



69 Victoria Street, Kerang, VIC 3579
Ph: 03 5452 2255
Email: gary@northvicsheds.com.au
(Previously part of **McKnight & Bray Building Design**)

Quotation: 1352-A

30 May 2022

Att: Richard Welsh
48 Albert Street
Kerang
Phone: 0457 935 903
Email: welsh93@hotmail.com

Dear Richard,

We are pleased to provide a quotation as requested for your proposed building in Kerang.

MAIN BUILDING

Design: Garage
Length: 9m
Span: 7.5m
Eaves Height: 3m
Bay Size: 3m
Style: Enclosed
Terrain Cat: TC2.5
Region: A
Roof Type: Gable
Roof Pitch: 10°
Main Frame Construction: RHS
Roof Purlins: Galvanised Tophats 64mm
Wall Girts: Galvanised Tophats 64mm
Roof Cladding: Colour Corry
Wall Cladding: Colour Rolpanel
Ridge & Flashings: Colour
Gutters: Colour Fascia Gutter
Downpipes: uPVC Round to Ground Level
Main Door: 1 2300x5000 Colour Roller Door Series AA
1 2500x2500 Colour Roller Door Series A
Pa Door: 1 Bomoc SC820 Colour 2040x820
Windows: NA
Skylights: NA
Roof Insulation: Not Included
Permits: Town Planning Permit (if applicable) by others
Building Permit by others
Delivery: Not included and arranged By Customer

CONSTRUCTION WORKS

To Be Completed By: Others
Building Construction: Not included in quotation price
Foundations & Concrete: By Others
Other: Site Preparation Not included in quotation price
Concrete Floor Slab Not included in quotation price

KIT FORM EX FACTORY: \$13,000 GST Included
TOTAL QUOTATION PRICE: \$13,000 GST Included

The following additional extras are also available:

Upgrade to all Corry \$510
Foil and Mesh \$340
Blanket and Mesh \$920
Auto Door Openers \$440 each



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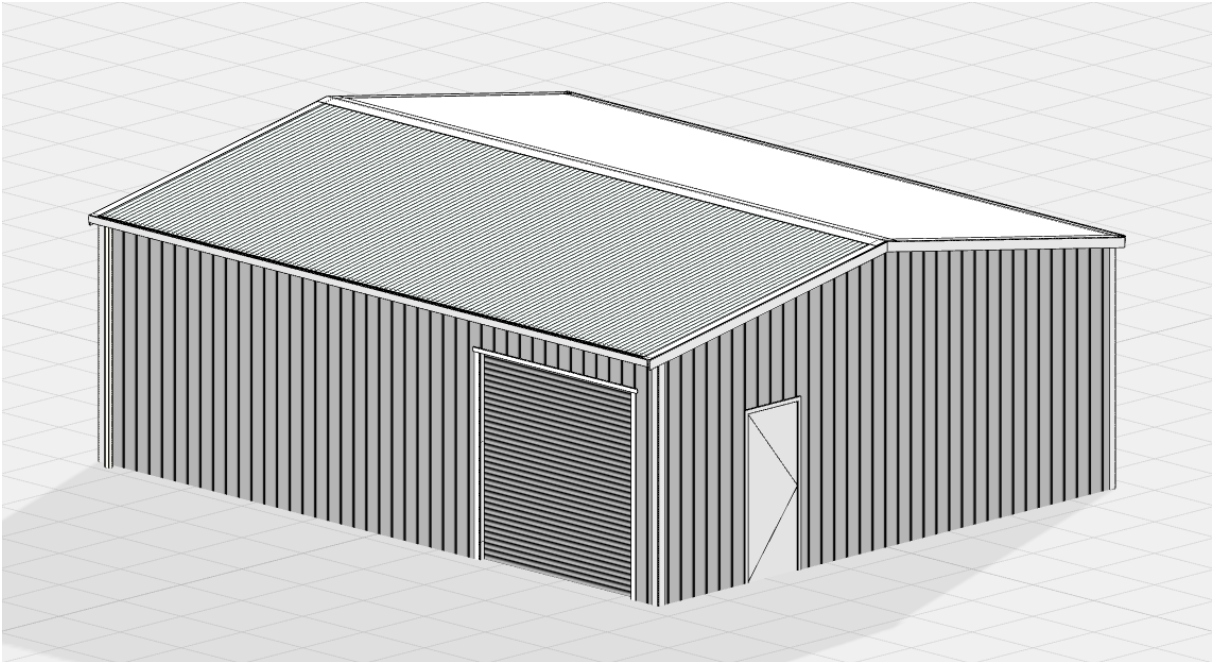
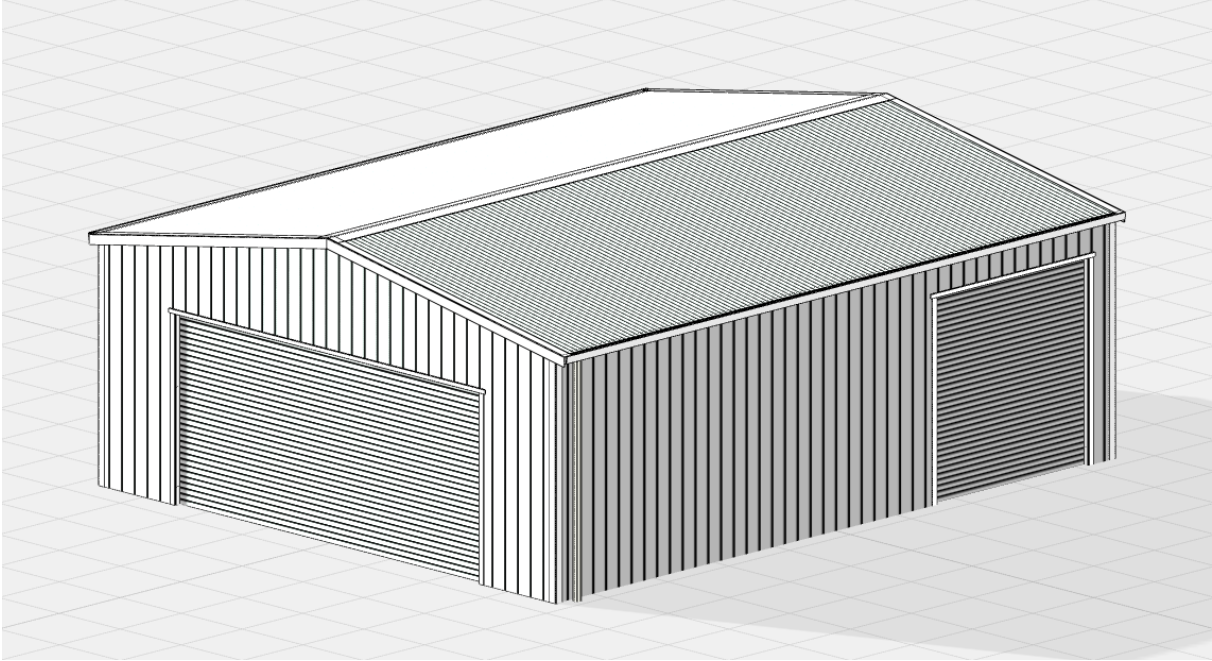
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If you have any further queries, please do not hesitate to call.

Yours faithfully,

Gary Borg



Supplied images show the intent of the building and are indicative only of final product.



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NORTH VIC SHEDS PTY LTD

TERMS & CONDITIONS

Dear Customer, Re: Safety Steel Shed overview. Thank you for selecting our business to provide a quotation for your new shed/carport. Please find attached quotation. Below are some notes relating to the supply of your new shed.

KIT

1. North Vic Sheds Pty Ltd are shed resellers for Safety Steel Structures (www.safetysteel.com.au) and do not erect sheds. The client acknowledges that the price provided by North Vic Sheds Pty Ltd is for a kit shed only and does not include permit costs, freight & building costs. These are external to the price quoted and it is the clients responsibility to obtain these costs.

ERECTION

1. Should you require a quotation for erection we can organise a quote from a local builder in your area. We can co-ordinate a quote for the erection if requested. If you are happy with the Kit price provided please contact our office to proceed with the process.

PERMITS

1. This Shed/Carport will require a building permit. You can choose to either engage a registered building contractor to take out the permit or act as owner builder, up to a project cost of \$16k. We can assist you with your building permit application for a nominal fee.
2. Note your shed may also require a planning permit depending on the council zoning and overlays of your site. We can also assist with the process.

PLANS

1. Structural plans for the Shed/Carport come within the kit price.
2. A site plan and site specific documents will be required to obtain a building permit.
3. We can prepare the site specific documentation for a nominal fee.
4. North Vic Sheds Pty Ltd require a minimum of 30% of the shed cost to provide structural computations and shed plans required to obtain a Planning or Building Permit. This payment will be credited to the cost of the order and such payment is refundable minus any costs incurred by North Vic Sheds Pty Ltd only, on return of all plans and when notice of permit rejection is produced.

MANUFACTURE

1. Once North Vic Sheds Pty Ltd has received the signed Production Approval Form and payment of 30% deposit, Safety Steel Structures will commence manufacture of shed.
2. Domestic Sheds/Carports normally have a construction timing period of 12-16 weeks from receipt of deposit or once put into Production after Permits have been approved.
3. Farm Shed/Industrial Sheds have a construction timing period of 26-30 weeks from receipt of deposit, or once they are put into production after all permits have been approved.
4. Due to the current climatic conditions in Australia, namely Covid restrictions and short supply of steel, an exact completion date cannot be given. We recommend obtaining all permits prior to putting shed into production.

FREIGHT

1. This Kit price is ex-factory located at Safety Steel Structures 34-50 Nathan Rd, Dandenong South VIC 3175. Due to site access, construction timing and availability of forklift/front end loader when unloading it is recommend that the freight and delivery on site be co-ordinated by the customer or Builder. It is recommended that the kit should be erected as soon as possible once delivered to reduce the likelihood of rust or sweating to sheeting. Normally the client or Builder will organise freight when ready to install. The majority of our clients will use: Mathers Transport PH: 54521082 MOBILE 0409521084 Pickering Transport PH: 54522800 KERANG 50322651 SWAN HILL

SHED APPROVAL PROCESS IN VICTORIA



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1. Obtaining approval to build a shed can be a complicated process. While some projects will be straight forward others can be quite challenging and require a lot of documentation. Until all the site information has been obtained it is difficult to know what will be required. North Vic Sheds Pty Ltd can provide the documentation required and also offers a management service, where we manage the entire approval process. A list of our fees and services are listed below:

SITE SPECIFIC PLANS \$750 INCLUDING GST

1. Site specific plans are required for planning and building approval. All sheds in Victoria that are over 9m² require a Building Permit while some will also trigger a planning permit depending on the site. The Building Surveyor requires site specific plans to accompany the standard plans and computations provided by Safety Steel to show compliance with building regulations. If we have completed plans for another project previously such as a residence this fee may be reduced. Until all site information is obtained it is unknown whether a Planning Permit is required. Note: permit fees are in addition to our fees and vary for each project.

BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT \$350 INCLUDING GST (BAL - 12.5 - BAL - 29 SITES ONLY)

1. If a shed is located with a Bushfire overlay and constructed within 6m of a residence it will require a BAL assessment and report to show compliance with AS3959-2009. Our fees depend on the BAL classification.

REPORT AND CONSENT CONSULTANCY \$350 INCLUDING GST

1. Sheds that do not comply with the siting requirements of the building regulations require Report and Consent from the municipal building surveyor. This process also requires consent from your affected neighbour. Common requirements for report and consent include: - Length built on a boundary exceeds maximum - Height built on a boundary (maximum average of 3.2m) - Location of shed from an adjoining habitable window Note: Council fees are in addition to our fees and vary for each project, and until all site information is collected it is unknown whether Report and Consent is applicable

BUILDING PERMIT ASSISTANCE \$350 INCLUDING GST

1. Client can submit a building permit application or North Vic Sheds Pty Ltd can assist with building permit application. Note that owner builders for projects valued greater than \$16,000 will also require a certificate of consent from the Victorian Building Authority (VBA). Note: Building permit fees are in addition to our fees and vary for each project

PLANNING PERMIT CONSULTANCY \$350 INCLUDING GST

2. Some sheds will trigger the requirement for planning approval prior to obtaining Building approval. Our fees include consulting with relevant authorities, preparation of application and lodgement to council. Some triggers for a planning permit include: - Vacant site no residence - Shed is located within 100m of a watercourse, channel, river or similar - Shed is located within 100m of a Road Zone - Shed is located within a flood overlay Note: Council permit fees are in addition to our fees and vary for each project.

NOTES

1. The above fees are separate from the kit price of your shed and are purely optional services that our company provides. If preferred you can purchase the kit shed without any of the above services. NSW clients note that some sheds are exempt from Building & Planning permit's. Some sheds that do not comply with siting requirements will need A1:7 variation approved which is similar to Report & Consent

Offices

69 Victoria Street
Kerang 3579
Victoria

Level 1
270 Campbell Street
Swan Hill

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