

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 | Fire Resistant |
| Fast Build | Energy Efficient |
| Cost-effective | High Strength |
| Eco-Friendly | Long Durability |
| UV Resistant | Termite Proof |

**Watch YouTube link for
 Quick build Solution on**

[PRE-FAB STEEL KIT HOMES](#)

*Companies interested in Distributors
 across all states can call for more
 information*

Inclusions Option 1: Steel Frame for your concrete floor

- **Inclusions for Steel Kit Homes**
- **High-Quality Steel Frames:** Made from pre-engineered BlueScope HDG steel wall frames 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-storey kits (automatically included for two-storey kits).
- **Lifetime Warranty:** Provides long-term durability and peace of mind.
- **Certified Engineering:** Meets NCC standards, ensuring structural integrity and resilience in all weather conditions.



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Home Building Kit includes a complete set of essential parts, including Pre-Engineered HDG Steel Frames.

Compliant with the Building Code of Australia (BCA).
Should you need a demountable floor kit option,
please ask for pricing.

Watch the YouTube link
below for Quick Build
Solution.

[PRE-FAB STEEL KIT HOMES](#)

EPS Panel – KIT HOME option available

SUPPLIER ACROSS AUSTRALIA

Option 2: Lock-Up Stage

Option 2 kit home includes OPTION 1 and everything up to the lock-up stage: steel frame, door, 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.

Included in the lock-up stage kit:
Steel frame (Option 1)

Windows: sliding or awning



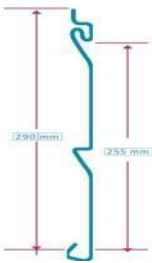
External door



Roofing: Colorbond Trimdeck/



Exterior cladding options: vinyl, aluminium, and Colorbond (colour of your choice)



• Insulation: wall R-2, roof R-3, plus roof blanket and wall sarking



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

Other add-on options 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.

Interior Door



Sliding Door



Walls: Gyprock



Wet-area fibro sheet



Subfloor: wet-area fibro (waterproof, fire-resistant)



Subfloor: Yellow Tongue



Flooring: Vinyl planks and carpet and tiles

Tiles

Block kitchen (or custom)



Toilets



Showers



Bathtubs



Hot Water System



Solar Power



Doors, windows, door jambs, skirting finishes



Designer Blinds



Elevator



Smart Home System



Is your property in Fire Zone area?

Please ask for fire-rated material, depending on your bal rating you fall under



KIT HOME MORE ADD-ON FEATURES

Add-On options, if required, will be priced separately

- External wall cladding replacement options with bricks / fibro sheet / vinyl / timber
- Wall partition – glass wall, EPS panel
- BlueScope steel frames & aluminium channels
- Gyprock, Blue Board, Hebel board
- Internal doors
- External doors
- VOC-free paint & render materials
- Colorbond sheets, pergola, patio & alfresco
- Paver blocks & tiles for floor & wall
- Hybrid timber floating floor
- Raised flooring system (600 mm)
- Decking system (composite panels)
- Roof tiles, skylights & sarking
- Staircase
- Range of stacker glass doors & windows
- Double-glazed French doors & windows
- Corinthian / Hume doors
- Awnings (fixed & retractable types)
- Customized Modular Kitchen
- Engineered Stone Benchtop & Splash Back
- Kitchen & Laundry Sink with Tapware
- Variety of Cooktop with Oven & Range-hood
- Appliances, Dishwasher & Air conditioning
- Toilet Suite, Shower Cubicle & 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

▪ 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

- ✓ Site survey & hydraulic engineering
- ✓ Architectural & interior drawings
- ✓ Structural engineering drawings
- ✓ BASIX certification & fire assessment
- ✓ Council approvals assistance
- ✓ Soil 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 lower 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.

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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 Lightning 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 SEELL FRAME WITH VARIOUS EXTERIOR OPTION

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 lifetime 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 lifetime-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 to discuss on larger projects
Townhouse, Hotels, Duplex, School,
Holiday homes, High-rise designer
buildings, Commercial projects & more

* Finance assistance available

** Distributorship
enquiries are welcome

Various Options on how to Build:

BENEFITS OF BEING AN OWNER BUILDER

You are required to do Owner-Builder Licence course before you begin to build.

Control of your project – you are not limited by the builder. Flexibility – last minute changes are possible. Selecting trades people – 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.

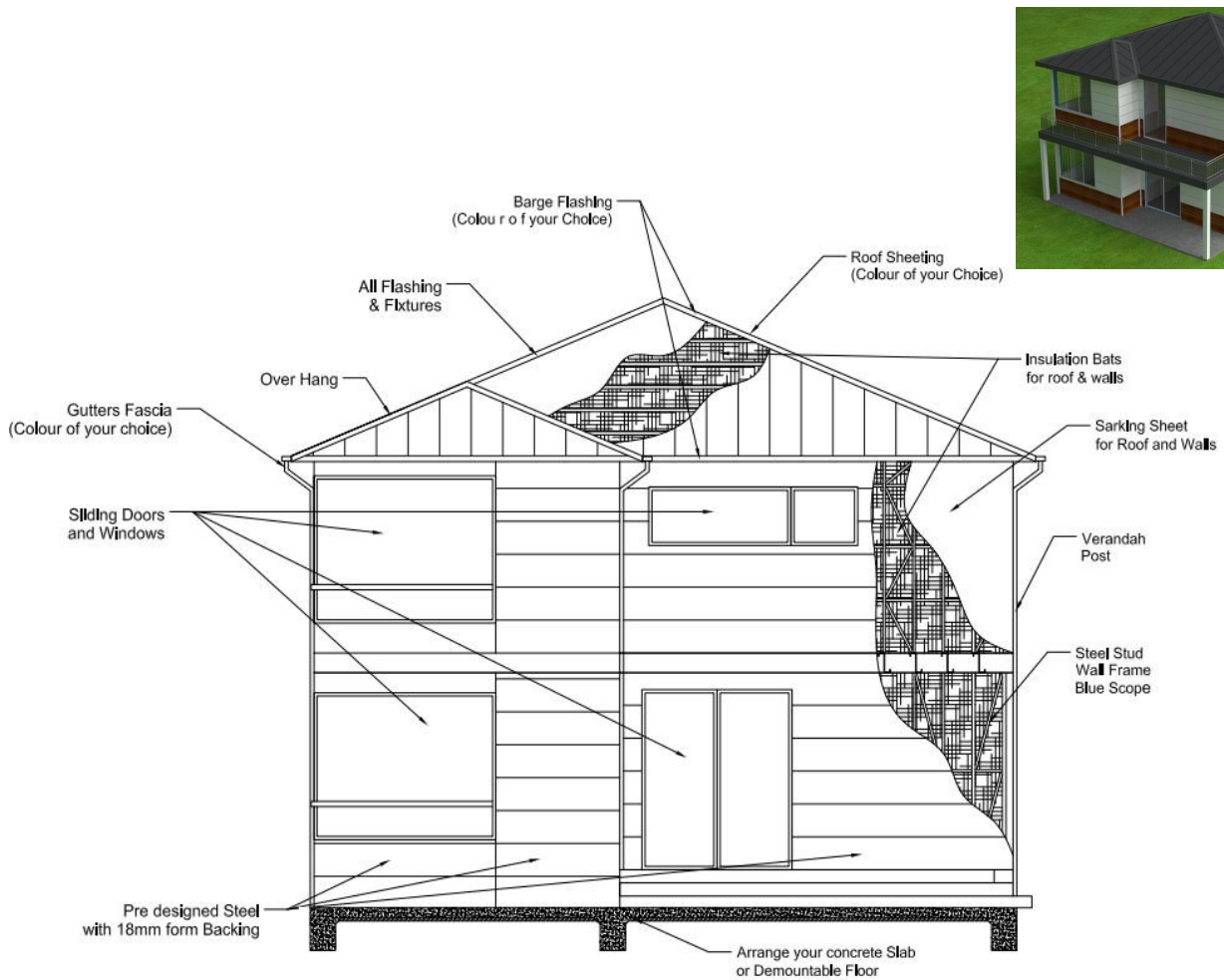
OPTION TO APPOINTING A PROJECT MANAGER AT A COST

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 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 YouTube link for Quick build Solution on](#)

[PRE-FAB STEEL KIT HOMES](#)

Frequently Asked Questions (FAQs)

Steel Frame Kit Homes

Premium-quality kit homes—fast, efficient, and supplied through one coordinated provider.

Pricing & Value

What is the price of a steel frame kit home?

Pricing depends on your design, specifications, and customisations. We provide a base price with an options schedule for accurate budgeting.

How do kit homes save money?

By reducing waste, delays, and coordination. Fewer suppliers and defined scopes mean fewer variations and better cost control.

How do you ensure cost predictability?

Standardised inclusions and a coordinated supply model minimise unexpected costs and on-site changes.

How can I avoid budget blowouts?

Lock in selections early and work from a clear inclusions schedule to avoid unexpected costs.

Can I stage my build?


Yes. Start with a frame-only or lock-up package, then complete interiors at your own pace.

Packages & Inclusions

What is the difference between Option 1 and Option 2?


Option 1 – Steel Frame Only:

Includes structural steel frame (wall frames, roof trusses, fixings, engineering drawings).

 Ideal for flexibility and sourcing materials yourself.

Option 2 – Lock-Up Stage Kit:

Includes Option 1 plus: Windows & external doors, Roofing (Colorbond or similar), External cladding
Insulation (walls, roof, sarking)

 Ideal for faster builds, fewer suppliers, and better cost control.

What is included in the kit?

Steel frames, trusses, fixings, and drawings. Lock-up kits include enclosure materials.

Is this a complete building solution?

Yes. We are a **one-stop supplier** from foundations to finishes.

Do you provide engineering and drawings?

Yes. Structural engineering, certifications, and shop drawings are included.

Are your systems compliant?

Yes. Fully compliant with NCC and Australian Standards

Design & Customisation

Can I use my own floor plan?

Yes. We customise frames and materials to suit your design.

Can frames be customised?

Yes. Fully tailored to your design and site conditions.

What exterior finishes are available?

Brick, Hebel, render, timber-look, stone-look, vinyl, aluminium, and Colorbond.

Can I customise interiors?

Yes. Kitchens, bathrooms, flooring, and smart features can be upgraded.

Do you offer fire-rated options?

Yes. Materials can be supplied based on BAL requirements.

Build Process & Timeframes

What is the process to order?

Consultation → Quote → Design → Manufacturing → Delivery → Installation

What are the payment stages?

Deposit → Manufacturing → Progress → Final payment before delivery

How long does manufacturing take?

Typically **4–8 weeks**.

How fast is construction?

Frame installation takes **a few days to one week**.

When does installation begin?

After slab and services are complete.

Construction & Requirements

How many trades are required?

Concreter, carpenter, plumber, and electrician.

Can I build it myself?

Yes, with an Owner-Builder licence or by appointing a builder.

Do you offer project management?

Yes. We can assist or appoint a project manager.

Are frames designed for slabs?

Yes. Alternative systems available for specialised sites.

Is a crane required?

Yes, in most cases.

Performance & Benefits

Why choose steel over timber?

Stronger, termite-proof, non-combustible, and more stable.

Is it termite resistant?

Yes. 100% termite-proof.

Are homes energy efficient?

Yes. Up to **7-Star energy ratings or higher**.

What insulation is included?

Wall and roof insulation with thermal protection systems.

Suitable for all environments?

Yes. Coastal, rural, urban, and cyclonic areas.

What steel is used?

High-quality BlueScope steel.

Logistics & Delivery

Are frames transportable?

Yes. Designed for efficient delivery.

AU Do you deliver Australia-wide?

Yes.

What site access is required?

Approx. **3.5m width and 3.3m height clearance**.

Additional Options & Features

Do you offer quick-build homes?

Yes. Factory-built options available.

Do you offer solar/off-grid options?

Yes. Solar-ready and off-grid solutions available.

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Yes. Solar-ready and off-grid solutions available.

Do you supply additional materials?

Yes. Kitchens, bathrooms, finishes, and full building materials.

Can multiple units be combined?

Yes. Ideal for duplexes and developments.

Do you handle large projects?

Yes. Residential and commercial builds supported.

Approvals, Finance & Support

Can you assist with approvals?

Yes. DA, CDC, BASIX, and documentation support.

Do you offer finance assistance?

Yes. We connect you with finance providers.

Is delivery and installation included?

Available at additional cost.

Do you offer warranty?

Yes. Long-term structural warranty included.

Getting Started

Can I get a quote quickly?

Yes. Send your plans for a fast quote, or chose one of our designs.

Can I become a distributor?

Yes. Opportunities available across Australia.

Ready to Build Smarter?

Speak with our team today and bring your project to life.