

DELIVERING AFFORDABLE DWELLING OPTIONS

BYHomes

Build Your Home
Back Yard Homes

DIY and Turn-key Home Kits



THE CHALLENGE

Affordable housing in Australia is unobtainable for many as:

- Construction costs have gone up 35% over the past 5 years
- There is a lack of trades to deliver the housing needed and
- New house and land prices are beyond the reach of low to moderate income households

OUR MISSION

To unlock the only real option to deliver affordable housing by using our 'backyards' and by providing home kits that:

- Use high quality components, Code Mark certified to the NCC and manufactured and warranted by national Australian companies
- Minimise costs with standard designs and pre-engineered for cyclonic and non-cyclonic conditions and
- Do not require tradesmen to install and are suitable for DIYers.

Table of Contents

Why Choose Us?

How We Work

Our Designs

Materials and Finishes

Price Guides

FAQs

Our Story

Contact Details



Why Choose Us?

The BYHomes business model is designed around reduction in the price of delivering backyard homes and provision of a flexible delivery option for the client, namely:

- Full DIY
- DIY plus support
- Full turn-key delivery.

Our analysis is that a BYHomes kit system delivers:

- Total build costs 5-10% less than other modular and traditional build systems and
- A 40% saving if a full DIY building approach is adopted.

Oxley 50 Full Turn Key Cost*

Cost Component	Cost (inc. GST)
Design and Building approval, QPLSL levy and QBCC insurance	\$18,000
Building Kit	\$65,000
Other building materials and subcontractors	\$75,000
Builder's margin and contingency	\$50,000
Total Turn Key Cost	\$208,000

* Based on Brisbane build, Sept 2026 pricing

Cost Savings for a Full DIY Approach

Cost Component	Cost Saving (inc. GST)
QPLSL levy, QBCC insurance not required for DIY	\$3,000
Replace sub-contractors with 'sweat equity' from the owners for concrete foundations, panel installation, cabinetry install, site cleanup	\$28,000
Deletion of Builder's margin and contingency	\$50,000
Total Savings	\$81,000

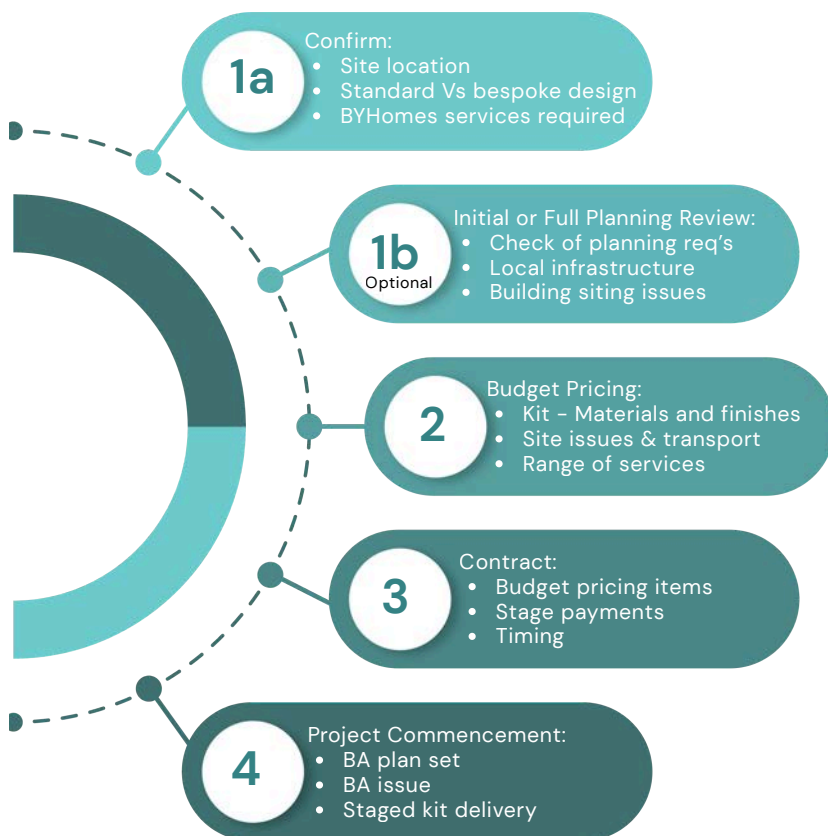


How We Work

Backyard dwellings are often more complex than new houses, requiring planning checks, servicing and difficult site construction considerations.

All of these aspects impact on the overall costs of the project.

BYHomes recommends a two step initial process to confirm with the client, the type of build, planning and construction issues ahead of preparation of a budget price.



Our Designs

STANDARD DESIGNS

- Designed by BYHomes
- Pre-engineered and Building Code compliant
- Most cost efficient and quickest



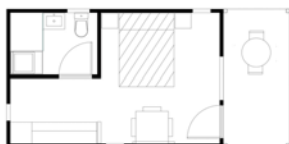
BESPOKE DESIGNS

- Can be accommodated
- New design required, engineering and Building Code review
- Additional costs and time involved



Our Designs

FOR SINGLES



Rosebud

FOR COUPLES/FAMILIES



Salisbury

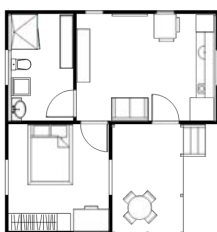
FOR COUPLES



Fairfield



Armadale



Oxley



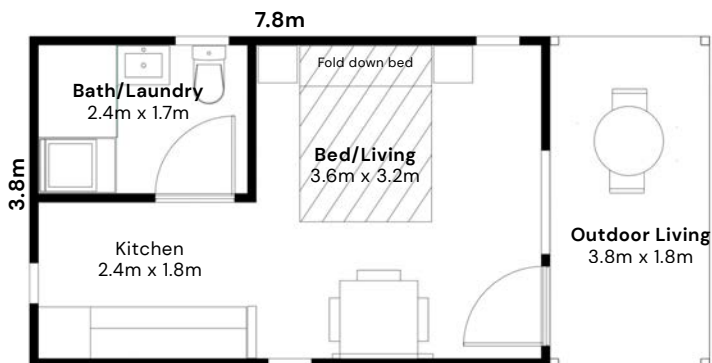
Rosetta



ROSEBUD - 30



Note: Final appearance depends on client selections, colours and finishes.



Note: Room dimensions are internal dimensions and are inclusive of cabinetry

Features:

- Raked ceiling throughout
- Kits for both suspended floor & slab on ground available

Floor Areas (sqm)

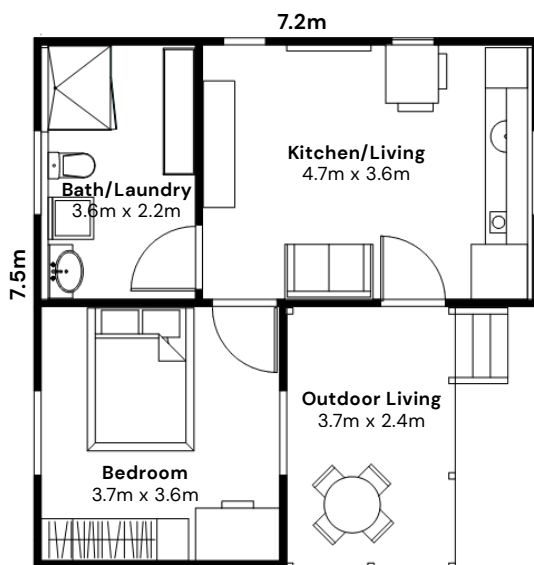
Living	21
Deck	9
Total	30



OXLEY - 50



Note: Final appearance depends on client selections - colours and finishes



Note: Room dimensions are internal dimensions and are inclusive of cabinetry

Features:

- Raked ceiling to living and bedroom
- Kits for both suspended floor & slab on ground available

Floor Areas (sqm)

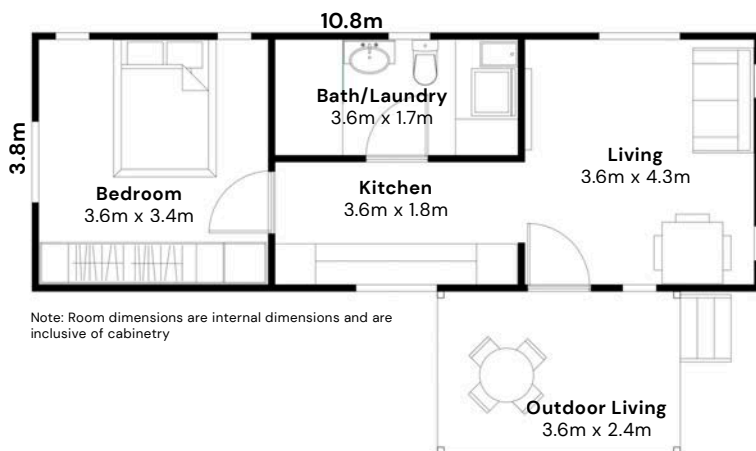
Living	41
Deck	9
Total	50



FAIRFIELD - 50



Note: Final appearance depends on client selections – colours and finishes



Features:

- Raked ceiling to living and bedroom
- Kits for both suspended floor & slab on ground available

Floor Areas (sqm)

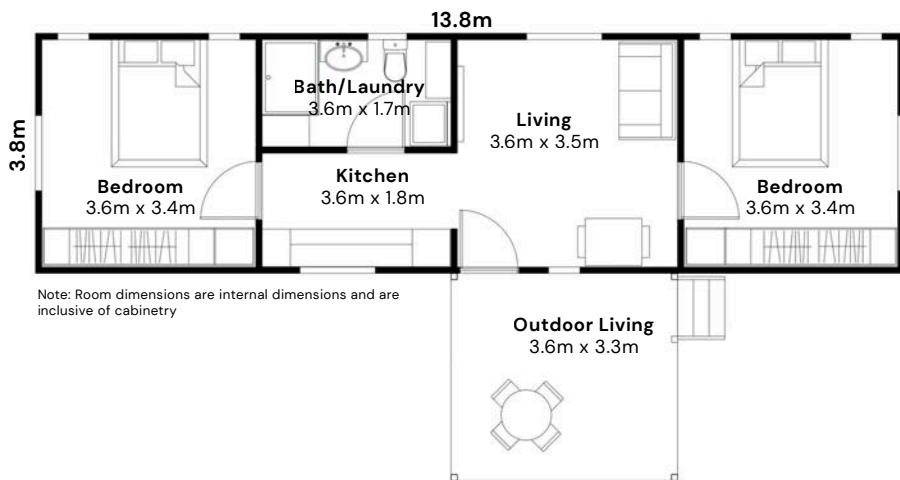
Living	41
Deck	9
Total	50



SALISBURY - 65



Note: Final appearance depends on client selections – colours and finishes



Features:

- Raked ceiling to living and bedrooms
- Kits for both suspended floor & slab on ground available

Floor Areas (sqm)

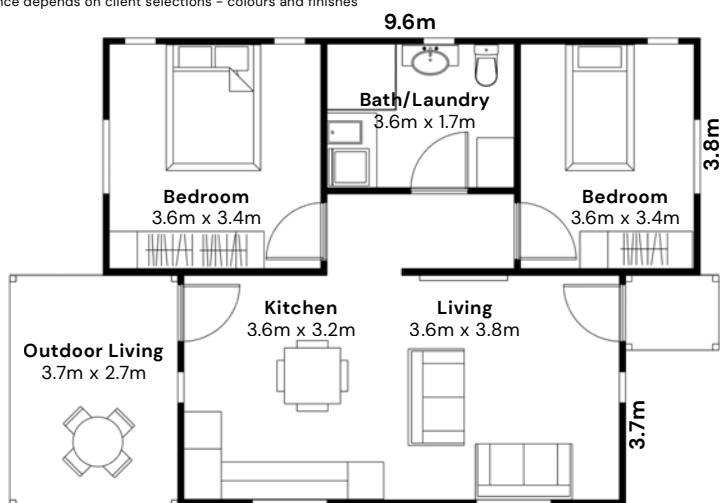
Living	53
Deck	12
Total	65



ARMADALE - 75



Note: Final appearance depends on client selections - colours and finishes



Note: Room dimensions are internal dimensions and are inclusive of cabinetry

Features:

- Raked ceiling to living and bedrooms
- Kits for both suspended floor & slab on ground available

Floor Areas (sqm)

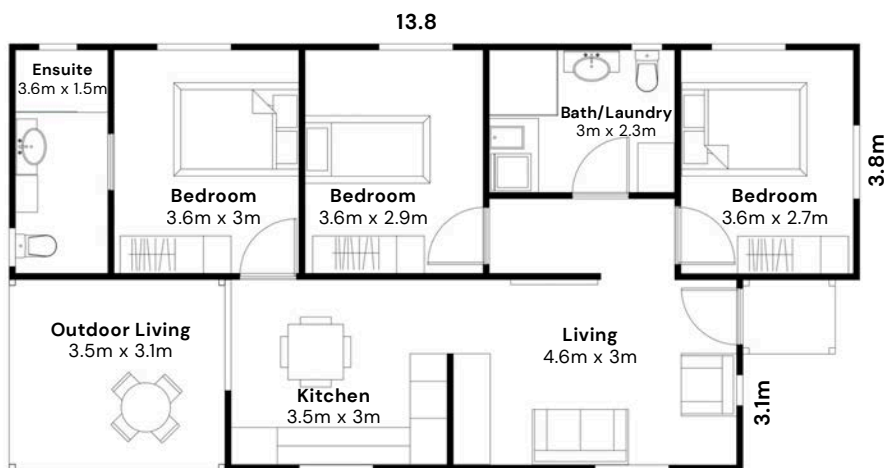
Living	63
Deck	12
Total	75



ROSETTA - 92



Note: Final appearance depends on client selections - colours and finishes



Features:

- Raked ceiling to living and bedrooms
- Kits for both suspended floor & slab on ground available

Floor Areas (sqm)

Living	79
Deck	13
Total	92



Materials and Finishes

SUPPLIERS

All kit panels are provided by manufacturers in Australia that:

- Have had their products Code Mark certified
- Provide warranty of their materials and
- Have industry recognized quality control procedures.

PRE-ENGINEERED

All panels and components are required to have been tested and designed to meet the wind loadings most commonly encountered in:

- Non-cyclonic areas and
- Cyclonic areas.

PEACE OF MIND

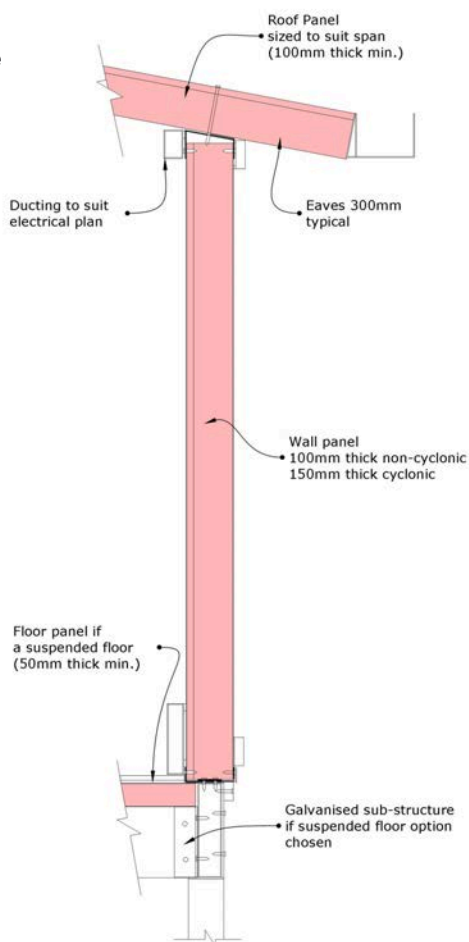
The panels and substructure:

- Are timber free and hence termite proof
- Include their own insulation so readily achieve NCC energy ratings and
- Have a bush fire attack level (BAL) of 40.

EASE OF INSTALLATION

Suits DIYers:

- Panel connections screwed
- Minimal cutting/joinery
- Max. panel weights are 50kg



Materials and Finishes

STANDARD KIT

- Structural insulated panels (SIP) with EPS FR (fire retardant foam) core
- Galvanised posts (C2), and bracing with adjustable tops
- Designs for either N3 (non-cyclonic) or C2 (cyclonic)
- BAL40 rated roof/wall panels
- Standard colours/finishes

UPGRADES

- Alternate panel finish options
- Alternate SIP core materials (e.g. PIR, mineral wool)

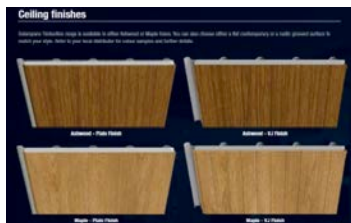
PERSONALISED FITOUT

- Refer BYHomes suggested Fitout Guide or
- Use your own imagination to make it special

Standard Kit – Panel Finishes and Colours

Panel Type	Finish	Colourbond Colours
Roof (external)	Corrugated	Paperbark, Classic Cream, Shale Grey, Dune, Pale Eucalypt, Surf Mist
Roof (Internal)	Smooth or VJ	Classic Cream or Surf Mist
Walls (External)	Smooth	Paperbark, Classic Cream, Shale Grey, Dune, Pale Eucalypt, Surf Mist
Walls (Internal)	Smooth or VJ	Paperbark, Classic Cream, Shale Grey, Dune, Pale Eucalypt, Surf Mist
Floor	Smooth	Surf Mist

Roof Panel – Upgrade Option



Wall Panel – Upgrade Options



Price Guides

Kit Inclusions	Kit Exclusions
Materials - SIP panels for floor, walls, ceiling (where required) and roof - Sub-floor beams/posts (600 high) - Top and bottom plates - Angles, bolts, screws for connections - Windows Documentation - Installation instructions - Architectural and engineering plans for the design to N3 - Warranty and maintenance manuals	Materials - Footings - Fitout materials - Electrical/plumbing/appliances - Doors and cabinetry - Architectural finishes, architraves, skirting, window surrounds Documentation - Site plan - Footing design - Site Energy assessment - Other planning related matters (e.g. BAL, Flood, services)

STANDARD KIT – SUSPENDED FLOOR OPTION – N3 DESIGN

Design	No. Beds	Floor Area (sqm)	Retail Price Guide* (Inc. GST)
Rosebud 30	Suite	30	\$45,000
Farfield 50	1	50	\$62,500
Oxley 50	1	50	\$65,000
Salisbury 65	2	65	\$75,000
Armada 75	2	75	\$80,000
Rosetta 92	3	92	\$92,500

* Capital cities, metro area, September, 2026.



Price Guides

Pricing Notes

A project's cost can be impacted by a number of factors which are site specific, including:

- Local authority planning requirements (e.g. bushfire, flood, siting)
- National Construction Code requirements (e.g. energy rating)
- Wind speed
- Site slope and height off the ground
- Construction access and servicing

For these reasons, the final kit price depends on site assessment, preliminary consultants and building certifier's reviews. The BYHomes process described previously recommends the steps required to confirm site specific issues prior to finalising kit pricing.

BYHomes Services

BYHomes can assist to deliver projects as outlined below:

Service	Output	Cost Guide (inc. GST)
Desktop site and planning assessment	Report including site plan with standard design locations, overview of planning scheme requirements and potential servicing issues	\$500-\$600
Co-ordination of full planning assessment and pre-building approval check	Report from a building certifier outlining planning requirements to be met	\$200-\$300 plus Certifier fee of \$500-\$600
Full contract administration	Site documentation, building approval, consultant management, identification and recommendation for appointment of builder	To be confirmed on site and design review
Bespoke design	Bespoke plan and new kit components identified and priced	Est. \$3000 to \$5,000 tbc



FAQ's

Does BYHomes service everywhere?

The manufacturers used for panel supply have facilities in all capital cities and a range of regional cities.

Consequently home kits can be supplied Australia wide but with additional transport costs if the site is not within usual delivery areas of the manufacturing facilities.

ByHomes DIYPlus and TurnKey services may not be available in some areas and will need confirmation at the time of enquiry.

Will banks finance this form of construction?

Yes, banks will finance this form of construction and BYHomes can provide a list of financiers that are aware of the system and can be contacted for further advice on this aspect.

How long does it take to build these kit homes?

With an experienced installation crew, a one bedroom home can be erected to lockup 8-10 working days after foundations.

For a DIY team, this might be 15-20 working days for a three person team.

Time to occupation will depend on co-ordination of finishing trades and supply/installation of cabinetry etc.

Do the panels need any treatment before occupation?

The panels come pre-finished and no further wall treatment is required before occupation.

However, clients may want to add personal touches to their homes which can be done at the time of build or over time as funds permit.

Can the homes be moved in the future?

Subject to site access, some home designs can be shifted in the future if they were constructed on a suspended floor. It would be best to check this aspect at the time of initial enquiry if it was a requirement.

Does the EPS core of the panels burn?

The EPS core is treated with a fire retardant and does not burn. The panels have been tested for BAL 40.

What does a delivered kit home look like?

The panels are delivered flat pack style. If the site storage is limited, the deliveries may be broken into the subfloor, walls and roof stages.

The planning for deliveries and stages is confirmed as part of the purchase contract.



Our Story

BACKGROUND

BYHomes is a trading name of PRE Investments Pty Ltd a private company owned by Paul and Ros Eagles.

Paul has been involved throughout his working life with housing innovation and the promotion and delivery of affordable housing solutions.

Paul and Ros have collectively undertaken housing projects showcasing ways of delivering small, well designed flexible living options.

The affordable housing panelised system followed on from Paul's consultancy work for Urbex, developing a panelised system for delivering social housing projects in remote areas.

This work proved that this type of system improved speed of delivery and was more cost effective than other forms of modular housing.

The BYHomes system takes these learnings so that the same outcomes can be achieved by a homeowner.



Affordable Detached Housing – Holmview 160-200sqm lots



Work from Home/Dual Key terraces – Fitzgibbon 90qm lots



Micro-lot terraces Southport – 70-130sqm lots



One Bed panelised prototype – 50sqm
Used with permission Urbex



Contact Us

New enquiries

info@byhomes.com.au

Phone: 0432 218 165

Existing projects

services@byhomes.com

Becoming a team member for your local area:

- Sales agent – work from home, contract basis
- Sub-contractors – standardised installation, construction documentation
- Builders – client liaison by BYHomes, standardised installation, construction documentation, and build contract

Phone: 0432 218 165



BYHomes trading name of PRE Investments Pty Ltd ABN 11 161 693 278
PO Box 2139 Graceville Qld 4075

