



# SPARK BUSINESSGROUP PTY LTD



**SPARK KIT  
HOMES  
CREATING  
NEW TRENDS  
IN AUSTRALIA  
WITH QUICK  
BUILD**

**KIT HOME RANGE WITH STEELFRAMES  
DOUBLE GLAZED DOORS AND WINDOWS  
ENGINEERED TO BUILDING CODES**

- GREEN
- ENERGY EFFICIENT
- CUSTOMIZED
- QUICK BUILD
- COST-EFFECTIVE
- ECO-FRIENDLY

**Granny Flat**  
Model No: 85



(02) 8807 4717



Unit 3, 13 McCormack Street  
Arndell Park, NSW 2148



Enquiry@sparkbusinessgroup.com.au

[www.sparkhomes.com.au](http://www.sparkhomes.com.au)



<https://www.sparkhomes.com.au/contact-us/>



<https://www.youtube.com/watch?v=Wk5D7J5ZbkQ&feature=youtu.be>



## Granny Flat Kit Home PLAN 85

### Option 1

\$21,624 plus GST

### Option 2

\$40,004.00 plus GST

(Transport Cost depending on location)

### Floor Metric Sizes

Total Area: 80.0 m<sup>2</sup>  
Width of home :9.32 meters  
Depth of Home: 11.07 meters

### Floor Plan

2 Bedroom, Large Living Area, 1  
Bathroom,  
Deck To Front, Large Family Kitchen,  
On Timber Floor

## KIT HOME INCLUSIONS

### Supplying steel shell and structure: Option 1

- Internal and external stud frame walls and roof trusses.
- Internal framing pre-drilled for electrical and plumbing.
- External horizontal or vertical wall pre-designed, Galvanized steel painted embossed steel sheet(zinc alloy with polyurethane foam backing).
- Roof sheeting supplied in COLORBOND® roofing take out.
- Ridge capping, barge and corner flashing supplied in COLORBOND® steel Gutters and fascias supplied in COLORBOND® steel.
- Veranda posts supplied in Colored Powder Coating.
- All brackets, bolts and screws supplied.
- Full Engineering certificate with Spark Floor Plans.
- Floor plans ready to submit for council, approval guaranteed, excluding site specification drawings.
- 2.4 meter Ceiling height.

### Option 2

### Plus Addition Supplying material:

- Porcelain White Tiles for complete House and Bathrooms.
- R2.5 Insulation Batts for walls and roof.
- Double Glazed doors and windows as given on floor plan.

## Granny Flat Kit Home Plan 85



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# KIT HOME INCLUSIONS ADD ON OPTIONS

Inclusions options will be priced separately

- GYPROCK
- INTERIOR PAINT COLOURS
- VARIOUS SKIRTING AND ARCHITRAVES
- RAISED FLOORING SYSTEM (600MM)
- REAR VERANDAH
- REMOVAL OF EXTERNAL WALL SHEETING AND ADD BRICKS
- MIRROR REVERSED PLANS
- KITCHEN MODULER OR CUSTOMIZED MADE TO ORDER
- ADD ON DECKING
- VARIOUS CLADDING OPTION AVAILABLE
- EPS PANELS INSULATED PANELS AS KITS
- HEBEL BOARDS
- BRICKS
- RENDERING MATERIAL OPTION
- INTERNAL DOORS
- CYCLONE RATED
- GARAGE DOOR
- TOILET SUITE
- SHOWER CUBICLE
- VANITY
- SNOW ROOF LOADING
- OVEN
- LAUNDRY
- AIR CONDITIONER
- PLEASE SUPPLY OTHER PRODUCTS

## BENIFITS OF STEEL

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

**PREASSEMBLED STEEL FRAMES:** Framing can be completed in only a fraction of the time by just bolting it together on site. The result is lower installation costs for all people on site.

**RECYCLABLE MATERIAL:** reduces energy consumption plus steel is 100 % recyclable, Steel ticks all the boxes essential for sustainability. Its long life conserves valuable resources and reduces energy consumption.

Please ask for help if you need Council Approvals

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

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

**NON COMBUSTIBLE** Unlike other building materials, a house frame made from TRUECORE® steel is noncombustible and will not ignite.

**50 YEAR WARRANTY TRUECORE®** steel is durable and strong, protected by a 50 year warranty from BlueScope.

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



### SPARK HOMES INTRO

Reports suggest that the average Australian house takes from four to twelve months to build. Spark homes is smashing that average and now offering clients a 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 lock up 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 small and large projects. To offer such an innovative process, We at Spark Homes have ensured that there is no trade-off and continue to develop exceptional products for our clients. Whether you want minimalism or prefer extravagance, we have the product for you.



**Spark Homes leaders to innovative game changers in Kit Homes!**

### 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 imensionally stable - does not expand or contract with moisture content Consistent material quality - produced in strict accordance with national standards, no regional variations.

### USING OUR STELL FRAME WITH VARIOUS EXTERIOR OPTION

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



### CYCLONIC BUILDINGS

Spark homes offer 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 heatpreserving 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 colours, 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.

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SUPPLIER ACCROSS AUSTRALIA



## BENEFITS OF BEING AN OWNER BUILDER

Control of your project – you are not limited by the builder. Flexibility – last minute changes are possible. Selecting tradesmen – you are free to use who you want. No waiting time – you can work to your own schedule and not a builder's. The final result is the home you want. No builder's margin.

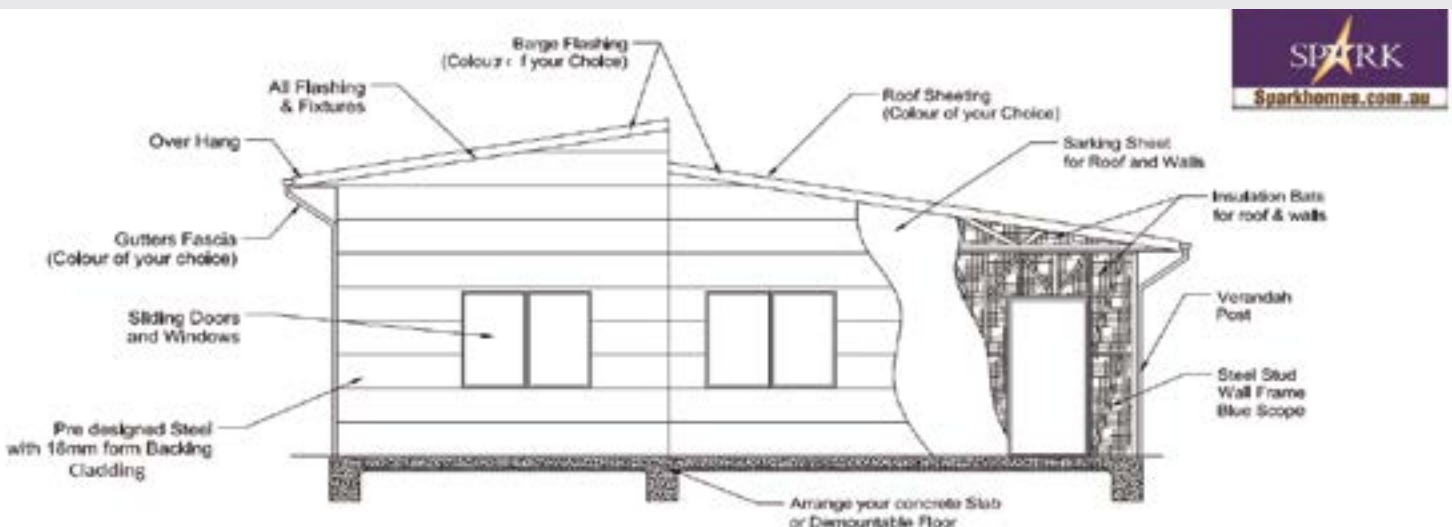
## OPTION TO APPOINTING A PROJECT MANAGER AT A COST

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!

# 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.

### Click here to see the Steel Frame Video Installation Process.

### 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.

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