# The Vista 200

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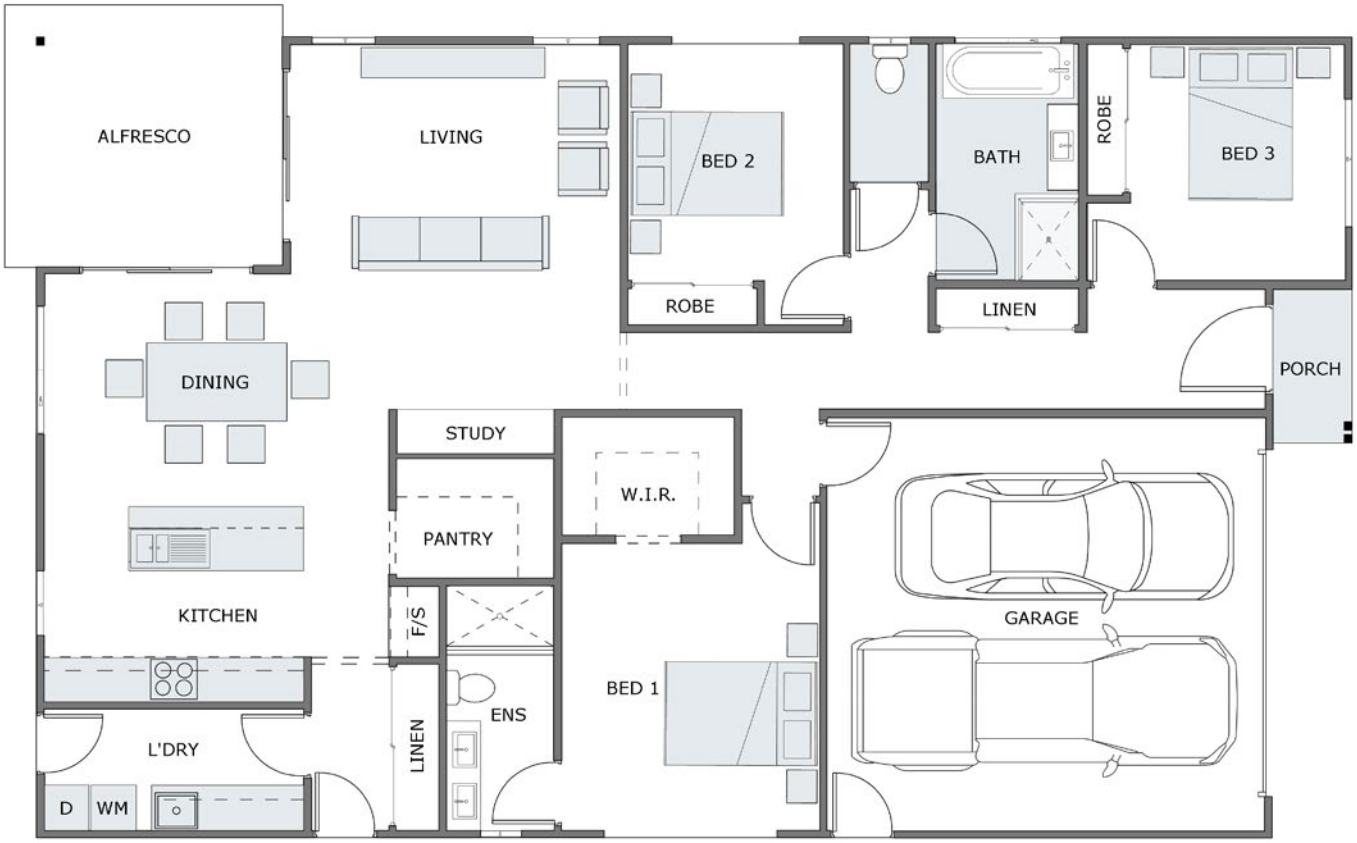
# The Vista 200 Floor Plan

3 2 1

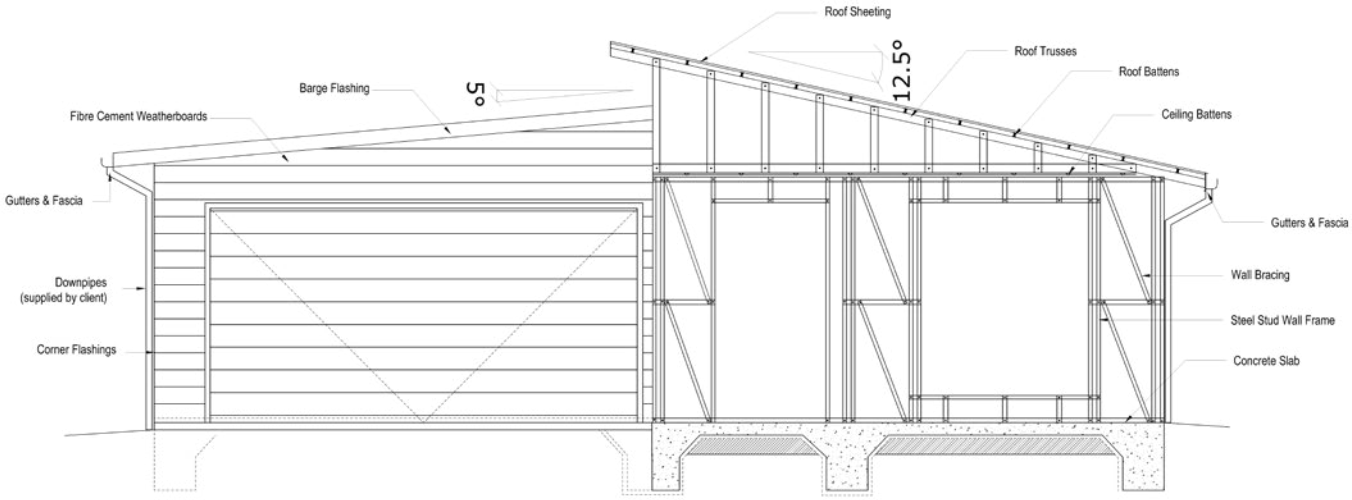
The Vista 200 delivers style, space and street appeal in one compact footprint. Requiring only 14m frontage and 30m depth, The Vista 200 includes a secure double garage, open plan kitchen, living and dining areas, a private master suite, 2.7m ceilings, and a generous 147.2m$^2$ of internal living space.

Externally, the sleek steel skillion roof is paired with premium fibre cement weatherboards to create a clean, contemporary façade with lasting street appeal.

| | |
|---|---|
| **Home** | 11.1m x 18.3m |
| **Alfresco** | 3.2m x 3.4m |
| **Garage** | 5.7m x 6.1m |
| **Bed 1** | 4m x 3.6m |
| **Bed 2** | 3.9m x 3m |
| **Bed 3** | 3.3m x 3.6m |
| **Living** | 5.1m x 4.6m |
| **Dining** | 3.3m x 4.8m |
| **Kitchen** | 2.7m x 4.8m |



# Kit Home Inclusions




## Inclusions

- Premium steel external and internal stud frame walls and roof trusses
- Internal framing predrilled for electrical and plumbing
- Duraplank® horizontal fibre cement weatherboards available in smooth or woodgrain finish
- Durasheet® fibre cement linings for external eaves and ceilings
- High-tensile corrugated ZINCALUME® steel roof sheeting and ridge capping
- Genuine COLORBOND® steel barge, flashings, gutters and fascias
- Heavy-duty DURAGAL® steel verandah posts
- All bracketry, bolts and screws
- Comprehensive drawings ready for council submission
- Full engineering certification and site-specific plans

## Options

- Upgrade to COLORBOND® steel roof sheeting and ridge capping
- Nuline® fibre cement weatherboards are available as a BAL-40 compliant upgrade
- Flexibility for the owner to source and supply alternative cladding
- Mirrored floorplan to suit your specific block orientation

**Recyclable Material**

**Non Combustible**

**100% Termite Proof**

**Strength of Steel**

**50 Year Warranty**

**Straight and True**

# Building your Kit Home

The Shed Company designs and supplies premium steel framed kits, putting you in complete control of how your new home comes together. Because we provide the framing and outer structure, you have the flexibility to source all internal fit-out materials independently. This gives you total design freedom to manage your own budget, coordinate trades, and choose the exact finishes that match your vision.

From here, you can choose to manage the project yourself as an owner builder or work directly with a local licensed builder:

## OPTION 1: OWNER BUILDER

As an owner builder, you coordinate the project and manage the final finishes. You will source your preferred local trades and select the finishing touches to complete the space, including:

- Windows, doors, and insulation
- Gyprock, flooring, and internal fixtures
- Plumbing, electrical, and lighting
- Appliances, cabinetry, and landscaping

## OPTION 2: WORKING WITH A LOCAL LICENSED BUILDER

If you prefer a hands-off experience or want an expert to manage the physical assembly, you can secure your premium steel kit home from us and hand the plans over to a licensed professional.

Your chosen tradesperson will manage the structural assembly and coordination of the trades. Reach out to your local franchise team to discuss trusted, independent licensed builders in your area who regularly work with our designs.

## COUNCIL APPROVAL GUARANTEE

Every kit home design is engineered to comply strictly with Australia's rigorous Class 1 building codes and standards, including NCC 2022 and NCC 2025 compliance and comprehensive slab, footing, and engineering certification letters.

We stand behind our engineering completely. Your initial deposit is fully refundable if your local council does not approve the engineering plans for your structure (time limits and conditions apply).

# About The Shed Company

With a portfolio of steel kit homes spanning over 15 years, you can enjoy the peace of mind that comes with a trusted national supplier. Every home is designed in full accordance with the Building Code of Australia to ensure safety and structural integrity.

The Shed Company is part of Steelx, a family-owned Australian company and leading supplier of steel structures since 2000. Each year, we provide over five thousand steel buildings to customers across the country.

## PREMIUM QUALITY

Every kit home features Australian BlueScope Steel.

We use a combination of:

- GALVASPAN® 450MPa cold-rolled structural members.
- TRUECORE® steel stud and truss framing.
- COLORBOND® and ZINCALUME® steel sheeting.

## LOCAL DELIVERY & LOGISTICS

Our manufacturing network helps manage costs and reduce wait times. We deliver from a local depot directly to your site for most projects. From the time you order, your steel kit is typically ready in eight to ten weeks. Your home specialist will discuss specific delivery options and timeframes with you to keep your project on track.

Colorbond®

STEEL SUPPLIED BY BlueScope

Truecore®

# General Specifications

The kit home general specifications are set out below.

## STANDARDS AND CODES

This building is designed in accordance with the following codes and standards: NCC: 2022. NCC: 2025. AS/NZS 1170.1:2002 AS/NZS 1170.2:2021 AS/NZS 1170.3:2003 AS/NZS 1170.4:2007 AS 2870:2011 AS 3600:2018 AS 4100:2020 AS/NZS 4600:2018

## DESIGN CRITERIA

Unless otherwise stated, this building is suitable for the site wind classification of up to N4 for non cyclonic and C2 for cyclonic. No allowance has been made for earthquake or snow loading. It is the responsibility of the purchaser to ensure that this classification is suitable for the site and proposed building use. This should be obtained from a suitably qualified and insured person/company.

## DIMENSIONS

All dimensions nominated are nominal sizes only.

## WINDOWS AND DOORS

Window and door locations are nominated on the plans. The supply of windows and doors are not included in the quoted price. To avoid on-site damage, these are best purchased locally when required. All door frames are designed for 2.4m high doors.

## DRAWING FOR COUNCIL SUBMISSION

Full set of plans for submission to council including engineering approval. Site specific drawings are not provided, e.g. site plan, drainage plan etc. Site specific reports are also not provided, e.g. bush fire protection plan, energy efficiency report.

## ROOF AND WALL CLADDING

Roof sheeting is supplied in Corodek®. Wall cladding is supplied in Duraplank® horizontal fibre cement weatherboards in smooth or woodgrain finish.

## EAVE SOFFITS

Durasheet® fibre cement external eave and ceiling linings.

## FASTENERS

All connections are tek screwed. Roof and wall screws provided to Climaseal® 4 standard. All other screws class 3.

## SLAB

Engineered designs provided for Class A, S, M, H1 & H2 soil conditions.

## ENVIRONMENTAL CHARACTERISTICS

All components of the steel building are designed to suit the conditions generally described as “non-aggressive”. Care must be taken with any steel building to ensure that regular maintenance is carried out. The suitable conditions and maintenance requirements are defined in the various BlueScope Steel Technical Bulletins.

## GUTTERS

The gutter type supplied will be nominated by our supplier as the most common type for your area.

## MARKING, CUTTING AND DRILLING

Many components are marked for easy identification and placement and are cut to length. It will be necessary to cut and/or drill some components on site.

## COLOURS

Certain products and areas have a limited colour range. Please consult your representative for more information regarding available colours in your area.

## DOWN PIPES

Down pipes are to be provided by others to suit your roof and water tank requirements.

## DELIVERY

Delivery is quoted for standard delivery routes. Additional fees apply where the address is beyond the normal route. Alternately, delivery can be organised by the customer ex-works.

## EX-WORKS

The collection of your steel kit home will be from our suppliers’ regional depots (freight to be arranged by the customer).

# Ready to Order Your Dream Home?

Contact us today to arrange your purchase agreement where you will find complete payment information including your unique BPAY reference numbers and your tax invoices. Payments can be made in three stages: 15% deposit, 45% secondary payment and 40% final payment.

**Please note the following payment guidelines:**

A) Initial payment of 15% of your contract price will enable you to receive your floor and engineering plans for you to get your council approvals under way (if not approved, this will be refunded in full).

B) Second payment of 45% of your contract price (see your purchase agreement for actual amount) will commence manufacturing. (Allow approx 8 weeks for manufacture).

C) Final payment of 40% of your contract price (10 days prior will confirm your delivery).

**Note:** Option A will not secure the price; you will be subject to any global steel price rise; percentage required may vary subject to state government legislation.

## The Shed Company accepts the following payment methods

VISA MasterCard PAY BY CHEQUE BPAY

*Terms and conditions apply, as per our quote letters and purchase agreements

NT, WA & TAS will incur additional delivery fees. To confirm final pricing in your region please contact your local The Shed Company franchise. Due to ongoing product development, the seller reserves the right to make design and engineering changes up to the time of commencing manufacture. C&Z indicates COLORBOND® steel wall sheeting and trim and ZINCALUME® roof. All roofing supplied in ZINCALUME® unless otherwise stated. Building images are representational and are for illustrative purposes only. Whilst every care is taken in the publishing of prices and goods, The Shed Company reserves the right to correct any errors or misprints at any time without notice. TRUECORE®, ZINCALUME® and COLORBOND® steel are registered trademarks of BlueScope Steel Limited. For the full terms and conditions go to www.theshedcompany.com.au/terms-and-conditions/ or ask your sales person for a copy.