



THE
SHED
HOUSE

PROJECT
CASE STUDIES

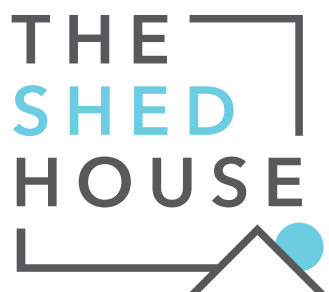
ADD SPACE, VALUE & FUNCTION TO YOUR PROPERTY

Granny Flat?
New Home?
AirBNB?

The Shed House will help custom
design a dwelling to suit you
and your personal needs.

CASE STUDY
BACKYARD OFFICE POD
SUNRISE BEACH





CASE STUDY BACKYARD OFFICE POD SUNRISE BEACH

PROJECT & SITE COSTS		
ITEM	NOTE	COST
DESIGN		
Custom POD		\$3,000
TOTAL		\$3,000
REPORTING & COMPLIANCE		
Soil Test	Mandatory for all project	\$820
Certification & Approvals	Plumbing, Building, Efficiency	\$3,500
Engineering		\$1,000
TOTAL		\$5,320
SITE SPECIFIC ITEMS		
Sitework & Earthworks		\$1,050
Electrical Connection	Trenching, Cable, Conduit & Backfill	\$1,250
Sewer Line		\$275
Water Line		\$320
Stormwater		\$175
TOTAL		\$3,070
DESIGN		\$3,000
REPORTING & COMPLIANCE		\$5,320
SITE SPECIFIC ITEMS		\$3,070
BUILDING		\$92,000
TOTAL		\$103,390

Project notes -

This site had a slight slope. As the building was constructed on a concrete slab, we cut the high side down to create a level pad for the concrete slab. The grass and garden waste was taken to the local waste transfer station for disposal.

Scaffolding was not required as we had level access to all sides for the trestles.

Sewer, storm water and water supply points were all close by keeping connection costs down.

Mains power supply was connected via the house switchboard. The electrician ran the mains power through the house roof and then installed a sub board into the new POD.

**Fast Accurate quotes - Personalised to suit your
needs.**

CASE STUDY GRANNY FLAT - DOONAN



CASE STUDY

GRANNY FLAT - DOONAN

PROJECT & SITE COSTS		
ITEM	NOTE	COST
DESIGN		
Custom Granny Flat		\$4,500
TOTAL		\$4,500
REPORTING & COMPLIANCE		
Soil Test		\$820
Effluent Disposal Report		\$1,200
Certification & Approvals	Plumbing, Building, Efficiency	\$4,500
Engineering		\$1,000
TOTAL		\$7,520
SITE SPECIFIC ITEMS		
Sitework & Earthworks	Cut & Fill	\$1,600
Waste System	Taylex	\$11,000
Electrical Connection	20m (trenching & connection)	\$2,410
Sewer Line	10m	\$550
Water Line	20m	\$640
Stormwater	15m	\$525
Scaffolding	minimal	\$1,500
TOTAL		\$18,225
DESIGN		\$4,500
REPORTING & COMPLIANCE		\$7,520
SITE SPECIFIC ITEMS		\$18,225
BUILDING		\$174,000
TOTAL		\$204,245

Project notes -

This project was constructed on a concrete slab. The proposed building area did require a minor site cut to prepare for the concrete slab foundations.

Mains power was trenched underground to the main house switchboard.

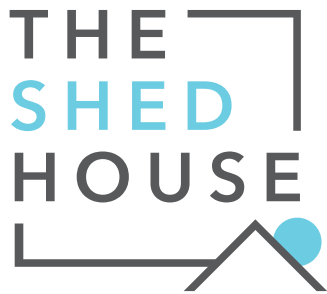
A new wastewater system was installed, as the existing system servicing the house no longer complied with local council rules and regulations.

Personalised service from our local team of

experts.

CASE STUDY GRANNY FLAT - MAROOCHY RIVER





CASE STUDY GRANNY FLAT - MAROOCHY RIVER

PROJECT & SITE COSTS		
ITEM	NOTE	COST
DESIGN		
Custom House		\$5,000
TOTAL		\$5,000
REPORTING & COMPLIANCE		
Soil Test		\$820
Effluent Disposal Report		\$1,200
Slope Stability Report		\$1,500
Certification & Approvals	Plumbing, Building, Efficiency	\$4,500
Engineering		\$1,000
TOTAL		\$9,020
SITE SPECIFIC ITEMS		
Waste Water System	Not Required - Could Use Existing	-
Water	Tank, Pump, Base & Install	\$4,800
Electrical Connection	Trenching, Cable, Conduit & Backfill	\$3,050
Sewer Line	25m	\$1,375
Water Line	10m	\$320
Stormwater	10m	\$350
Scaffolding		\$12,000
Cranage		\$6,000
Retaining Wall	For Water Tank	\$1,500
Truck Change Over	Due To Difficult Access	\$2,500
Concrete Cutting	Existing Pad	\$280
TOTAL		\$32,175
DESIGN		\$5,000
REPORTING & COMPLIANCE		\$9,020
SITE SPECIFIC ITEMS		\$32,175
BUILDING		\$271,000
TOTAL		\$317,195

*LOVE high ceilings? We do too, come check out
our display which features 4m high ceilings.*

CASE STUDY HI SPEC GRANNY FLAT MOOLOOLAH





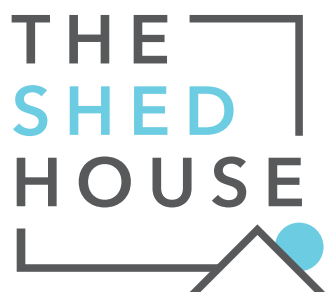
CASE STUDY HI SPEC GRANNY FLAT MOOLOOLAH

PROJECT & SITE COSTS		
ITEM	NOTE	COST
DESIGN		
Custom Shed Home		\$5,000
TOTAL		\$5,000
REPORTING & COMPLIANCE		
Soil Test		\$820
Waste Water Report		\$1,200
Slope Stability Report		\$1,500
Certification & Approvals	Plumbing, Building, Efficiency	\$4,500
Engineering		\$1,800
TOTAL		\$9,820
SITE SPECIFIC ITEMS		
Waste Water System	Ozzie Kleen	\$15,000
Water	Tank, Pump, Base & Install	\$14,700
Electrical Connection	Trenching, Cable, Conduit & Backfill	\$4,850
Sewer Line	40m	\$2,200
Water Line	10m	\$320
Stormwater	10m	\$350
Scaffolding		\$15,000
Craneage		\$1,500
Retaining Wall, Timber Screening & Concrete Slab		\$60,000
TOTAL		\$113,920
DESIGN		\$5,000
REPORTING & COMPLIANCE		\$9,820
SITE SPECIFIC ITEMS		\$113,920
BUILDING		\$355,000
TOTAL		\$483,740

*Unsure about your local council rules? Let us help
you complete a project feasibility.*

CASE STUDY DISPLAY GRANNY FLAT - ILKLEY





CASE STUDY DISPLAY GRANNY FLAT - ILKLEY

PROJECT & SITE COSTS		
ITEM	NOTE	COST
DESIGN		
Custom Granny Flat		\$4,500
TOTAL		\$4,500
REPORTING & COMPLIANCE		
Soil Test		\$820
Waste Water Report		\$1,200
Slope Stability Report		\$1,200
Bushfire Report		\$1,500
Certification & Approvals	Plumbing, Building, Efficiency	\$3,500
Engineering		\$1,800
TOTAL		\$10,020
SITE SPECIFIC ITEMS		
Sitework & Earthworks	Cut & Piers	\$2,200
Waste Water System	Taylex	\$10,000
Water	Tank, Pump, Base & Install	\$4,000
Electrical Connection	Trenching, Cable, Conduit & Backfill	\$6,500
Sewer Line		\$450
Water Line		\$350
Stormwater		\$350
Scaffolding		\$12,000
Cranageage		\$3,000
Tree Clearing		\$1,500
Driveway	Roadbase	\$1,500
Bushfire Materials	Aluminium Window Screens BAL 19	\$2,100
TOTAL		\$43,950
DESIGN		\$4,500
REPORTING & COMPLIANCE		\$10,020
SITE SPECIFIC ITEMS		\$43,950
BUILDING		\$269,000
TOTAL		\$327,470

12

*The Shed House have worked to develop a
systemised approach to each project - ensuring a
stress free build process.*

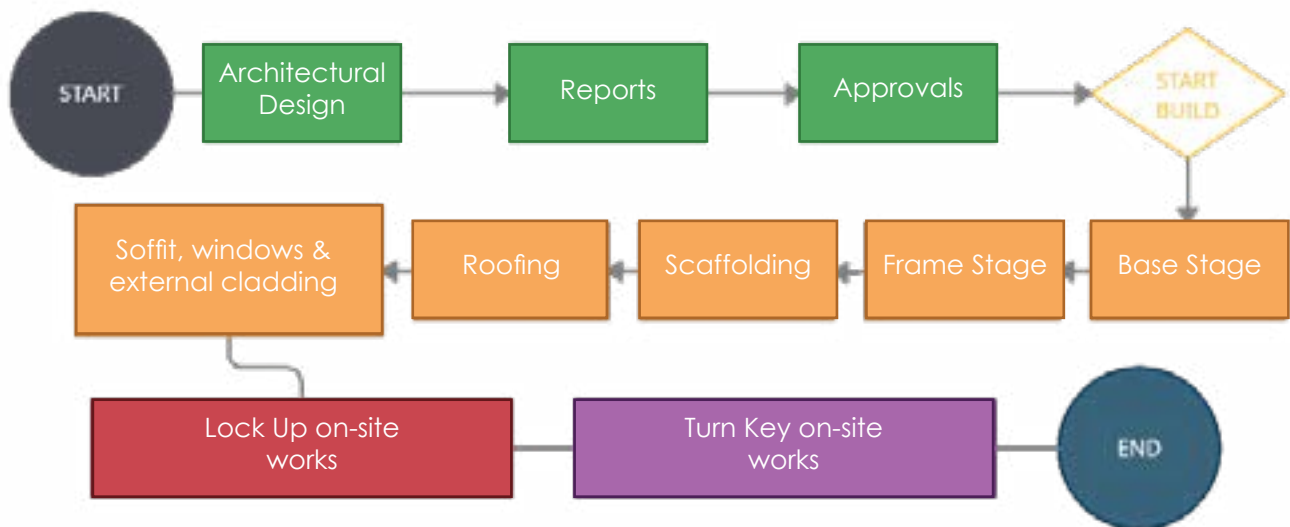
The costs shown in the above Case Studies are to **provide a cost guide** for specific project types. These are **guides only** and should not be taken as actual figures. Please note that at time of enquiry, inflation can change your costings. **All jobs post October 2023 are subject to Accessibility construction requirements** in the updated BCA. It is important to note that these new requirements may increase the overall costs.

Mains power connection fees are subject to site specific quotes.

Please note, the following items may affect the pricing:

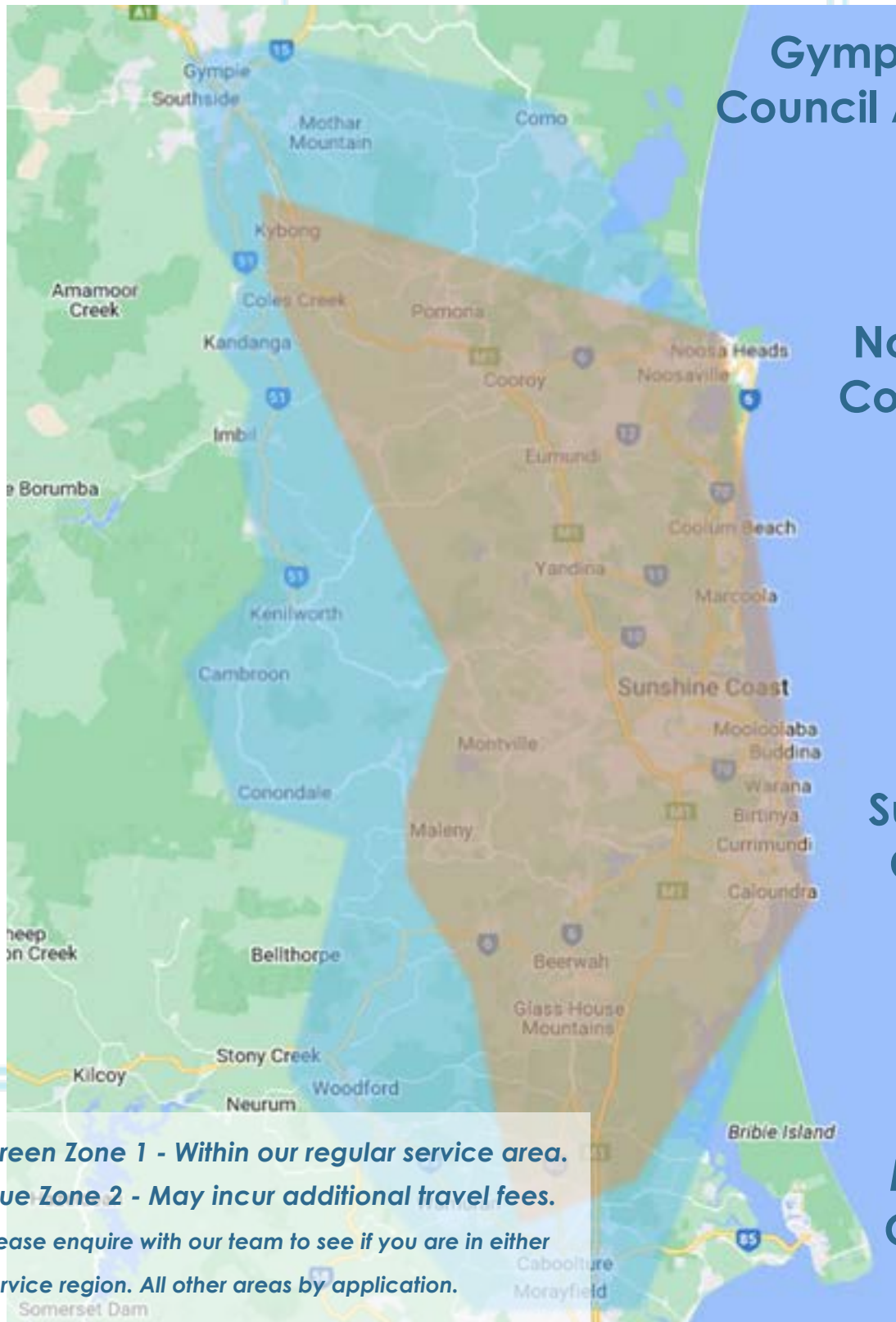
- All connections on existing properties must be measured and run from the existing switchboard.
- Concrete cutting, hard ground, tree clearing, overhead power poles, 3 phase, switchboard upgrades, extra long runs - cable upgrade, plus any other site difficulties.
- All wholesaler and retailer fees are to be paid directly by the client.

TYPICAL TIMEFRAME



*Have you got a design idea? Talk to us about it
today we love bringing new designs to life.*

Where we build?



**Gympie
Council Area**

**Noosa Shire
Council Area**

**Sunshine Coast
Council Area**

**Moreton Bay
Council Area**

Green Zone 1 - Within our regular service area.

Blue Zone 2 - May incur additional travel fees.

Please enquire with our team to see if you are in either service region. All other areas by application.

Remember we can customise our kits to suit you. Here is a guide of what we include.

KIT INCLUSIONS

- Frame engineered to N3 wind rating – Form 15
- TRUECORE - Steel frame –
 - Prefabricated wall frames
 - Prefabricated roof trusses or rafters
 - Ceiling battens
 - Roof battens
 - Frame hardware
- 2.4 high ceilings
- **Raked ceilings if marked**
- 600mm eaves
- Corrugated roof sheets
- Corrugated wall sheets
- Colour matched guttering and flashings
- Aluminium windows and doors
- Timber entry door
- Soffit board to eaves only (not verandah ceilings)
- Roof blanket insulation
- Wall sarking

LOCK UP INCLUSIONS

- All kit items constructed on your site

- Form 15 concrete slab designs
- Class 1A compliant concrete slab (subject to soil conditions)

OPTIONAL UPGRADES

- Suspended floor system
- Raked ceiling
- Patio roof
- Delivery to site to be quoted

EXCLUSIONS

All items not mentioned above.

For clarification on kit only and lock up options please talk to our team today.

Struggling with Design and Approvals? We can help! Add on our Getting Started Package.

- Architectural Design
- Energy Efficiency
- Building Certification
- Plumbing Approval
- Soil Testing and Slope Stability
- Waste Water Design
- Bushfire Reports
- Site Survey

THE ESSENTIALS

- Architectural design
- Energy efficiency
- Building certification
- Plumbing approval
- Soil testing
- Structural engineering – form 15 – N3 wind rating
- Footing, frame and completion inspections
- Preparation of building contract and selections document
- QBCC insurance and QLeave

LOCK UP CONSTRUCTION

- TRUECORE - Steel frame
- Prefabricated wall frames
- Prefabricated roof trusses or rafters
- Ceiling battens
- Roof battens
- Frame hardware
- 2.4 high ceilings
- **Raked ceilings if marked**
- 600mm eaves
- Corrugated roof sheets
- Corrugated wall sheets
- Colour matched guttering and flashings
- Aluminium windows and doors
- Timber entry door
- Soffit board
- Roof blanket insulation
- Wall sarking
- Construction of the above items
- Class 1A concrete slab – subject to engineering design

INTERIOR

- Wall and ceiling batt insulation
- Quality vinyl planks throughout

KITCHEN

- Quality Laminex finishes to doors and panels
- 30mm Laminate benchtops
- Single stainless steel sink
- Whiteboard shelving inside cabinets
- Cupboard and drawer units as per kitchen design
- Fridge space
- Flick mixer tap to kitchen
- 600mm builders range underbench electric oven
- 600mm builders range electric cooktop
- 600mm builders range rangehood
- Tile splash back following benchtops

BATHROOM AND LAUNDRY

- Ceramic dual flush toilet suite
- Builders range roll holder and 600mm towel rail
- Flick mixer to laundry sink with 42L utility sink
- Pivot shower screen - set size
- Vanity basin in bathroom/s
- Tiles to floor, skirting tiles and tiles to bath area (including nib wall and bath splash)
- Tiled shower and walls
- Tiled vanity splashback

BEDROOMS

- Built-in robes with hanging rail, 3 shelves
- Vinyl finish sliding doors

ELECTRICAL AND PLUMBING

- All electrical and plumbing complete within your home
- Double power points throughout
- Switch board with circuit breaker fitted for safety

- Smoke alarms connected to mains supply with backup power supply
- Electric hot water unit, size based on individual requirements
- One weatherproof double powerpoint, outdoors
- TV aerial point
- LED downlights throughout
- Exhaust fan to bathrooms and toilet

LOCKUP AND DELIVERY

- Final internal clean before handover

OPTIONAL EXTRAS AND UPGRADES

- Stone Benchtops to kitchen
- Dishwasher
- Tinted windows
- Weathertex or James Hardie Scyon Cladding
- 2550mm or 2700mm ceiling height
- Raked ceilings
- Square cornice
- Additional down lights / powerpoints / exterior sensor lights
- Full height tiling in wet areas
- Concrete driveways and pathways
- Additional shelving to wardrobes
- Ceiling fans and air-conditioning

FLOOR SYSTEM INCLUSIONS - BY REQUEST

- Steel floor system
- Hardwood decking
- Stainless steel wire balustrade
- Galvanised stair stringer
- Hardwood stair treads

EXCLUDED ITEMS

We shall discuss the below items once we have completed a site assessment and discussed your specific needs.

- Slope Stability
- Waste Water Design
- Bushfire Reports
- Site Survey
- Town planning and council relaxation fees
- Crane hire and scaffolding
- Window furnishings
- Water tanks and pumps
- Waste water treatment systems
- Stormwater connection
- Mains electrical power connection
- Sewer line connection
- Gas connections, gas supply
- Rock excavation and site clearing
- Landscaping, access driveways and retaining walls
- Perimeter subfloor skirting
- Temporary power, site toilet and security fencing

Please note all rendered images are for illustrative purposes only. All prices are based on standard range of inclusions.

KEEP IT LOCAL

By choosing The Shed House you are
supporting LOCAL manufacturing
and trades.