

# PODS



## Any questions?

Contact Isaac on [0487 256 061](tel:0487256061)  
or email [isaac@theshedhouse.com.au](mailto:isaac@theshedhouse.com.au)  
to discuss your new project.

# Key things to remember

## 01 Concrete Slab or Suspended Floor

All of our designs can be built on either a concrete slab (flat sites) or suspended floor foundation (sloping sites). Our experienced team will help you determine the most appropriate foundation for your site and budget. Changes with our designer to best design a home that suits your needs and site requirements.

## 02 Kit, Lock Up or Turn Key

We offer Kit, Lock Up or Turn Key Building Solutions for your new project. Our Turn Key package includes Design, Soil Test, Energy Efficiency, Engineering, Council Approvals & Construction. A full list of the inclusions for each package is available toward the end of this document.

## 03 Base Estimates & Site Specific Costs

Our estimates are based on our standard range of inclusions and do not include any site specific costs such as Waste Systems, Water Tanks, Scaffolding or Service Connections. These costs are quoted relative to your design.

## 04 Custom Designs

Our concept plans are intended to help guide you with pricing and establish a base design for your new home. Your design package includes 3 full rounds of changes with our designer to best design a home that suits your needs and site requirements.

## 05 Material Selections

You are in complete control of how your new building is finished. Choose from a full range of internal and external material selections. Whether it's cabinetry or cladding, you have the freedom to choose a style that suits you. And No, you don't HAVE to have steel cladding.

## 06 Disability Access

As is required for all new homes in QLD as of 2024, the disability access requirements for your dwelling will be assessed on a site by site basis. This does not apply to Class 10 Dwellings.

## 07 Display House

We have multiple POD's as well as a larger Granny Flat available for inspection at our base in Ilkley.

## 08 Site Visits

After inspection of the Display Home, for serious enquiries we offer an obligation free site consultation to prepare your Preliminary Proposal.



# Price List

## PODS

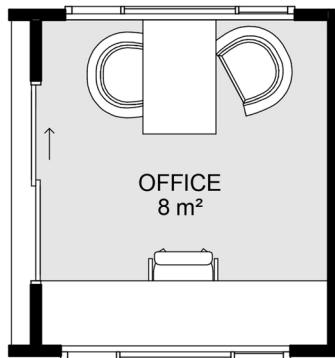
Our range of PODS are typically built on a suspended floor foundation, with the below estimates reflecting this. Designs are available on a concrete slab and pricing can be requested from The Shed House team for a specific design.

Design	Width (m)	Length (m)	Bed	Bath	Kit	Lock Up	Turn Key
Small Office	3	3	0	0	\$22,500	\$29,000	\$53,000
Small Bedroom	3	3	1	0	\$22,500	\$29,000	\$53,000
Small Mancave	3	3	0	0	\$22,500	\$29,000	\$56,000
Office	3.5	3.5	0	0	\$25,000	\$33,500	\$56,000
One Bedroom	3.5	3.5	1	0	\$25,000	\$33,500	\$56,000
Makeup Studio	3.5	3.5	0	0	\$25,000	\$33,500	\$60,000
Workshop	3.5	3.5	0	0	\$25,000	\$33,500	\$65,500
Backyard Bar	5	3.5	0	0	\$29,000	\$38,750	\$71,000
Bed w/ Ensuite	5	3.5	1	1	\$29,000	\$41,000	\$88,000
Bedroom Study	5	3.5	1	0	\$29,000	\$41,000	\$65,500
Guest Quarters	6	3	1	1	\$32,500	\$44,000	\$97,500
Yard Lounge	6	3	0	0	\$32,500	\$44,000	\$72,000
Pool House	6	3	0	1	\$32,500	\$44,000	\$97,500
Man Cave	6	3.5	0	0	\$33,000	\$46,000	\$77,250
Break Lounge	6	3.5	0	1	\$33,000	\$46,000	\$98,500
1 Bed Unit	6	3.5	1	1	\$33,500	\$47,500	\$104,000
Teen Retreat w/loft	6	3.5	0	1	\$33,500	\$53,000	\$111,500
Teen Retreat	8	3.5	1	1	\$43,000	\$59,000	\$111,500
Art Studio	8	3.5	0	0	\$43,000	\$59,000	\$98,500
Air BnB	8	3.5	1	1	\$43,000	\$59,000	\$121,000
Worker's POD	12	3.5	2	1	\$70,000	\$82,000	\$151,000
Granny Flat	12	3.5	1	1	\$70,000	\$82,000	\$161,000

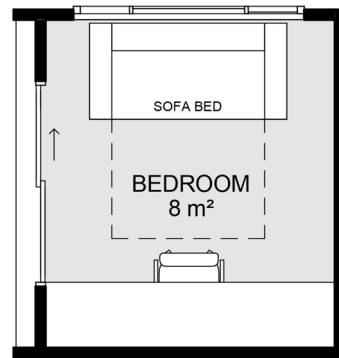
# 3m x 3m Designs

## Recessed Wall

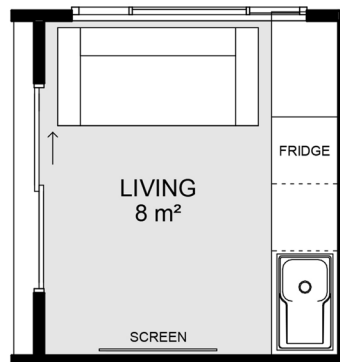
### Small Office



### Small Bedroom



### Small Mancave



All price estimates are based on our standard range of inclusions and do not include any site specific items. This includes items such as water tanks, waste systems, service connections & scaffolding.

All of our designs can be built on either a **Concrete Slab** or **Suspended Floor Foundation**.

Estimates do not include an allowance for **disability ramps** or **scaffolding**.








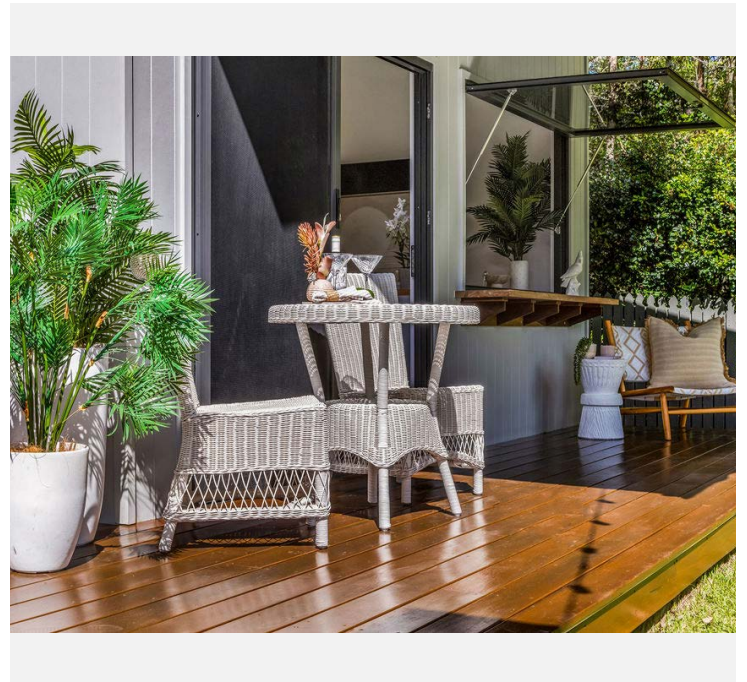
# Ultimate POD

Images & Renders are indicative only



## Specifications

	Bedrooms	1
	Bathrooms	1
	Enclosed area	23m <sup>2</sup>
	Patio area	2m <sup>2</sup>
	Dimensions	5.4m x 4.2m

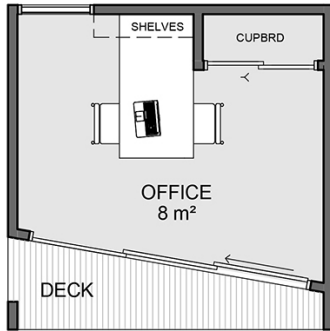


Choose from kit, lock up or turn key solutions. We will help you through the process.

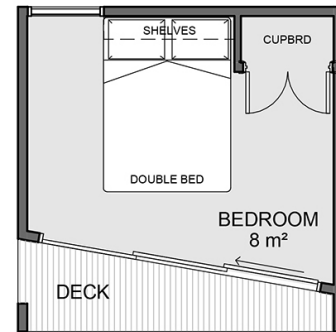
# 3.5m x 3.5m Designs

## Angled Wall

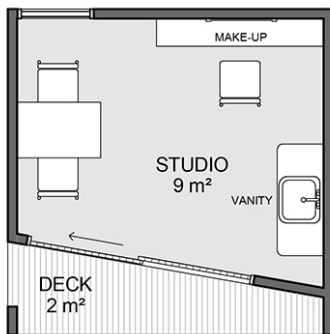
### Office



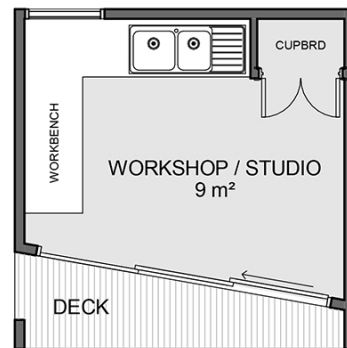
### One Bedroom



### Makeup Studio



### Workshop



All price estimates are based on our standard range of inclusions and do not include any site specific items. This includes items such as water tanks, waste systems, service connections & scaffolding.

All of our designs can be built on either a **Concrete Slab** or **Suspended Floor Foundation**.

Estimates do not include an allowance for **disability ramps** or **scaffolding**.








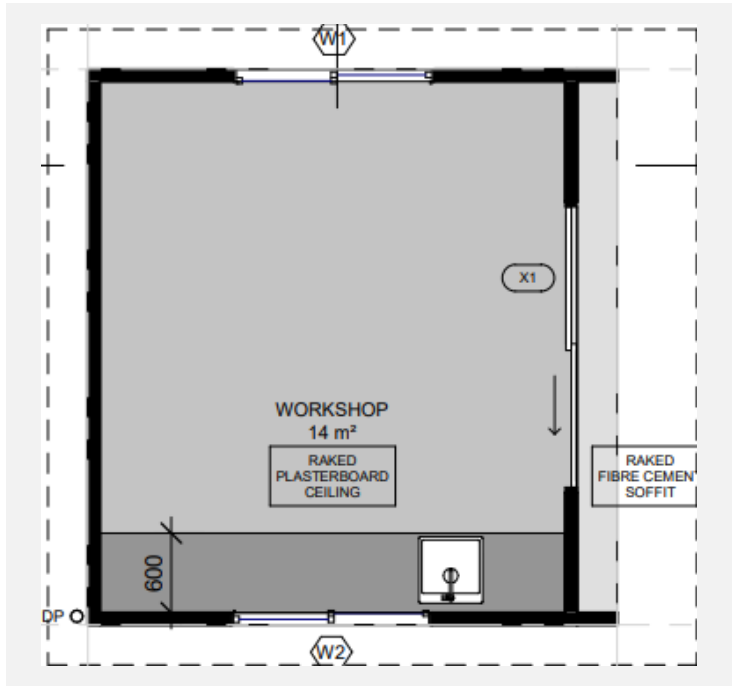
# Creative Studio

Images & Renders are indicative only



## Specifications

	Bedrooms	0
	Bathrooms	0
	Enclosed area	14m <sup>2</sup>
	Patio area	1m <sup>2</sup>
	Dimensions	3.5m x 4.2m



Choose from kit, lock up or turn key solutions. We will help you through the process.



# Can I customise the design?

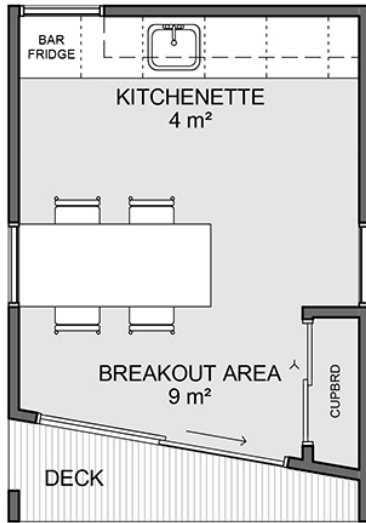
Our Preliminary Process allows for 3 full rounds of changes with our Architect. Design a home that suits your needs AND style!



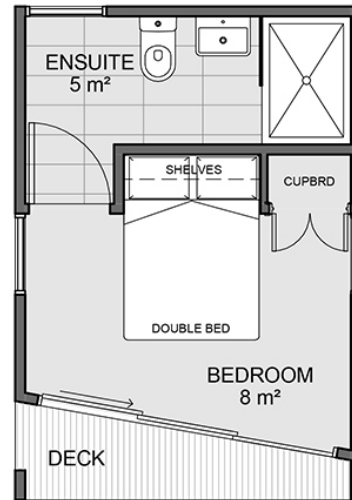
# 5m x 3.5m Designs

## Angled Wall

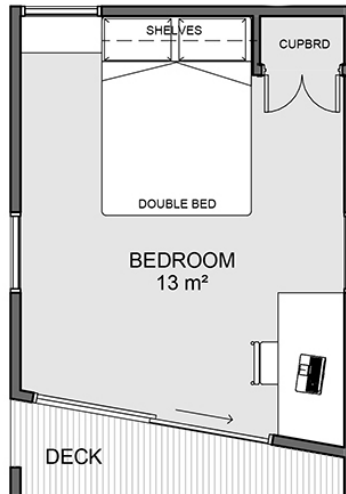
### Backyard Bar



### Bed w/ Ensuite



### Bedroom Study



All price estimates are based on our standard range of inclusions and do not include any site specific items. This includes items such as water tanks, waste systems, service connections & scaffolding.

All of our designs can be built on either a **Concrete Slab** or **Suspended Floor Foundation**.

Estimates do not include an allowance for **disability ramps** or **scaffolding**.








# Sunshine Pool House

Images & Renders are indicative only



## Specifications

	Bedrooms	0
	Bathrooms	1
	Enclosed area	25m <sup>2</sup>
	Patio area	6m <sup>2</sup>
	Dimensions	7.9m x 3.3m

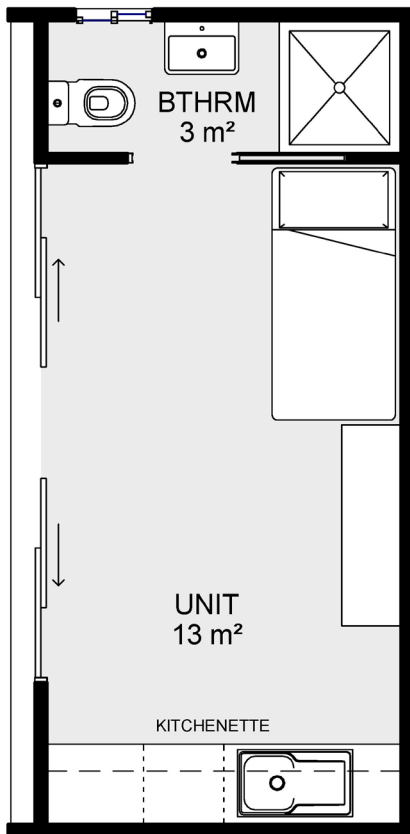


Choose from kit, lock up or turn key solutions. We will help you through the process.

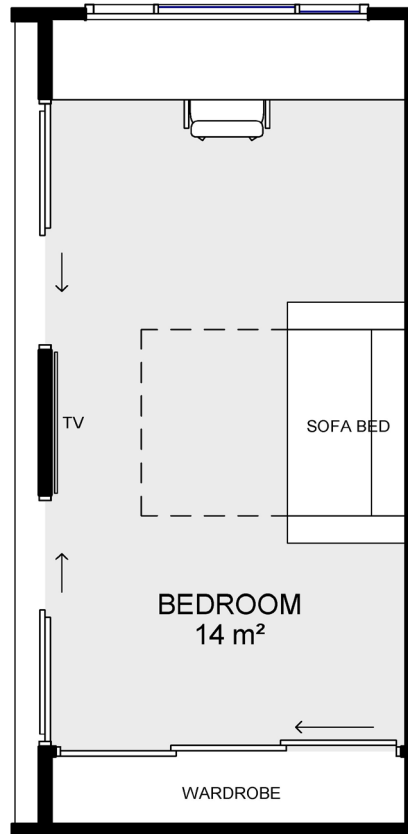
# 6m x 3m Designs

## Recessed Wall

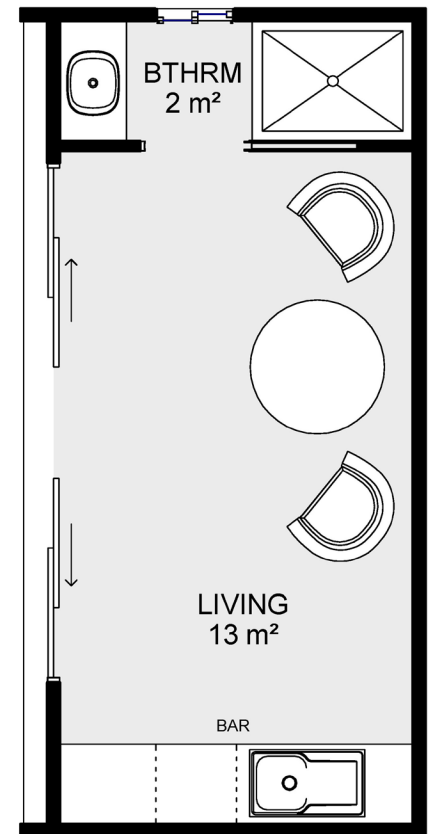
### Guest Quarters



### Yard Lounge



### Pool House



All price estimates are based on our standard range of inclusions and do not include any site specific items. This includes items such as water tanks, waste systems, service connections & scaffolding.

All of our designs can be built on either a **Concrete Slab** or **Suspended Floor Foundation**.

Estimates do not include an allowance for **disability ramps** or **scaffolding**.



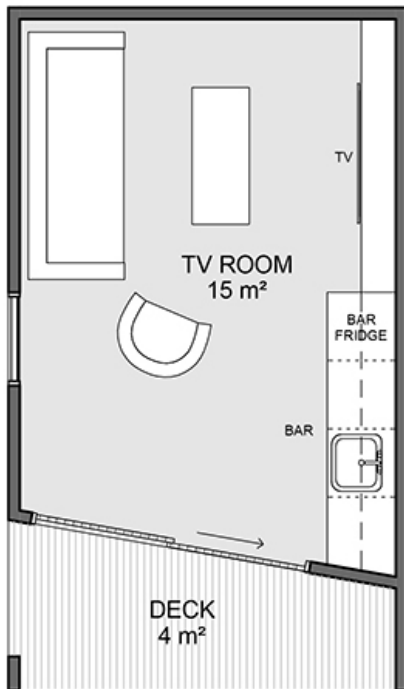
# Keep it local

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

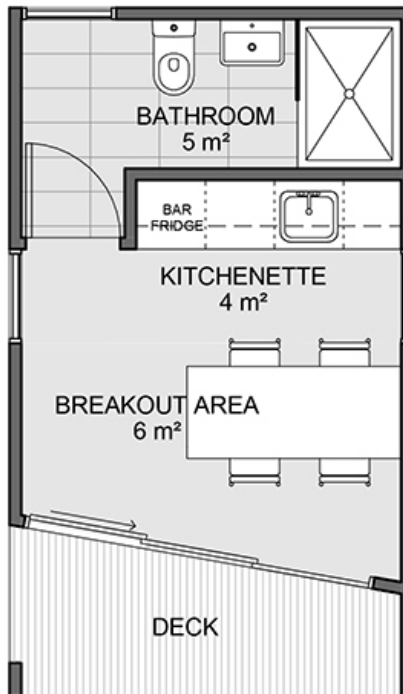
# 6m x 3.5m Designs

## Angled Wall

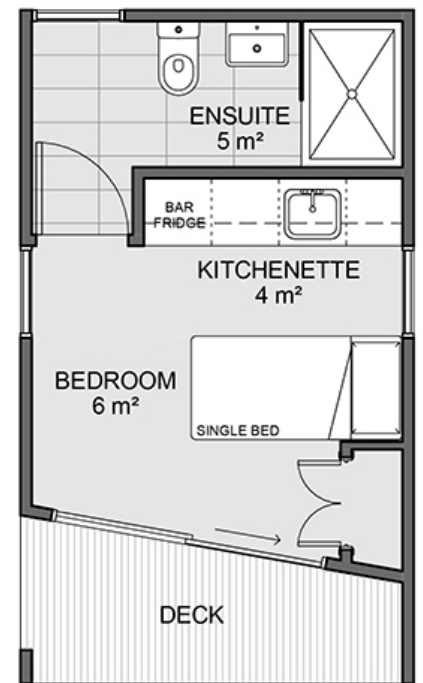
### Man Cave



### Break Lounge



### 1 Bed Unit



All price estimates are based on our standard range of inclusions and do not include any site specific items. This includes items such as water tanks, waste systems, service connections & scaffolding.

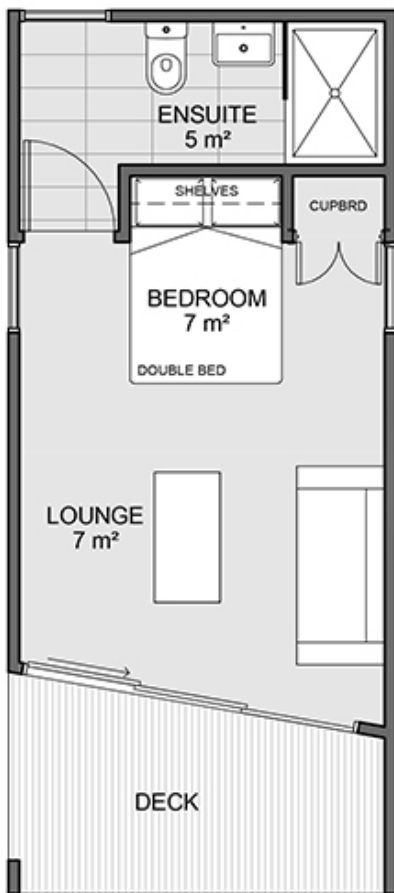
All of our designs can be built on either a **Concrete Slab** or **Suspended Floor Foundation**.

Estimates do not include an allowance for **disability ramps** or **scaffolding**.

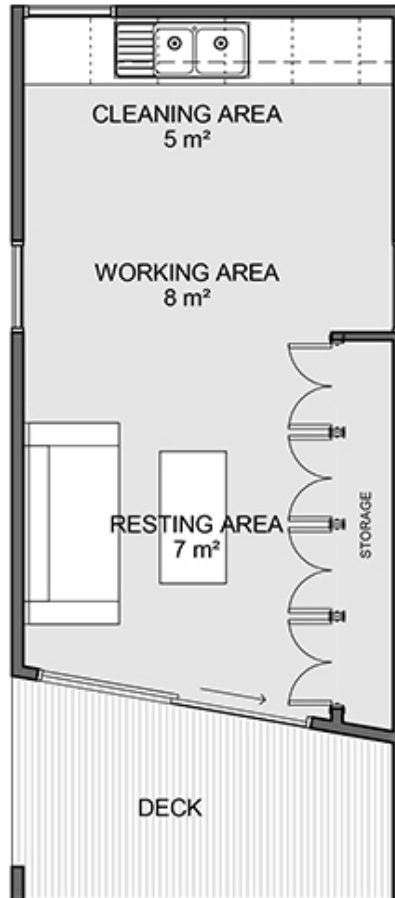
# 8m x 3.5m Designs

## Angled Wall

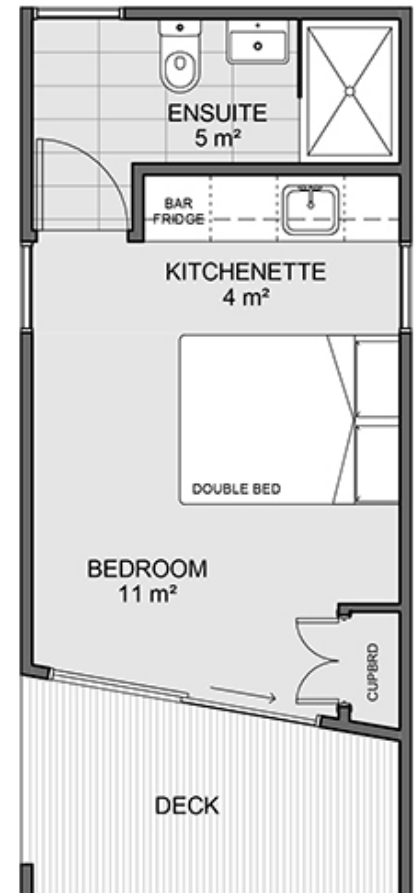
### Teen Retreat



### Art Studio



### Air BnB



All price estimates are based on our standard range of inclusions and do not include any site specific items. This includes items such as water tanks, waste systems, service connections & scaffolding.

All of our designs can be built on either a **Concrete Slab** or **Suspended Floor Foundation**.

Estimates do not include an allowance for **disability ramps** or **scaffolding**.

# Display PODs

Images & Renders are indicative only



Make an appointment to view our Display POD's!

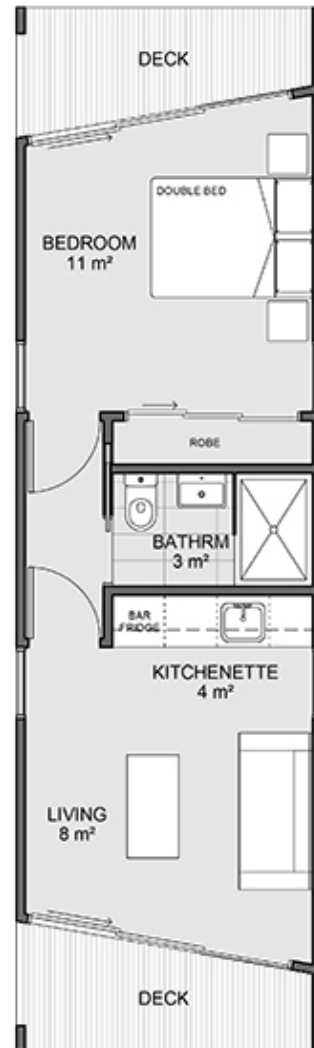
# 12m x 3.5m Designs

## Angled Wall

### Worker's POD



### Granny Flat



All price estimates are based on our standard range of inclusions and do not include any site specific items. This includes items such as water tanks, waste systems, service connections & scaffolding.

All of our designs can be built on either a **Concrete Slab** or **Suspended Floor Foundation**.

Estimates do not include an allowance for **disability ramps** or **scaffolding**.





# Consider the environment

All of our new dwellings go through full energy efficiency testing to ensure they comply with modern standards.

# Where do we build?



## Green Zone

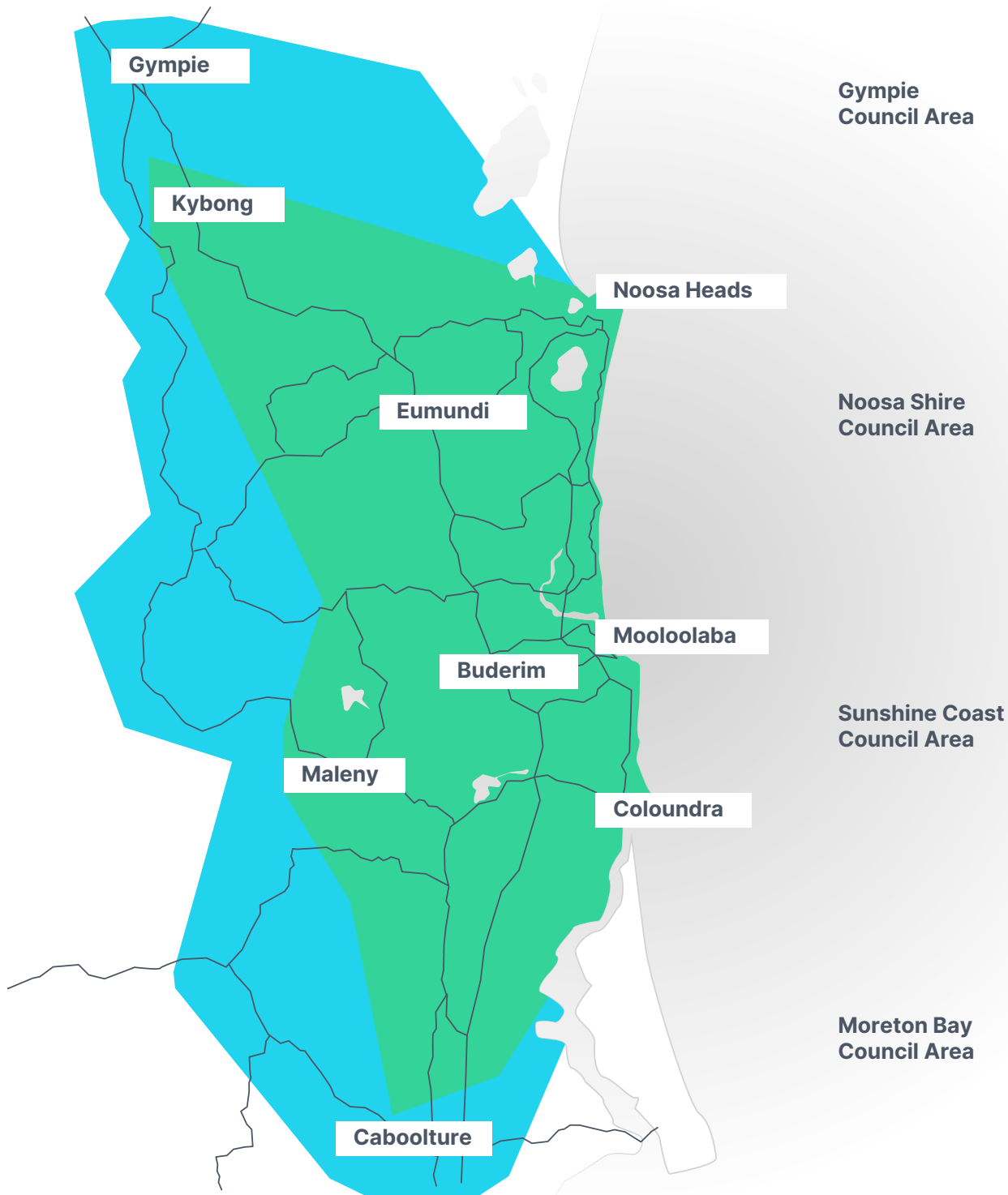
Within our regular service area.



## Blue Zone

May incur additional travel fees.

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



# Kit & Lock Up Inclusions

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
- TRUCORE - 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.



## Any questions?

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



## Getting Started

**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



# Turn Key Inclusions



## 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 & 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 & Plumbing

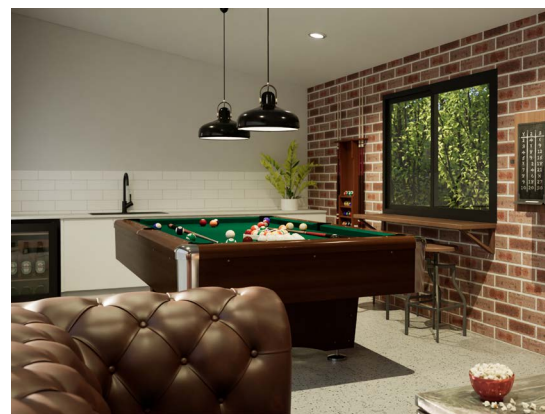
- All electrical and plumbing complete within your home
- Double power points throughout
- Switch board with circuit breaker fitted for safety
- Smoke alarms connected to mains supply with backup power supply
- Electric hot water unit, size based on individual requirements
- One weatherproof double powerpoint, outdoors
- TV aerial point
- LED downlights throughout
- Exhaust fan to bathrooms and toilet



## Lock Up & Delivery

Final internal clean before handover.

[Continued overleaf...](#)



# Turn Key Inclusions

## Optional Extras & 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

### 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





We are a **family owned** and operated small business, located on the Sunshine Coast. Our dedicated team of **local** builders, architects, interior designers and other professional trades people provide you with sound advice and quality workmanship. We take **pride** in building unique living alternatives for our local communities.

Contact us to see how our family can find the right housing alternative for yours.

For all enquiries:

 **PHONE 0487 256 061**

 **EMAIL [isaac@theshedhouse.com.au](mailto:isaac@theshedhouse.com.au)**



# Let's design your dream POD Today

[www.theshedhouse.com.au](http://www.theshedhouse.com.au)

QBCC Licence number 15140876QBC

