Aussie Retreat 169 A

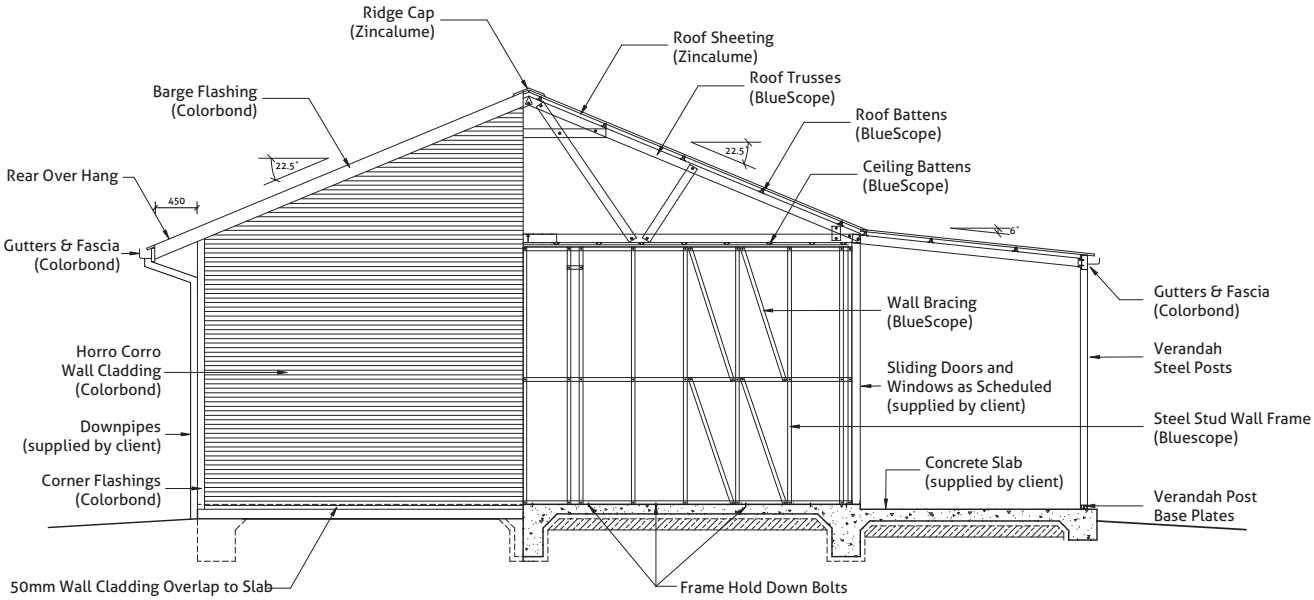
169m²

Steel Kit Home Inclusions

- External and internal stud frame walls and roof trusses
- Internal framing predrilled for electrical and plumbing
- Horizontal COLORBOND® steel wall sheeting
- Corrugated ZINCALUME® steel roof sheeting
- COLORBOND® steel ridge capping, barge and flashings
- COLORBOND® steel gutters and facias
- ZINCALUME® steel verandah posts
- All bracketry, bolts and screws provided
- Drawings for council submission
- Full engineering certification and plans

Kit Home Standard Inclusions

This diagram highlights the standard inclusions of the steel kit home.



What THE Shed Company Supply

We supply the steel shell and structure of your new home, enabling you to source the rest without having to pay a builder's margin. Many of our competitors offer the full package including windows, doors, gyprock and plumbing – however, this comes at a price inflated by the additional margins. Our steel kit homes have been designed for the owner builder.

What You will Need to Supply

Being the owner builder offers tremendous flexibility as you are in control of the ultimate look of your home. You will need to source trades, builders, doors, windows, thermal break, insulation, gyprock, flooring, fixtures, lighting and all other aspects of fitting out your home from your preferred suppliers. You are also left to take care of purchasing all appliances, furnishings and landscaping your property.

Plumbing and Electrical Work

It's amazing how much you can save by project managing your kit home build. Whilst you will need to hire contractors to do the work that requires special skills and/or licenses (like plumbing and electrical), you can save in other areas by completing the tasks yourself or enlisting the help of family and friends.

Does it Take Much Time?

Ultimately, this is up to you! As the builder you will need to coordinate your time, materials and trades effectively. Done right however, your home will be built to schedule! By being an owner builder, you will have the distinct advantage of working to a deadline that suits your needs – not somebody else's! Working weekends, after work hours or by simply taking some annual leave will put you on your path to building your own home in a time frame that suits you.

Putting the Frame and Trusses Together

We believe in simplicity and erecting our buildings is just that, simple! We provide all of our owner builders with a comprehensive set of floor and panel plans that clearly outlines each and every section in the most simplistic manner. Our panel-by-panel plans contain easy to understand instructions about what is required at each stage.

BlueScope Steel
Proudly Australian made premium BlueScope Steel.

100% Termite Proof
We use TRUECORE® frames which are 100% termite proof.

Superior Strength
Structural integrity in all types of environments and conditions.

Advanced Engineering
We have put in years of research and development.

Recyclable Material
Steel is 100% recyclable resulting in saved landfill space.

On-Site Consultation
We offer you an obligation free site visit and consultation.

COUNCIL APPLICATIONS
We can assist you with council or shire applications.

The Flooring System

There are two flooring options available, the price advertised is for the house to go on a slab. The second option involves steel posts, bearers and joists for the entire bottom floor, with this option all you would need to supply is the concrete around the posts and your choice of timber flooring, be it polished timber flooring or particle board.

Consider the following before deciding:

1. Price of concrete vs raised flooring system.
2. How will an elevated house affect you? Many owner builders prefer to use the flooring system because they can stand the building first then do the plumbing. The flooring system's height is also beneficial if you are using composting toilets.
3. What option will be the most aesthetically pleasing? Try imagining how your house would look if it was elevated off the ground. Which option best meets your requirements?

Both are conventional ways of building and come with full engineering plans.

Available Options

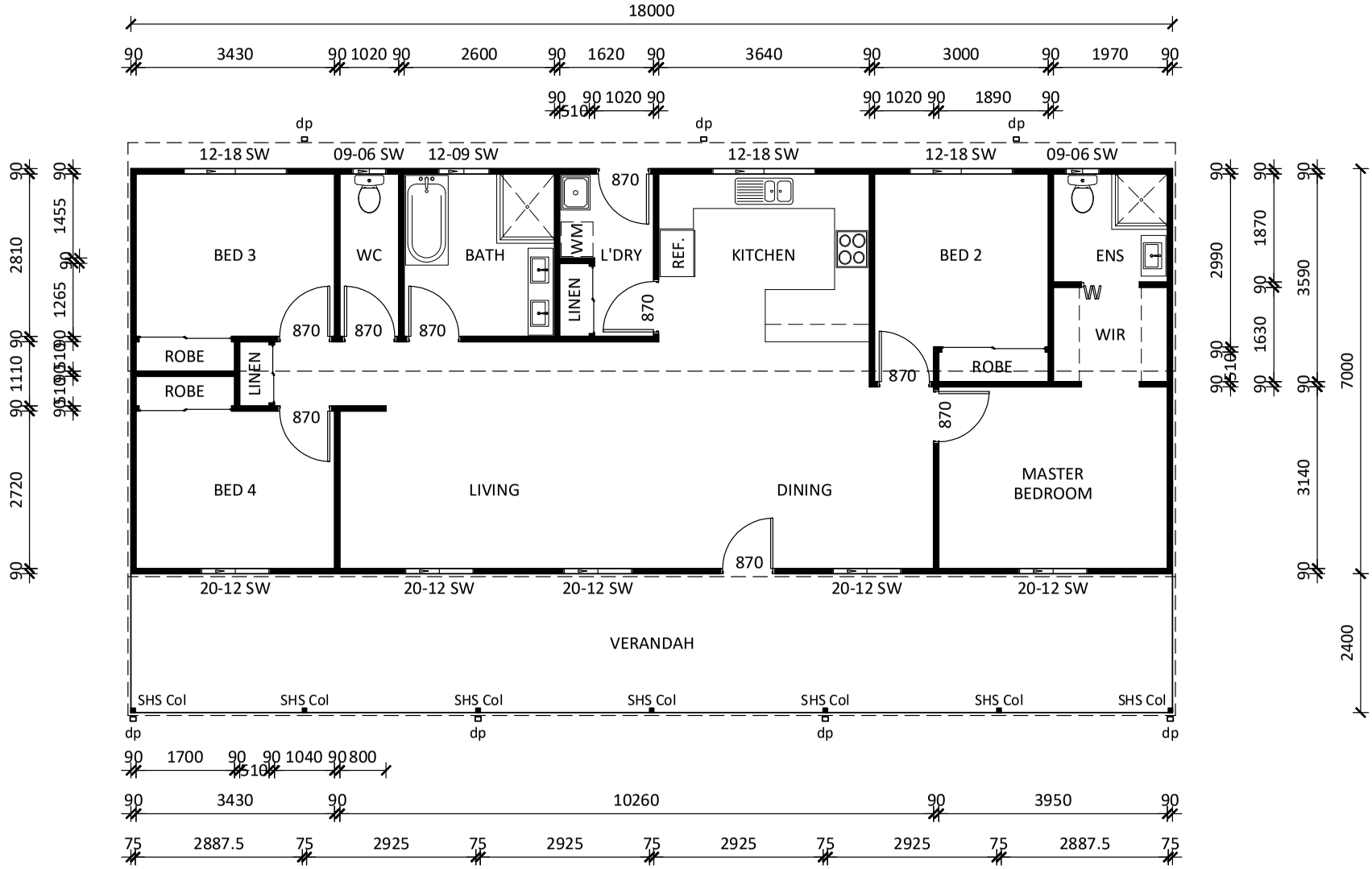
- COLORBOND® steel roof sheeting from COLORBOND® steel's standard colour range
- 2.4m rear verandah
- Raised flooring system (600mm) for main house
- Raised flooring system (600mm) for front and or back verandah
- Removal of external wall sheeting to apply alternative cladding
- Engineering to support brick walls

STEEL SUPPLIED BY BlueScope | Truecore

THE AUSSIE RETREAT 169 A FLOOR PLANS

Print this floor plan to take to Council to commence the certification process.

Note: Amenities and Furnishing shown are illustrative only



The Shed Company

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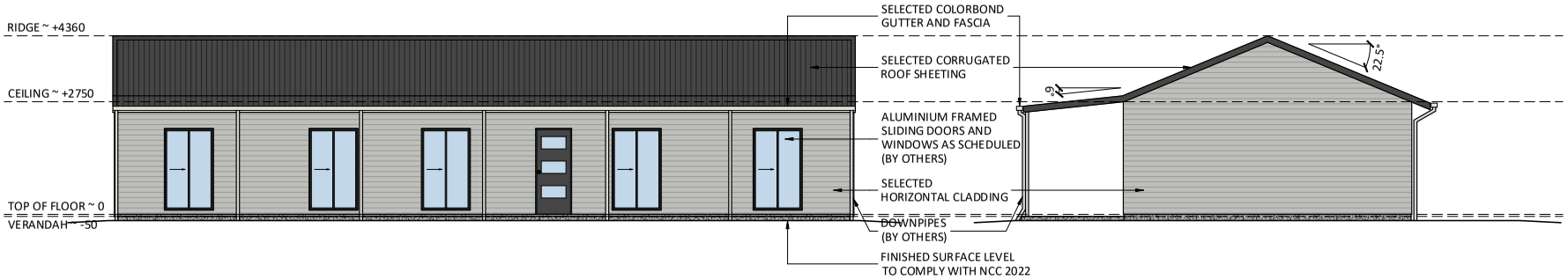
THE AUSSIE RETREAT 169 A ELEVATIONS

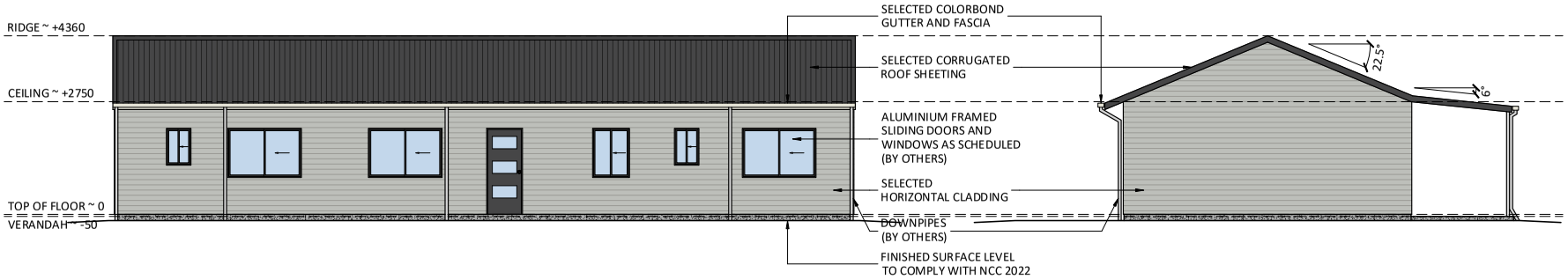
PRINT THIS ELEVATION TO TAKE TO COUNCIL TO COMMENCE THE CERTIFICATION PROCESS.

Note: Amenities and Furnishing shown are illustrative only



ELEVATION 1

ELEVATION 2



ELEVATION 3

ELEVATION 4

3.0 ELEVATIONS

Building on 15 years of steel kit homes, Australia wide!

With our large portfolio of steel kit homes sold over the past 15 years, you have the peace of mind that comes with buying from a trusted national supplier.

Our History

THE Shed Company, is a part of SteelX, a Family Owned and operated Australian company and leading supplier of steel buildings throughout Australia since 2000. Each year SteelX delivers over five thousand steel buildings to satisfied customers around Australia.

Australian Standards Compliance

Our kit homes are designed in accordance with the Building Code of Australia.

Premium Quality

All our DIY kit homes are manufactured from Australian BlueScope Steel using a combination of Genuine BlueScope - 450MPa GALVASPAN® cold-rolled structural members, TRUECORE® steel Stud and truss framing, and ZINCALUME® and COLORBOND® steel sheeting options.

Manufacturing & Distribution Locations

THE Shed Company' networked manufacturing helps control logistics costs, reduces manufacturing times and enables the delivery from a local depot to site for most of our clients. Your sales person will discuss delivery options with you. From time of order, the manufacture and delivery of your steel kit will take between six and eight weeks. Please discuss the time frames for your purchase with your homes specialist.

General Specifications

The kit home general specifications are set out below.

Standards and codes
The building is designed in accordance with the following codes: The BCA, AS4055, AS/NZS 1170, AS 3600, AS/NZS 4100, AS/NZS 4600, AS 1684 and AS 2870.

Design criteria
Unless otherwise stated, this building is suitable for the site wind classification of N3. 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.

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

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.

Roof and wall sheeting
Roof sheeting is supplied in Corodek. Wall sheeting is supplied in Corodek and fixed horizontally.

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

Slab
Designs provided for Class A, S, M or H1 soil conditions with a safebearing value >100kPa.

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

Marking, cutting and drilling
Most 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.

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.

Raised Flooring System *
Steel bearers, joists and posts to raise the floor. No flooring, stairs or balustrade provided. 600mm & 1500mm refers to the maximum distance allowed from the top of the concrete pier to the underside of the bearer.

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 client ex-works.

Ex works *
Collection of your steel kit home will be from our supplier’s depots within your nominated city.

* Only where nominated specifically in your purchase agreement. Due to ongoing product development, the seller reserves the right to make design and engineering changes up to the time of commencing manufacture.

Ready to order?

To arrange your purchase agreement, call us today.

Complete payment information including your unique BPAY reference numbers as well as tax invoices can be found in your purchase agreement (contact us to arrange your purchase agreement). This can be in three staged payments: 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

This document must be read in conjunction with the following conditions: *C&Z indicates COLORBOND® steel wall sheeting and trim and ZINCALUME® roof. All roofing supplied in ZINCALUME® unless otherwise stated. All prices are GST inclusive in Australian dollars. Pricing is for the supply of building frame only including roof and wall sheeting. A delivery fee may apply. Building images are representational and are for illustrative purposes only. C2 wind classification available at extra cost. 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. Please check our website at www.sheds.com.au for latest changes or alterations of our conditions. For the full terms and conditions go to www.theshedcompany.com.au/termsandconditions.html or ask your salesperson for a copy.

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