

Kit Homes

by The Shed House



Build Smarter, Save More and Stay in Control

Premium steel frame kit homes designed for owner builders and hands-on clients.

We guide you through every step, from plans and approvals to selecting the right materials, so your project is fully thought out before it's delivered.

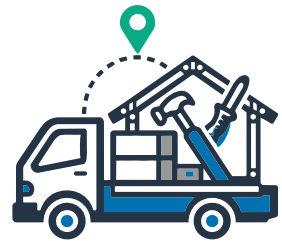
The result? Less stress, more clarity, and a smoother build that saves you time and money.



**50 Year
Steel Frame Warranty**



**Designed for
Australian Conditions**



**Delivered
Ready to Build**

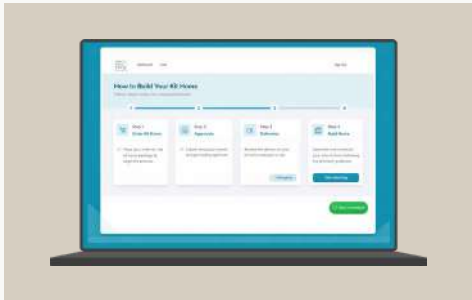
**You don't need to pay a builder's margin
to get a high-quality home.**

The Shed House Difference



Prefabricated TrueCore® Steel Components

Precision-built for stress-free on-site construction.



Proven Building System

Clear, detailed instructions make your build stress-free



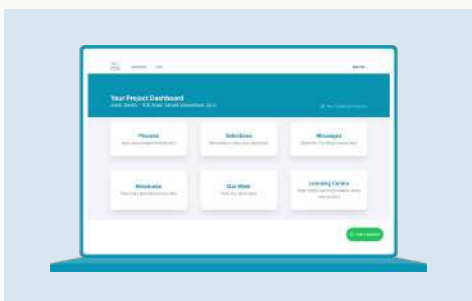
Only the Best Australian Suppliers

Quality materials for a home that lasts.



Knowledgeable & Supportive Team

We guide you from start to finish.



Step-by-Step Process + Online Portal

Keep your project organised, transparent, and on track.

Warranties and Partnerships



Premium steel engineered for strength, durability, and peace of mind — built to last for decades.

50 Year Warranty*



G.JAMES | **108 YEARS**
1917-2025

Strong aluminium frames, large panels for bright, airy rooms, customisable styles, and energy-efficient options for comfort all year round.

7 Year Warranty*



Tough, durable, and low maintenance. Stylish colours, energy-efficient performance, and designed to withstand harsh Australian weather.

20 Year Warranty*



Frames precisely engineered for your home, ensuring walls are straight, construction is faster, and the finished result is perfectly built.



Proud Member

Experienced, trusted professionals committed to quality, safety, and reliability. Builds backed by standards, warranties, and peace of mind.

QBCC - 6 years 6 month.

What is a Kit Home?

A kit home is a pre-designed, engineered and manufactured package delivered to your site, ready for construction.

Everything you need to build the structure - delivered ready to go:



Steel Frame

Your home is built around a prefabricated TRUECORE® steel frame, engineered for strength, durability, and precision. Manufactured off-site for accuracy, the frame is designed to go together efficiently on site, providing a solid, termite-resistant structure that will stand the test of time.



Floor System Optional Upgrade

Upgrade from a standard concrete slab to one of our engineered floor system options, ideal for sloping sites or elevated designs. These systems provide flexibility in design, improved access, and a lightweight alternative, while still delivering strength, stability, and long-term performance.



Cladding

External wall cladding options are available to suit your preferred style, from modern to traditional finishes. Designed for durability and low maintenance, your chosen cladding helps define the look of your home while protecting it from Australia's varied conditions.



Windows & Doors

Choose from a range of high-quality windows and external doors to suit your design, layout, and energy efficiency goals. Designed to work seamlessly together, they maximise natural light, ventilation, and security while creating a cohesive look throughout your home.



Insulation

Insulation is supplied ready for installation, helping you create a comfortable and energy-efficient home. Designed to meet Australian standards, it assists in maintaining internal temperatures, reducing energy costs, and improving overall liveability year-round.



Roofing

Choose from a variety of roofing profiles and colours to complement your home's aesthetic and site conditions. Designed for Australian environments, your roofing system provides reliable weather protection while enhancing the overall look of your build.



Any questions?

Contact us on [0488 626 109](tel:0488626109)
or email sales@theshedhouse.com.au
to discuss your new project.

Benefits

Why are more Australians are choosing kit homes?

A kit home gives you control over your budget, timeline, and final result without compromising on quality. Kit homes are ideal for owner builders or working with your own trades.



Financial Savings

Save money by avoiding the builder's margin.



Control

Select your trades and oversee the construction process.



Customise

Tailor designs to your lifestyle and site.



Personalise

Add your own creative finishes and touches.



Flexibility

Make decisions on timing, sequencing, and project style.



Learning Experience

Gain hands-on knowledge about building and construction.



Satisfaction

There's a real sense of achievement completing a home yourself.



Kit Home Deliveries

To protect your kit from weather exposure and keep your building site organised, we offer five **separate deliveries**, completed as required.*

1

Delivery 1 - Steel floor system

Your engineered steel floor system (if included) is delivered first, preparing the site for framing.

2

Delivery 2 - Steel framing

The prefabricated TRUECORE® steel frame arrives ready for assembly.

3

Delivery 3 - Roofing

Roof sheeting, flashings, and components are delivered to ensure your building is protected from the elements.

4

Delivery 4 - Windows and doors

Your selected windows and external doors are supplied to enclose the structure and improve security.

5

Delivery 5 - External cladding

Cladding materials are delivered to complete the external envelope, giving your home its finished appearance.



For convenience, depending on your location, we can consolidate all materials into a single shipping container delivery.



*All deliveries must be completed within a 6-month period. After 6 months, materials will be repriced if costs have increased.

Kit Home Range

EVO

EVO by The Shed House is a new generation of flexible living, designed to grow with you through every stage of life!



EVO X

EVO X is our Premium Range for a new generation of modular living, designed to grow with you through every stage of life.

ILKLEY

Designed for families seeking a relaxed hinterland lifestyle, the Ilkley Range embraces rural views, gentle breezes, and seamless indoor-outdoor living.



PODs

Designed to bring fun, relaxation, and style to your backyard, they're perfect for family time, entertaining friends, or simply enjoying your own retreat.

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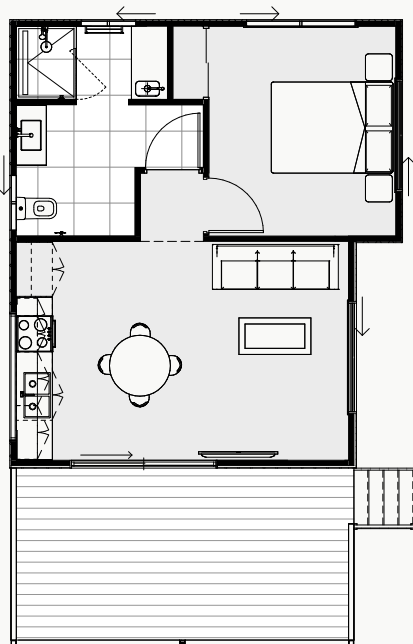
Our Process

01 Download and review brochures

Explore our designs, inclusions and price guides to see which options best suit your site, budget and lifestyle.

02 Book a discovery call

We'll discuss your goals, site details and requirements, and explain our process so you know exactly what to expect.

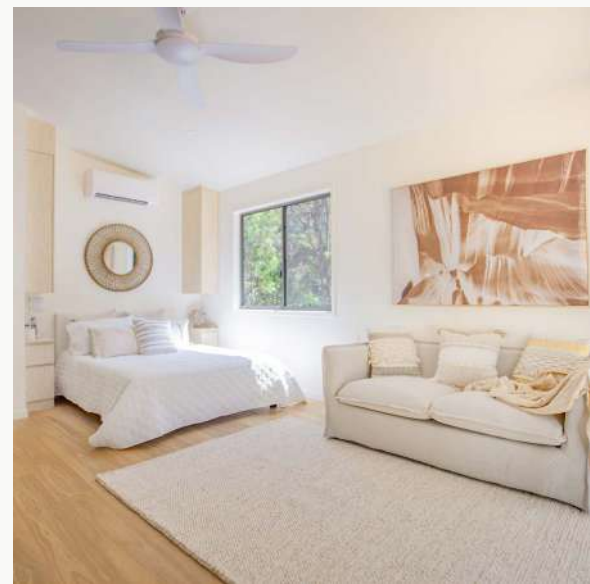


03 Choose a design

Tell us which design you like — this gives us a clear starting point to tailor the project to you.

04 Display viewing

View our Ilkley 90 and selected backyard PODs by appointment to experience the layout, finishes and build quality firsthand.



05

Site visit (service area only)

We assess your site, access and building location, and talk through how your chosen design will work on your property.



06

Project proposal

You'll receive a clear project outline, required site-specific reports, and indicative pricing tailored to your block.

07

Preliminary agreement

A formal agreement that allows us to proceed with site-specific reports and place your chosen design on your property.



Building plans

08

Our designer prepares a site plan, positioning your chosen design in the optimal location on your property.



Initial project estimate

09

Once you are happy with your initial design, we will prepare your first estimate based on our standard inclusions.

Selections

10

With the guidance of our interior designer, your selections come together to create a cohesive aesthetic you'll love.

Site-specific reports

11

We coordinate the required consultant reports needed for engineering and building approvals. All required reports will be clearly outlined in your preliminary proposal.

Site-specific reports

11

We coordinate the required consultant reports needed for engineering and building approvals. All required reports will be clearly outlined in your preliminary proposal.



12

Builder site inspection

Our construction team visits your site to confirm access, services, scaffolding requirements, and discuss expectations prior to final pricing.

13

Trade pricing

Our local trades and suppliers provide project-specific pricing to help prevent unexpected costs.

14

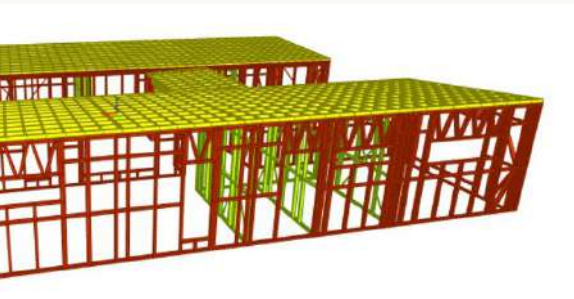
Project Estimate

You'll receive an accurate construction estimate based on your selections and confirmed connection costs.

16

Engineering & Approvals Agreement

Once you're happy with your project estimate, we engage our engineer and building certifier.



15

Engineering

We design your steel frame using FrameCAD technology, tailored to the specific requirements of your site reports.

17

Approvals

Our building certifier reviews all documentation to ensure compliance with local planning requirements.

18

Building contract

Once all documentation is approved, we issue your Master Builders contract for final sign-off.



Framing

01



01. Flooring

James Hardie Secura Flooring

02. Wall Panels

TrueCore Steel - Prefab Wall Panels

03. Steel Floor System

C Section Bearers and joists

04. SHS Posts

89 × 89 SHS posts

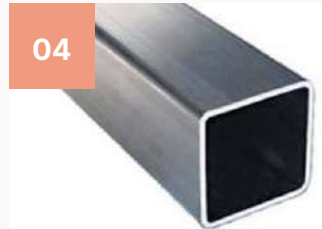
02



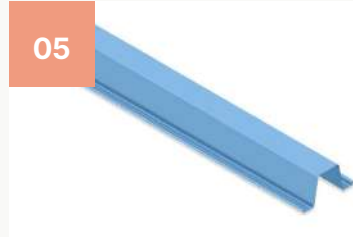
03



04



05



07



06



05. Roof Battens

40mm Roof battens

06. Ceiling Battens

22mm Ceiling battens

07. Trusses

TrueCore Steel - Prefab Trusses

08. Rafters

C Section Rafters

08



Exterior

01



01. Wall Cladding

Colorbond Wall Cladding - Corro or Trimdek*

02. Soffit

4.5mm Fibre Cement

03. Feature Cladding

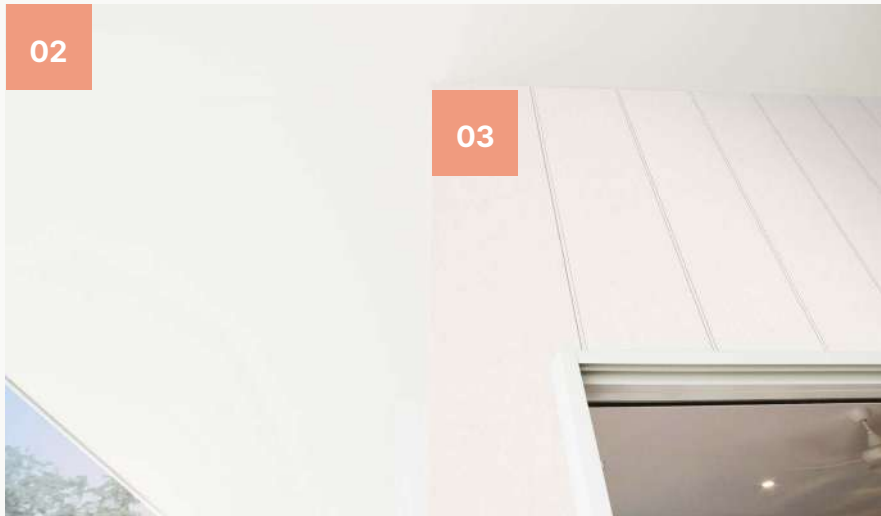
Weathertex*

04. Roof Sheetting

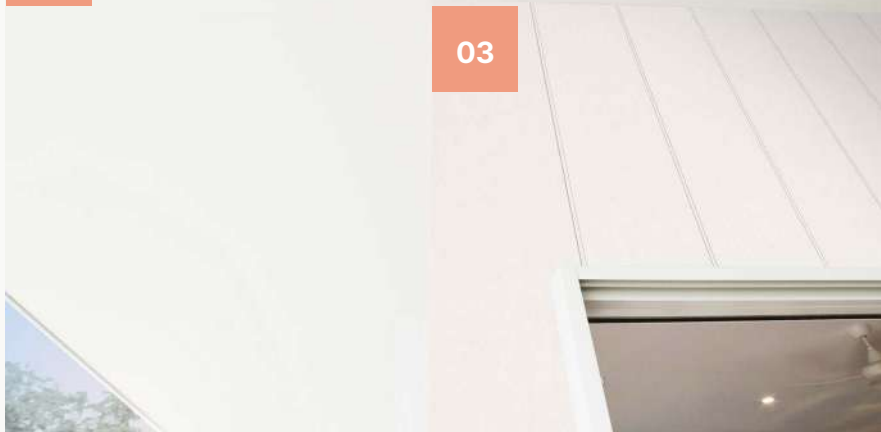
Colorbond Roof Sheets*

*Colour and profile options specified during Colour Consultation

02



03



04



05



06



05. Gutter

150 HiFront Quad Colorbond Gutter*

06. Fascia

Colorbond Fascia*

07. Insulated Panel

100mm Insulated Panel*

*Colour and profile options specified during Colour Consultation

07



Exterior

08. Aluminium Windows and Doors

G.James windows and doors*

09. Handles

G.James windows and doors*

10. Entry Door Handle

Handle House Woolwich*

* Colour specified during Colour Consultation

08



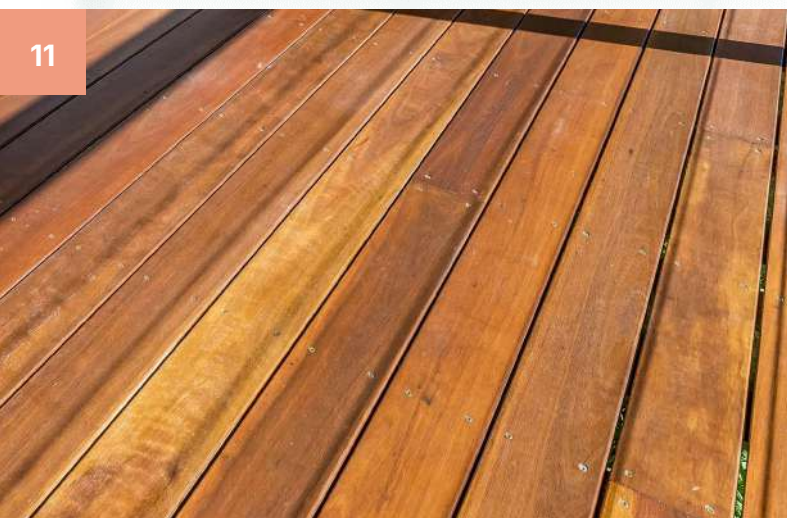
09



10



11



12



11. Decking

140mm Merbau

12. Hand Rail

Hand Rail and Stainless Wire

Kit Inclusions

All Kit inclusions are supply only and do not include installation.

Item	Included	Not Included
Preliminaries		
Design and Engineering Package*	✓	
Building and Plumbing approval		✗
Base - Slab Specific		
Under slab plumbing and electrical		✗
Concrete Slab		✗
Base - Floor System Specific		
Steel floor system with SHS posts - 1m high	✓	
Frame		
Prefabricated 90mm TrueCore steel wall frames - N3 wind rating	✓	
High raked ceilings (Design dependant) *	✓	
Roof		
Colorbond Roof sheeting, fascia and gutter	✓	
Roof blanket insulation R1.3	✓	
Insulated panel roofing - patio roofs	✓	
Exterior		
G.James windows and doors	✓	
Fly screens for G.James windows and doors	✓	
Colorbond wall cladding	✓	
Weathertex - Weathergroove cladding	✓	
Timber trims and flashings	✓	
Plumbing and electrical		✗
Painting		✗
Decks		
Decking boards		✗
Wire balustrade with timber handrail		✗
Stairs with treads and handrail		✗
Internal (Refer to inclusions brochure for full specification)		
Interior finishes		✗
Interior painting		✗

* Design and Engineering Package - We allow for a site specific site plan to establish your chosen design on your property. Custom design packages will be assessed and priced individually. Kit projects will be required to arrange their own reports.

* High raked ceilings are design dependant.



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!

Where Do We Deliver?



Orange Zone

Kit supply service area in
South East Queensland.

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



Here to Support You

We are committed to **guiding you through every step of your kit home journey.**

Our team provides **expert advice, clear instructions, and on-hand support** for any questions about materials, assembly, or site preparation.

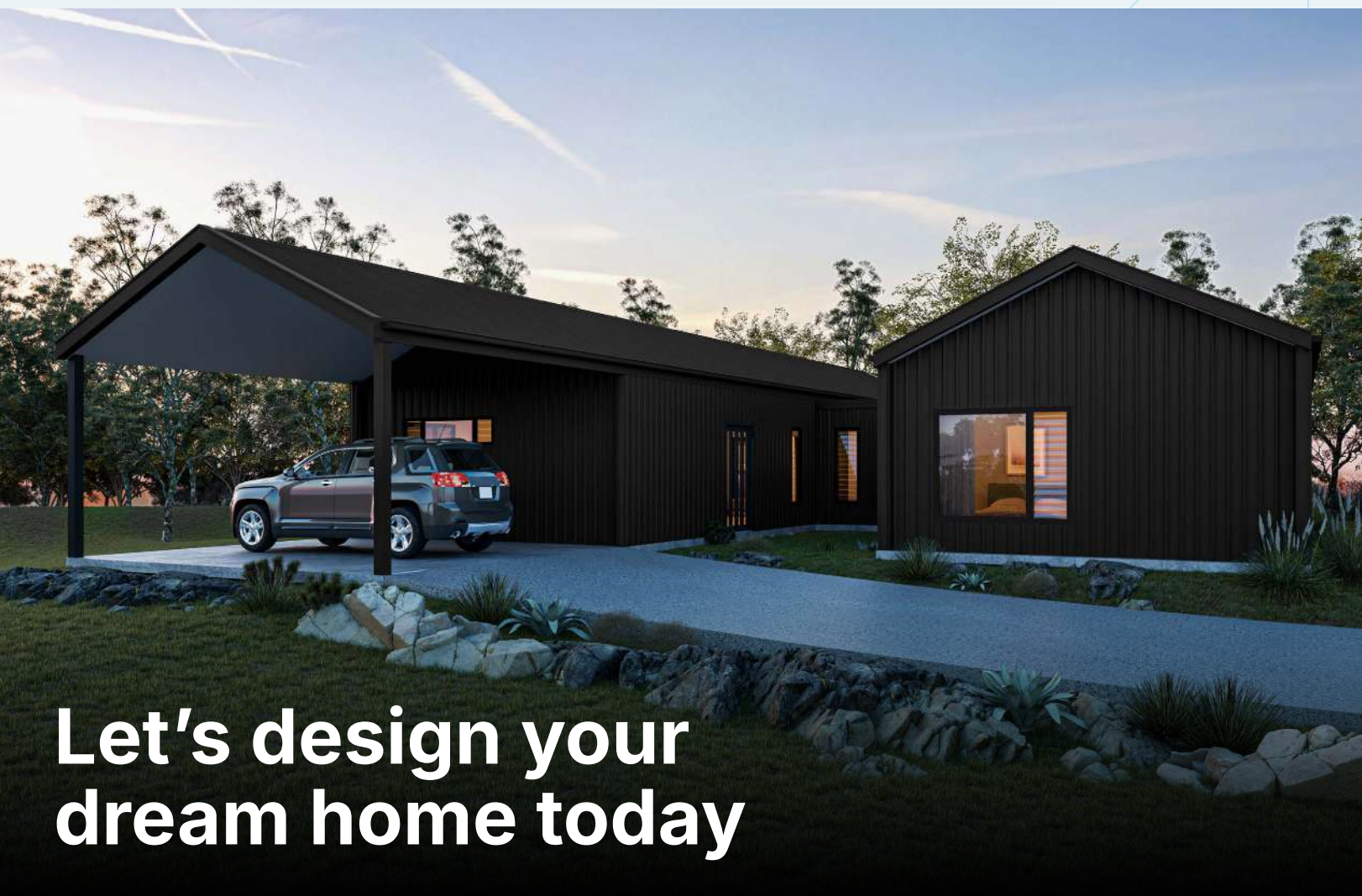
We take pride in helping you **get the most out of your kit home**, ensuring a smooth and enjoyable experience from start to finish.



*For all enquiries,
contact Jason*

 PH 0488 626 109

 EMAIL sales@theshedhouse.com.au



Let's design your dream home today