



PRE-FAB STEEL FRAME KIT HOME CATALOGUE AND INCLUSIONS

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



SPARK Kit Homes provides the ultimate solution for all your building needs , whether residential or commercial . Choose from our extensive range of standard model homes or collaborate with us to create a custom design tailored to your block of land . From small to large-scale projects, we offer Green energy and sustainable products designed to meet your requirements . Our homes are flat -pack , easy to assemble , and built using state -of-the -art technology , including cold-rolled steel frames, insulated panels, and SIP panels.

We manufacture our own steel frames using advanced , future-ready technology and supply a wide range of building materials under our trusted Spark brands, complemented by a variety of local brands . As a one -stop solution , we provide everything from screw steel piers for foundations to structural steel, interior fittings, and exterior cladding.

Our flexible kits offer two options : Option 1, steel frame only , and Option 2, till lock-up stage , giving you the freedom to choose what works best for your project . Spark Kit Homes makes luxury affordable , ensuring your home looks like a million -dollar property while staying within budget. Start building your dream home today!

Explore our range of manufactured homes, designed to arrive ready-built at your site, offering a fast-build solution that saves you from hefty mortgage fees. With these homes, you not only save time but also significantly reduce construction costs.

Discuss your needs with one of our team members to find the perfect home for you . Additionally , we provide a specialized screw piling system ideal for demountable homes , eliminating the need for expensive tip bins and streamlining the installation process.

Experience the convenience and cost-efficiency of our manufactured homes—your hassle-free path to quality living.

The Homebuilding Kit contains a complete set of essential parts, 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

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**[PRE-FAB STEEL KIT HOMES](#)
 inquiries are welcome**

STEEL FRAME KIT HOME INCLUSIONS

Steel shell & Structure (for your Concrete Slab)

Inclusions Option 1:

Steel Frame for your concrete floor

Inclusions for Steel Kit Homes

- **High-Quality Steel Frames:** Made with pre-engineered BlueScope HDG steel walls and roof trusses, compliant with AS 4680 standards.
- **Easy Installation:** Includes pre-cut noggins for plumbing and electrical wiring, plus an optional steel subfloor system for single-story kits (automatically included for two-story kits).
- **Lifetime Warranty:** Ensures long-term durability and peace of mind.
- **Certified Engineering:** Meets NCC standards, guaranteeing structural integrity and resilience in all weather conditions.



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Home building kit contains complete set of essential parts, this includes Pre-Engineered HDG Steel Frames

Compliance under various Building Code of Australia

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Pre-Engineered HDG Steel Frames

Compliance under various Building Code of Australia

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EPS Panel – KIT HOME option available



www.sparkhomes.com.au



SUPPLIER
 ACCROSS
 AUSTRALIA



Option 2: Lock Up stage

Option 2 kit home includes everything up to the lock-up stage: steel frame, doors, windows, cladding, and roofing. This comprehensive package provides all the essential materials needed to fully enclose your home, ensuring security and durability while allowing for flexibility in completing the interior at your own pace.



Sliding Window



Awning Window
Awning Window



Sliding Door

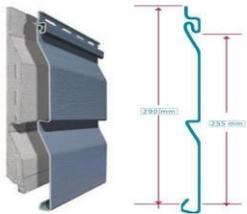


Internal Doors



External Doors

Exterior Cladding: Pre Coloured of your choice



VINYL CLADDING



Colourbond Cladding



Aluminium Cladding



Roofing: Coloured of your choice

Insulations



Colourbond Roofing, Trim deck/Corrugated



Wall Insulation R-2,



Roof Insulation, R-3



Roof Blanket



Wall Sarking

"Upgraded Fibro and brick cladding options available at extra cost. Request the catalog for details."



Brick Finish



www.sparkhomes.com.au



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Other add on Option to Choose from

We provide a variety of additional products, including bathroom fixtures, kitchen designs, tiles, and flooring, allowing you to customize your interiors. Our wide range of materials is available separately to suit your budget, quality standards, and style preferences. Please contact us for a catalog and pricing details.

Walls Gyprock:



10 mm plasterboard for walls and ceilings, and 10 mm water shield for wet areas.

Floor Wet Area



Compressed Fibro Sheets

Floor Sub and



Yellow Tongue

Floor Sub and



Mgo

Flooring



Vinyl Planks and Carpets
Colour of your Choice



Tiles



Kitchen Benchtop and Splashback



Block Kitchen or Customized

Toilets



Showers



Bath tubs



Hot water System



Solar Power



Doors, Windows and skirting Finishes



Designer Blinds



Elevator



Smart Home System



Stack Doors, Bi Fold Doors Cost Extra.

Need any other products with your Manufactured Homes please check our building material section on our website if you wish to buy them separately. Firerated material 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
- Stair Case
- Range of Stacker Glass Doors & Windows
- Double glazed French Doors & Windows
- Corinthian / Hume Doors
- Awnings (Fixed & Retractable type)
- **Luxury & Lifestyle Range**
 - Smart Home technology
 - FRP Swimming Pool
 - Sauna Bath, Jacuzzi & Spa pool
 - Decorative panels & Pillars
 - Marble, Granite & Stacker Stones
 - Elevator / Lift for homes
- 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
- Wardrobes for all rooms
- 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
- ✓ Soul Testing
- ✓ Town Planner

Benefits of steel frame

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 lifetimeo-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



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Various Options on how to Build:

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.

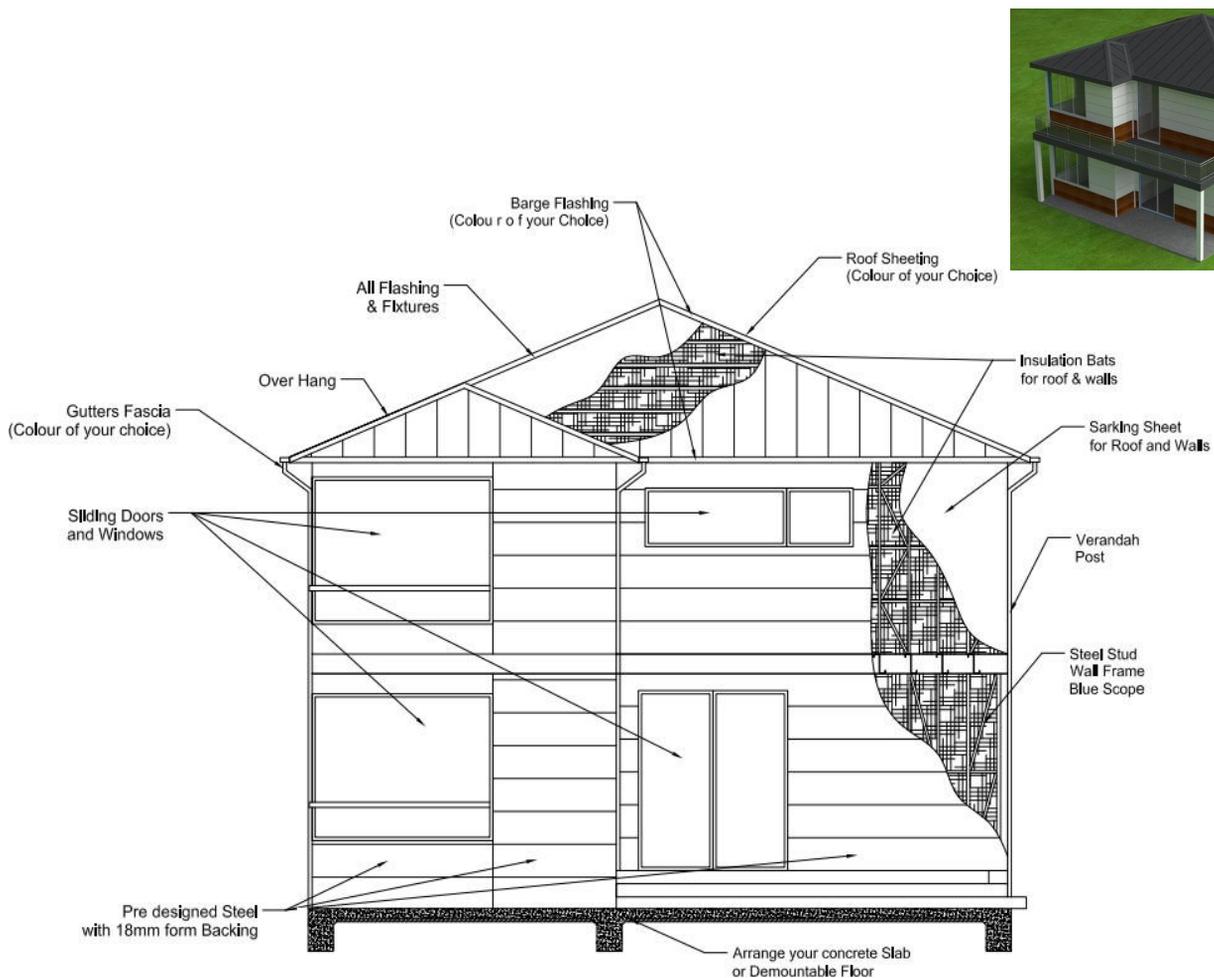
OPTION TO APPOINTING A BUILDER AT A COST

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!



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 does 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)

What is the price?

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This is one of our most commonly asked questions. To give you a clear idea, we provide a base price for each of our standard floor plans, along with an options sheet that allows you to select various upgrades or, in some cases, remove specific items from the base unit. This approach ensures an accurate estimate of the total cost, with variations depending on any customizations you may require.

•What is the difference between Option 1 and Option 2?

Option 1 includes only the supply of the steel frame structure. Option 2 provides a kit supplied up to the lock-up stage, which includes additional materials such as external cladding, roofing, and windows to fully enclose the structure.

•Can I purchase DIY Steel Frame Kits?

Yes, you have the option to purchase DIY Prefabricated Steel Frame Kits only.

•Can I bring my own floor plan for a quote?

Absolutely! You can bring your floor plan, and we'll provide a quote. We can also customize steel frames and materials to align with your specific design.

•Can the steel frames be transported?

Yes, all our standard and customized Prefabricated Steel Frame Kits are fully transportable. Built with solid steel frames, they are designed to be easily moved to your site location.

•Can the steel frames be customized?

Yes, our steel frames can be fully customized to suit your required size and material preferences. Please note that additional charges may apply for architectural design and engineering certifications.

•Can we build our house ourselves?

Yes, you can build your house as long as you complete the Owner-Builder course, which you are eligible to undertake once every five years.

•Can you help with project management?

Yes, we can assist by appointing a project manager on your behalf, provided you have obtained an Owner-Builder license.

•Do you offer financing?

Yes, we can connect you with professionals to help arrange loans for your project.

•Are delivery and setup included in the price?

Delivery and setup can be arranged for an additional cost, depending on your location.



•How many tradespeople are required to build it?

The number of tradespeople required depends on the design and size of your project. Typically, you will need a concreter, carpenter, plumber, and electrician. To save on costs, you can complete an Owner-Builder license course to manage the project yourself, or alternatively, hire a builder to oversee the process.

•Are steel frames designed for concrete slabs?

Yes, our steel frames are designed for use with concrete slabs. However, if you require a floor system for a sloping site or need a demountable solution, we can provide customized options. Please contact us for pricing and details.

•When does steel frame installation begin?

Steel frame installation begins after the concrete slab is poured and all under-slab utilities, such as plumbing and electrical, have been installed. While this work is being completed, we manufacture the steel frames and panels for your home.

•Can you provide a quick-build manufactured home solution?

Yes, we offer quick-build solutions where the home is built at the factory and sent to the site for installation. This minimizes on-site delays due to weather conditions and tradespeople scheduling, saving you time and hassle.

•What about codes and zoning?

Codes and zoning regulations vary depending on your location and the intended use of the dwelling. Some areas, especially smaller towns, may have fewer zoning requirements. We recommend contacting your local council to discuss your plans. If needed, we can assist with Council/Development Approval (DA) processes.

•How long does it take to manufacture a steel frame kit?

On average, it takes 4 to 8 weeks to manufacture a steel frame kit. This timeline depends on factors such as our current workload, the design complexity, and the construction materials you select. A more precise timeline will be provided upon order placement.

•Do you offer off-grid solar solutions?

Yes, we can tailor kits to be “solar-ready,” depending on the size and requirements of your project. We also offer full or partial off-grid solutions based on your specific needs.

•Is it termite and insect resistant?

Yes, our steel frames are completely termite and insect resistant. Since no wood is used in the construction process, there are no surfaces for termites to eat. All wall openings for doors, windows, or utilities are sealed with insulation and silicone to prevent pests, weather, and rodents from entering.

•Do you cater to larger projects?

Absolutely! We’d love to discuss larger projects with you. We specialize in developments such as townhouses, hotels, duplexes, schools, holiday homes, high-rise designer buildings, and commercial projects.

*** Finance assistance available**



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The Process to Start Ordering a Kit Home

Step 1: Appointment

Schedule an appointment to discuss your requirements and ideas. During this session, we'll refine your concepts, propose tailored design solutions, and review your budget and costs to ensure your plan aligns with your vision and property needs.

Step 2: Proforma Invoice

Once you're ready to proceed, we'll provide a detailed proforma invoice tailored to your requirements. This document will include a clear pricing breakdown to help you make informed decisions.

Step 3: Confirmation

Review, sign, and return the proforma invoice to confirm your order and proceed to the next stage.

Step 4: Stage-Wise Payment

Payments are made in the following stages:

1. Advance Payment for Approvals: If required, council approval costs are invoiced separately.

2. 10% Deposit: To initiate the kit home build process.

3. 40% Manufacturing Deposit: Due 10 days after the initial deposit to begin manufacturing your custom kit.

4. 25% Progress Payment: Invoiced midway through the project based on milestones.

5. Final 25% Payment: Due prior to the delivery of your kit home.

Step 5: Designing

We'll create customized floor and site plans that you'll need to approve. Once finalized, these plans are submitted for council approval to ensure all designs meet regulatory standards and your expectations.

Step 6: Building

Once council approval is obtained, choose the building approach that suits you best:

• **Hire a Builder:** Engage a builder offering a fixed-price contract for the entire project.

• **Owner-Builder License:** Apply for a license if you prefer to manage the project yourself.

• **Appoint Key Tradesmen:** Bring in professionals for carpentry, plumbing, and electrical work.

• **Project Manager:** Hire a project manager to oversee construction, ensuring efficiency and timely completion.

* **Finance assistance available**



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