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## Buying a shed?

9 things to  
know before  
you buy!



**1300 ShedDr**

**SD SHED  
DOCTOR**  
*Truss me, I'm a Doctor!*

# Table of Contents

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- 3 The Starting Point**  
Start with your Shed in Mind!  
What's your budget?
  
- 4 Planning and Management**  
Planning or Building Permits?  
What's an Owner-Builder?
  
- 5 Building Your Shed**  
Who is managing the shed construction?  
Who is building my shed?
  
- 6 Getting the Shed I need**  
Accessories to consider  
How long will it take?
  
- 7 Final words**  
Where does my shed come from?  
Ask the doctor!

# The starting point

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## Start with your shed in mind!



You have a general idea about where you want the shed to go and what the shed might look like.  
The key thing that you need to have in mind is what the shed will be used for.  
Will it be something you store things in, or are you regularly going to be working in there.  
Getting the shed you will use and love starts with knowing what you want it to do for you.

## What's your budget?



**32% of most installs is the cost of the shed**

The truth is ... most people only look at the cost of the shed.  
So what are the other factors to look at?

1. Permits including Council Advertising
2. Drafting Fees
3. Site costs such as surveying and soil tests
4. Footings and foundations
5. The build of the shed
6. Shed build management
7. Shed options such as power, water, security on your doors and windows
8. Concrete or other flooring
9. Rubbish removal

# Planning and Management

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## Planning or Building Permits?



People often get confused between Building and Planning Permits.

Planning permits cover the planning scheme and overlays that determine how Council considers how your shed fits into the wider community and their planning scheme.

Building permits are issued by the Victorian Building Authority (VBA) and relate to the safety and actual building of the shed,. This includes wind and rain loadings, easements, use, as well as site considerations like drainage.

Structures over 10m<sup>2</sup> normally require a building permit.

## What's an Owner-Builder?



Many sheds are sold with you as the Owner-Builder.

An owner-builder is someone taking full responsibility for the building works carried out on their own land.

This means that you are responsible for supervising the building works to meet building regulations and standards. It means that if you sell your property, you need to warranty your work for a certain period.

To learn more about these responsibilities visit the [VBA website](#).

# Building your shed

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## Who is managing the Shed Construction?



There is building the shed, and then there is managing all the other moving parts around this.

These include:

- Engaging a building surveyor and draftsman to organise the permits
- Managing the site preparation, council inspections, foundations, coordination of trades, shed delivery, shed erection, hire and delivery of access equipment (crane, scissor lift).
- Finishing the job with the final inspection, site clean up and rubbish removal.

Often a shed is the 3rd or 4th largest purchase people make. So it's important to get it right.

## Who is building my shed?



Many Shed Suppliers and Websites only fabricate the shed and don't help with permits, associated trades and building the shed.

How your shed is delivered and built is just as important as the manufacturer.

Here are some questions to ask:

1. Are they licensed/registered
2. Do they hold appropriate insurance (public liability and work cover)
3. What experience and references can they share

# Getting the shed I need

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## Accessories to consider



When getting a shed think about all the things you need to make it a great place to work or store your valuable items.

Here is a short list of things to consider:

- windows & sliding glass doors
- skylights & roof vents
- roll-a-doors & motors
- insulation (roof and/walls)
- vermin/slab flashing
- personal access doors
- floor (concrete, pavers etc)
- power, lighting, plumbing, storm water, security systems.

As with a house, it is easier to do a lot of these at the time of build, rather than later down the track.

## How long will it take?



Each shed project varies in time, but there are some points to think about with timing.

Permits will take a minimum of a month but can take a lot longer depending on your council requirements.

Once we have permits in hand, we can organise the delivery and build of your shed.

The actual build timeframe ranges from a few days for a simple domestic carport to several weeks for a larger commercial or rural building.

An average shed project is around 3-6 months from start to finish.

# Final words

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## Where does my shed come from?



This is an important question, as not all shed materials are made with Australian Steel.

With imported steel there may be colour variations between the different parts of your shed. For example, the wall sheets may be imported, and the doors Australian made, so the colour may be different.

Ask about this up front to avoid surprises later on.

## Call the Doctor!



If you have more questions - Call the Doctor!

The Shed Doctor are specialists in:

- Understanding your symptoms and needs
- Diagnosing the right shed to meet these needs
- Supplying and building your shed from permits through to concrete and other accessories.

We will set you on the right path - every time!

**CALL 1300 SHED DR**