

## PRE-FAB STEEL FRAME CONVENTIONAL KIT HOME



SPARK HOMES  
**PRE-FAB STEEL FRAME  
CONVENTIONAL KIT HOME**  
CREATING NEW TRENDS IN  
AUSTRALIA WITH  
**QUICK BUILD  
TECHNOLOGY**

Home building kit contains complete set of essential parts, this includes  
Pre-Engineered HDG Steel Frames, Double Glazed Doors & Windows

Compliance under various Building Code of Australia

- CUSTOMIZED
- FAST BUILD
- COST-EFFECTIVE
- ECO-FRIENDLY
- UV RESISTANT
- FIRE RESISTANT
- ENERGY EFFICIENT
- HIGH STRENGTH
- LONG DURABILITY
- TERMITE PROOF

Watch Youtube link for  
Quick build Solution on

[PRE-FAB STEEL KIT HOMES](#)



**\*\*Distributorship  
enquires are welcome**

## STEEL FRAME KIT HOME INCLUSIONS

### Steel shell & Structure (for your Concrete Slab)

#### Option 1 : Standard

- **Pre-Engineered** HDG Steel stud frame walls & roof trusses (AS 4680)
- Internal frame contains easy electrical & plumbing **stub-outs**.
- **COLORBOND** steel sheet / **Engineered external wall cladding**, with **Easy Locking System** with **embossed design** / front painted surface, & rear face consists of PU foam sheet.
- **Roof sheet** - supplied in standard **COLORBOND** metal sheet (AS 1562)
- **COLORBOND®** - Ridge cap, Barge, Corner flashing, Gutters & Fascia
- **Veranda posts** - Supplied in RHS rust resistant Colored Powder coated
- Supplied with **complete** brackets, bolts screws & accessories.
- Includes **Spark Floor Plans**, Material Specification & Instruction sheet
- **Architecturally designed Floor Plans** as per **Council guidelines**.  
Ready for Council submission, approval guaranteed (excluding site specification drawings).
- **Ceiling height - 2.4 meter**

#### Option 2 : Plus additional material supply

- **Exclusive Flooring solution** - Tiles / Floorboards / Carpet for Complete House
- Certified **Insulation Batts** for walls (R2.5) and roof (R3.0)
- **Exclusive Double Glazed Door & Window** stock size to choose  
(Not included: Bi-fold & Stacker Doors & Windows)



#### Sloping land Home : 150

**Option 1 : \$47,340 + GST**

**Option 2 : \$85,212 + GST**

Transport Cost Additional

#### Floor Plan - 150

**3 Bedrooms, 2 Bath, Large Deck Area, Casual living areas, Split Level, Kitchen**

#### Floor Metric Sizes

Upper Living Area: 38.4 m<sup>2</sup>

Lower Living Area: 74.2 m<sup>2</sup>

Garage Area: 19.7 m<sup>2</sup>

Balcony: 40.0 m<sup>2</sup>

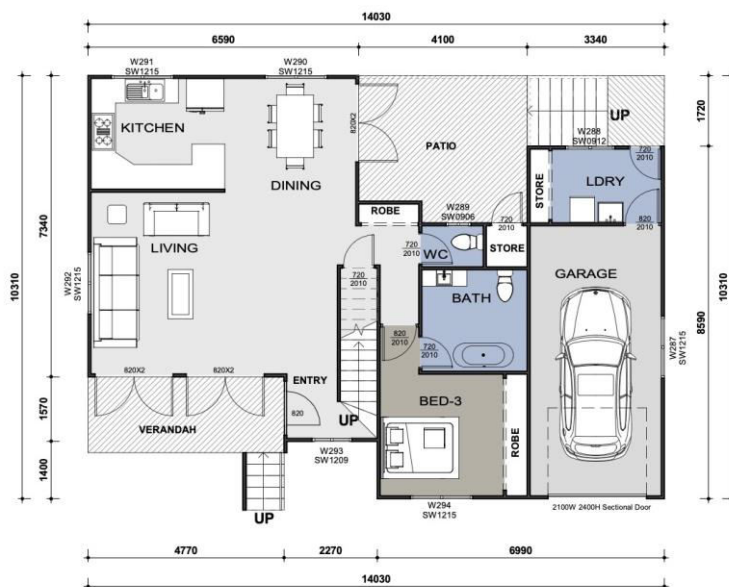
Verandah: 19.7 m<sup>2</sup> Total

Area: 150.0 m<sup>2</sup>

Width of home: 8.80 meters

Length of Home: 13.95 meters

**EPS Panel – KIT HOME option available**







## KIT HOME ADD-ON FEATURES

Add-On options will be priced separately

- External Wall Cladding replacement options with Bricks / Fibro-sheet / Vinyl / Timber
- Wall Partition – Glass wall, EPS panel
- BlueScope Steel frames & Aluminum Channels
- Gyprock, Blue board, Hebel board
- VOC free Paint & Render material
- Colorbond Sheets, Pergola, Patio & Alfresco
- Paver Blocks & Tiles for Floor & Wall
- Hybrid Timber Floating Floor
- Raised Flooring system (600mm)
- Decking system (Composite panel)
- Roof Tiles, Sky lights & Sarking
- Range of Stacker Glass Doors & Windows
- Double glazed French Doors & Windows
- Corinthian / Hume Doors
- Awnings (Fixed & Retractable type)
- Customized Modular Kitchen
- Engineered Stone Benchtop & Splash Back
- Kitchen & Laundry Sink with Tapware
- Verity of Cooktop with Oven & Range-hood
- Appliance, Dishwasher & Aircon
- Toilet Suite, Shower Cubical & Shower Panel
- Toilet Fittings, Vanity with Mirror & Tapware
- Curtains & Venetian Blinds,
- Garage Doors (Auto/Manual)
- Building Material – Sand, Cement, Bricks & Steel
- Skirting, Architraves, Internal Doors & Trims
- Staircase, Handrail & Balustrade
- Fencing solution, Steel Screws & accessories
- Off-Grid Solar Panels & Solar Water Heater
- PLEASED TO SUPPLY OTHER PRODUCTS
- **Luxury & Lifestyle Range**
  - Smart Home technology
  - FRP Swimming Pool
  - Sauna Bath, Jacuzzi & Spa pool
  - Decorative panels & Pillars
  - Marble, Granite & Stacker Stones

Please ask for assistance if you need :

- ✓ Site Survey & Hydraulic Engineering
- ✓ Architectural & Interior Drawings
- ✓ Structural Engineering Drawing
- ✓ BASIX Certification & Fire Assessment
- ✓ Council Approvals assistance

## BENIFITS OF STEEL

**100% TERMITE PROOF TRUECORE** Completely termite proof, Recyclable, non combustible, to ensure our customers are rest assured the structural integrity of the dwelling will not be compromised by the pests.

**PREASSEMBLED STEEL FRAMES:** Framing can be completed quickly by just bolting it together on site. This results in least installation costs for the customer.

**RECYCLABLE MATERIAL:** Highly sustainable & 100% recyclable, Steel is environmentally sustainable material. Its long life conserves valuable resources and reduces energy consumption.

**STRAIGHT AND TRUE** Eliminating the risk of jammed doors and windows will not shrink, rot, warp, or sag or twist, reducing the risk of cracking cornices, bowed internal wall, and sagging roof lines can be engineered for all wind rating and manufactured.

**STRENGTH OF STEEL** High strength ratio compared with other inferior building products, it's easy to see why steel is the favored choice when it comes to strength.

**NON COMBUSTIBLE** Unlike other building materials, A house frame made from TRUECORE steel is non-combustible and will not ignite.



# PRE-FAB STEEL FRAMES & PANELLED FRAME KIT HOME, EASY TO ASSEMBLE



## SPARK HOMES Leaders to innovative game changers in Kit Homes

### SPARK HOMES INTRO

Reports suggest that the average Australian house takes from four to twelve months to build. Spark homes is smashing that average & now offering clients within a week lock up time for conventional homes on your concrete slab. As leaders in innovation, we at Spark Homes are taking home building into 2020 and beyond with Eco-friendly, Energy Efficient homes like no other.

This new design is about still delivering a unique, fantasy-driven home yet securing it to lockup stage in lighting time. Spark Homes manufacturer or distributor of Building products have been the leader in offering everything you need to build a house under their roof. Affordable, yet diverse in the building materials provided for large & small projects. To offer such an innovative process, We at Spark Homes have ensured that there is no trade-off & continue to develop exceptional products for our clients. Whether you want minimalism or prefer extravagance, we have the right product for you.

### USING OUR STEEL FRAME WITH VARIOUS EXTERIOR OPTION

Brick Finish, Light Weight Concrete, Hebel (aerated concrete), Linear Board, Cladding. Tiled Roofs, Rendering, plus many other options

**\* Finance assistance available**

**\*\* Distributorship  
enquires are welcome**

### STEEL FRAME PREASSEMBLED READY FOR ON-SITE INSTALLATION

We give life time warranty on our Blue Scope Steel and We have the state of the art technology with precision accuracy manufacturing feasibility. All our steel framing components can be easily assembled, By simple insertion of one element into or over the other.

### STEEL IS A SUPERIOR CONSTRUCTION MATERIAL

Highest strength-to-weight ratio of any building material, 100 % recyclable Non-combustible, does not burn and Will not contribute fuel to the spread of a fire Inorganic - will not rot, warp, split, crack or creep & stable - does not expand or contract with moisture content Consistent material quality produced in strict accordance with national standards, no regional variations.



### CYCLONIC BUILDINGS

Spark Homes offers a range of designs that meet the strict Building Codes of Australia for cyclonic regions. In fact, they are individually Engineered to meet the BCA criteria.

### SUSTAINABILITY CLADDING

Our cladding has a unique polyurethane Foam core which is the best material for heat preserving and heat insulation. With a fantastic selection at Spark Home You never have to feel that you settled for less, this cladding can mimic any Exterior you have ever dreamed of having from a corrugated iron rustic feel to a convincing wood grain effect. A brick look in various colors, whether it be uniform sized bricks to wide or narrow bricks. A stone look and a stucco look. With hundreds of colors and designs to choose from you will be amazed at what you can design. Made From proven construction materials that are well suited to the extremes of the Australian climate. It is also a lightweight construction material with excellent Insulation properties and creating a Stylish facade.

**Meet us for discuss on larger projects  
Townhouse, Hotels, Duplex, School,  
Holiday homes, High-rise designer  
buildings, Commercial projects & more**



**Watch Youtube link for  
Quick build Solution on  
[PRE-FAB STEEL KIT HOMES](https://www.youtube.com/watch?v=SPARKHOMES)**

### BENEFITS OF BEING AN OWNER BUILDER

You are required to do Owner-Builder License course before you begin to build.  
Control of your project – you are not limited by the builder. Flexibility – last minute changes are possible.  
Selecting tradesmen – Just need Concreter, Carpenter, Plumber, Electrician of your choice to Build your house.  
No waiting time – you can work to your own schedule & pace and not a builder's.  
The final result is the home you want. No builder's margin.

### OPTION TO APPOINTING A PROJECT MANAGER AT A COST

You are required to do Owner-Builder License course before you appoint any Project Manager.  
From the beginning to the end, a Spark Homes project manager will supervise your project ensuring that it's completed on time and to budgetary constraint. Planning, coordinating, hiring the contractors and working with the engineers, architects and vendors all on your behalf to get the overall project you wish for.

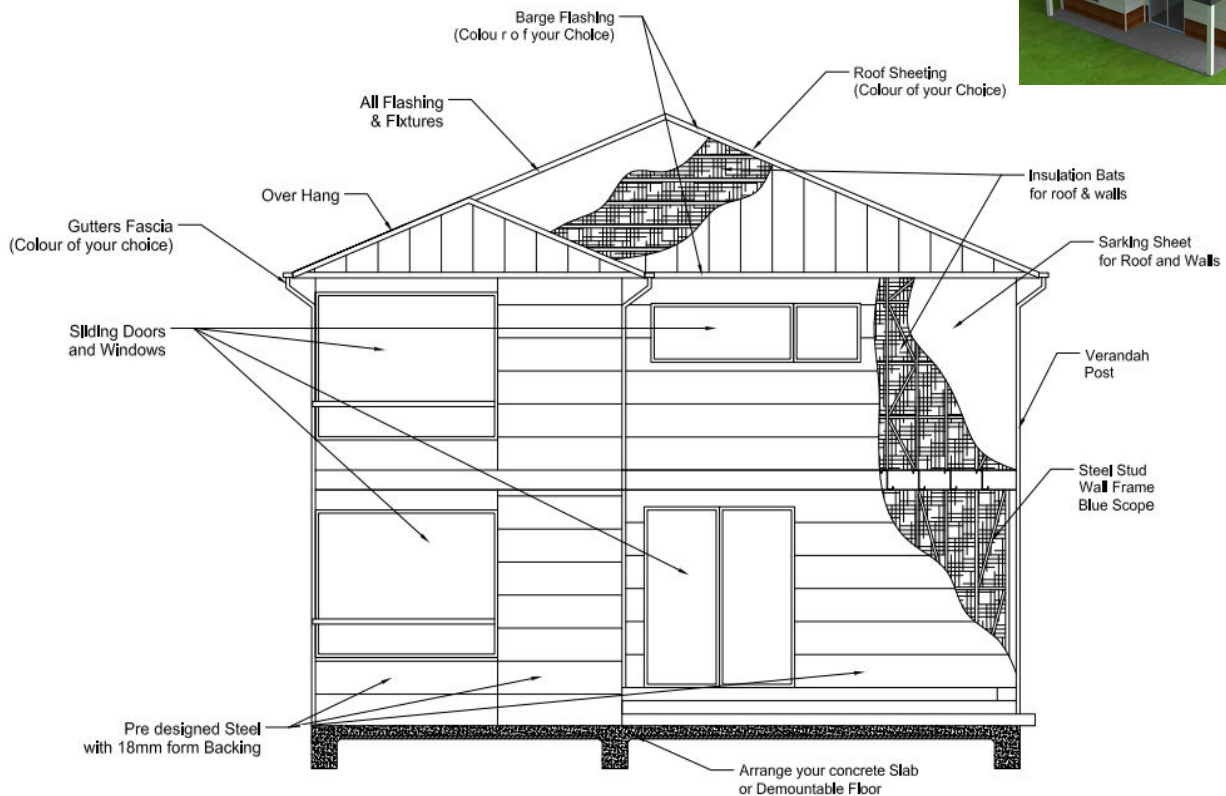
### OPTION TO APPOINTING A BUILDER AT A COST

Have you been dreaming of that forever home but just don't have the time or even an idea how to start? Get in contact with our team today and we'll assist you in buying a kit and appointing your own builder who can then ensure your next project is delivered on time and to meet budget; With insurance for bank loan purposes this can make a big difference!

[Click here for  
Owner-Builder  
License Course](#)



### KIT HOME SPECIFICATION SHEET



### WHY CHOOSE SPARK HOMES?

We are the direct manufacturers for our steel frame and most of the material we use for our kit homes, we share the margins with our Clients.

### SPEAK TO ONE OF OUR FRIENDLY STAFF

If any of our design does not suit your requirement or block of land We can customize your dream home for you.



Watch You Tube link for  
**PRE-FAB Steel Frame  
installation process**



## Frequently Asked Questions (FAQ's)

### **What is the price?**

This is the most commonly asked question, so we want to give you a realistic idea of what one may cost. We provide a base price for each of our standard floor plans with an option sheet which allows you to select various upgrades or, in some cases, remove certain items from the base unit. This will provide you with a fairly accurate cost of the final number of units, with the only variances based on any customizations you may require.

### **Can we have the option of buying DIY Steel Frame Kits ?**

Yes, you do have the option of buying DIY Prefabricated Steel Frame Kits only.

### **Can I bring our Floor Plan for a quote?**

Yes we can provide quotation. You can bring your Floor Plan and we can customise Steel Frames, and material you wish to select according to the Design Plan.

### **Can I transport them?**

All standard & customised Prefabricated Steel Frame Kits are transportable, as they are made of Solid Steel Frames. These are made to be transported. This means that you could easily move them to the site location. This will just require a call to your local transport company or we can also arrange transportation at additional charges.

### **Can our frame be customized?**

Yes it can fully be customized to your required size and material choice. All architectural design & engineering certification will be charged additional

### **Do you offer financing?**

We can help direct you with your loans to professional finance people.

### **Are delivery and set-up included in the price?**

Delivery & set-up can be arranged at a additional cost.

### **How many tradesman are required to build it ?**

Depending upon the design & size, the requirement of tradesmen may vary. Also, you are required to do OWNER – BUILDER license course to manage the project to save the cost, Primarily you need Concreter, Carpenter, Plumber to build your house, however, you can also engage Builder to manage the project too.

### **Where does steel frame installation starts from?**

Steel frame installation starts after your concrete slab has been casted and all under slab / UG utility services lines & electrical lines been laid. You can then begin this work while we are manufacturing the steel frames & panels for your dwelling.

### **What about codes and zoning?**

Codes and zoning will differ depending on the location where the dwelling will be placed, what it will be used for. In many counties and smaller towns, there may not be any zoning at all. The first thing we recommend is to contact your local council and discuss your plans, You can connect us for Council / DA Approval assistance.

### **How long does it take to manufacture one?**

Depending upon how busy we are, but normally it takes between 4 to 8 weeks to build a Steel Frame Kit. Also depending on the design and other construction materials you have chosen. We can give you a more exact timeframe when you make order.

### **Do you offer Off-grid solar?**

Yes we do, we are currently working with a solar company and can easily tailor the units to be “solar ready”. We can also work with them to deliver a full or partial off-grid quote specific to your situation.

### **Is it Termite and Insect resistant ?**

There is no wood used in the entire process, all steel frames are connected with metal connectors, so there is no surface for termites to eat, the only openings for pests of any kind to enter the frame wall is through any openings cut into the wall for any stub-out, doors or windows. All of these openings are required to be insulated and caulked / silicone to prevent weather and insects or rodents from entering.

Meet us for discuss on **larger projects** – Townhouse, Hotels, Duplex, School, Holiday homes, High-rise designer buildings, Commercial projects & more

**\* Finance assistance available**



[Watch YoutTube link for PRE-FAB Steel Frame installation process](#)