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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

The Homebuilding Kit contains a complete set of essential parts, including Pre-Engineered HDG steel frames, double glazed doors & windows, and more!

Compliance under various Building Codes 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 inquiries are welcome**

www.sparkhomes.com.au | Email: enquiry@sparkbusinessgroup.com.au | Tel: (02) 88074717

STEEL FRAME KIT HOME INCLUSIONS

Steel shell & Structure (for your Concrete Slab)

One Storey Home : PLAN 170 B

Option 1 : $34,002+ GST

Option 2 : $64,604 + GST

Transport Cost Additional

Floor Plan - 170B
4 Bedrooms, 2 Car, 2 Bath, Suits Corner Land
2 Living Areas, Narrow Lot Home Design

Floor Metric Sizes
Living Area : 127 m2
Garage Area: 32.60m2
Total Area: 170 m2
Width of home : 8.5meters
Length of Home:25.0 meters

Option 1 : Standard

✔ **Pre-engineered** HDG steel stud frame walls & roof trusses (AS 4680)
✔ The internal frame contns easy electrical & plumbing **stub-outs**.
✔ **Veranda posts** – If shown in floor plan. Supplied in RHS rust resistant coloured powder coated.
✔ **Garage and carport** – If shown in floor plan.
✔ Includes **spark floor plans, m**aterial specification & instruction sheet.
✔ **Architecturally designed floor plans** as per **council guidelines**. Ready for council submission, approval guaranteed. (excluding site specification drawings, If any changes or customized plans, a fee will be charged).

Ceiling height - 2.4 metres. Roof height - 2.7 metres.

Option 2 : Plus additional material Lock up stage

✔ **Door & Window** stock size to choose from as given on floor plan.
✔ **Cladding:** Vinyl, Color Bond Steel, Option upgrade for any other cladding required
✔ **Roofing:** Color Bond Roof Sheets.
✔ Flashing: Barge and Ridge Flashing.
✔ Wall Insulation R-2.5, Roof Insulation, R-3
✔ Wall Sarking
✔ bi-fold doors and windows, stacker doors can be added as an option.

Addition cost for: Wind rating, Snow loading, Fire rating

Need any other products with your kit, please check our building material section on our website if you wish to buy them separately. Please click here.

Fire rated material available

EPS Panel – KIT HOME option available

Colorbond

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KIT HOME ADD-ON FEATURES

Add-On options priced separately

- ❑Wind rating
- ❑Snow loading
- ❑Fire Rated
- ❑External wall cladding replacement options with bricks/fibro-sheet/vinyl/timber/hebel.
- ❑Wall partition – glass wall, EPS panel.
- ❑BlueScope steel frames & aluminum channels.
- ❑Gyprock, blue board, hebel board.
- ❑COLORBOND® - Ridge cap, barge, corner flashing, gutters & fascia.
- ❑VOC 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, skylights & sarking.
- ❑Range of stacker glass doors & windows.
- ❑Double glazed doors & windows.
- ❑Internal Doors
- ❑Hot water Heater
- ❑Solar Hot water Heater
- ❑Solar Panels
- ❑Insulations
- ❑Floor Insulation

Luxury & Lifestyle Range

- Smart Home technology
- FRP Swimming Pool
- Sauna Bath, Jacuzzi & Spa pool
- Decorative panels & Pillars
- High-Security System
- Remote Controlled Technology House
- Marble, Granite & Stacker Stones

- ❑ Customized modular kitchen.
- ❑Awnings (fixed & retractable type).
- ❑ 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.
- ❑ Residential House Lift.
- ❑ Cut Glass Supply.
- ❑ Remote controlled main gates.
- ❑ Remote control lights

- **PLEASED TO SUPPLY OTHER PRODUCTS**

Please ask for assistance if you need :

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

Need help to draw your own floor plan?

Draw Your Floor Plan | Spark Homes

If you have the land, we are open to discuss a joint Venture options.

Colorbond®

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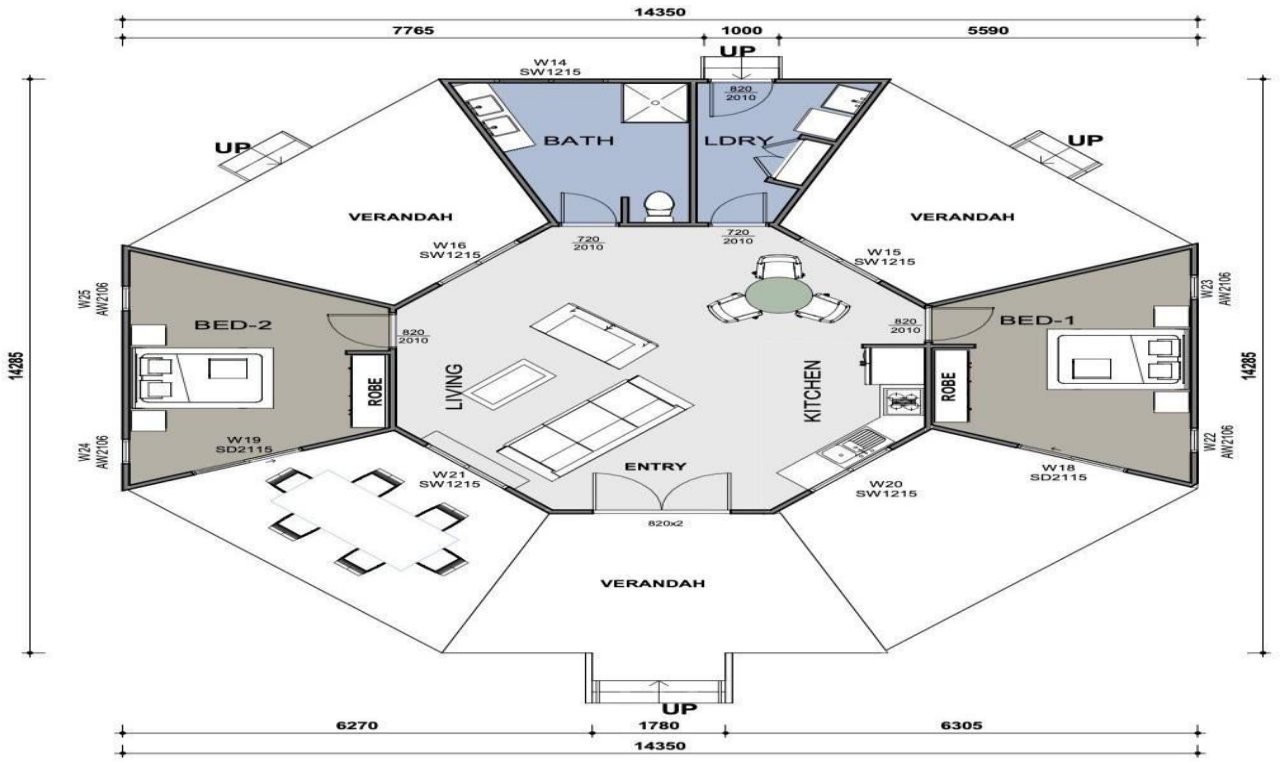
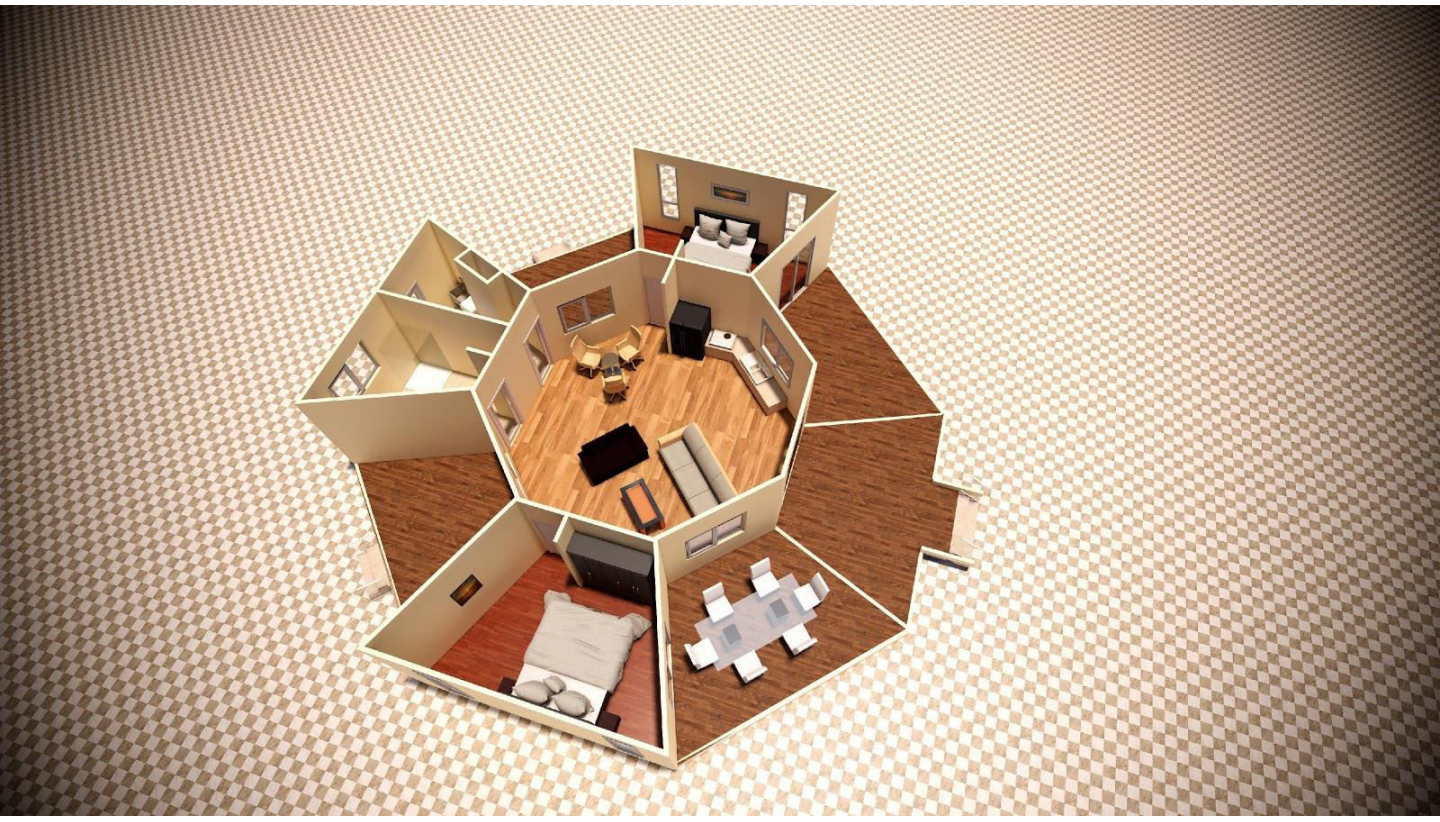


Hand draw customize your own floor plan here if any changes required



UP
BATH
LDRY
L
UP
VERANDAH
VERANDAH
BED-2
ROBE
LIVING
BED-1
ROBE
KITCHEN
ENTRY
VERANDAH

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- ❑Double glazed doors & windows.
- ❑Corinthian/Hume doors.

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BENIFITS OF STEEL

100% TERMITE-PROOF TRUE CORE 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 the least installation costs for the customer.

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

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

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 TRUE CORE 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 are smashing that average & now offering clients within a week's 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 delivering a unique, fantasy-driven home yet securing it to lockup stage in lighting time. Spark Homes manufacturer or distributor of Building products has 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 OPTIONS

Brick finish, light weight concrete, hebel (aerated concrete), linear board, cladding. Tiled roofs, rendering, plus many other options

STEEL FRAME PREASSEMBLED READY FOR ON-SITE INSTALLATION

We give a lifetime warranty on our BlueScope Steel and we have 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

The highest strength-to-weight ratio of any building material, it is 100% recyclable, non-combustible, and will not contribute fuel to the spread of a fire. It is inorganic - it will not rot, warp, split, crack or creep & stable. It does not expand or contract with moisture content. Overall, it is consistently quality material produced in strict accordance with national standards, with 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 Homes, 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 is also an option, as well as 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.

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* Finance assistance available

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Meet us to discuss larger projects (townhouse, hotels, duplex, school, holiday homes, high-rise designer buildings, commercial projects & more)

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BENEFITS OF BEING AN OWNER BUILDER

You are required to have completed an Owner-Builder License course before you begin to build. Benefits include:
Control of your project: you are not limited by the builder. Flexibility – last-minute changes are possible.
Selecting tradesmen: You need a concreter, carpenter, plumber, and an electrician of your choice to build your home.
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 complete an 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 constraints. The project manager will also plan, coordinate, and hire the contractors and will work with engineers, architects, and vendors on your behalf to get the project you wish for.

OPTION TO APPOINTING A BUILDER AT A COST

Have you been dreaming of that home forever but just don't have the time or even any idea of 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 your budget; with insurance for bank loan purposes this can make a big difference!

Click here for an Owner-Builder

ABSOLUTE EDUCATION

KIT HOME SPECIFICATION SHEET

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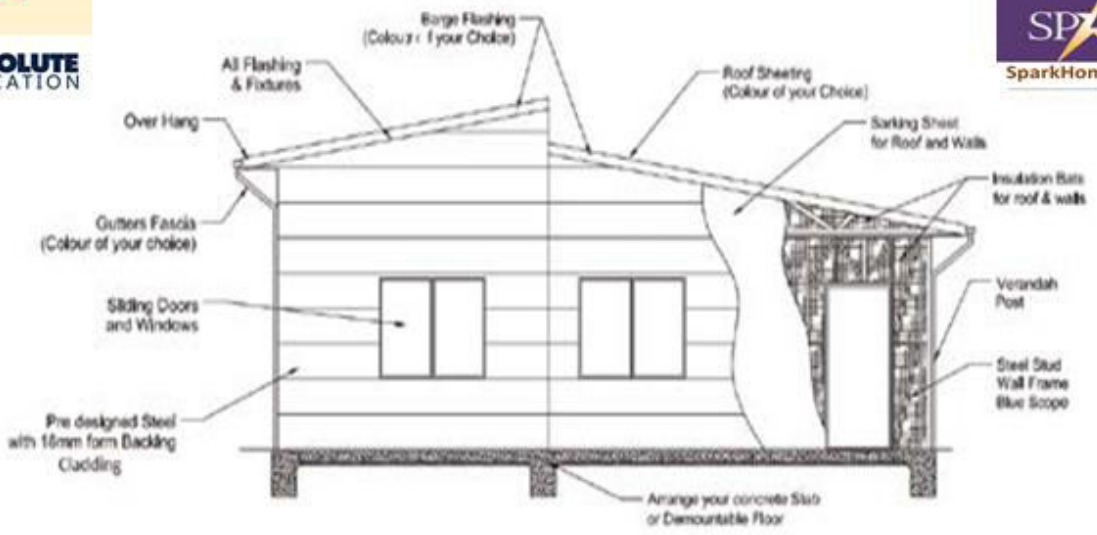

WHY CHOOSE SPARK HOMES?

We are the direct manufactures 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 do not suit your requirement or block of land, we can customize your dream home for you.

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Frequently Asked Questions (FAQ's)

Does Spark Homes manufacture steel frames?

Yes, we do manufacture our own cold roll steel frames and have state-of-the-art technology manufacturing machines, which is all software controlled to manufacture small and large size building frames. It can be customized easily.

Does Spark Homes manufacture doors and windows?

Yes, we do manufacture a range of glass doors and windows for residential and commercial projects.

What is the price of our Steel Frame Kits?

This is our most commonly asked question. We provide a base price for each of our standard floor plans with an option sheet that 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.

Do you supply other Building Material as Option?

Yes, we supply all other building material separately as your option choice.

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

Can I transport them?

All standard & customized 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 be customized according to your required size and material choice. All architectural design & engineering certification will be charged additionally.

Do you offer finance?

No. However, we can help direct you with your loans to professional finance people.

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

No. Delivery & set-up can be arranged at an additional cost.

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How many tradesmen are required to build it?

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

Where does steel frame installation start from?

Steel frame installation starts after your concrete slab has been casted and all under slab/UG utility services lines & electrical lines have 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 and 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 contact us for Council/DA Approval assistance.

How long does it take to manufacture one?

It depends on how busy we are, but normally it takes between 4 to 8 weeks to build a Steel Frame Kit. It also depends on the design and other construction materials you have chosen. We can give you a more exact timeframe when you make an 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, insects, or rodents from entering.

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

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