



# Buyer's Guide



smart**space**

1300 985 110 **SUPPORT**

# Contents

Just imagine the space you can create	4
More reasons to choose SmartSpace	8
SmartSpace Project Planner	9
Design your SmartSpace	12
SmartSpace Core Package inclusions	13
Getting permission to build	16
Preparing your site	16
Building your SmartSpace	17
Finance	18
<b>SmartSpace 1</b> .....	<b>19</b>
Product overview	19
Core	20
Living	20
Office	21
Recreation	21
Footing layout guide	22
<b>SmartSpace 2</b> .....	<b>23</b>
Product overview	23
Core	24
Living	24
Office	25
Recreation	25
Footing layout guide	26
<b>SmartSpace 3</b> .....	<b>27</b>
Product overview	27
Core	28
Living	28
Office	29
Recreation	29
Footing layout guide	30

Just imagine the space  
you can create





SmartSpace is a revolution in flexible, affordable modular buildings. Available in three sizes and built from premium quality materials, SmartSpace is whatever living or workspace you need it to be. And if you have experience in big D.I.Y. projects, it's quick to construct as a licensed owner builder or with the help of a registered builder.



## Easy

SmartSpace packs include plans to get you started and comprehensive step-by-step instructions to make the building process simple. All components are prefabricated, labelled and weigh under 70kg to make it easier for two people to handle.

## Ready-to-go

Neatly flat-packed and ready-to-go, each pack contains everything you need to build a lock-up shell; including frame, trusses, floor substrate, external walls, windows, doors, decking joists, wall and roof cladding. All internal walls, doors and fit-out are additional. Once constructed, SmartSpace is designed to be easily demountable.

## Flexible

You can create the space you need with a choice of three Core Unit styles – SS1, SS2 and SS3. You can then customise your internal space anyway you like, with a complete fit-out of interior walls, flooring, paint, kitchens and bathrooms.

## Quality

Made with quality materials and finishes, SmartSpace unique features include bi-fold doors and pre-painted external cladding. Highly energy efficient, each Core Unit has double-glazed windows and doors as well as wall and ceiling insulation.







More reasons to  
choose SmartSpace





SmartSpace is more than just an affordable way to create the space you need. Designed for faster construction, the superior finish and quality of the end result is made to last.

### Strength

SmartSpace is made with a galvanised steel framing system, engineered to withstand cyclonic conditions (up to Wind Region C2).

### Energy Efficient

We ensure all our buildings exceed minimum code requirements across the country with the ability to reach up to 7 stars depending on climate zone and orientation.

### Superior Finish

The finish of our units is simple, with clean lines and good proportions. Their stand out feature is the impressive tall aluminium framed double glazed french and bi-fold doors.

### Help when you need it

For more information or any guidance you may need throughout the project, SmartSpace Support is there to help at every stage.

SmartSpace Support **1300 985 110**

# SmartSpace Project Planner

You can use the following simple steps as a general guide only. They are not intended as a comprehensive project plan.

## 1. Choose your SmartSpace

- Visit a display and choose the unit size to suit your land
- There are displays at a number of Bunnings Warehouses, each with different sizes and configurations
- Check [smartspacebuildings.com.au](http://smartspacebuildings.com.au) for your nearest display location

## 2. Planning permission

- Talk to your local council about the approval process
- Check property title for covenants and overlays
- Organise site specific drawings as required using the SmartSpace drawings set as a base
- Submit to council for a planning permit and any demolition or landscaping permits required

## 3. Building permit

- Obtain an owner builder license or contract a registered builder
- Obtain a soil report to establish footing requirements
- Get suitable footings designed according to site by an engineer
- Assess sewerage options – mains, septic, other
- Obtain an energy efficiency report from an Energy Rater
- Obtain a Bushfire Attack Level (BAL) rating where applicable
- Adhere to any other specific council conditions
- Contract a building surveyor or submit to council for building permit approval

## 4. Build your SmartSpace

- Clear and prepare the site for building
- Install footings – have them inspected by a surveyor
- Construct your SmartSpace unit
- Contract a licensed plumber to install plumbing and connect to mains
- Contract a licensed electrician to install electrical and connect to mains
- Fit out and furnish to finish





# Design your SmartSpace

## Select your Core Unit

Visit a SmartSpace display and choose the Core Unit that suits your needs, land size and budget. The flexible design allows for a range of internal wall configurations, fit-outs and fixtures. Make sure you consider all the additional costs for these in your budget including direct delivery, permits and installation costs.

## Choose from three Core Unit sizes

	Walled Area	Covered Area
SmartSpace 1	22.5m <sup>2</sup>	35.1m <sup>2</sup>
SmartSpace 2	43.8m <sup>2</sup>	53.7m <sup>2</sup>
SmartSpace 3	65.1m <sup>2</sup>	94.6m <sup>2</sup>

## Choose your building method

If you choose to build yourself, you are required to obtain an Owner Builder license before commencing the project. Alternatively, a registered builder will meet the legal requirements to build a SmartSpace home.

## Assess your site

You'll need to check your property title for any covenants and overlays that might affect your plans. Your local council will be able to provide you with further planning information.

## Design your floor plan online

SmartSpace can easily be configured to suit your needs. We have an online planner to help you with floor plans available for homes, offices or recreation rooms. You may need to contract a drafts person to adapt the drawings for specific site and building orientation. Check out the online planner at [smartspacebuildings.com.au](http://smartspacebuildings.com.au)

## Personalise your space

SmartSpace gives you the flexibility to personalise your space anyway you like. If you need help with your fit-out and finish options, talk to a Bunnings Team Member or ask at the Special Orders Desk instore. Below are a few suggestions, not included in your Core Unit, that you may wish to consider.

## Fit Out and Finishes

- Flooring – hardwood, tiles, laminate and carpet
- Decking, stairs and balustrades
- Bathroom and laundry – tiles, shower, toilet, vanity, accessories
- Kitchen – joinery, benchtops, splashbacks and appliances
- Paint – interior and exterior
- Window furnishings
- Storage and wardrobes
- Heating and cooling
- Light fittings
- Additional power and data points

# SmartSpace Core Package inclusions

## Structure

**Module subfloor framing:** Perimeter galvanised steel beams and galvanised steel joists

**Module sheet flooring:** 15mm fibre cement to interior

**Module framing:** Galvanised steel rectangular posts (100 x 50mm) and galvanised steel top rail sections

**Module trusses and roofing:** Galvanised steel trusses and battens for 15 degree pitched roof. Pre-finished roof sheeting and flashing

**Module verandah roof:** Pre-finished roof sheet with steel rafters

**Module external wall panels:** Steel stud section wall panels, lined internally with 10mm plasterboard

**Module ceiling panels:** Galvanised steel frame, 10mm lined plasterboard

**Insulation:** R3.5 glass wool batts in ceiling panels, R2.5 to walls, foil wrap to external walls

**Cornices:** 40mm Scotia profile plaster cornice

**Sundries:** Screws, bolts, brackets, bracing and trim to complete construction

**Water pipes:** PE hot and cold water pipes and tails as per plans

**Guttering:** Perforated galvanised gutter supplied as per plans

## Electrical

**Power points:** Double and single points supplied as per plans

**Light switches:** Switches supplied as per plans

**Data/technical/television:** Points supplied as per plans

**Safety:** Safety switches (RCD protected) and switchboard with circuit breakers as specified

**Smoke detectors:** 240 volt detectors

**Wiring:** Conduits to points provided as per plans. Electrical wire supplied

## Finishes

**Internal wall lining:** Unpainted 10mm plasterboard

**Roofing:** Pre-finished steel roof sheeting

**Cladding:** Pre-painted weatherboard style fiber cement, supplied with fixing screws

**Window and door frames:** White powder coated aluminium

**Glazing:** Double-glazing to external doors and windows. Constructed to suit Wind Region C2







# Getting permission to build

## How to prepare your submission

You will be required to provide a formal submission for building approval. If you need guidance, SmartSpace Support can provide basic assistance to help you through each step of the process and point you in the right direction.

Contact your local council for information on the following items:

- Demolition Permits
- Planning Approval
- Building Permit
- Landscaping Permit

When ready to proceed place your \$500 fully refundable deposit with Bunnings and SmartSpace Support will issue your full drawing set to assist with approvals.

# Preparing your site

## What you may need before you can start building

- Demolition, building, planning and landscaping permits from your local council
- Obtain an Owner Builder licence or contract a registered builder
- Commission a Building Surveyor for permit approval
- Obtain a soil report to establish footing requirements
- Get suitable footings designed according to your site and unit
- Assess your sewerage options
- Obtain an energy efficiency report from an Energy Rater
- Obtain a BAL assessment where applicable

Call SmartSpace Support for assistance on **1300 985 110**

# Building your SmartSpace

Once you've got all the necessary paperwork and approvals done, it's time to start building! Make sure your site has been cleared and prepared, and that appropriate footings have been installed.

## Footings

Footing requirements will vary from site to site according to soil conditions, location and slope of the site. All footings will require further engineering provided by a registered engineer or builder and certification according to your site.

## Delivery

It's time to purchase your Core Unit from Bunnings, and make sure there's clear access at your site for delivery. You can arrange the direct delivery at your local Bunnings, where they will assess the type of vehicle required, and confirm the delivery price prior to arranging delivery.

## Construction

Before construction take the time to read the instructions and drawings supplied. Contact SmartSpace Support with any questions you may have to best prepare yourself for the build stage. If at any stage you do need guidance just ring **1300 985 110**.

## Plumbing and Electrical

Either you or your builder will also have to organise a licensed plumber and electrician to install your utilities and connect to mains.

Be sure to check your building approval documents to arrange inspections during and after completion as required.

# Things to consider

What you may need to include in your budget:

- SmartSpace Core Unit
- D.I.Y. Owner Build or Registered builder
- Surveyor and drafting services
- Council approval
- Site preparation and footings
- Utility connections
- Pack delivery direct to site
- Additional internal walls and doors
- Joinery and cabinetry
- Kitchen, bathroom and laundry fixtures
- Licensed plumber and electrician
- Lighting fixtures
- Additional electrical points and wiring
- Flooring, decking, stairs and balustrade
- Window furnishings
- Heating and cooling
- Rainwater tanks and hot water services
- Landscaping



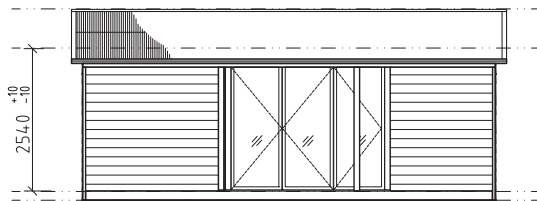
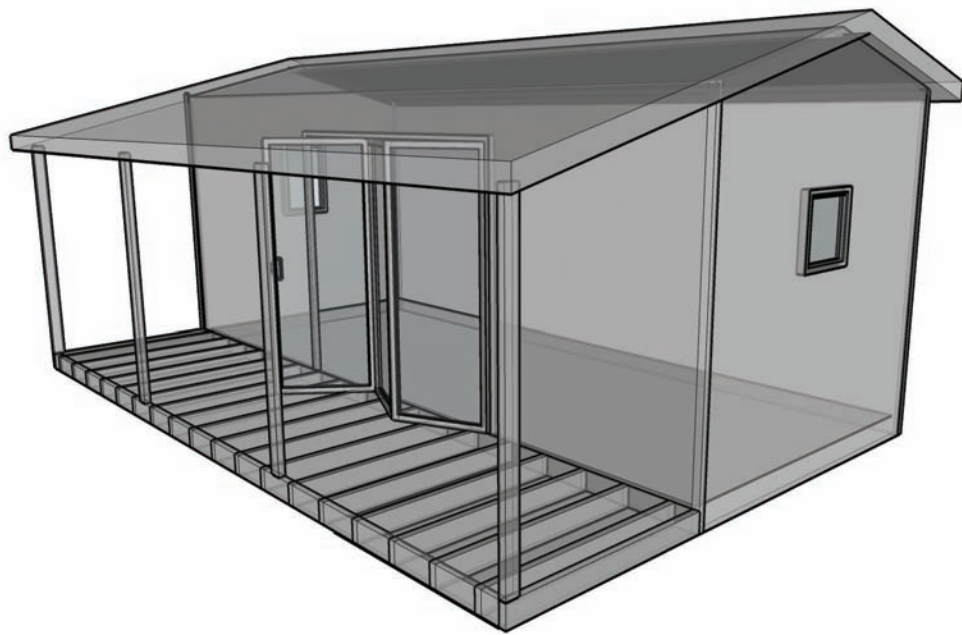
## Finance

Bunnings and SmartSpace Support do not offer any finance facilities, advice or recommendation. If you require finance to purchase your SmartSpace, we suggest you contact your bank or a specialist provider such as:

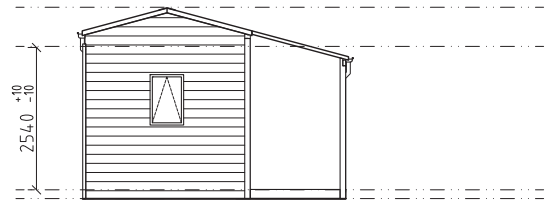
Modular Home Finance Pty Ltd. 1300 275 643,  
**[modularhomefinance.com.au](http://modularhomefinance.com.au)**

# SmartSpace 1

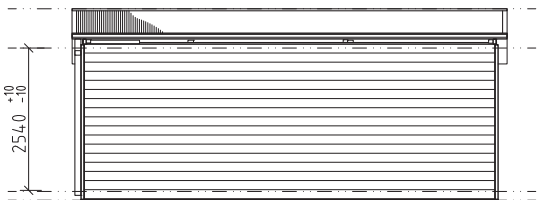
Product Overview



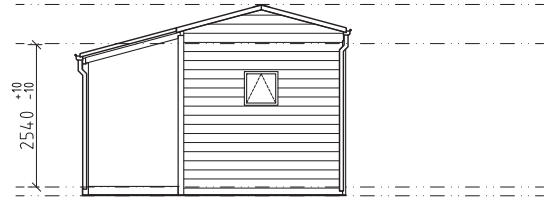
ELEVATION 1



ELEVATION 2

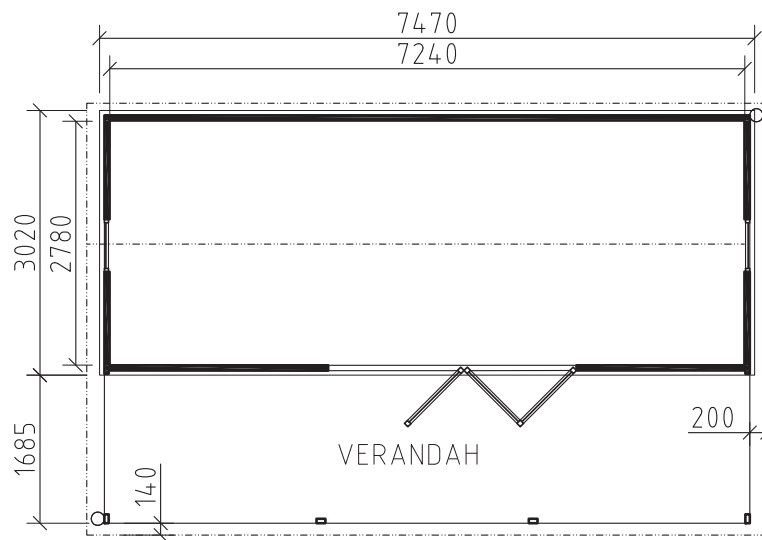


ELEVATION 3

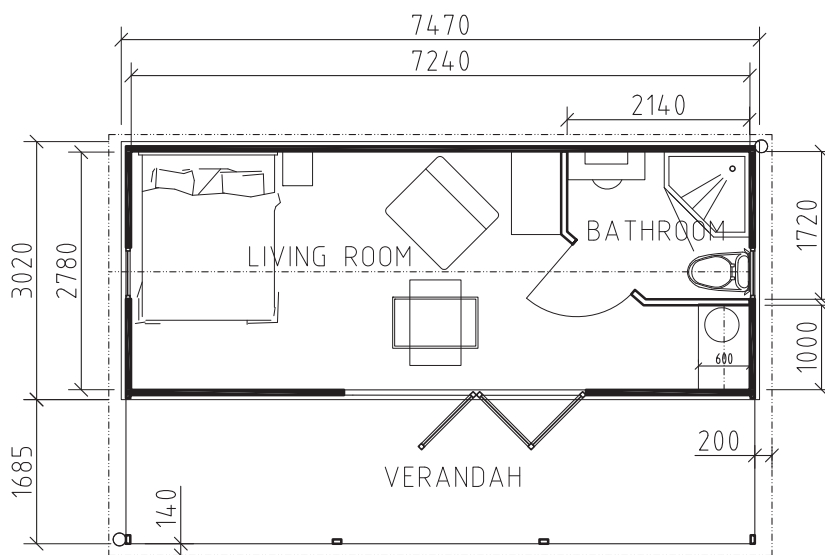


ELEVATION 4

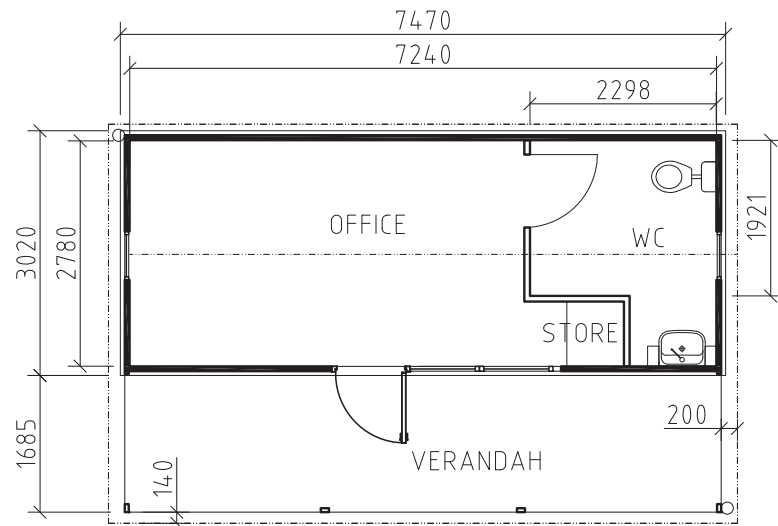
## Core



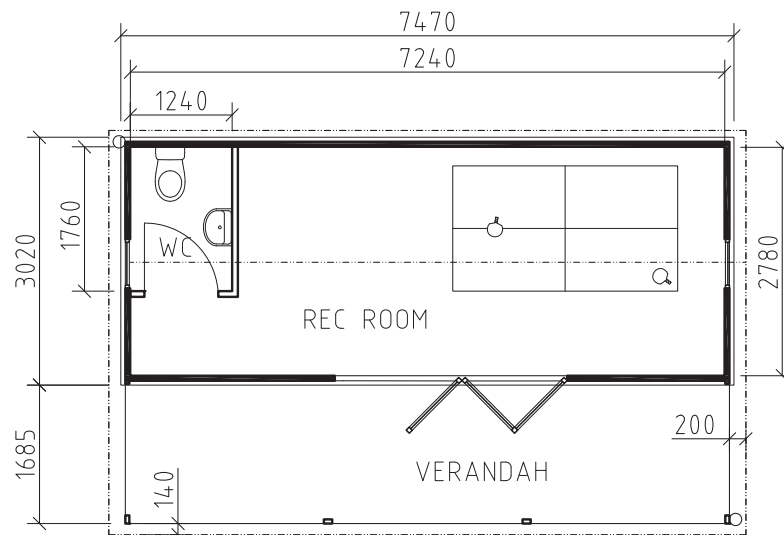
## Living



## Office

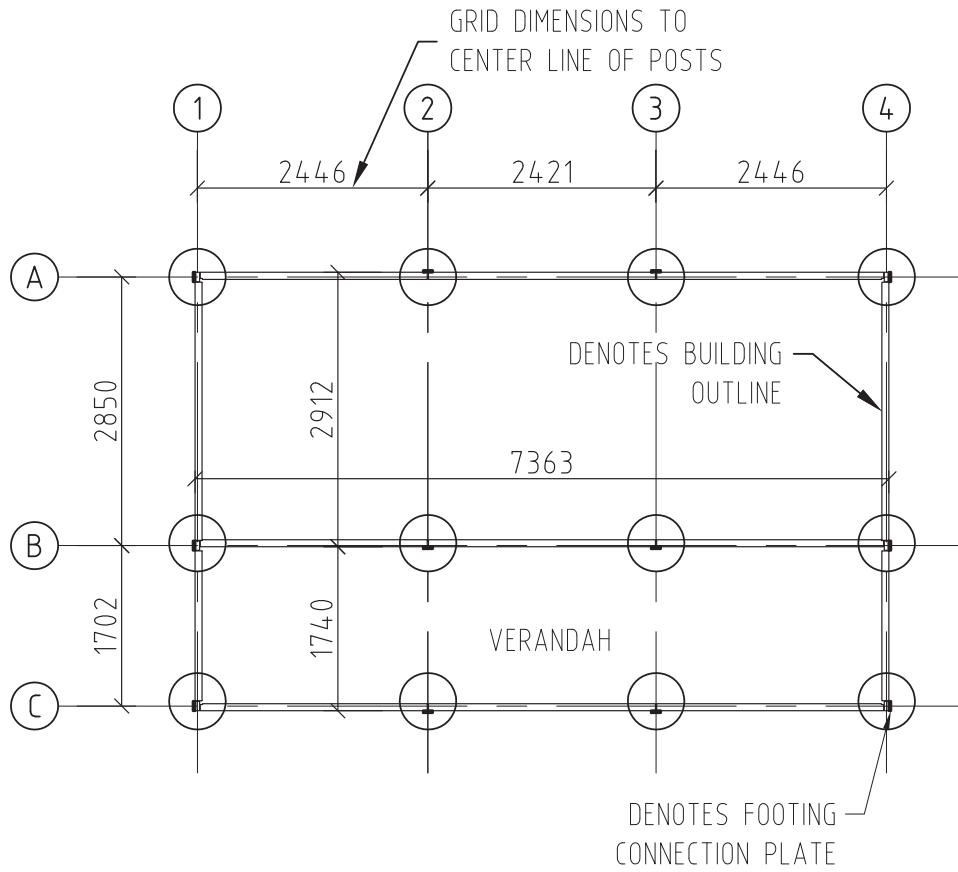


## Recreation

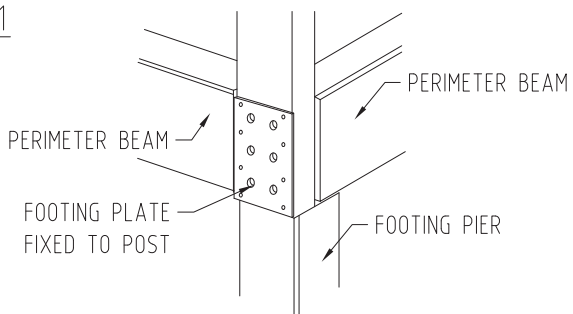


## Footing Layout Guide

See page 17 for more information on footings.

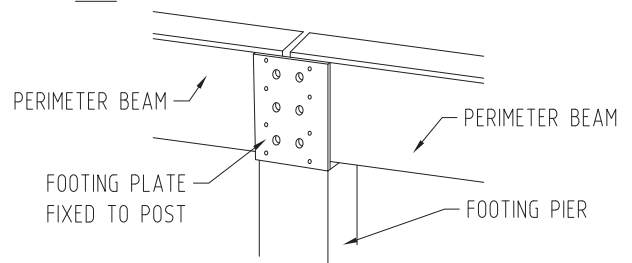


A1



PIER TO BE ALIGNED WITH OUTSIDE EDGE OF BASE FRAME

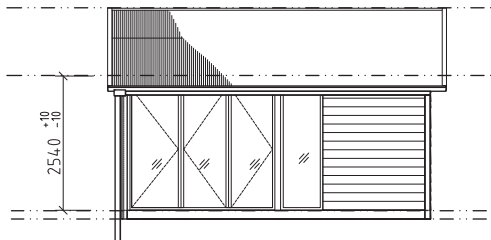
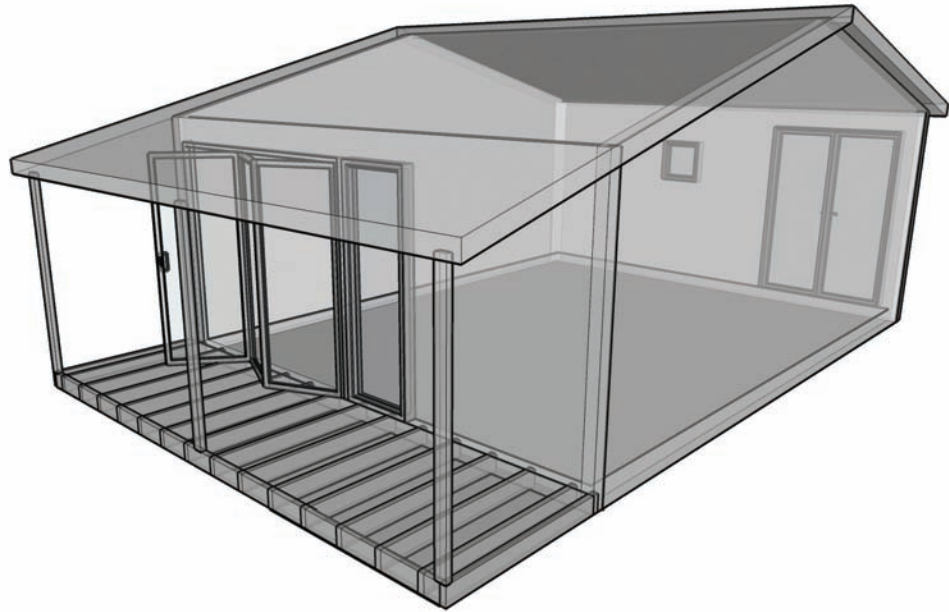
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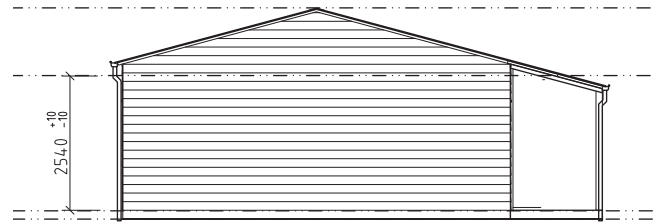
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# SmartSpace 2

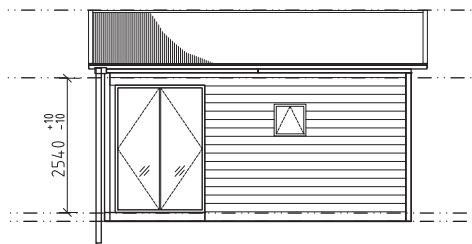
## Product Overview



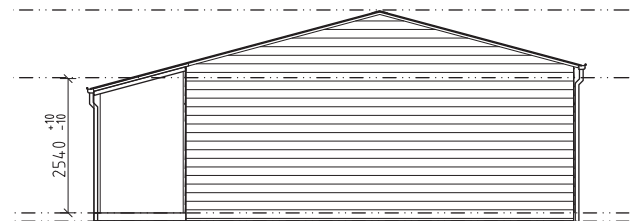
ELEVATION 1



ELEVATION 2



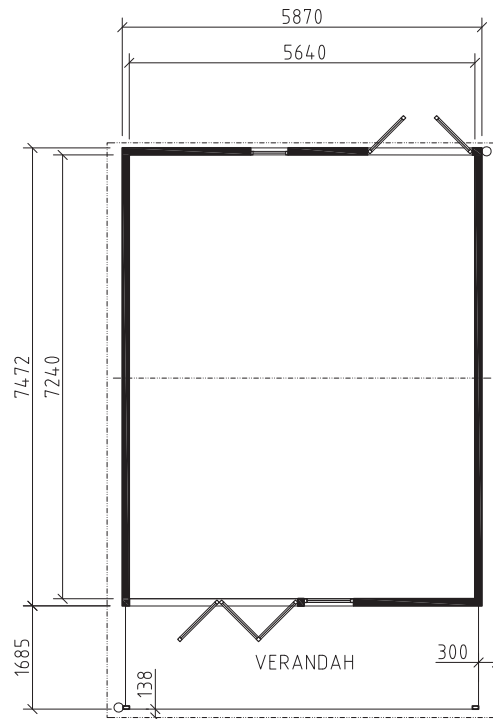
ELEVATION 3



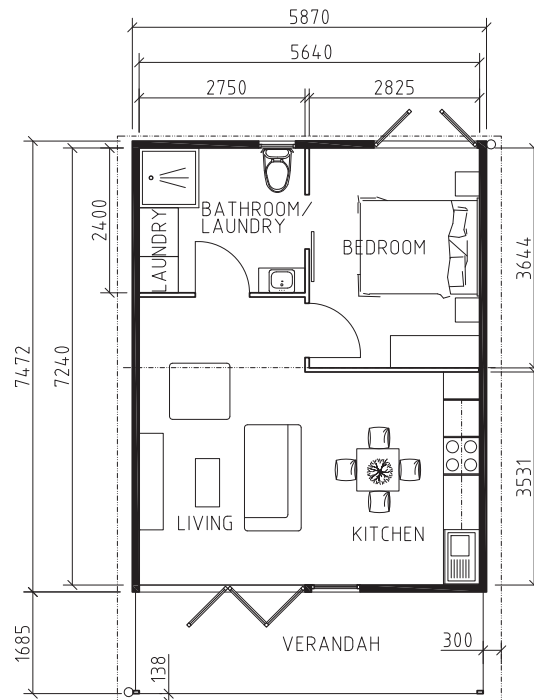
ELEVATION 4



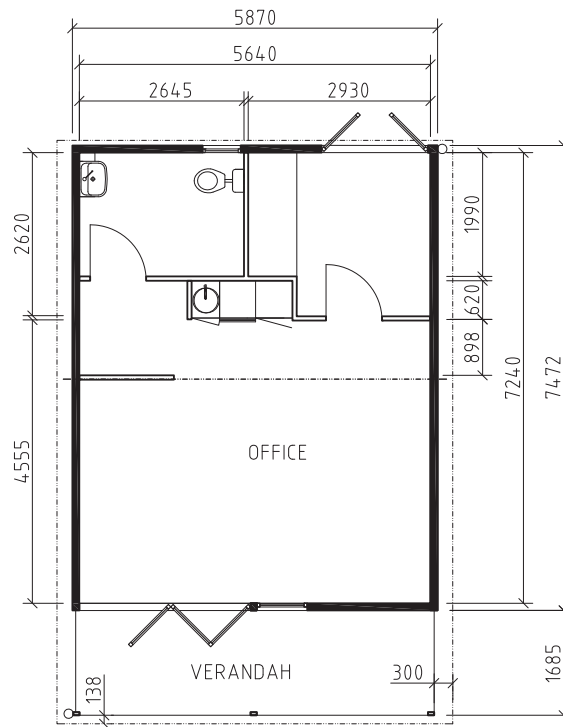
## Core



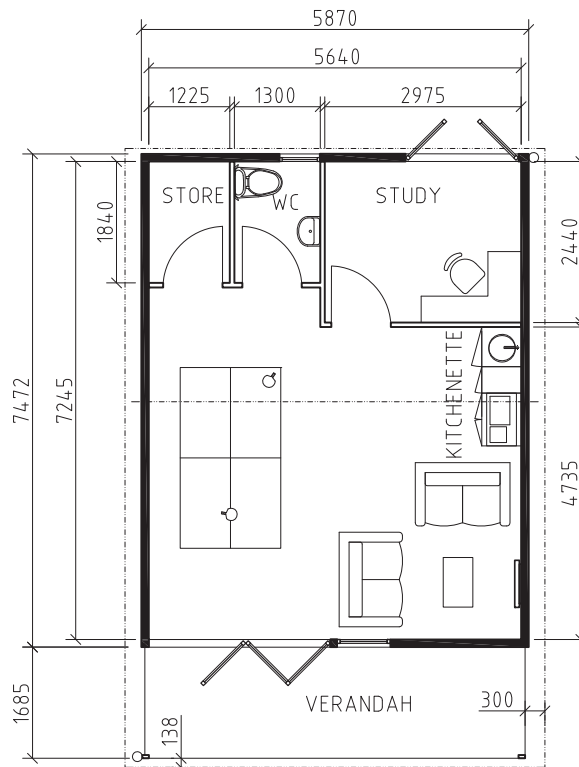
## Living



## Office

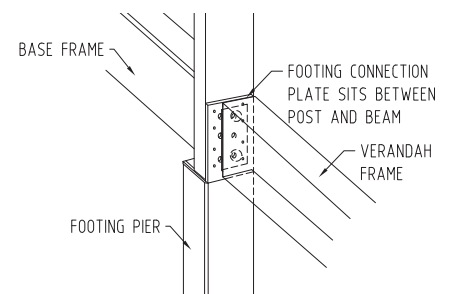
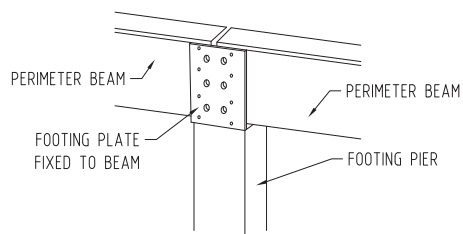
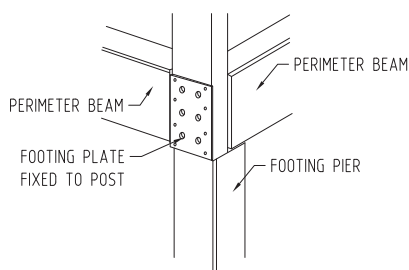
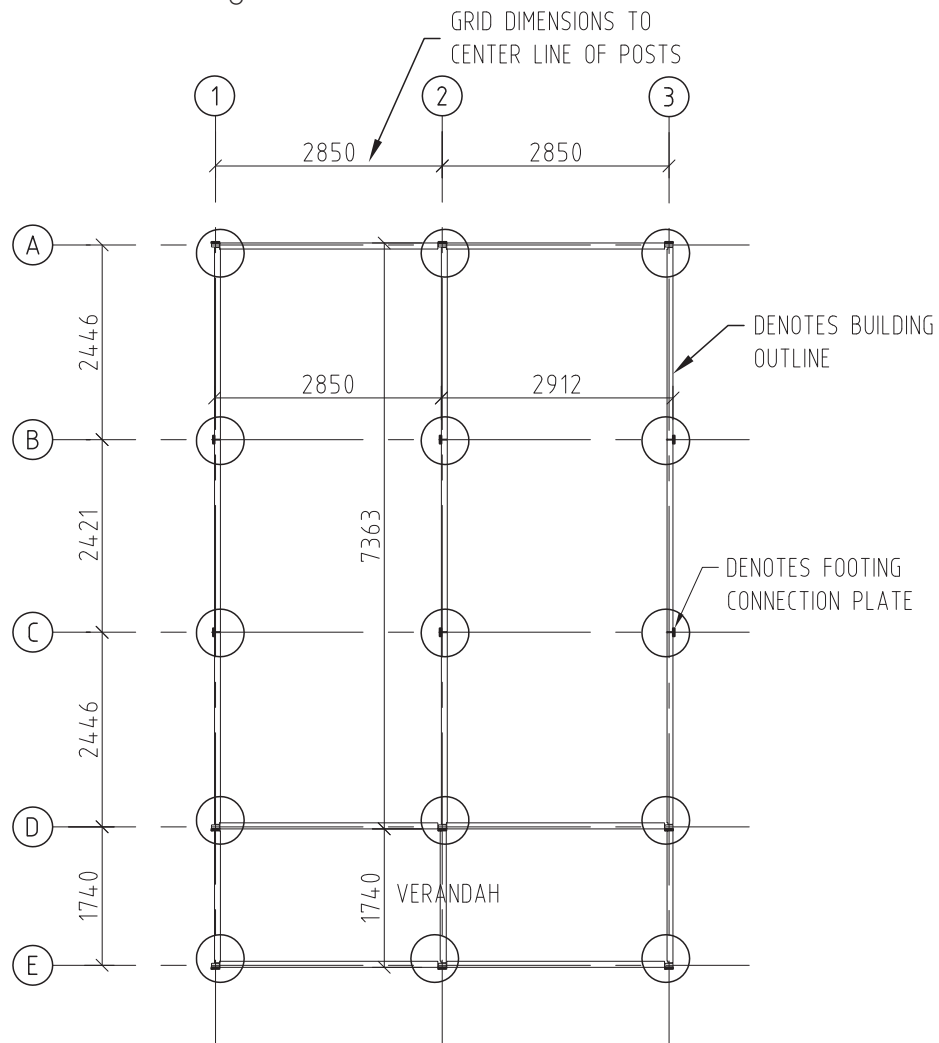


## Recreation



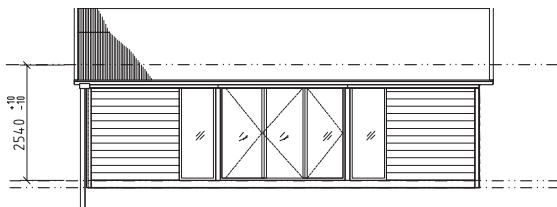
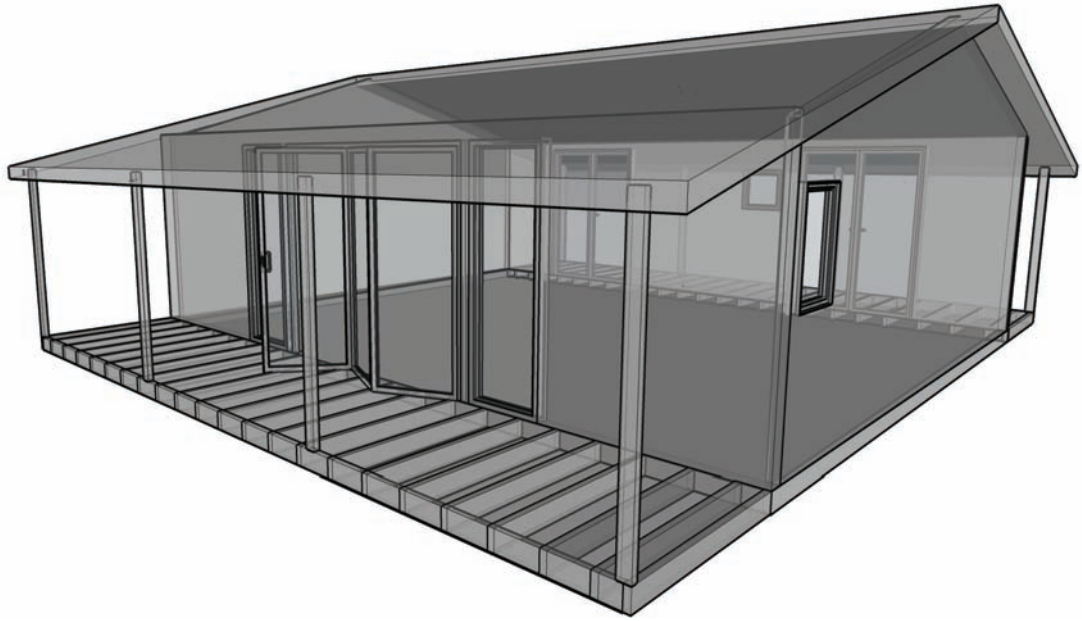
## Footing Layout Guide

See page 17 for more information on footings.

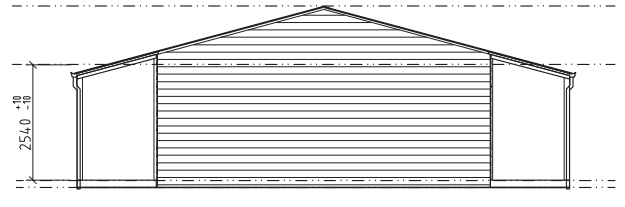


# SmartSpace 3

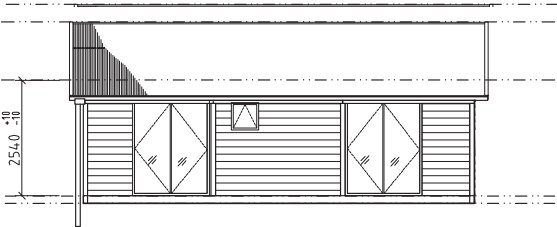
Product Overview



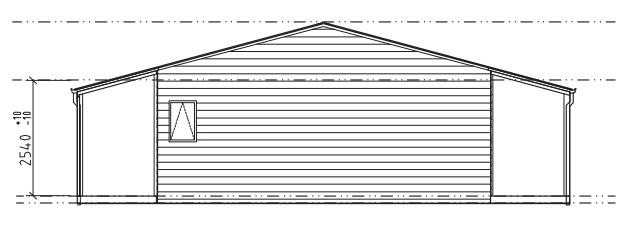
ELEVATION 1



ELEVATION 2

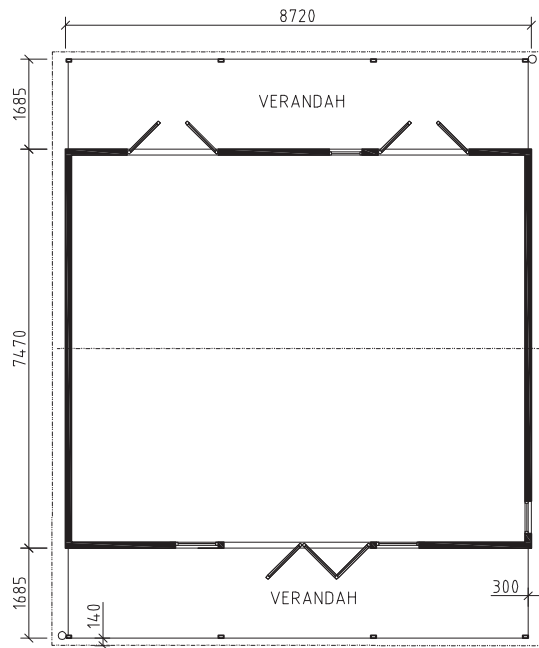


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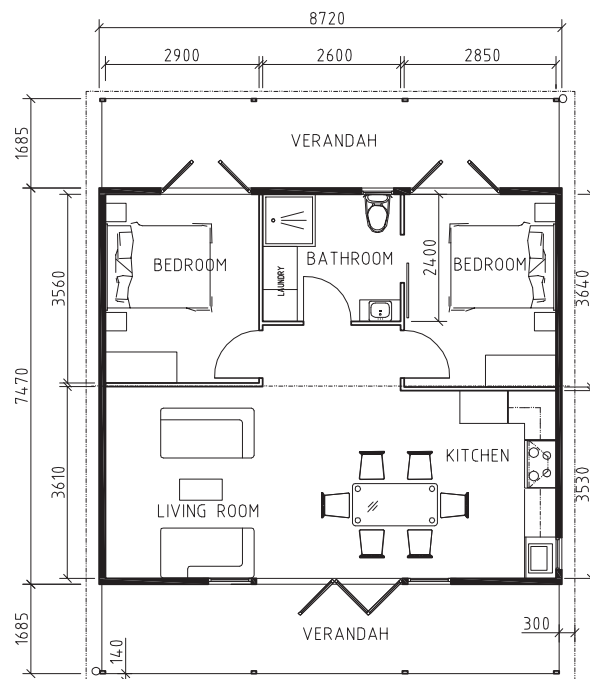


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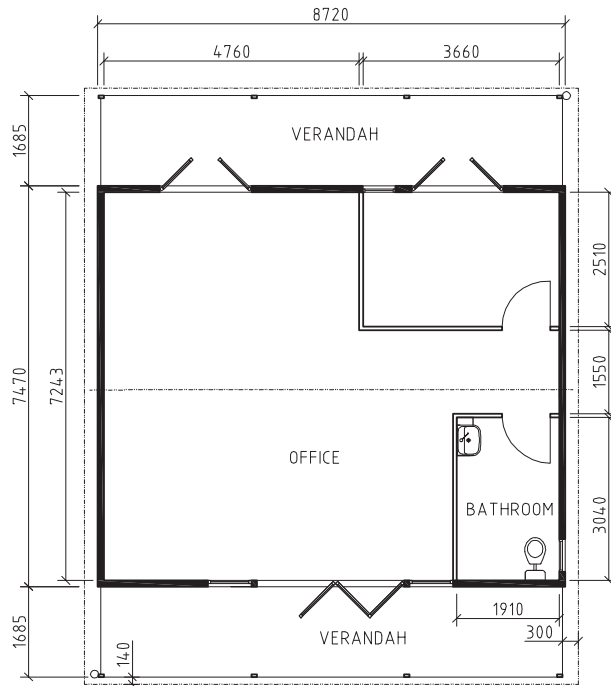
## Core



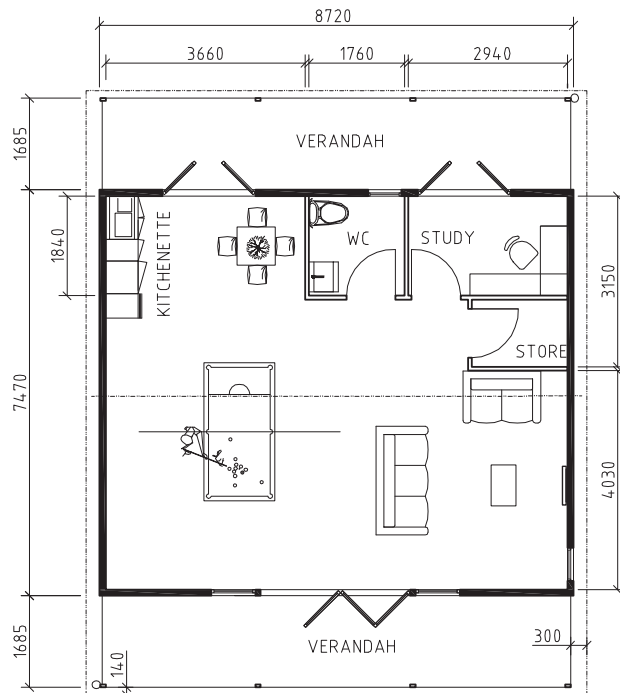
## Living



## Office

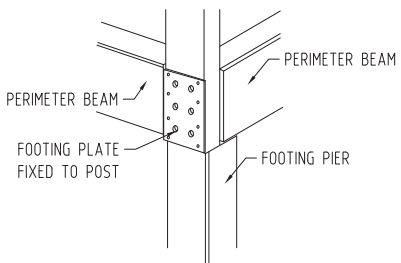
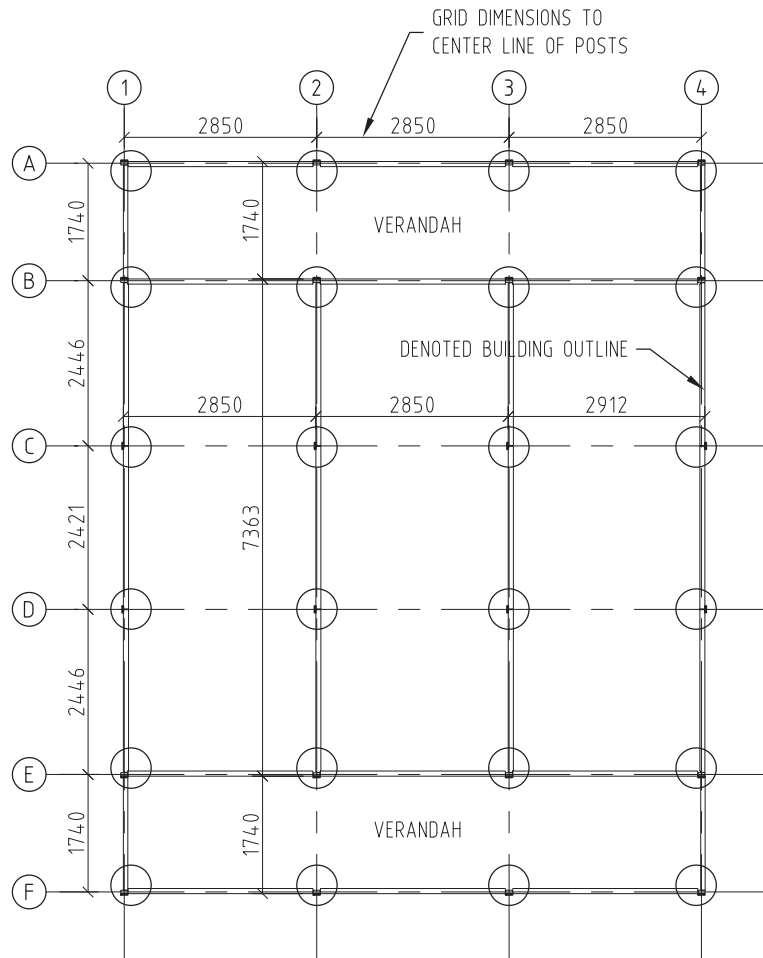


## Recreation

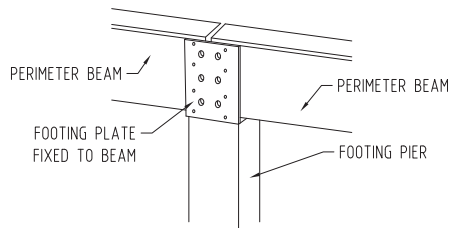


## Footing Layout Guide

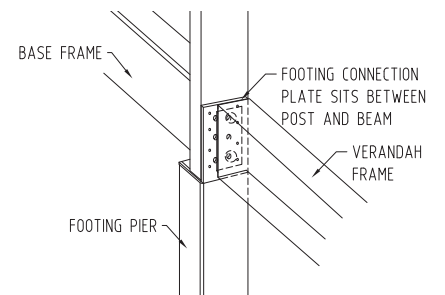
See page 17 for more information on footings.



PIER TO BE ALIGNED WITH OUTSIDE EDGE OF BASE FRAME



PIER TO BE ALIGNED WITH OUTSIDE EDGE OF BASE FRAME



PIER TO BE FIXED BETWEEN HOUSE POST AND VERANDAH FRAME

NOTES

Lined area for taking notes, consisting of multiple horizontal lines.







**smartspace**  
**1300 985 110 SUPPORT**

Photos are representative of finished product not of core product or guaranteed final finish.

SmartSpace products are structurally certified to a "Product Only" level in all states and territories of Australia up to and including wind region C2. All site specific requirements including Footing design, Energy Efficiency, Bushfire Attack Level (BAL) and council/state compliance requirements are the customer's responsibility. SmartSpace and Bunnings take no responsibility for where incidents and defects occur due to site conditions including those mentioned above.

SmartSpace Products are designed for residential use (Class 1) under the class structure of the National Construction Code (NCC) only. If use of this unit is intended for alternative classes as per the NCC, it is the customer's responsibility that professional advice is sought to seek compliance to the NCC and relevant Standards and Codes. SmartSpace Support can offer guidance on how the layouts can be modified to suit other purposes.



Available at  
**BUNNINGS**  
warehouse

[smartspacebuildings.com.au](http://smartspacebuildings.com.au)