



SPARK HOMES
TINY HOME
 CREATING NEW
 TRENDS IN
 AUSTRALIA WITH
**QUICK BUILD
 TECHNOLOGY**



Customizable & Comfortable



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 link on
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2/5/2022

Our quality Tiny Homes are
FULLY INSULATED,
 Engineered & Built to stringent
 Australian Building Codes

- ✓ Pre-Fab Steel Frame & Chassis
- ✓ Dimensions – 4.8L * 2.5W
- ✓ Fully Functional
- ✓ Architecturally designed



The SPARK - Bexley

The SPARK Bexley is a 4.8 meters long tiny house on wheels that features a large sloped wall/roof with transparent skylights that serve as windows. It has a sleeping loft, bathroom, kitchen, and open living space. The smaller size would make it easier to tow and the large sloping wall would make it a bit more aerodynamic.

Design Standards

- We are direct manufacturers for tiny homes
- Our steel frame kits have a lifetime warranty
- Pre-engineered HDG steel stud frame walls & roof panels (AS 4680)
- Pre-designed with doors and window opening on steel panels
- External and internal frame has pre-stub-outs for easy electrical & plumbing
- The aim of our DIY tiny house plans is to empower others to build their own tiny home, using some of the most beautiful and livable tiny house designs available.
- Every model can be customized to suit your budget and design



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Spark Tiny Home Inclusions Sheet

Please refer to price list for all our kit home sizes

Option – 1 : \$14,602+gst

We Frame, You Finish (Flat Pack) -

- Pre-engineered HDG steel stud frame walls & roof trusses (AS 4680) Lifetime warranty.
- With Doors and Windows, pre-fab opening to size.
- External and internal frame contains easy electrical & plumbing stub-outs.

Option – 2 : \$36,504+gst

Put Together (Flat Pack)

- Pre-engineered HDG steel stud frame walls & roof trusses (AS 4680) Lifetime warranty.
 - With Doors and Windows, pre-fab opening to size.
 - External & internal frame contains easy electrical & plumbing stub-outs.
 - Door & Window as given on floor plan or stock sizes to choose from.
 - Cladding: Vinyl, Color Bond Steel, Option upgrade for any other cladding required
 - Roofing: Color Bond Roof Sheets.
 - Wall Insulation R-2.5, Roof Insulation, R-3 Wall Sarking
- If any customization on floor plan a fee is applicable).**

Option – 3 : \$78,624+gst

Complete with Installation on Chassis

- Fully installed & finished, ready to go.
- Pre-engineered HDG steel stud frame walls & roof trusses (AS 4680) Lifetime warranty.
- With Doors and Windows pre -fab opening to size.
- External & Internal frame contains easy electrical & plumbing stub-outs.
- Door & Window as given on floor plan or stock sizes to choose from.
- Exterior cladding: Vinyl, Color Bond Steel, Option upgrade for any other cladding required
- Interior panels: Alu-bond, acrylic sheets.
- Roofing: Color bond Roof Sheets.
- Wall Insulation R-2.5, Roof Insulation, R-3 Wall Sarking
- Modular Kitchen: Cabinet, Bench-top & Sink
- Electrical works

Plumbing Works, \$7,000 extra (includes shower, toilet, vanity and all connections to Bathroom and kitchen)

This Steel Chaise Frame is only for transporting the unit around. Should you need a trailer as road worthy, will cost extra. Please ask for pricing.

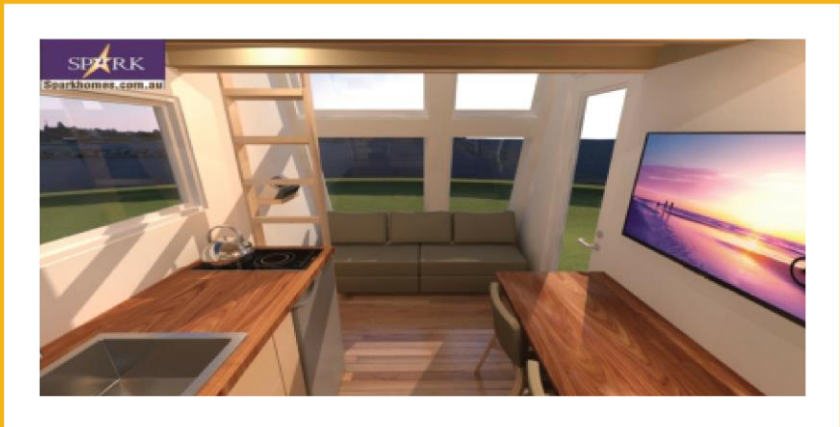
Add-Ons : Internal fittings

- Mirror splash-back & Fiber glass shower cubicle
- Bathroom vanity unit and toilet suite
- Kitchen Cabinet, Wardrobe, Appliances
- Choice of Upgrading to gas from electric
- Flooring – Vinyl / Linoleum, Timber, Carpet
- Split Air Condition, Washing machine
- LPG Instantaneous hot water system
- Stair Case
- Furniture's
- Storage Cabinets'

Add-Ons : External fittings

- Hot dipped galvanized chassis
- Road worthy : RMS standard road trailer
- Option for EPS - Wall & Roof Panel
- Fly screens to all windows and door
- Off-grid solar kit - 1.5kW system with battery
- Grey water kit: G-Flow eco diverter, grease trap
- Small entry deck and step kit
- Retractable Awning system
- Double Glazed doors & window
- Wind turbine roof ventilator
- SkyVent skylight and ventilation system

Bexley Plans & Internal View



Road Worthy Trailer

(Option Please Ask for Pricing)



Frequently Asked Questions (FAQ's)

In the interest of helping you get the most from your tiny home, we're proud to present this collection of FAQs.

Question not covered here? Fill out the form on this page and we'd be happy to answer any questions about tiny homes.

Q. How much does it cost to purchase a tiny home?

A. We have range of options & cost structure to suit your budget. With as less as \$ 10,000 for Steel Frame (Flat Pack) of your tiny home in which you assemble the home yourself, and rest depending upon the design & inclusions it may vary. We can also help make your tiny home dreams come true with a range of flexible buying options depending on your needs, Get in touch with us today to learn more about these buying options.

Q. Can your tiny homes go off the grid?

A. If you want to take your tiny home off the grid, we can make it happen for you with the addition of solar panels with battery storage and a rainwater tank.

Q. What are the benefits of living in a tiny home?

A. There are too many to list here! A tiny home might not be for everyone, but if you think about it, the idea of embracing the tiny home lifestyle can be incredibly appealing for a number of reasons.

Here's just a few:

- Cheaper living expenses, less energy requirements & save a bundle on utilities.
- Ability to purchase a home to call your own for a fraction of the cost of a traditional house.
- Less clutter and possessions in your life
- Opportunity to minimize your carbon footprint
- Flexibility. You can move your tiny home & making them great for people who need to move around a lot for work and aren't able or ready to commit to a traditional home yet.

Q. The location I want to put my tiny house has limited/difficult access. What options do I have?

A. It is best to discuss access with a us or a towing company. Steep hills, sharp corners, narrow access, low power lines, trees etc can all cause problems getting your house into position. It is possible to crane your house into position where access is limited.

Q. Do you deliver Australia-wide?

A. We sure do! at a cost depending on your location.

Q. What are the benefits of purchasing a tiny home compared to a caravan?

A. Unlike Caravans, Tiny homes are designed with Comfort & Flexibility in mind with towing more of a secondary consideration. It has better energy efficiency & are cheaper than caravans. Tiny Homes are designed to look & feel like home. Tiny home could be right for you If you're looking for semi-permanent dwelling.

Frequently Asked Questions (FAQ's)

Q. Do I need to obtain DA approval to build a tiny home?

A. Tiny homes on chasses / trailers, and are technically considered to be 'caravans' in Australia. This is because they are not permanent fixtures and do not require a slab. Therefore, Development Approval is not required to build one.

Q. Do I need a council permit to place a tiny home on my own land?

A. In regards to this, different councils have different rules. In the case of many councils, you can have one tiny home on your property, but to have more than two, you need special permission. It's better to check with your local council about their specific regulations before purchasing a tiny home. Increasingly, councils are embracing tiny houses as a viable way for people to live.

Q. Can our models be customized?

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

Q. How long does it takes to build ? Is there a waiting list?

A. Build times can vary depending on the model and also if sold as a Part build or Turn Key stage. On average the build process takes around 4-6 weeks. Due to our current workload and the increasing popularity of Tiny homes, we do have a waiting list. However, please feel free to call or email us to discuss this further.

Q. How much does a tiny house weigh?

A. Tiny houses can weigh anywhere from around 3.5 tonnes up to about 5 tonnes. The weight depends on the size of the house, materials used for construction and the amount of built-in cabinetry.

Q. Do you Rent to Own

A. Yes talk to our friendly staff for this option.

Q. Do you offer financing?

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

Q. How much deposit is required to place an order for a Tiny Home?

A. We only require a \$8000 deposit. This guarantees and secures a building slot and delivery date that suits you. Once the deposit is made, we can begin the design process, start the Tiny Home journey together.

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****Distributorship enquires are welcome**



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Our Payment Terms

DEPOSIT

A non-refundable \$8,000 booking fee is required to secure your build spot.

Please note all deposits paid are non-refundable. In some circumstances, where Spark Homes (at its sole discretion) agrees to refund any deposit, it reserves the right to charge an administration fee of up to 10%. Such fee shall be deducted from the paid deposit prior to refunding the balance of deposit. However, Spark Homes is under no obligation to refund any part of a deposit once the deposit is paid by the client.

INSTALMENT 1: 45%. Due 8 weeks prior to build starting date. Preliminary material ordering stage. Includes trailer, joinery, tapware, cabinetry and first stage building materials.

INSTALMENT 2: 25%. Due when your build has internal linings fitted and first-fit plumbing and electrics. (Approximately 3 weeks into the build). At this stage of the build, you are welcome to book an appointment with the team to view the progress of your build to date. We will send you a link to book this online with your invoice for instalment 2.

INSTALMENT 3: 20%. Due when your build has reached the internal fit-out stage. (Approximately 6 weeks into the build). At this stage of the build, you are welcome to book an appointment with the team to view the progress of your build to date. We will send you a link to book this online with your invoice for instalment 3.

INSTALMENT 4: 10% Balance remaining of the quoted price and any variations to the quoted price. This must be paid in full prior to your tiny house leaving our factory. (Approximately 1 week before delivery). At this stage of the build you are welcome to book an appointment with the team to have a final inspection of your build before it is delivered to you, we will send you a link to book this online with your invoice for instalment 4.

EXTRAS/VARIATIONS

Any selected extras/variations will need to be paid for at the time of order.

The Build Process

Enquiry Stage: During this time, we cover off any questions about your potential build along with pricing guides for your preferred plan. We also welcome bookings to visit to our factory to see our current houses in various stages of completion.

Formal Quote and Contract Stage:

Build Deposit: The first step at this stage is to pay your (non-refundable) build deposit which secures your place in our build queue. Once this has been paid, we schedule in a planning meeting with Spark Homes to discuss in detail the plan you have chosen.

Planning Meeting: This meeting covers every aspect of your build (including which plan you choose) from cladding choices down to your kitchen knobs! Because of the detail involved at this meeting we allow 2 hours to get everything covered. During this meeting you will be able to get an idea of the cost of your build and adjust it as necessary to fit within your budget along with a cup of tea!

Build Quote and Contract: After your planning meeting with Spark Homes, we will email you a formal contract to approve. This contract will include a full specification of your new house as well as price based on the discussions in your planning meeting with Spark Homes.

Acceptance of Quote: If you are happy with everything contained within the quote, all you need to do is sign it off (indicating your acceptance) and return to us.

Building Begins: When the building of your tiny house begins, we will be in contact with you at three different stages inviting you to book an appointment to pop in and see the progress of your house. At these stages, you will be invoiced as per our payment terms.

Stage 1. When the internal linings have been fitted (approximately 4 weeks into the build).

Stage 2. When your build has reached the internal fit-out stage fitted (approximately 8 weeks into the build).

Stage 3. Final inspection (approximately 1 week before your tiny home is delivered).

Delivery: Yeah! This is the exciting stage when your tiny home is about to be delivered. Our team will be in contact with you prior to delivery to provide information so you can organise insurance for the delivery of your tiny home. We will also provide you information that will be helpful when setting up your brand-new tiny house onsite.

Changes to plans

We recommend you use the tried and tested plans but if you would like to make changes it will cost up to \$3000.00 to alter the plans.