



Building Consultant - Josh McIvor

PRELIMINARY TENDER & INCLUSIONS LIST

For:

Site Address:

Date:

Email:

Contact No.

Tender No.

3 Valleyview Cres, Werrington Downs NSW 2747, Australia

14/08/2021

tomdarwen70@gmail.com

0407 993 829

TD3V14821

ABN: 46 619 465 762

License No: 339646C

Phone: 02 4730 7270

Email: info@a1grannyflats.com.au

www.a1grannyflats.com.au



It is our pleasure to submit to you the enclosed Preliminary Tender which details the specifications and costs to design, approve and construct a granny flat at 3 Valleyview Cres, Werrington Downs NSW 2747, Australia.

Here at A1 Granny Flats we like to keep things simple and we like to keep you informed. In order to do this we like to gather your expectations, tailor our inclusions as to price your job as accurately as possible.

We systematically work throughout the entire project with you, keeping you up to date on all the action,

Please look through our inclusions carefully and speak with your Building Consultant if you have any queries.

Thank you again for this opportunity and we look forward to building your new home.



**MBA CERTIFIED
AND ACCREDITED**



**OVER 25 YEARS
EXPERIENCE**



**WE GIVE EXPERT
INVESTMENT ADVICE**

Why Choose Us?

A1 Granny Flats is an Australian owned and operated company with a team of highly experienced designers, builders & trades. We believe in delivering the highest of quality finishes for your granny flat & going above and beyond the Australian standard for building.

Our Promise To You



Guaranteed 6-8 weeks approval

We guarantee a 6 to 8 weeks approval for all granny flats approved through a complying development certificate *subject to conditions



Rent back guarantee

We love showcasing our projects which is why we offer to approved clients the opportunity to receive a rental income for up to 2 weeks at the current market rental value to allow us to showcase your finished product to approved customers.



No hidden fees or costs

We offer complete fixed price turn key contracts guaranteeing that there will be no hidden fees or costs during your build.

We offer complete start to finish services for peace of mind & with our in house designers, A1 Granny Flats can completely customize any design free of charge to ensure your Granny Flat is made specially for you.



Unit 11 - 9/12 Lambridge Place, Penrith, NSW, 2750

P 02 4730 7270

E info@a1grannyflats.com.au

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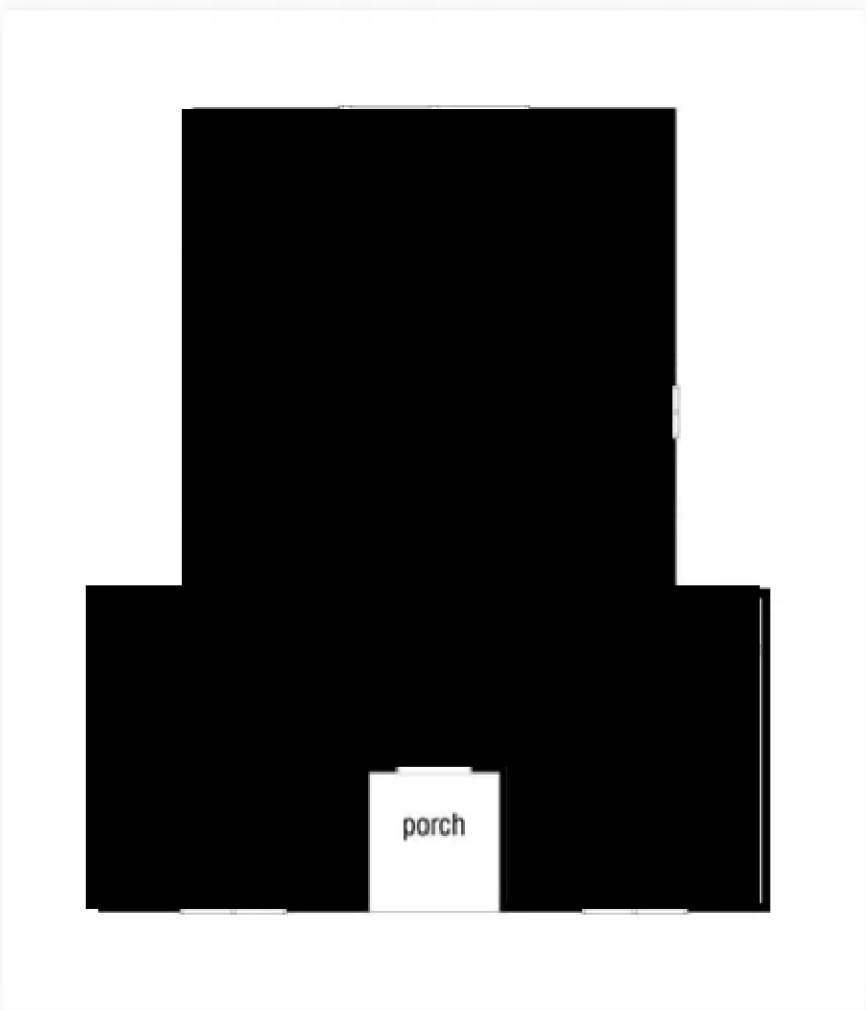
Your Feasibility Report

We have completed a preliminary site investigation & feasibility study based on the current information available for your block. Based solely on the information available, it would indicate that a granny flat may be permissible under a complying development certificate or through a development application through your local Council. We can now arrange the next steps for you which involve conducting a detailed contour survey and preparing your initial concept design by our in house designers.

Property Report - Prepared for:	
Site Address:	3 Valleyview Cres, Werrington Downs NSW 2747, Australia



Site Suitability & Proposed Concept Drawings



Custom Kitchen

- 7.5 l/m of combined 20mm stone benchtop w/ laminate doors, panels, over head cupboards & pantry from builders standard range.
- Ceramic tiled splash back.
- 600mm 4 burner gas cooktop, electric fan forced oven, stainless steel slide-out rangehood (ducted externally).
- Water point & space for dishwasher provision.
- Stainless steel double sink w/ mixer.

Bathroom / Laundry

- Tiling 2100mm high to shower & 1200mm high to perimeter & splashback to laundry trough.
- 1 x 3 in 1 IXL heater, light & exhaust fan (ducted externally).
- 1 x white ceramic dual flush toilet w/ soft close lid.
- 1 x 600mm or 750mm white polyurethane free standing vanity w/ soft close doors w/ mixer & 600mm x 900mm mirror.
- 1 x semi-framed shower screen w/ shower head, mixer & shelf.
- Double towel rail, toilet roll holder, soap dish holder towel ring.
- 15 litre slimline stainless steel trough w/ under tub cabinet & mixer.
- Hot & cold taps for washing machine.

Electricals

- 1 x internal distribution board w/ safety switch.
- 10 x double power points.
- 3 x single power points for services.
- 1 x external waterproofed double power point.
- 1 x hardwired smoke detector w/ back up battery.
- 8 x fluorescent oyster lights.
- 1 x ceiling mounted twin LED porch light w/ sensor.
- 1 x tv & phone line connection point (including antenna).
- 3.5kw split system air-conditioner (back to back only).

Joinery

- 67mm x 18mm half splay profile architraves & skirting w/ scotia.
- 820mm plain honey comb hollow core internal doors (to bedroom) including all door furniture w/ white rubber door stops (770mm to bathroom & laundry if separate)
- 820mm solid core entrance door w/ glass inserts & door furniture.

Floor Coverings

- 12mm premium laminate flooring throughout and/or carpet to bedroom.
- 300mm x 300mm floor tiles to bathroom.

Painting

- 2 coats of premium Dulux or Taubmans paint system to all walls, ceilings, doors & architraves.
- Eaves & external doors painted as required.

Wardrobes

- 2 x mirrored glass sliding doors w/ white melamine shelving, 4 x drawers, hanging rail & top shelf.

Windows

- 5 x powder coated aluminium framed windows & 1 x sliding door including fly screens & locks.
- Vertical or roller blinds to all windows & sliding doors.

External

- 2.5m² porch covered by roof
- Aluminium numbered letterbox.
- Wall hung or free standing collapsible clothes line.

Insurance	<ul style="list-style-type: none"> • Home owners warranty insurance certificate. • Public liability insurance.
Site Costs	<ul style="list-style-type: none"> • Temporary site toilet & fencing. • Removal of all necessary debris from work carried out in accordance with the contract. • An allowance of up to 12 tons for the excavation & removal of clean fill soil only. • Temporary disconnection & connection of power.
Plumbing	<ul style="list-style-type: none"> • All storm water connections to existing dwelling (up to 15 lineal meters run in soft dig & 1.2m deep only). • All sewer connections. • 1 x external garden tap. • Fitting off all plumbing fixtures
Lining & Insulation	<ul style="list-style-type: none"> • 10mm plasterboard to all walls, ceilings & aqua chek to all wet areas. • 90mm coved or trio cornices throughout. • Insulation to all external walls & ceilings (R1.5 to walls & R3 to ceiling).
Services	<ul style="list-style-type: none"> • Connection of water, sewerage, LPG bottled gas, electricity & phone services where available (allowing for a 15 lineal meters run in soft dig only). • 30 lineal meters for electrical connection with conduit for NBN services. • 1 x electrical & water check meter. • 16 litre instantaneous gas hot water heater.
Foundation	<ul style="list-style-type: none"> • Reinforced waffle pod concrete slab including piers under slab or steel duragal bearers & joists flooring system (to engineers specifications) all piers up to 1000mm deep only
Termite Control	<ul style="list-style-type: none"> • Home guard protection under timber framing to perimeter walls & pipe penetration AS3660.
Wall, Ceiling & Roof Framing	<ul style="list-style-type: none"> • Supply & fit 90mm x 45mm structural plantation softwood timber & roof framing to AS1684. • 2.4m high internal ceilings.
Roofing	<ul style="list-style-type: none"> • Supply & install concrete or metal roofing sheets (including builders blanket for colorbond roofs).
Waterproofing	<ul style="list-style-type: none"> • 2 coats of polyurethane waterproofing membrane applied to all wet areas.
Eaves & Verges	<ul style="list-style-type: none"> • 450mm eaves with fibro cement lining, metal fascia & ace quad guttering.

Please Note: All items mentioned above are from A1 Granny Flats standard range unless mentioned otherwise.

Some of these inclusions may vary depending on design and availability of stock - if this is the case for your

Granny Flat, you will be advised at the earliest possible time. If you wish to view A1 Granny Flats standard inclusion items, please advise your building consultant to arrange a time to visit our display centre with our expert colour and material coordinator

Monthly Promotion

Take advantage of our monthly promotions &
free giveaways

12 x LED downlights throughout

Polyurethane kitchen cabinets

Floor to ceiling tiles to bathroom w/ square set cornices

600mm mirrored shaving cabinet w/ glass inserts

Offer ends 31/08/2021

RENTAL
GUARANTEE

Build taking longer than usual?

We'll pay \$400 a week **Guaranteed**

Subject to terms & conditions

SEE WHAT OUR CLIENTS HAVE TO SAY



RITA VASQUEZ *BLACKTOWN, NSW*

I was really pleased with A1 Granny Flats, they did a great job building my granny flat. They provide a very friendly, professional and prompt service for a reasonable price. I would happily recommend their services to others



STEVE PATERSON *PENRITH, NSW*

I was looking for a builder for my new building project and after a fair bit of due diligence and discussion, I settled on A1 Granny Flats. What a great decision this was as they have shared their experience and insights in getting the job underway. I look forward to working with them in future projects and highly recommend them to those seeking a true building professional.

Your Construction Quotation

Site Costs & Services	Special Conditions	Price
		AU\$ 0.00
Granny Flat		
Essentials NRG Green board with acrylic cement rendered finish 60m2		AU\$ 125,000.00
Optional Upgrades		
Covered Porch / Alfresco 12M2 Covered by granny flat roof including colour sealed concrete		AU\$ 10,200.00
2.7m High Internal Ceilings (Brick Veneer)	RRP \$3500 Reduced to \$2500	AU\$ 2,500.00
Total Price (Incl GST)		AU\$ 137,700.00

Please Note: The prices above are valid for 30 days from the date of the tender.

Design & Approval Package Quotation

Design & Approval	Conditions	Price
CDC Design & Approval Package		AU\$ 8,590.00
Total Design & Approval Cost (Incl GST)		AU\$ 8,590.00

Design & Approval Process

A1 Granny Flats will firstly conduct a detailed contour & boundary survey by a registered surveyor in order to determine the fall on the land. Once your survey has been received, we will then arrange for your pre design meeting with one of our expert designers to go over your initial concept drawings. Once a design has been prepared & accepted, we will then obtain the following documentation for your approval.

- Full architectural drawing
- Structural engineering drawings
- Hydraulic engineering drawings
- Basix certificate
- Section 94a quotation
- Pegout survey
- Sydney water tap in approval
- CDC certificate from private certifier

Pay a single payment & receive - \$500 off the design & approvals price

Included in your design & approval price is 3 revisions of your concept drawings. Any additional changes will incur a cost of \$550 per lot of changes

ADDITIONAL ALLOWANCES & PAYMENT SCHEDULE

ITEM	AMOUNT
	AU\$ 0.00
SPECIAL CONDITIONS	
Fire rating cost to the external side wall of bedroom 2 to comply with fire safety standards of granny being built closer than 1.8 meters from the existing dwelling	AU\$ 1,750.00
Total Addtional Costs (Incl GST)	AU\$ 1,750.00

Your Total Fixed Price Quotation

ITEM	COST
Design & Approvals	AU\$ 8,590.00
Additional Allowances	AU\$ 1,750.00
Construction Cost	AU\$ 137,700.00
Total Price	\$AU\$ 148,040.00

Please note that the above price is valid for 30 days from the date of this tender

All prices within this tender are inclusive of GST

SPECIAL PROMOTION OFFER - If you accept this tender within 30 days of the original tender date, you will receive a **FREE DIAMOND GRID SECURITY SCREEN TO FRONT ENTRANCE**

The above special promotion offer is valid until the 31/08/2021

Pick from one of our standard designed Granny Flats and receive a FURTHER \$500 OFF your total contract price when construction starts *T's & C's apply, see below for details

Should you wish to move forward with your quotation, a deposit of \$3,000 is payable to begin your design & approval via the below payment options

(please ensure your tender number is referenced when making any payments)

Bank Transfer



Name: A1 Granny
Flats Pty Ltd
Account: 1048
4552
BSB: 062 453

Cash Payment



Cheque Payment



So what's the next step

Home owner to pay a **\$3,000** initial deposit (or full amount) & sign tender to begin the design & approvals stage of your project

A1 Granny Flats will arrange for your detailed contour & boundary survey your property

We will arrange your pre design meeting with our expert design team or have you pick from one of our standard granny flats

A1 Granny Flats will then arrange for your hydraulic & structural engineering drawings to be prepared

Remaining balance to be paid by owner (unless paid in full for discount)

A1 Granny Flats will then lodge your plans & documentation for approval

A residential building contract will then be arranged for signing and a payment of 5% of the contract amount will be payable

An appointment will be scheduled at our display centre to complete your material & colour selections with our expert staff

Home owner to pay section 94a (7.11) contributions fee to Council, Long Service Levy & any other fees if applicable

Owner to pay 10% initial deposit to begin construction of your new Granny Flat

A pre on site construction meeting will arranged between the site supervisor, home owner & tenants

A1 Granny Flats will then commence construction of your Granny Flat

Have your own approved plans ?

Simply provide us with your full architectural drawings and any other documentation relating to your granny flat and A1 Granny Flats can build your very own plans.

If your project is CDC approved and ready to build, we will provide you with a master builders residential building contract and provide your home owner warranty insurance certificate to begin construction. Following this you will be invited to our display centre to complete your colours and material selections list.

If your project has a development application approval from Council, you will require a construction certificate which can be obtained for a cost of \$5,500 which includes the following:

1. CC application payment to private certifier.
2. Home owner warranty insurance certificate.
3. Public liability policy.
4. Structural & hydraulic engineering drawings.

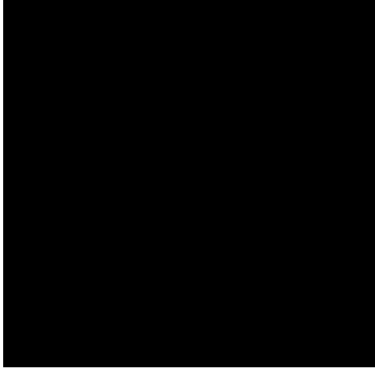
If any further conditions from your DA Conditions of Approval are required to be met prior to the issue of a construction certificate, these will be discussed and a quote will be provided.



We truly appreciate the opportunity and look forward to
working with you on your project

Client Acceptance

I / We, the undersigned owner / owners of the above site, hereby and merely Authorize & Direct A1 Granny Flats Pty Ltd to commence the Approval Stage (approval & design) as described in the preceding pages including the preparation of Floor Plans, Site Plans, Elevations, Sections (if required) Door & Window Schedule, Electrical Plan and our schedule of required Finishes (the "Final Design") **If an inclusion has not been listed but discussed with your building consultant, please ensure prior to signing that all items are noted in this tender**



Date: 08/19/2021

Date: 08/19/2021

Exclusions & Special Conditions To This Project

Exclusions & special conditions include, but are not limited to:

Certificates

The Client (Owner) is to provide A1 Granny Flats with accurate information about the site, including a current 10.7 (2) planning certificate no older than 3 months, sewerage service diagrams and Correct Owner's names as they appear on the Title Deeds. The Client must provide full site access to A1 Granny Flats during the design stage in order for us to provide an accurate and detailed assessment of your site. This tender is subject to receiving a detailed survey report, bushfire report, basix certificate, section 10.7 planning certificate, sewer service diagram and title search.

Underground Services

Where any unforeseen underground services (such as sewerage lines, water pipes, electrical conduits, gas lines, telephone lines or any services on site) are found during construction stage, the costs associated with relocating or disconnecting will be an additional charge to this proposal. Additionally if any work undertaken during the connection of services requires the breaking of any hard surfaces or upturning of turf / landscaping, A1 Granny Flats will refill the trenching but have not allowed for any replacement of hard surfaces or turf / landscaping in this proposal unless otherwise stated in additional allowances located with this tender.

Sewer Connection & Building near or over a Main Sewer Line

Our price includes connection of the new sewer line from the Granny Flat to the existing sewer line of the house. No allowance has been made for upgrading or diverting the existing domestic sewerage line of the house. If further works are required during construction, an additional charge (variation) will be payable by the client. If your granny flat is affected by your domestic sewer line, A1 Granny Flats will endeavour to advise of you of this at the earliest possible time, however, in most instances, this is not known until benching and piercing occurs on your site. In the event that the sewer connection from the granny flat to the nearest sewer connection point does not have the minimum fall required, a sewer pump out system may be required in order to adequately drain sewer to the connection point. The cost to supply & install the sewer pump out system will be discussed with the customer at the earliest time possible.

When building near or over the main sewer line, additional reports or approvals will be required. In some cases this is not known until the plans have been submitted to Sydney Water for approval, which is after the design stage. If this occurs and additional work (in the form of concrete piers or sewer encasement) is needed then A1 Granny Flats will help organize quotes for this work on your behalf. These additional costs are payable by the Client at either the Design & Approval stage or will form part of the overall Final Contract Price.

Storm Water Connection (for houses draining towards the road)

Our price includes connection of the new storm water line from the Granny Flat to the existing storm water line of the house. An assumption has been made that the existing drainage lines are unobstructed and provide a clear and uninterrupted flow of roof water to the street. If the existing lines are broken, damaged, congested or blocked and additional works will be required, then this will be an additional charge payable by the Client. No allowance has been made for upgrading or diverting the existing storm water line of the house.

Storm Water Connection (for houses with no drainage system or blocks falling to the rear)

Where there is no adequate drainage system on site, the contract will be to provide adequate drainage for the Granny Flat only. Any additional work required to the existing house, will be charged to the client as a variation. Should the hydraulic engineer require any additional works be required outside of the scope of works, the cost to provide any additional storm water works will be discussed with the client.

Seperate Electrical Meter

An upgrade of your existing board may be required. A1 Granny Flats quote includes the supplying and installing of the new check meter only (unless otherwise specifically stated in this tender), and not the upgrade costs of the existing board as required. A separate quote by our authorized electrical contractor can be provided upon request.

Phone Line / NBN Network

No provisions have been made for a separate conduit or connections for the NBN network to the Granny Flat. It is the responsibility of the owner to make arrangements with NBN Co. for any future connections.

Post Approval

The design & approval price has been subsidized based on choosing A1 Granny Flats to construct your granny flat. If this doesn't occur then an additional \$7,000 (for CDC) or \$9,500 (for DA) will be charged to you to release the plans & recover our costs. A1 Granny Flats Pty Ltd owns all plans and documentation produced for the development, unless agreed to in writing, these plans cannot be used elsewhere.

This Granny Flat tender has been provided before the custom design has been completed or before the approval has been received. We have provided this tender to the best of our abilities based on our understanding of your site & Granny Flat requirements, however the design, size and location could impact the final tender price. Once a drawing has been completed, plans may change slightly due to

any requests by the principal certifying authority to comply with legislation. If a development application is required, any additional charges will be discussed with the client.

Note: If the client terminates the project during or at the end of the design and approval stage, no monies will be refunded.

Owners Responsibilities

If there is a tenant in the main dwelling, it is the Client's responsibility to advise the tenants of the impending building works and times of construction (trading hours 7:00am to 5:00pm). The Client is also required to provide water and electricity to A1 Granny Flats. Where these services can't be provided, A1 Granny Flats will arrange to install temporary services as required at the cost of the Client. Certifiers & Council Town Planners may require some additional works to be completed in order to obtain a final occupation certificate such as landscaping, retaining walls etc. If any further works are required to be provided prior to issue of a final occupation certificate, this will be discussed with the client at the earliest time possible and will incur an additional cost to the client if not included within your tender price. Owner has confirmed that there is no secondary dwelling located on the property or secondary kitchen.

The client understands that A1 Granny Flats Pty Ltd by law is responsible and in charge of the building site and that they will only enter the construction area under the strict and direct supervision of an authorized site supervisor from A1 Granny Flats. If the customer accesses the site without the supervision of A1 Granny Flats Pty Ltd, a penalty fine will be issued of \$1,000 and work will cease until respective payment has been made.

A1 Granny Flats will prepare your drawings to comply with either state or local regulations depending on the scope of works noted in this tender. If any works are completed illegally without the prior knowledge or approval from either A1 Granny Flats or the principal certifying authority, A1 Granny Flats cannot warrant these works and you may not be able to obtain an occupational certificate from the principal certifying authority. These illegal works may include but are not limited to pergolas, concrete pathways, concrete driveways, illegal conversions, landscaping etc. If you wish to implement any of these works into your project, it is important that you discuss these works with your building consultant and/or designer. Any additional works requested outside of the scope of works noted in this tender will be raised as a variation to the customer.

Traffic Control

A1 Granny Flats has not made an allowance for any traffic control. If this is required, the cost will be discussed with the owner.

Workers Compensation and Injuries on Site

A1 Granny Flats is not responsible for any injuries sustained to the Clients or the public inside the work zone, if unlawful access has taken place.

Temporary Fencing / Facilities for Tradespeople

Temporary fencing will be installed prior to the commencement of any works. This will become the 'Work Zone' for the duration of the project.

Additionally a reasonable area is to be allocated to A1 Granny Flats during construction for material storage, rubbish bins, toilet hire and other equipment as required. The location of this area will be determined during a pre-construction site meeting in consultation with the Site Supervisor and the client. When a large bin is placed on site and later removed, discolouration of grass will occur.

Where access is limited for the bin, there may be a stockpile location on site for storage of building waste which will be manually removed at regular intervals throughout the construction process.

Land Fill / Leveling

If cut and fill is proposed to the site, the underground line will be battered only, unless retaining walls are shown on plan. Where leveling the site for a concrete slab, the area of excavation will exceed the footprint of the building.

During leveling and clearing of the site, the tyres of some machines can cause minor ground disturbance which may be unpreventable and no allowance has been made to rectify any damage if caused.

Kerbs, Driveways, Landscaping & Others

Where access to the Granny Flat construction area is over an existing concrete driveway or over an existing kerb, all care will be taken by A1 Granny Flats to protect the existing surfaces. However we cannot guarantee that there will be no damage, as we do not know the structural stability of the driveway and kerbs. A1 Granny Flats will not be liable for any damage caused due to the need to gain reasonable access during construction. This includes, but is not limited to, grass, landscaping, paving, concrete, storm water pits and the like. No allowance has been made for any landings, external steps, retaining walls or drop edge beams (some of these items may be applicable to your property but the exact costs are still unknown) until excavation has been completed & the exact RL levels are known. Unless specified in this quotation. The Private Certifier may require this work to be completed before issuing the final Occupation Certificate. There has been no allowance made to cut, demolish, remove or replace any structures such as garages, carports, sheds, concrete slabs, hard surfaces, garden beds, trees, tree stumps, retaining walls, asbestos, clay pipes, excess excavated spoil, mixed rubble or waste and/or for hand digging unless specifically mentioned in this tender.

Unused Materials

Unless otherwise agreed all demolished materials and any unused or surplus materials shall be/remain the property of the Contractor and all such materials.

Notes on Connection Points for Services

Connection points of storm water, sewer, power, water, phone and gas (where available), are subject to change on site during construction. Location of downpipes & all service connections are to be chosen by the plumber when on site.

An assumption has been made on all sites, that when digging a services trench from the Granny Flat to the house or to the closest service point, that the ground is unobstructed and there is sufficient fall for connections. If an obstruction is found during excavation, a variation will occur.

No allowance has been made for excavation through rock, tree roots, concrete or other ground services, including the breaking of any hard surfaces / pavers unless specifically specified in the additional allowances located on page 12 of this tender.

Exposed Concrete Slab Edge

All care will be taken to provide a smooth slab edge finish, however, in some circumstances when removing the timber formwork some irregularities may be visible. This finish of the exposed edge complies with the normal building practise and if the property owner wishes to apply a smooth render finish then we can arrange this on their behalf at a cost price.

Floor Finishes

Please note there may be a small step when there is a change in floor finishes between rooms.

Signs & Marketing

In accordance with council requirements the Owners agree to allow the Contractor to display a site sign during the construction period. The sign shall be erected prior to commencement of the work.

A1 Granny Flats reserves the right to photograph your granny flat during each stage of construction and use all material for marketing purposes. The customer will also allow A1 Granny Flats Pty Ltd access to use the granny flat to host open homes and private inspections for a maximum of 2 weeks after completion.

Brick Veneer

Brick cleaning may cause some unavoidable popping or cracking of brick surface due to the acid used to clean the bricks or high pressure cleaning. Brick discolouration may also occur.

Work To Be Carried Out By Owners Or Other Contractors Engaged By The Owners

Where any part of the work is undertaken by the Owners or by other contractors engaged by the owner it is the responsibility of the Owners to ensure they have their own insurance covering the works and that A1 Granny Flats are advised and have provided their consent of the existence of such contractors and their entry onto the site. The owner will be liable for any damage, injury and death otherwise of such additional contractors on site.

Promotional Offers

The current offer for a one off \$1,000 discount of the total construction price applies only when a customer selects a standard design from A1 Granny Flats standard design range. A revision equivalent of only up to 5% of the standard design will be acceptable in order for the \$1,000 to still apply. The discount will be applied to the construction price upon commencing construction and will be paid either by direct bank transfer upon receipt of the construction deposit or by reducing the amount of \$1,000 to the construction deposit invoice.

Design & Approvals Time Frames & Other

A1 Granny Flat's current time frames for the design and approval for granny flats under a complying development certificate is solely based on a standard granny flat with no storm water issues, sloping land to the rear or any other additional requirements outside of our standard design and approval package. A1 Granny Flat's has conducted an assessment to the best of its abilities with the documents available. Once a compliance check has been conducted after receiving all documentation, there may be a chance that additional requirements will be needed in order to comply with state regulations. If any additional requirements are needed in order to obtain an approval through a complying development certificate, this may severely impact the time frame of the 4 to 6 week approval time frame noted in this tender on pages "3". If this is the case, A1 Granny Flats will not be able to confirm a time frame for the design and approvals and will do its best to ensure that you are advised of any possible delays.

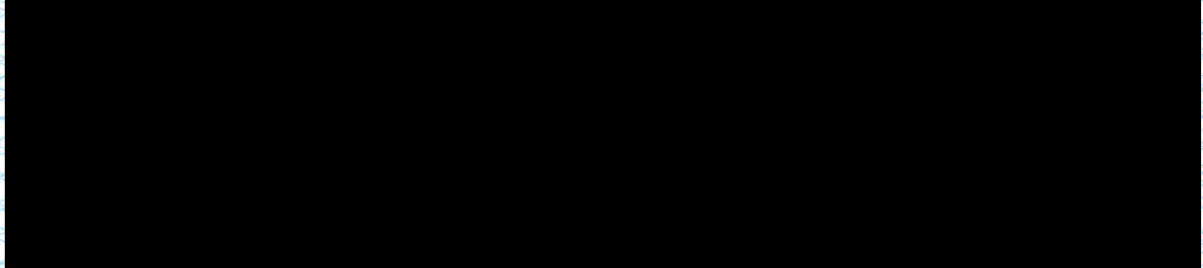
Approval is subject to authorizing agents. Should a complying development certificate not be approved, we will advise that the project be submitted through Council as a development application (DA). Additional fees and costs will be applicable. A1 Granny Flats Pty Ltd cannot guarantee a development consent from your local Council. Should your local Council not approve the development application, a costing schedule of money spent will be provided and the remaining balance will be reimbursed to the customer. A1 Granny Flats Pty Ltd reserves the right to terminate this agreement by giving you notice in writing.

Build time commences from the time the slab is poured. This time frame also excludes public holidays, weekends, rain days, late payments & any other possible delays.

Signature Certificate

Document Ref.: QTXEV-DZRV5-EKWWZ-MAFN8

Document signed by:



Document completed by all parties on:

19 Aug 2021 07:32:41 UTC

Page 1 of 1



Signed with PandaDoc.com

PandaDoc is a document workflow and certified eSignature solution trusted by 25,000+ companies worldwide.

