



THE VALLEY VIEW 252

252m²

Truecore
THE INNER STRENGTH



A modern and spacious design set over two levels. Choose either four or five bedrooms and enjoy the high life with two lounge rooms plus a media room. Open plan living, dining and kitchen areas are situated on the ground floor. This style of building is designed for the owner-builder.

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 fascias
- ZINCALUME® steel verandah posts
- All bracketry, bolts and screws provided
- Drawings for council submission
- Full engineering certification and plans



A modern and spacious design set over two levels. Choose either four or five bedrooms.

STANDARD INCLUSIONS

What Wide Span Homes 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, gyprock, flooring, fixtures, lighting and all other aspects of fitting out your home from your preferred suppliers.

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.

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.

The Flooring System

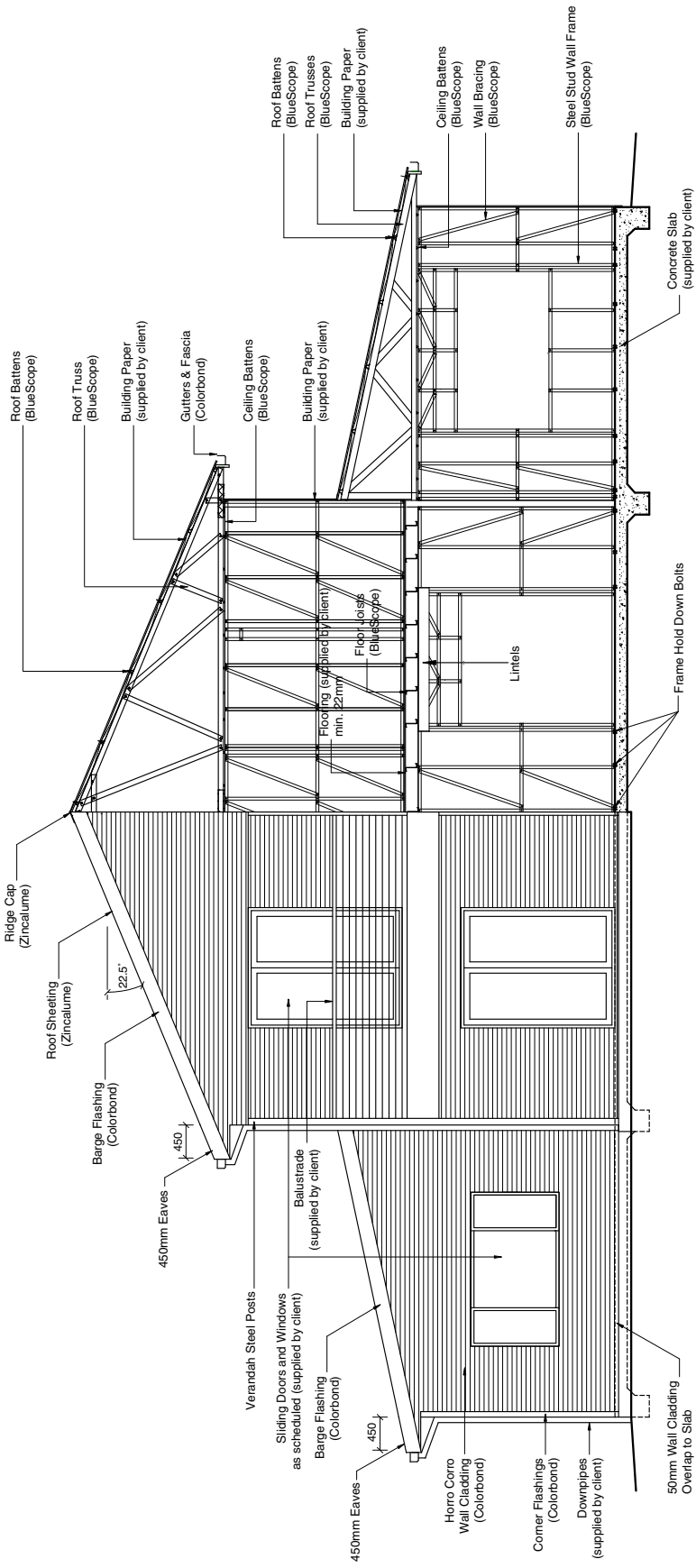
There are two flooring options available within the kit home range. The standard price advertised is for the house to go on a slab. The second option involves steel posts, and all steel bearers and joists for the entire bottom floor will be supplied. With this optional extra all you would need to supply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

Consider the following before deciding on your flooring system:

- 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.

THE BELOW DIAGRAM HIGHLIGHTS THE STANDARD INCLUSIONS OF A DOUBLE STOREY STEEL KIT HOME.



Council
Approval
Guarantee



Friendlier
to the
environment



Affordable
housing
alternative



Termite
Resistant



Cyclonic
versions
available

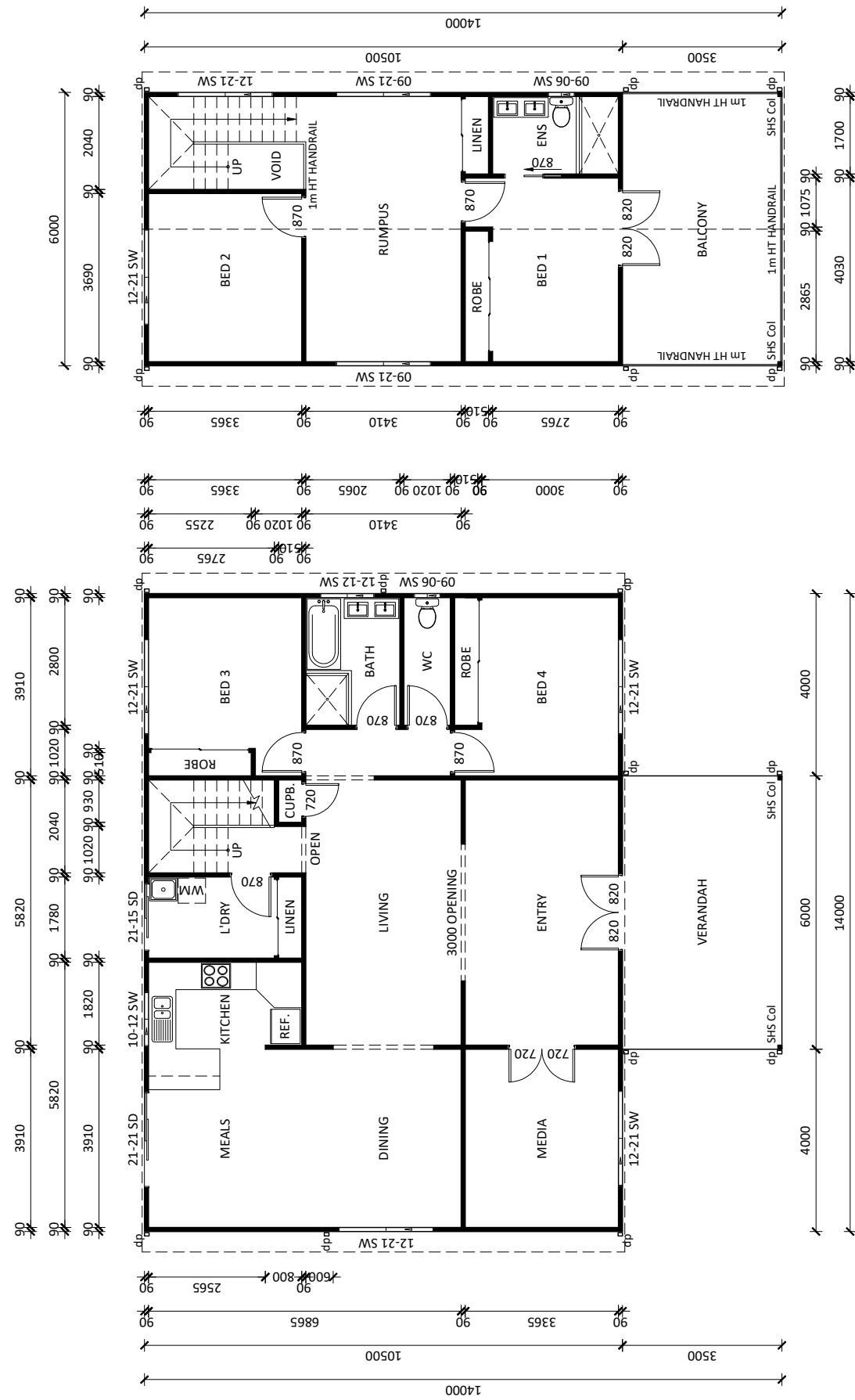


A range
of stylish
designs



Designed for
the owner
builder





Note: Amenities and Furnishing shown are illustrative only



3.0 ELEVATIONS

ELEVATION 4

Print these plans to take to Council to commence the certification process.

COLOUR RANGE

Fifty years of Australian research and development has created a range of technologies that give genuine COLORBOND® steel its long lasting performance when subjected to some of the harshest Australian conditions. You can be sure you're getting the genuine article by looking out for the COLORBOND® steel branding on the product, or its packaging.

For roofing and walling, check for the ink branding on the reverse side of the sheet. On fencing, look for laser branding on either side of each panel; it appears at least three times in each 2.4m section. For guttering, look on the inside for ink branding, and you will find the protective wrapping that your COLORBOND® steel arrives in is branded too.



CLASSIC CREAM™	SURFMIST®	PAPERBARK®	EVENING HAZE®	SHALE GREY™	DUNE®
IRONSTONE®	WIND SPRAY®	PALE EUCALYPT®	GULLY®	WOODLAND GREY®	WALLABY®
JASPER®	MANOR RED®	DEEP OCEAN®	BASALT®	MONUMENT®	
COTTAGE GREEN®	NIGHT SKY®	Colorbond®			

ABOUT WIDE SPAN HOMES

Our steel kit homes have been designed for the owner builder or owner manager.

Our History

Wide Span Homes is one of Australia's leading providers of steel kit homes and has garnered a reputation as a "no compromise" option for many Australians looking for a quality kit home made from Australian Steel. We wholesale premium steel kit homes to the public and manufacture locally using premium quality Bluescope Steel. Wide Span Homes has been an important part of Wide Span Sheds since its founding on the Gold Coast in September 2000.

Australian Standards Compliance

Our kit homes are designed for Class 1 residential use in accordance with the BCA for a Class 1 building and the wind classification nominated.

Premium Quality

All Wide Span Homes are manufactured from Australian BlueScope Steel comprising 450 MPa GALVSPAN® cold-rolled structural members, TRUECORE® steel internal and external framing as well as sheeting produced from BlueScope coil in both ZINCALUME® and COLORBOND® steel options.

Relax. We Deliver!

Every Wide Span Homes steel kit is manufactured at one of our local manufacturing plants across Australia. Delivery is available to most locations with export available worldwide.

Manufacture and delivery of your steel kit attracts a turn-around time of approximately eight weeks from date of order. Please discuss more firmed up time frames for your purchase with your homes specialist.



GENERAL SPECIFICATION

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 N2. 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 safe bearing 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 to within the normal delivery routes. Additional fees apply where the address is beyond the normal route. Alternately, delivery can be ordered 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?

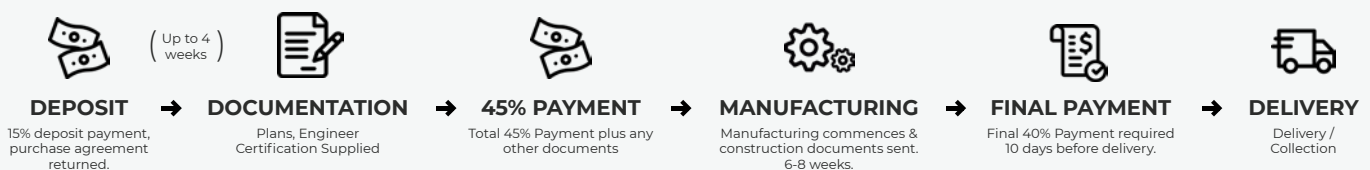
Contact us today to arrange your purchase agreement on 1300 359 499.

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.



Wide Span Homes accepts the following payment methods



*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, Wide Span Homes 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.sheds.com.au/termsandconditions.html or ask your salesperson for a copy. © Copyright Wide Span Sheds Pty Ltd 2022. No portion of this document may be reproduced without the express written permission of Wide Span Sheds Pty Ltd.