



Modular Home Investor Toolkit QLD

Buyer guide, Excel ROI calculator and project-readiness worksheets

Inside the pack

- ROI and payback calculator
- Approval and site cost subtotals
- Supplier comparison worksheet
- Quote-prep and site checklist
- Bushfire, vegetation, energy and solar checks



Use this before paying deposits, requesting formal quotes or assuming the base price covers your site.

Educational toolkit - confirm requirements with council, certifier, builder or adviser.

Modular Home Investor Toolkit QLD

ROI calculator, site assessment checklist, council-readiness worksheet, certifier shortlist and quote-prep templates.

Important: This toolkit is for general education and project planning. It is not legal, financial, tax, planning, building-certification or council advice. Always confirm requirements with your local council, a private certifier, town planner, designer, builder, accountant or licensed adviser before making decisions.

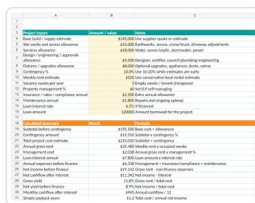
How to use this pack

- Start with the site assessment checklist before buying drawings, plans or a build package.
- Use the ROI calculator to test rent, vacancy, finance and cost assumptions.
- Send the quote-prep worksheet to My Own Modular Home or another supplier so pricing conversations are faster.
- Use the certifier/town-planner shortlist to compare professionals before paying for advice.
- Keep each completed worksheet with photos, title details, surveys, services information and council notes.

Workbook previews included with the pack

ROI Calculator

Test rent, vacancy, costs, yield, cashflow and payback.



Category	Item	Value
Inputs	Property Price	\$250,000
Inputs	Land Cost	\$50,000
Inputs	Construction Cost	\$100,000
Inputs	Other Costs	\$10,000
Inputs	Annual Rent	\$24,000
Inputs	Annual Vacancy	5%
Inputs	Annual Maintenance	\$1,000
Inputs	Annual Insurance	\$500
Inputs	Annual Council Fees	\$500
Inputs	Annual Other Fees	\$500
Inputs	Annual Depreciation	\$10,000
Inputs	Annual Interest	\$10,000
Inputs	Annual Tax	\$10,000
Inputs	Annual Profit	\$10,000
Inputs	Annual Cashflow	\$10,000
Inputs	Annual Payback	10 years

Supplier Comparison

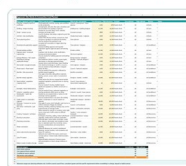
Compare price, inclusions, exclusions, warranty and confidence.



Supplier	Price	Inclusions	Exclusions	Warranty	Confidence
Supplier 1	\$100,000	Basic build	Basic build	1 year	High
Supplier 2	\$120,000	Basic build	Basic build	1 year	High
Supplier 3	\$150,000	Basic build	Basic build	1 year	High
Supplier 4	\$180,000	Basic build	Basic build	1 year	High
Supplier 5	\$200,000	Basic build	Basic build	1 year	High

Approval, Site Works & Connection Cost Planner

Mark items as Yes/No/Needs check and use subtotals for early checks, approvals, conditional reports and site/service costs.



Item	Status	Cost
Site Assessment	Yes	\$500
Site Works	No	\$0
Connection Costs	Needs check	\$0
Approval Costs	Yes	\$1,000
Conditional Reports	No	\$0
Site/Service Costs	Yes	\$2,000

Workbook previews: ROI calculator, supplier comparison and approval/site-cost planner.

1. Fast Site Assessment Checklist

A strong modular home enquiry starts with site clarity. Complete this before chasing exact pricing.

Item	What to check	Notes / answer
Property location	Suburb, council area, zoning if known, flood/bushfire/overlay concerns.	
Land and ownership	Do you own the block? Is settlement complete? Any body corporate or covenant limits?	
Space available	Approximate usable backyard area, access width, existing structures and setbacks.	
Access	Driveway width, crane/truck access, fences, trees, overhead power, slope and turning space.	
Services	Water, sewer/septic, stormwater, electricity, NBN, gas and distance to connection points.	
Use case	Family accommodation, rental income, guest space, office, studio or temporary accommodation.	
Budget and timing	Target budget, finance position, urgency and whether plans/approvals are already started.	
Photos to collect	Street view, driveway, proposed location, services, slope, obstacles and neighbouring boundary.	

2. Council Approval Readiness Checklist QLD

Use this as a readiness checklist before speaking with council, a certifier, town planner or builder. It does not replace local advice.

Question	Why it matters	Done?
Which local council controls the property?	Secondary dwelling, dwelling house and overlay rules can vary by council and site.	
Is the proposal a secondary dwelling, dual occupancy, studio, office or another use?	The planning pathway can change depending on the use and independence of the dwelling.	
Are there overlays or constraints?	Flood, bushfire, landslide, vegetation, heritage, easements or infrastructure overlays may affect design.	
Is town planning advice needed before building certification?	Some sites may need planning assessment before a building approval can be issued.	
What drawings are needed?	Site plan, floor plan, elevations, engineering, energy/NCC information and services information may be required.	
Who will lodge/coordinate building approval?	Clarify whether the owner, builder, designer or certifier coordinates the process.	
What extra approvals may apply?	Plumbing, drainage, wastewater/septic, driveway, stormwater or tree/vegetation approvals can add steps.	
What fees and timing should be allowed?	Council/certifier/consultant fees and timeframes should be budgeted before committing.	

Suggested official starting points: Queensland Government planning portal, QBCC build/renovate hub, your local council planning/building pages, and your council's property enquiry or city plan tools.

3. Certifier and Town Planner Shortlist

Yes, it is useful to compare certifiers and town planners. This table is deliberately neutral: it is a shortlist template, not an endorsement list.

Before engaging anyone, check current licence or registration, experience with modular and secondary dwellings, council familiarity, fees, timeframe, insurance and what documents they need from you.

Company / contact	Region	Role	Questions to ask	Notes
		Certifier / planner / designer	Secondary dwelling experience? Council area? Fees/timeframe? Required drawings?	
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Suggested checks: ask whether they can work in your council area, whether planning advice is needed before certification, whether they can review a sketch/site plan first, and what they need to provide a realistic fee estimate.

4. Quote Preparation Worksheet

Detail	Your answer
Name, phone and email	
Property suburb and council	
Preferred option: modular home, model name or floor plan	
Main use: family, rental, guest suite, office, studio or other	
Bedrooms/bathrooms wanted	
Do you own the land? If not, what stage are you at?	
Site access notes and driveway width	
Services notes: sewer/septic, water, power, stormwater	
Budget range and finance position	
Timing: researching, 3-6 months, ready soon, urgent	
Photos/drawings already available	
Approval/council questions already known	

5. Modular Home Supplier Comparison Worksheet

Use this table when comparing quotes. The goal is to compare the whole package, not only the headline price.

Supplier / model	Build type	Quoted price	Key inclusions	Exclusions / questions	Notes
	Modular home / kit home				
	Modular home / kit home				
	Modular home / kit home				
	Modular home / kit home				
	Modular home / kit home				
	Modular home / kit home				
	Modular home / kit home				

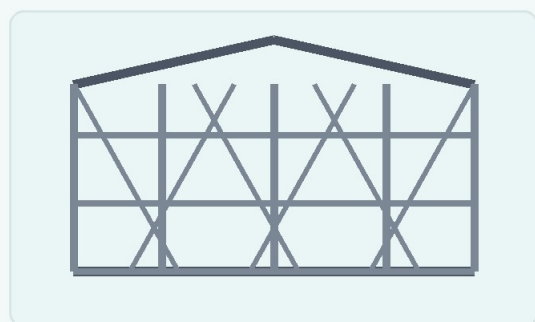
Suggested checks: ask what is included, what is excluded, who handles approvals, whether site works and services are allowed for, expected lead time, warranty terms, deposit/progress payments and what happens if the certifier or council requires changes.

6. Frame Choice and Colour Coordination

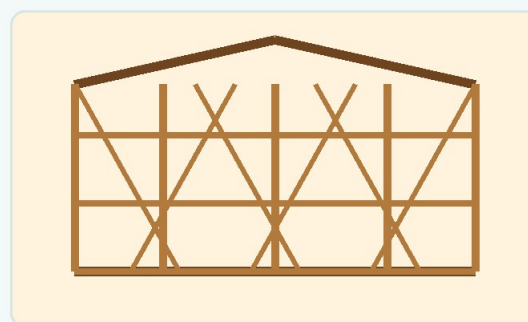
Frame material and colour selection are not just cosmetic choices. They can affect engineering, weight, durability, thermal comfort, supplier availability, maintenance expectations and how well the new dwelling sits beside the existing home.

Steel framing is often promoted for straightness, termite resistance and durability, while timber framing is familiar, widely used and easy for many trades to work with. The better option depends on the supplier system, engineering, site conditions, budget, warranty, bushfire exposure, coastal exposure and the final specification being quoted.

Steel frame vs timber frame



Steel frame



Timber frame

Compare frame type by asking about engineering, warranty, termite protection, corrosion exposure and energy-rating assumptions.

Decision area	Steel frame	Timber / wood frame	Buyer question
Termites and pests	Not a food source for termites, although other materials still need protection.	Needs normal termite management and detailing for the site.	What termite protection is included?
Moisture and corrosion	Needs correct coatings, fixings and detailing, especially coastal or damp sites.	Needs moisture protection, ventilation and correct treatment where required.	What maintenance or exposure limits apply?
Thermal comfort	Can need careful detailing to reduce heat transfer through metal members.	Different thermal behaviour; still depends on insulation and design.	Has the energy assessment allowed for the frame system?
Engineering and movement	Straight and dimensionally stable when installed correctly.	Common and familiar, but quality depends on material, storage and installation.	Who certifies the frame and tie-down details?
Supplier and warranty	Often tied to a specific modular or light-gauge steel system.	Often easier for local trades to understand and modify.	Is the quoted frame system covered by written warranty terms?

Practical approach: do not choose frame type from a sales claim alone. Ask for the full specification, warranty, engineering pathway, energy-rating assumptions and what changes if the home is installed near the coast, in bushfire-prone areas or on a difficult block.

Frame choice notes / decision	Who to ask	Next step / quote detail

Colour Coordination for Modular Homes

Colour choices can make a small dwelling feel intentional rather than added-on. A good colour scheme usually starts with the existing house, roof colour, fencing, driveway, landscaping and the style of the street. The goal is not always to match everything exactly; it is to make the new dwelling feel like it belongs on the property.

Use the photos, supplier renders and material samples together. Dark colours can look sharp but may increase heat absorption, while very light colours can show dirt more quickly. In Queensland, roof colour, wall colour, shade, window placement and outdoor living areas all affect comfort and the final look.

Example project visuals



Modular home project image

Use photos like this to think through access, siting, services and outdoor space.



Modular home project image

Compare model size, approach, deck areas, shade, services and installation access.

Use project images to compare roof colour, wall colour, deck tone, landscape setting and how the dwelling sits on the block.

Element	What to consider	Buyer question
Roof colour	Heat, glare, existing house roof, solar suitability and council/design expectations.	Does the roof colour support comfort and the look of the main house?
Wall cladding	Main colour, texture, profile, long-term maintenance and how it photographs online.	Can I see this cladding colour on a real project or sample board?
Trim and windows	Window frames, gutters, fascia, posts, screens and door colour.	Are trims included in the quoted colour schedule?
Decking and stairs	Timber look, composite, painted steel, handrails, slip resistance and maintenance.	Does the outdoor area match the dwelling and site use?
Rental appeal	Neutral schemes can broaden tenant appeal and make future resale easier.	Would this colour scheme suit family use, rental use and future buyers?

Tip: ask the supplier for a simple colour schedule showing roof, cladding, trims, doors, windows, deck/stair materials and any exclusions before approving final drawings or marketing images.

Colour schedule notes / decision	Who to ask	Next step / quote detail

7. Reports, Site Works and Connection Cost Planner

These are common items that may sit outside a headline modular home price. Use them as allowance prompts, then confirm actual costs with your supplier, council and licensed trades.

A modular home budget can look simple at the first enquiry stage because many quotes focus on the building itself. The risk for owners is that a project is rarely just the building. The site may need drawings, engineering, soil information, certification, plumbing approvals, stormwater planning, service connections and site access work before the home can be installed or approved.

This is why the cheapest headline price is not always the cheapest completed project. A slightly higher quote that clearly explains approvals, engineering, delivery, services and exclusions can be more useful than a lower quote that leaves major items open. Use this planner to separate fixed package costs from allowance items, unknowns and site-specific risks.

Report / approval	Why it may be needed	Who to ask	Allowance
Drafting / design drawings	Concept plans, site plan, elevations and approval drawings.	Designer / draftsman	\$1.5k-\$6k
Detail / contour survey	Levels, setbacks, drainage, siting and design accuracy.	Surveyor	\$800-\$2.5k
Soil test / site classification	Footings, slab, engineering and site classification.	Soil tester / engineer	\$600-\$1.5k
Town planning advice	Overlays, dual-occupancy questions, unusual sites or approval uncertainty.	Town planner	\$500-\$2.5k
Development application support	If the proposal triggers planning assessment before building approval.	Town planner / designer	\$3k-\$9k
Private building certifier	Building approval, inspections and final approval pathway.	Certifier	\$1.5k-\$4k
Engineer plans	Footings, slab, tie-down, wind, bracing and structural details.	Structural engineer	\$1.5k-\$4.5k
Energy / NCC report	Energy efficiency and dwelling compliance documentation.	Energy assessor	\$350-\$1.2k
Plumbing & drainage approval/design	Bathroom, kitchen, laundry, sewer/septic, stormwater and drainage works.	Plumber / hydraulic designer	\$700-\$3.5k
Stormwater plan	Runoff, lawful discharge, slope, flooding or inter-allotment drainage.	Civil engineer / designer	\$700-\$2.5k
Flood search / flood report	Flood mapped or flood-risk sites may need extra checks or design input.	Council / hydraulic engineer	\$100-\$3.5k
Bushfire / BAL assessment	Bushfire hazard areas may need a BAL assessment and design response.	Bushfire consultant	\$500-\$2k

Site Works and Service Connection Allowances

Site works and service connections are often where budgets move the fastest. A flat, open block with nearby sewer, water and power can be very different from a sloping block with tight access, overhead lines, long trenching runs or no sewer connection. Modular home projects can also need transport, craning and set-down planning before the final price is clear.

Before paying a deposit, ask whether the quote includes earthworks, drainage, crane access, electrical upgrades, plumbing connection, water connection and septic or wastewater upgrades if needed. If these are excluded, keep them in your budget as separate allowances until written trade quotes confirm the real numbers.

Item	Why it may be needed	Who to ask	Allowance
Site works / earthworks	Clearing, levelling, retaining, pad prep, access changes or drainage works.	Builder / earthworks contractor	\$5k-\$35k
Craning / transport / set-down	Modular home placement, long reach, tight access, traffic control or difficult sites.	Supplier / crane company	\$2k-\$12k
Electrical connection	Sub-board, trenching, cabling, meter/switchboard upgrades and final connection.	Electrician / energy provider	\$3k-\$15k
Plumbing connection	Hot/cold water, waste lines, sewer/septic connection, fixtures and compliance work.	Licensed plumber	\$5k-\$25k
Water connection	New or extended water line, trenching, valves, pressure checks and connection to dwelling.	Licensed plumber / council	\$1.5k-\$8k
Septic / wastewater upgrade	Non-sewered sites or existing systems that are too small for another dwelling.	Wastewater designer / plumber	\$8k-\$30k
Driveway / crossover access	Changes to kerb, driveway, footpath, road reserve or vehicle access.	Council / civil contractor	\$500-\$3k
Tree / vegetation advice	Protected trees, access issues, clearing limits or vegetation overlays.	Arborist / council	\$300-\$1.5k

Important: these are rough planning allowances only. A difficult block, long service runs, poor access, flood/bushfire constraints or septic upgrades can move costs quickly. Always confirm current fees and written trade/supplier quotes.

8. Bushfire Assessment Risk Page

Some Queensland sites may need bushfire hazard checks before a design can be priced properly. A mapped hazard area does not always stop a project, but it can change siting, materials, access, water supply and approval requirements.

The key issue for an owner is not only whether bushfire risk exists, but whether the design and quote have allowed for it. A bushfire-affected site may need a BAL assessment, different external materials, ember protection, tougher glazing, clearer access paths, vegetation management or extra advice from a certifier or consultant. These items can affect both timing and cost.

Treat bushfire as an early due-diligence question. If the property is rural, semi-rural, heavily treed or mapped in a hazard area, get the risk checked before locking in a model, paying for final drawings or assuming the base price is enough. A supplier can usually give better guidance once they know whether bushfire design upgrades are likely.

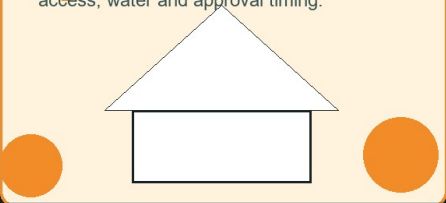
Bushfire report and BAL assessment planning

Bushfire / BAL Check

- Hazard mapping
- BAL assessment
- Access and water
- Vegetation management
- Design upgrades

Check risk before final quote

Bushfire findings can affect materials, siting, access, water and approval timing.



Use this section to record whether bushfire mapping, BAL assessment or design upgrades may affect the project.

Check	Why it matters	Who to ask	Allowance
Bushfire overlay / hazard mapping	Shows whether the property may be affected by bushfire hazard controls.	Council / town planner	\$0-\$500
BAL assessment	Assesses bushfire attack level and likely construction response.	Bushfire consultant	\$500-\$2k
Design response	Can affect glazing, screens, cladding, decks, vents and materials.	Designer / builder	\$1k-\$12k
Access and water	Long driveways, turning areas and firefighting water may affect approval.	Certifier / consultant	Site-specific
Vegetation management	Clearing or maintaining vegetation can trigger separate rules.	Council / arborist	\$300-\$1.5k

Buyer question: ask whether the quote assumes a normal site or whether bushfire design upgrades are already allowed for.

Bushfire report notes / decision	Who to ask	Next step / quote detail

9. Koala Habitat and Vegetation Check

Koala habitat, protected trees and regulated vegetation can affect where a modular home can sit, whether trees can be removed and whether extra advice is needed before quoting.

This matters because a small second dwelling still needs a practical building location, access path, service route and sometimes crane or truck access. Trees and vegetation can affect all of those decisions. In some areas, koala habitat, regulated vegetation, protected plants or local tree rules may limit clearing or require the design to move.

Before assuming a backyard position is available, check the property mapping and take clear photos of trees, access points and the proposed building area. If the project needs clearing, pruning, temporary access or craning through a vegetated area, ask council, a planner, arborist or ecologist whether extra rules apply. It is better to find this out before drawings are finalised.

Koala habitat and vegetation mapping check



Before siting the dwelling

- 1 Check vegetation and habitat mapping
- 2 Photograph trees and access paths
- 3 Ask about clearing, pruning or crane access
- 4 Confirm if arborist, planner or ecologist advice is needed

Record vegetation, habitat, tree and access questions before the design location is locked in.

Check	Why it matters	Who to ask	Allowance
Koala / vegetation mapping	Checks whether the site is affected by mapped habitat, vegetation or local overlays.	Council / QLD mapping tools	\$0-\$700
Tree removal limits	Existing trees may affect crane access, siting, services and approvals.	Council / arborist	\$300-\$1.5k
Ecologist advice	May be needed where clearing or habitat impact is likely.	Ecologist / planner	\$1.2k-\$5k
Site access route	Temporary access for craning or transport can still affect trees and habitat.	Supplier / arborist	Site-specific
Offset or redesign risk	Some sites may need redesign to avoid clearing or reduce impact.	Town planner / council	Site-specific

Buyer question: ask whether any trees, vegetation overlays or koala habitat mapping have been checked before paying a deposit.

Habitat / vegetation notes / decision	Who to ask	Next step / quote detail

10. 7-Star Energy Efficiency Readiness

New dwellings may need energy-efficiency documentation as part of building approval. For small homes, early design choices can make a major difference to comfort, rating outcome and upgrade costs.

Energy efficiency is not just a paperwork item. It can affect the way the modular home feels in summer and winter, the running costs for a tenant or family member, and the final approval documents needed for the build. NatHERS-style energy assessment considers the home design, orientation, construction materials and local climate, so the same design may perform differently on different sites.

The cheapest way to improve energy performance is usually to think about it before final drawings are complete. Window size and direction, shading, roof colour, insulation, ventilation and appliance choices can all influence the outcome. Ask whether the quote includes the energy assessment and whether any required upgrades are included or treated as variations.

7-star energy efficiency readiness



Plan energy before final drawings.

Readiness checklist

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- Orientation and shade
- Insulation and roof colour
- Window size and glazing
- Ventilation and air sealing
- Efficient fans and hot water



Use this section to record energy-rating assumptions, comfort upgrades and whether required improvements are included in the quote.

Design item	Why it matters	Who to ask	Allowance
NatHERS / energy assessment	Checks thermal performance and helps show energy compliance.	Energy assessor	\$350-\$1.5k
Orientation and shading	Good siting can reduce heat gain and improve comfort.	Designer / assessor	Design item
Insulation and roof colour	Can affect rating, summer heat and running costs.	Builder / designer	Quote item
Glazing and window placement	Windows can help or hurt comfort depending on size and direction.	Designer / assessor	Quote item
Air sealing and ventilation	Small homes need comfort without condensation or overheating issues.	Builder / assessor	Quote item
Ceiling fans / efficient appliances	Can support comfort and whole-of-home energy planning.	Builder / electrician	\$500-\$3k

Buyer question: ask whether the quote includes energy assessment, required upgrades and final documentation, or whether these are separate costs.

Energy rating notes / decision	Who to ask	Next step / quote detail

11. Solar Energy and Future-Ready Services

Solar may not be required for every project, but planning for it early can avoid rework later. This is especially useful if the modular home may become a long-term rental or family dwelling.

A modular home can change the way power is used on a property. Extra occupants, hot water, heating and cooling, cooking, lighting and appliances may increase demand. Even if solar panels are not installed straight away, it can be worth planning switchboard capacity, conduit routes, inverter location, roof orientation and whether separate metering is needed.

Solar and battery choices should be treated as a future-ready services conversation, not only a green upgrade. A little planning during the build may make it easier to add rooftop solar, battery storage, EV charging or efficient hot water later. Ask the electrician or solar installer what should be allowed for now so the project is not boxed in by the first electrical quote.

Solar energy and future-ready services



Think about solar before final electrical rough-in.

Future-ready checks

- Switchboard capacity
- Conduit and inverter location
- Roof shade and orientation
- Battery-ready allowance
- Efficient hot water



Use this section to capture solar-ready, switchboard, conduit, hot-water and battery-ready questions.

Item	Why it matters	Who to ask	Allowance
Solar-ready conduit / inverter location	Allows future solar without awkward retrofitting.	Electrician / solar installer	\$500-\$2.5k
Switchboard capacity	A modular home can trigger switchboard or metering upgrades.	Electrician	\$1k-\$8k
Roof orientation and shade	North/east/west roof faces and tree shade affect output.	Designer / solar installer	Design item
Solar PV system	Optional system for lower running costs or tenant/family comfort.	Solar retailer	\$5k-\$12k
Battery-ready setup	Useful if backup power, self-use or later battery storage is planned.	Solar/battery retailer	\$1k-\$18k
Hot water choice	Heat pump, electric, gas or solar hot water can affect running costs.	Builder / plumber	\$1.5k-\$5k

Buyer question: ask whether the electrical quote allows for future solar, separate metering, switchboard capacity and efficient hot water.

Solar services notes / decision	Who to ask	Next step / quote detail

12. ROI Calculator Instructions

The included Excel workbook lets you test assumptions. Treat every number as an estimate until you have supplier quotes, finance details, council/certifier fees and rental advice.

- Use conservative rent and vacancy assumptions.
- Add contingency for site works, services, approvals, engineering and unexpected costs.
- Compare gross yield, net yield, annual cashflow and estimated payback period.
- Speak with an accountant or financial adviser before relying on tax, depreciation or investment numbers.

13. Useful Buyer Questions

- What is included in the quoted price and what is excluded?
- Who handles approvals, engineering, certification, plumbing and electrical coordination?
- What frame system is quoted, and are warranty, termite, corrosion and energy-rating assumptions clear?
- Can I see a colour schedule for roof, cladding, trims, windows, doors, deck and stairs?
- What site works, craning, electrical, plumbing, water and septic costs are excluded?
- Has the site been checked for bushfire, koala habitat, vegetation, flood and energy-rating issues?
- What happens if council/certifier requirements change the design?
- What deposit, progress payment and refund terms apply?
- What warranties apply to structure, materials, fixtures and workmanship?
- Can the design be changed before quoting or approval?

14. Helpful Next Steps

Use these links after completing the worksheets. If you are unsure about siting, approvals, services, access or whether a plan suits your block, start with My Own Modular Home before ordering drawings or committing to a supplier.

Next step	Best when	Link
Contact My Own Modular Home	You want pricing, site advice or a model recommendation.	Open contact page myowntinyhome.com
View Australian floor plans	You want to compare plan layouts before requesting a quote.	View partner floor plans australianfloorplans.com.au
Browse modular home designs	You want to compare the My Own Modular Home range.	Open modular homes myowntinyhome.com
Visit My Own Modular Home	You want an overview of the process, benefits and current designs.	Open website myowntinyhome.com

Affiliate disclosure: Some links may be referral or affiliate links. This does not change the price you pay. Always check current inclusions, approval requirements, plan suitability and supplier terms before ordering plans or services.

Official reference links

Reference	URL
Queensland Government Planning	https://www.planning.qld.gov.au/
QBCC build and renovate hub	https://www.qbcc.qld.gov.au/home-owner-hub/build-renovate
Gold Coast planning and building	https://www.goldcoast.qld.gov.au/Planning-building
Brisbane building and planning	https://www.brisbane.qld.gov.au/building-and-planning
Queensland bushfire information	https://www.qld.gov.au/emergency/dealing-disasters/disaster-types/bushfires
Queensland vegetation map request	https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request
NatHERS energy ratings	https://www.nathers.gov.au/
Australian solar PV and batteries	https://www.energy.gov.au/households/solar-pv-and-batteries
My Own Modular Home contact page	https://myowntinyhome.com/contact-us/

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