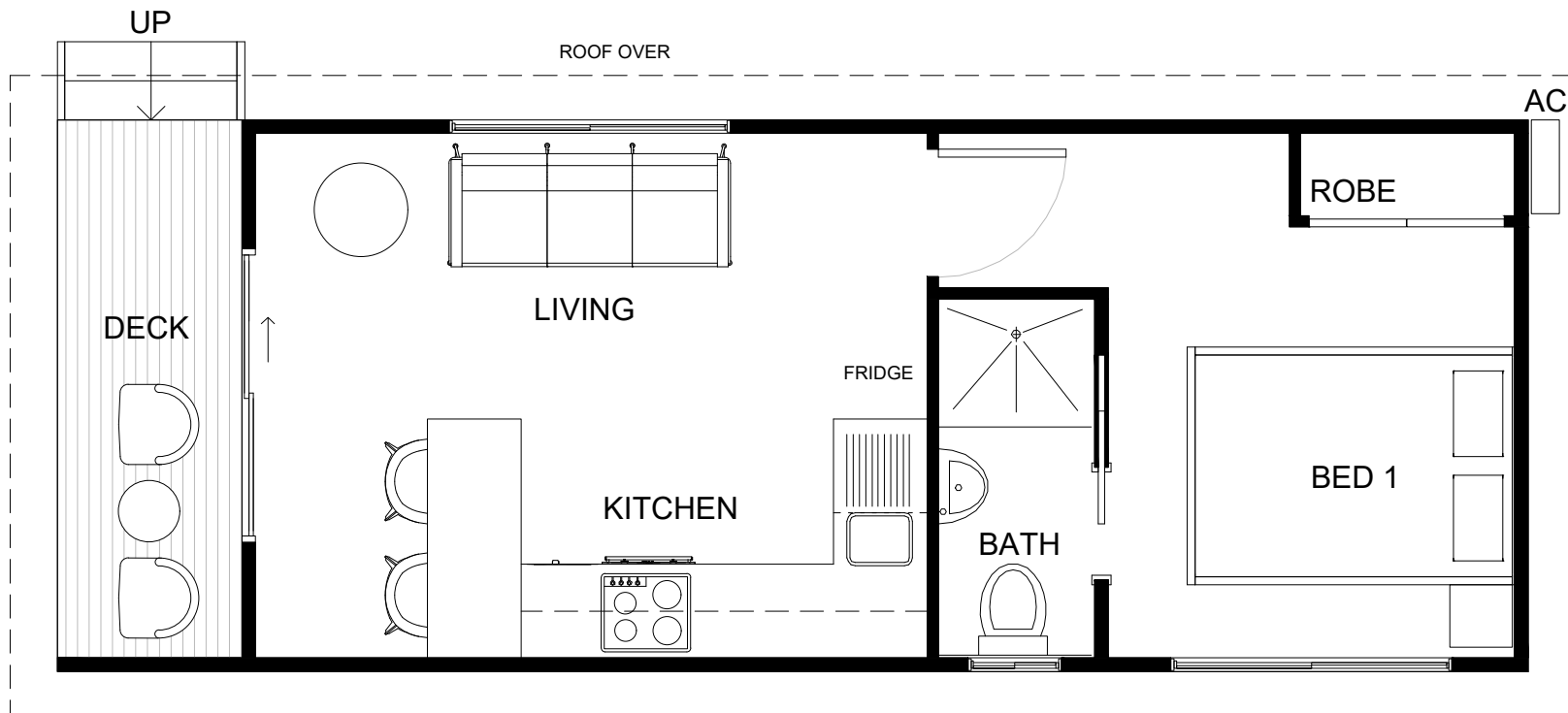
WANDERER I

All You Need Is The Land!

The Wanderer is a tiny, affordable modular house which features one bedrooms, bathroom, kitchen and laundry. Each bedroom has built in storage for convenience. You can customise finishes to suit your budget, your site and your style.

This tiny home is fully insulated and can be extended at any time by adding another pod.

WANDERER I



AREA
INTERNAL: 28.7SQM
EXTERNAL: 4.2SQM
TOTAL: 32.9SQM

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WANDERER 2

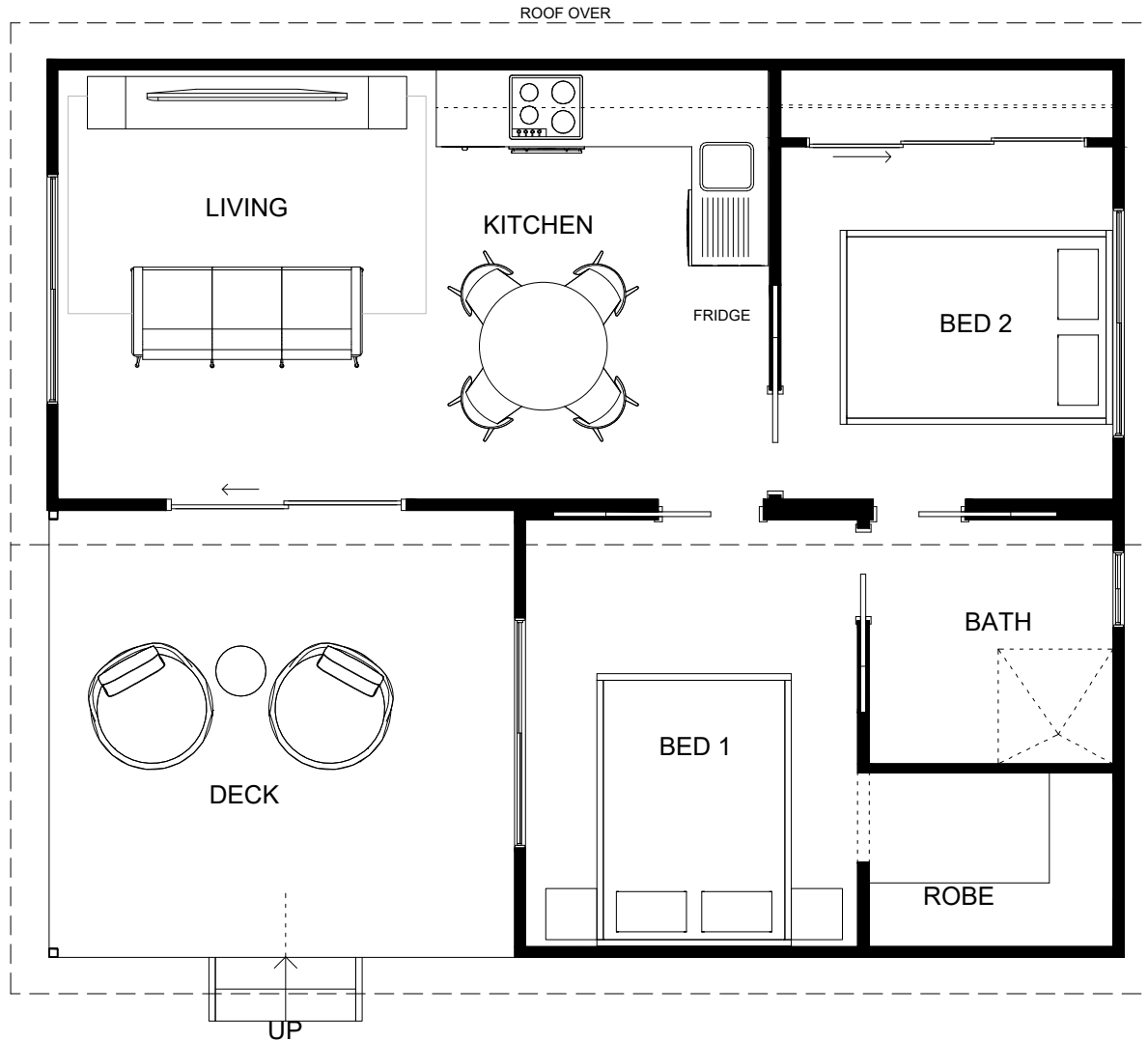
Enough room for visitors!

The Wanderer II features two bedrooms and a bathroom. The living and kitchen area open up onto the outside deck creating a seamless flow from the inside out.

The kitchen has plenty of storage and includes a laundry. The Modula Home is fully insulated and if you would like to upsize intime an addition pod can be added.

For more information contact us today

WANDERER 2



AREA
INTERNAL: 45.9SQM
EXTERNAL: 12.8SQM
TOTAL: 58.7SQM

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LAYABOUT

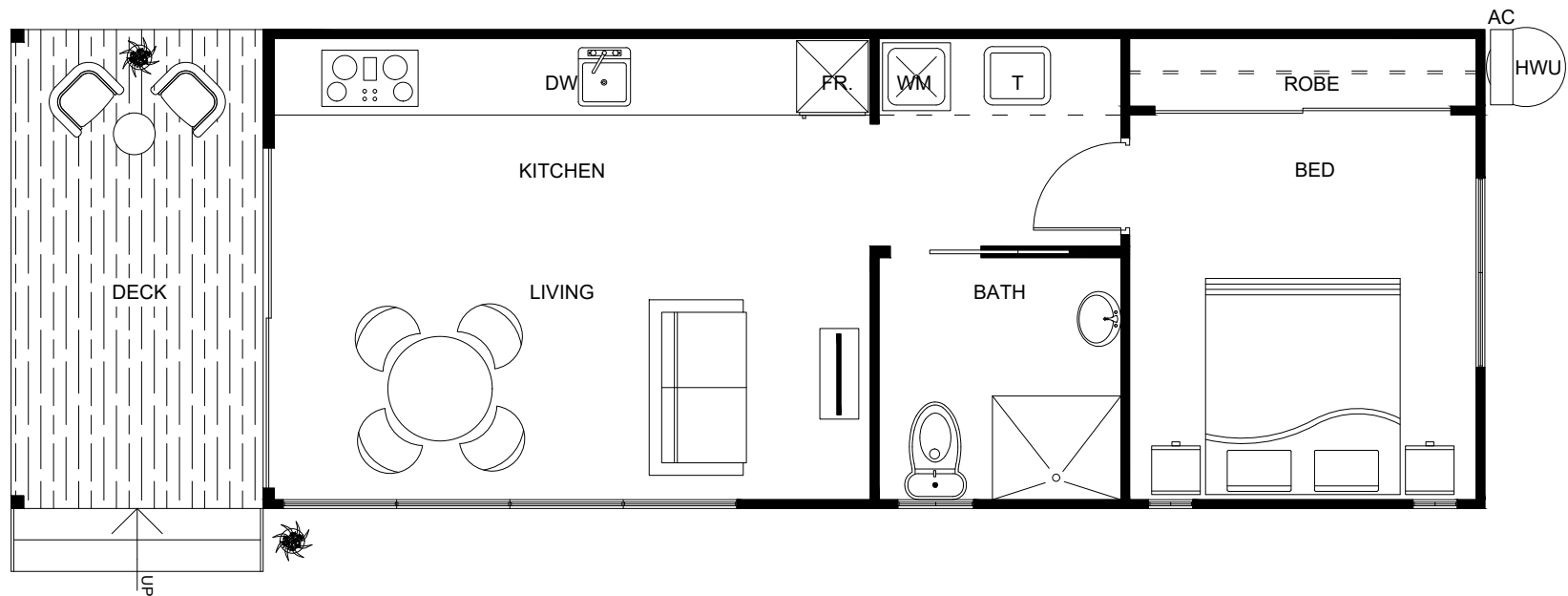
The perfect place to relax

The strategic placement of the windows means that this tiny home is filled with light. The large sliding door allows a seamless flow from indoors to outdoors as well as letting in light and fresh air in warmer months. The high ceilings create the illusion of space.

Open the louvres in your bedroom and allow the Summer breeze to flow through. Layabout is 12 meters long and 4.3 meters wide.

If, in the future, you need to extend your tiny home, an extra pod can easily be built and added to the original pod.

LAYABOUT



AREA
INTERNAL: 36.8SQM
EXTERNAL: 7.6QM
TOTAL: 44.4SQM

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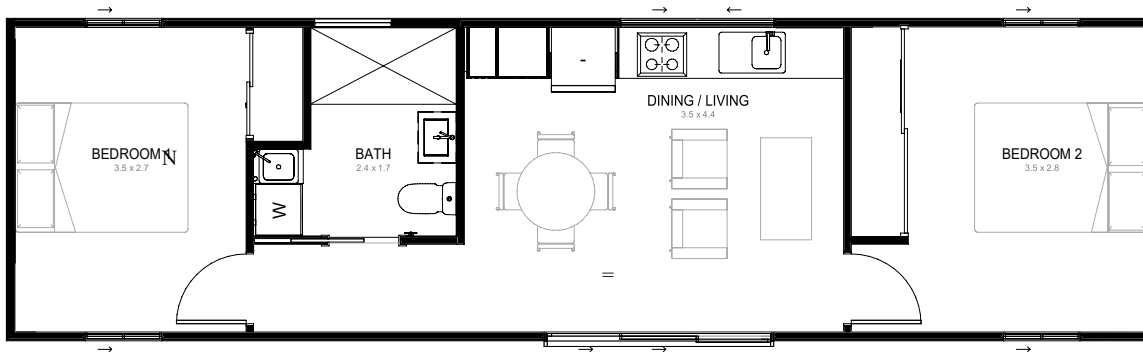


FAMILY LIVING

The perfect place to relax

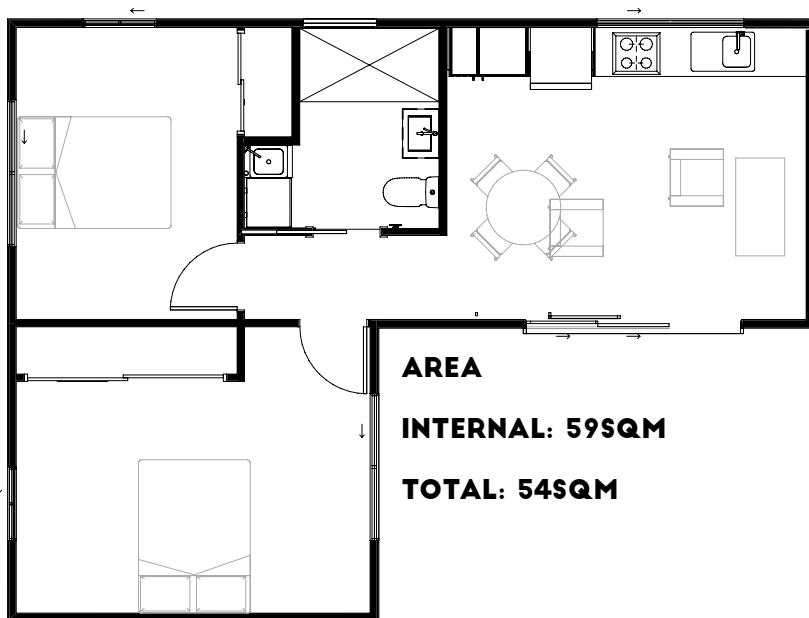
Family Living offers two and three bed/bathroom options and they, feature high end fixtures and fittings in all aspects of the build. A variety of facades and roof designs are available.

FAMILY LIVING



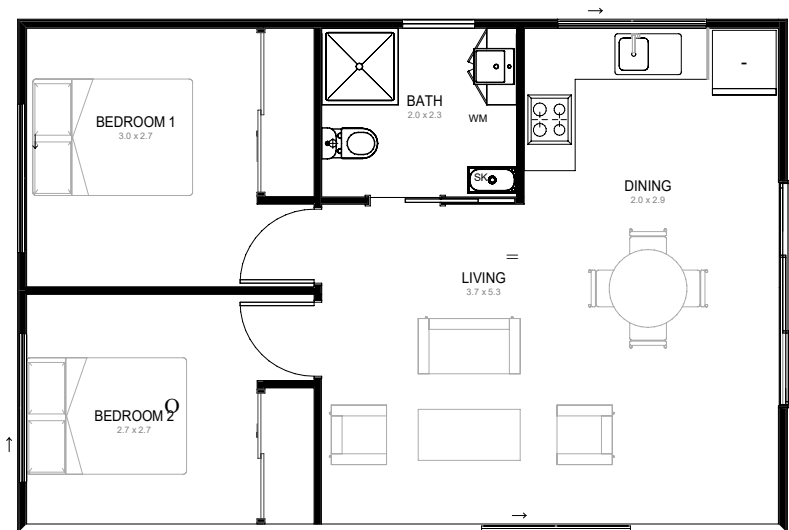
AREA
INTERNAL: 47SQM
TOTAL: 51SQM

Family52



AREA
INTERNAL: 59SQM
TOTAL: 54SQM

Family54



AREA **INTERNAL: 50SQM** **TOTAL: 55SQM**

Family55

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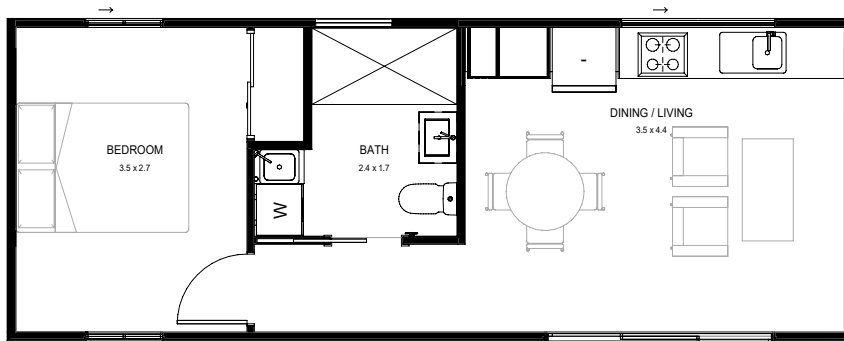
COMPACT LIVING

Single Bed & En-suite

Compact living is an architect design range on one bed/one bath accommodation, featuring bespoke kitchen joinery and generous living dining areas.

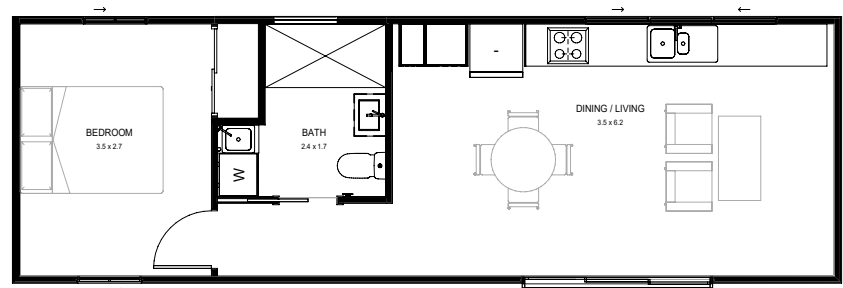
COMPACT LIVING

base 38



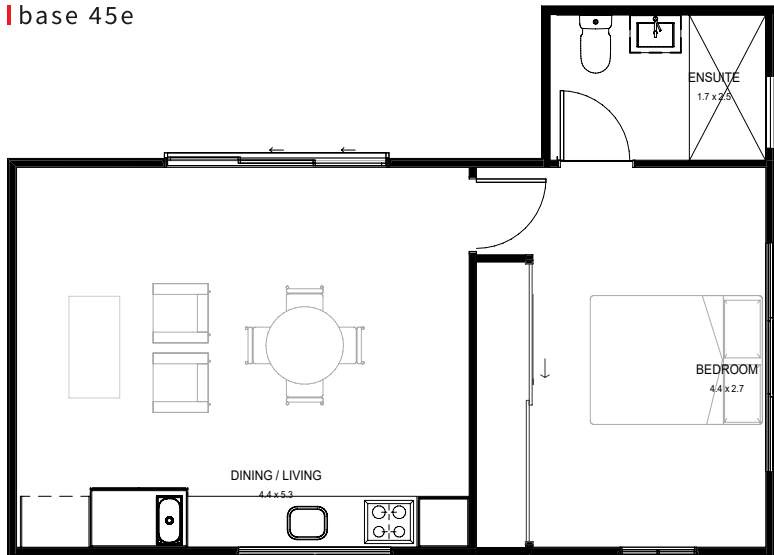
AREA INTERNAL: 34SQM TOTAL: 38SQM

base 45

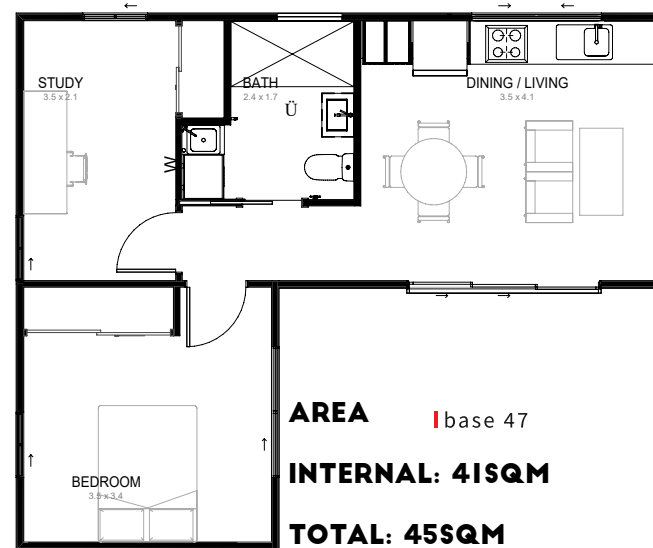


AREA INTERNAL: 41SQM TOTAL: 45SQM

base 45e



AREA INTERNAL: 41SQM TOTAL: 45SQM



AREA INTERNAL: 41SQM TOTAL: 45SQM

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CUSTOM GRANNY FLATS



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ECO

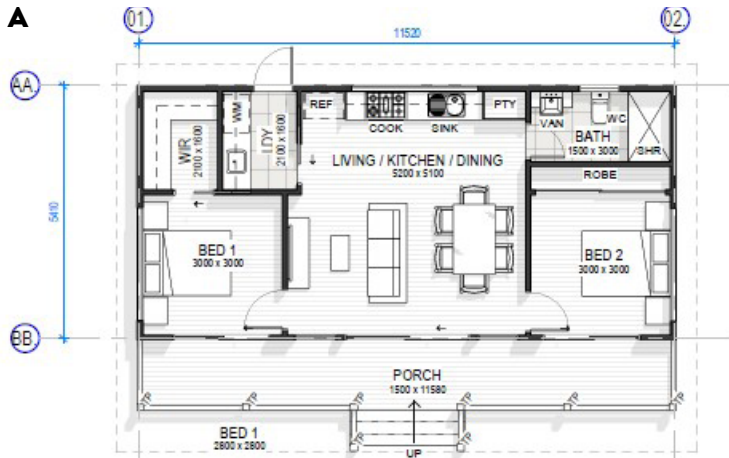
Built For The Wild

Less is truly more with this gem. It has a simple and minimal form externally and internally. It has been designed to be perched on the river's edge or on top of a mountain. Its a comfortable retreat from which you will be able to enjoy your surroundings.

The granny flat has also been designed that it can be off-grid. Designed to have a minimal footprint both physically and environmentally.

ECO

ECO A



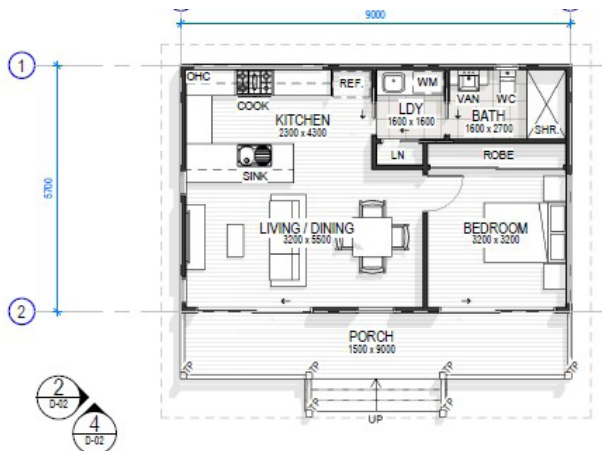
AREA INTERNAL: 63.3SQM DECK: 17.3SQM TOTAL:80.6SQM

ECO C



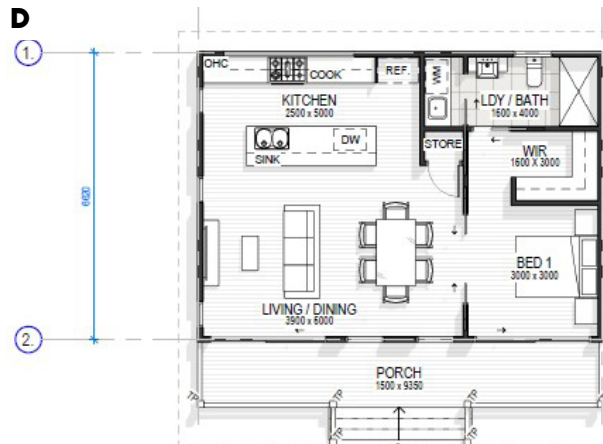
AREA INTERNAL: 79SQM DECK: 12.2SQM TOTAL:91.2SQM

ECO B



AREA INTERNAL: 63.3SQM DECK: 17.3SQM TOTAL:80.6SQM

ECO D



AREA INTERNAL: 62.5SQM DECK: 14SQM TOTAL:76.5SQM

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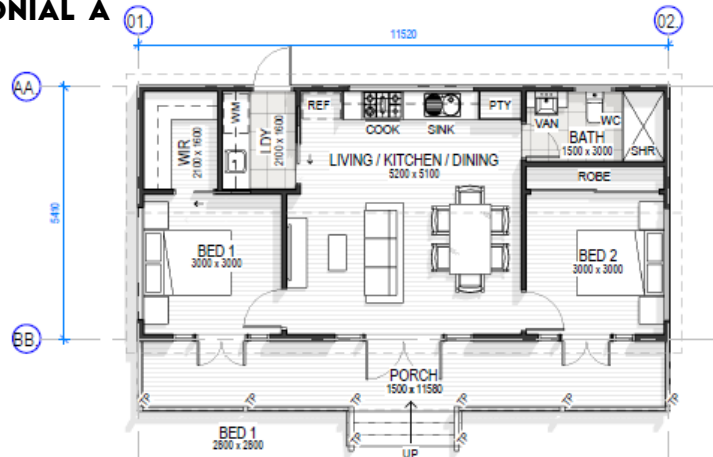
COLONIAL

The Perfect Weekender

If you love a Queenslander then the Colonial is the style for you. This custom granny flat has been designed with style, space and functionality in mind. It has a large kitchen with a breakfast bar and window and doors that open to let that beautiful breeze flow through.

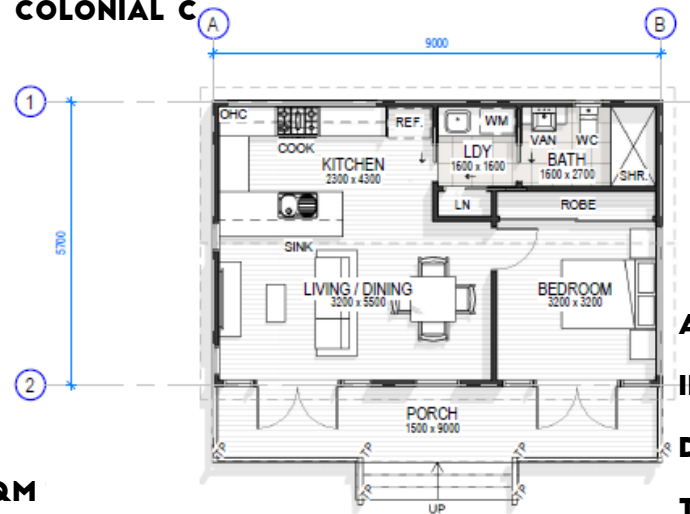
COLONIAL

COLONIAL A



AREA INTERNAL: 63.3SQM DECK: 17.3SQM TOTAL:80.6SQM

COLONIAL C



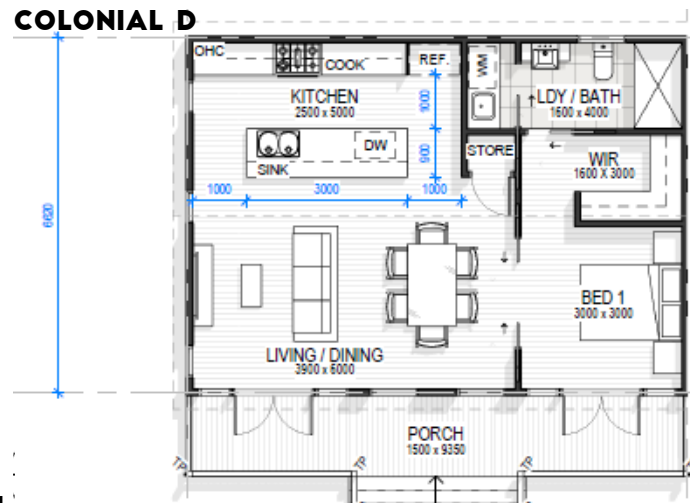
**AREA
INTERNAL: 52.1SQM
DECK: 14.7SQM
TOTAL:66.8SQM**

COLONIAL B



AREA INTERNAL: 79SQM DECK: 12.2SQM TOTAL:91.2SQM

COLONIAL D



**AREA
INTERNAL: 62.5SQM
DECK: 14SQM
TOTAL:76.5SQM**

MODULA HOMES

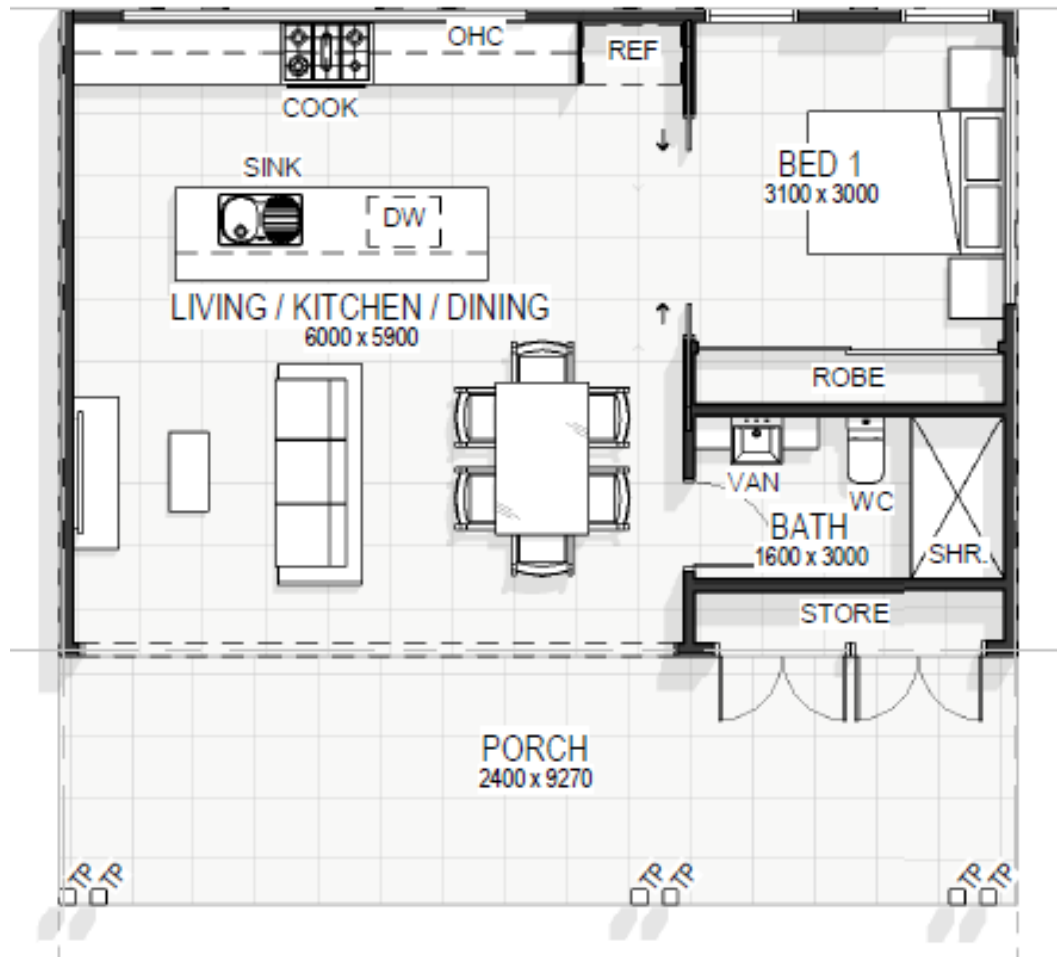


POOL HOUSE

The perfect entertaining space

This pool house will get your house ready for summer entertaining. It will enhance the way you live outdoors and by your pool.

POOL HOUSE



AREA
INTERNAL: 58SQM
EXTERNAL: 22.2QM
TOTAL: 80.2SQM

MODULA HOMES

OFFICE PODS



MODULA HOMES

POD I

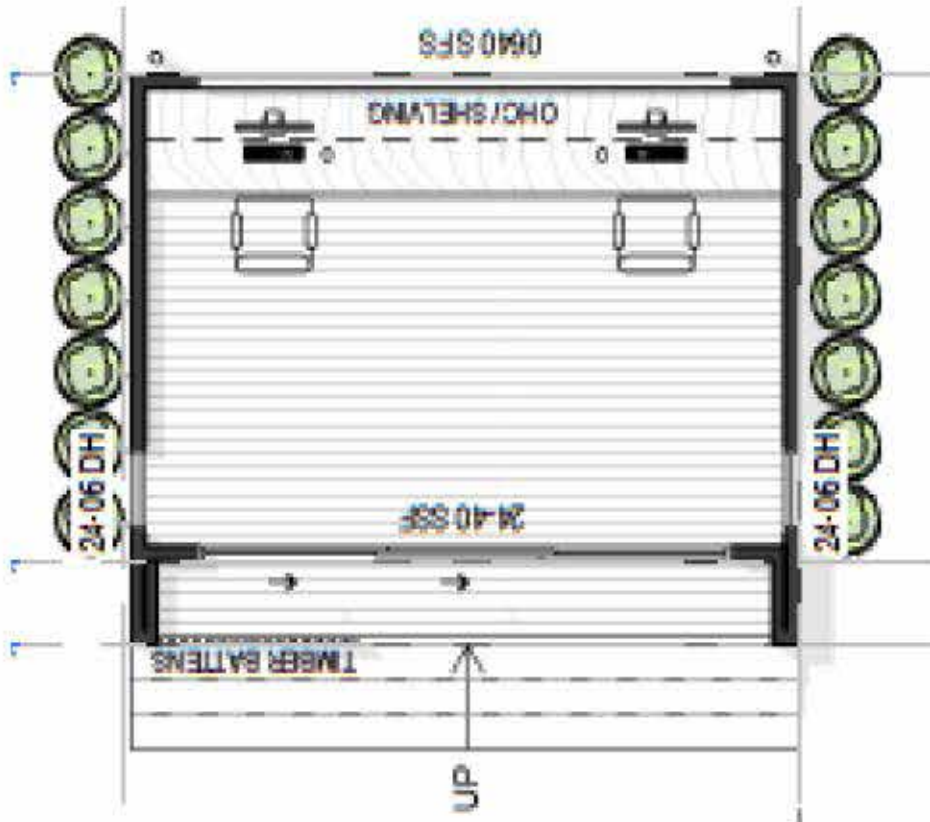


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POD 2



OFFICE PODS

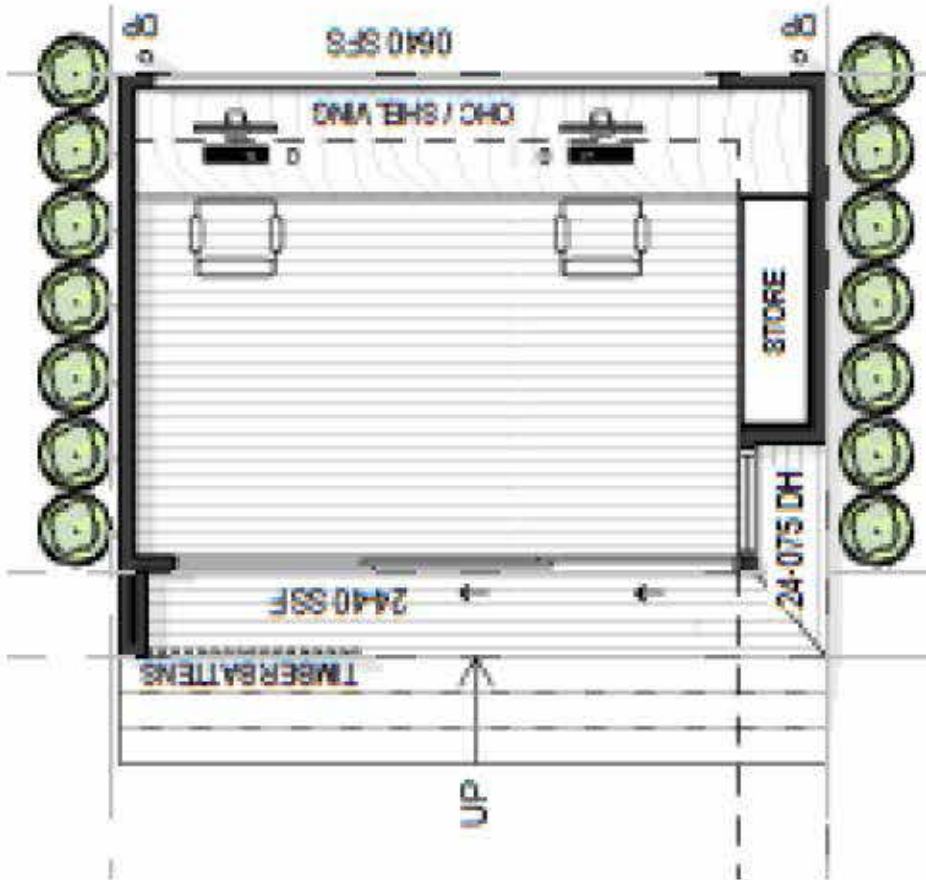


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POD 3



OFFICE PODS

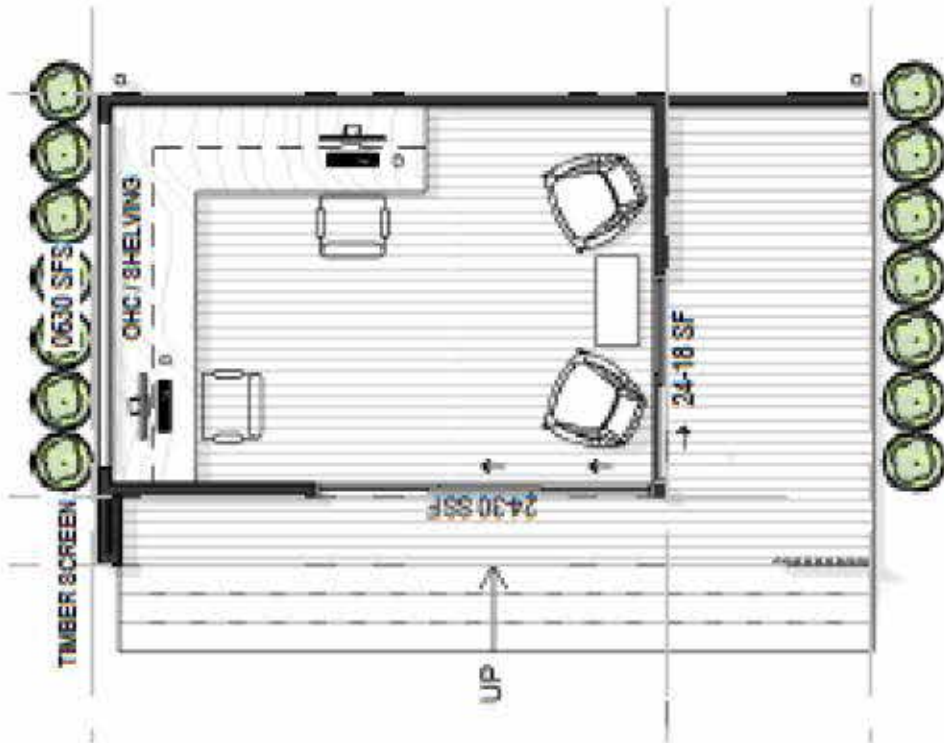


MODULA HOMES

POD 4



OFFICE PODS



www.schneidereisen.com

INCLUSIONS



INCLUSIONS

WE MANAGE THE ENTIRE PROCESS FROM TOWN PLANNING APPROVAL TO HANDING YOU THE KEYS TO YOUR NEW HOME

- Engineer Design, Review & Certification of all Structural elements of building for work carried out by MODULA HOMES
- Manufacturer's warranty on all materials used & supplied by MODULA HOMES
- All relevant form 15s & form 16s for building work carried out by MODULA HOMES
- Certification of work conducted in factory by MODULA HOMES
- Warranties for material supplied or work done by MODULA HOMES
- Engineered steel base for transportable requirements 70mm & 90mm light gauge steel wall frame
- EPS panel roof - 100mm Trimdeck profile
- Flashings, fascia's, guttering
- Aluminium windows and external door
- Builders wrap & insulation to external walls
- 125L hot water unit
- SupaCore waterproof hybrid vinyl flooring
- 10mm plasterboard internal lining to all walls (6mm Villaboard to bathroom walls)
- Bathroom tiled to 2100 high & waterproofed
- All timber mouldings and doors with door furniture
- All front of wall kitchen and bathroom fixtures & fittings
- Electrical work (fittings, material & labour) as per plan
- Plumbing work (fittings, material & labour) as per plan
- Laminate kitchen in standard colours, laminate post-form benchtops
- Built-in oven, cooktop, rangehood
- Split system air conditioning to living
- Generic fibre cement grooved sheet external cladding



MODULA HOMES

UPGRADES

- Exposed timber post & beam.
- Cladding range including:
 - Weatherboards (timber or fibre cement)
 - Colorbond sheeting (numerous profiles)
 - High end aluminium doors & windows.
 - Security screens.
 - Timber flooring.
 - Full height tile to walls.
 - VJ lining to selected walls and/or ceiling.
 - Stone bench tops.
 - Appliances, fixtures and fittings as per your selection.
 - Split system air conditioning to bedrooms.
 - Gas connection.



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