



Customer Name: Tyson's Cleaning and Property Maintenance
 11 Restlea Ave
 Charmhaven, NSW 2263

0413 491 707
 tysonsclean@hotmail.com

QUOTATION

Quote #: 0927048774
 Date: 14-10-2024
VALID FOR 14 DAYS
 (Unless notified or scheduled price increase)

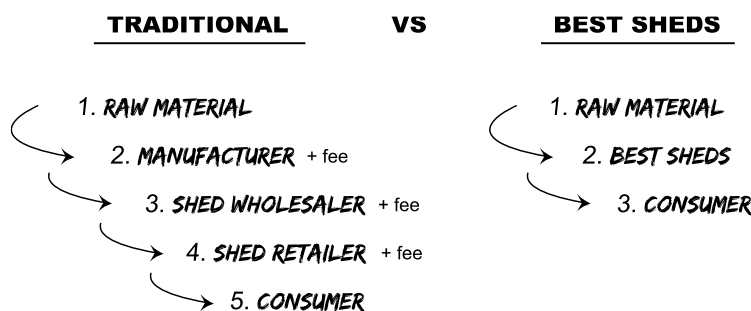
Dear Tyson's Cleaning and Property Maintenance,

Thank you for the opportunity to quote on your new shed.

We are a family-owned business who pride ourselves on price, quality and customer service with a combined 60+ years of experience in the shed industry - from which we have the passion, knowledge and expertise to help achieve your desired outcome.

We understand price is important and we've designed our business with that in mind - allowing us to pass on the big savings to you! **In fact, we're so confident we have the best price in the market, we offer a 20% Best Price Guarantee*.**

The traditional shed supply chain in Australia consists of the following general steps:



We've combined a number of these steps and now offer a shed direct from the manufacturer to you the consumer, as such, removing various margins, fees and costs which traditionally would be passed through the supply chain to you.

What this means is that we're able to provide you with the "Best Shed" that meets your needs at a much lower cost.

One thing you can be certain about is that we don't cut any corners. Especially on:

- Product quality - we supply thicker and stronger steel.
- Warranties - offering a 20-year manufacturer's warranty. Giving you peace of mind that you're buying a quality shed.

We understand that buying a new shed can be an involved process. I understand this process really well and I'm here to help you every step of the way. Please don't hesitate to contact me at any time.

Finally, we are so proud to be supporting the Illawarra Convoy this year, if you could consider supporting this great cause with us, we'd surely appreciate it.

Best Regards,
 David Johnson

1800 15 17 20, Extension # 9778
 david@bestsheds.com.au

DETAILS OF MAIN BUILDING

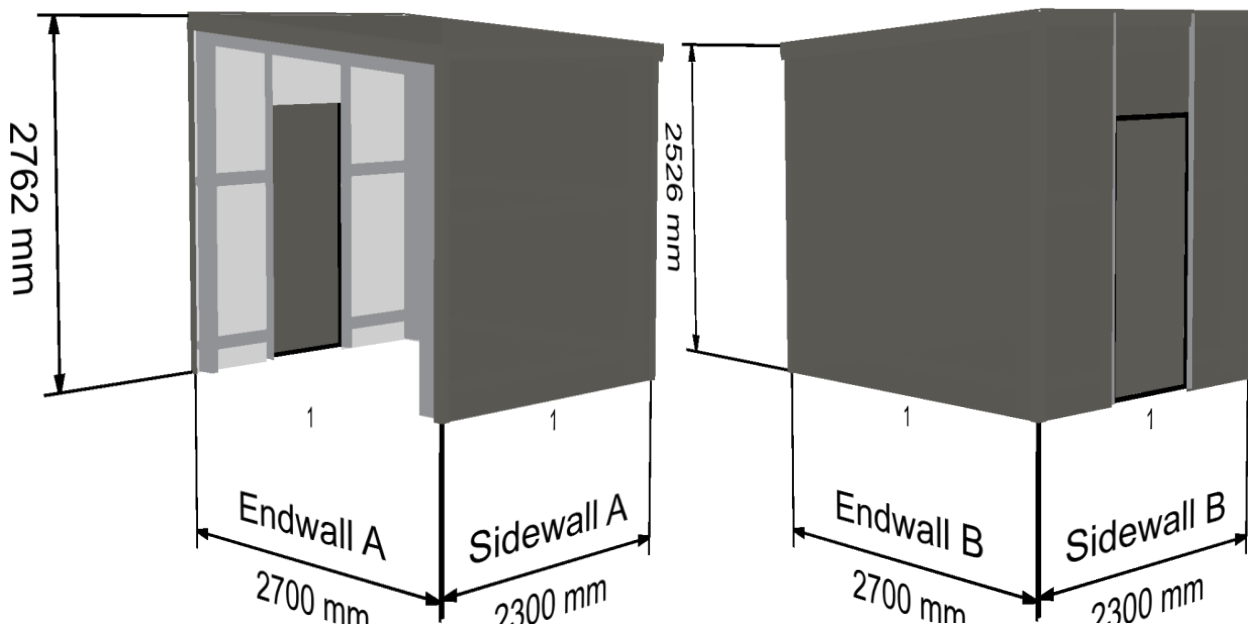
Bay Width:	1 x 2.300 m
Span:	2.700 m
Length(total):	2.300 m
Eave Height:	2.526 m
Overall Height:	2.762 m
Roof Pitch:	Monopitch 5 deg
Left Lean-to:	N/A
Right Lean-to:	N/A
Front Garaport:	0.000 m
Back Garaport:	0.000 m

DETAILS OF MAIN COMPONENTS

Roof Cladding:	0.42 Corro bmt - 0.48 Corro tct
Wall Cladding:	0.42 Corro bmt - 0.48 Corro tct
Columns:	C15024 "C" Purlin, Fixed with heavy duty plates and bolts
Rafters:	C15024 "C" Purlin, Fixed with heavy duty plates and bolts
Purlins:	TH64075 purlin fixed with heavy duty framing teks
Girt:	TH64075 girt fixed with heavy duty framing teks
Gutter:	Quad
Downpipes:	To ground level

Note: Garaport length is included in Length(total) shown above.

BUILDING LAYOUT (Quote #: 0927048774)



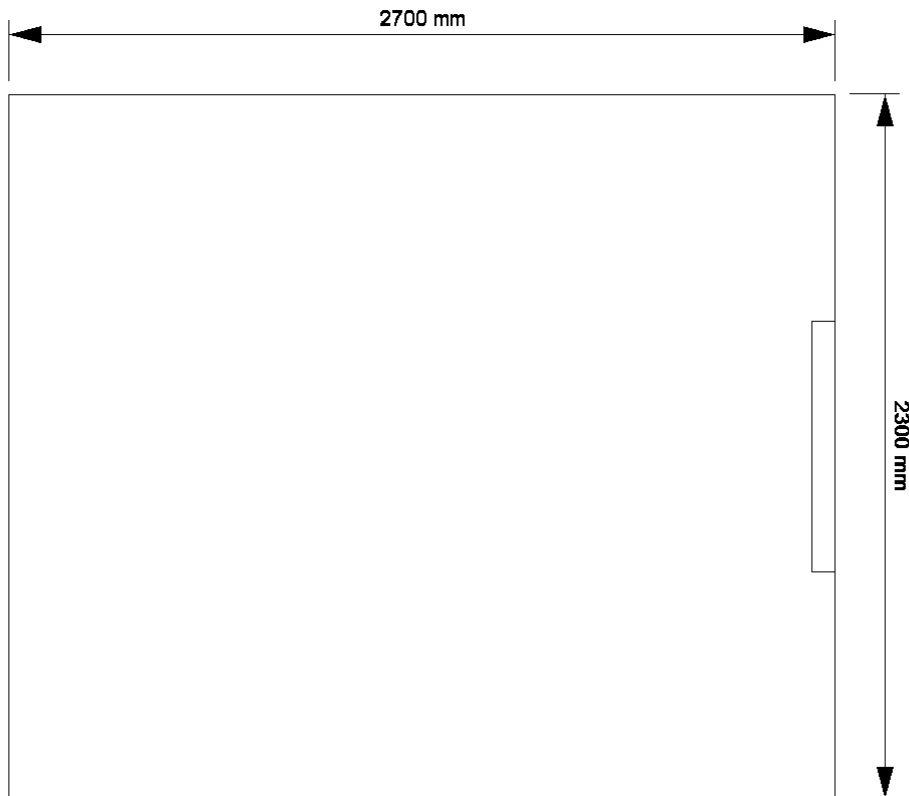
PRICING

Kit Price (Inc GST) [REDACTED]

Delivery

Delivery to Site Address included at \$ [REDACTED]

FLOOR PLAN



ADDED INCLUSIONS

1x Sentry 650 door and frame 2040H x 820W Slate Grey
Insulation: Aircell (Thermal Break), 2 Rolls
Open Bays: Bay 1 in Endwall A is open

OTHER: All bolts, screws, rivets etc. are supplied and are coloured if fixing to colormaster.
 Engineering and drawings for your council submission are supplied at no additional cost.

RECOMMENDED OPTIONAL EXTRAS

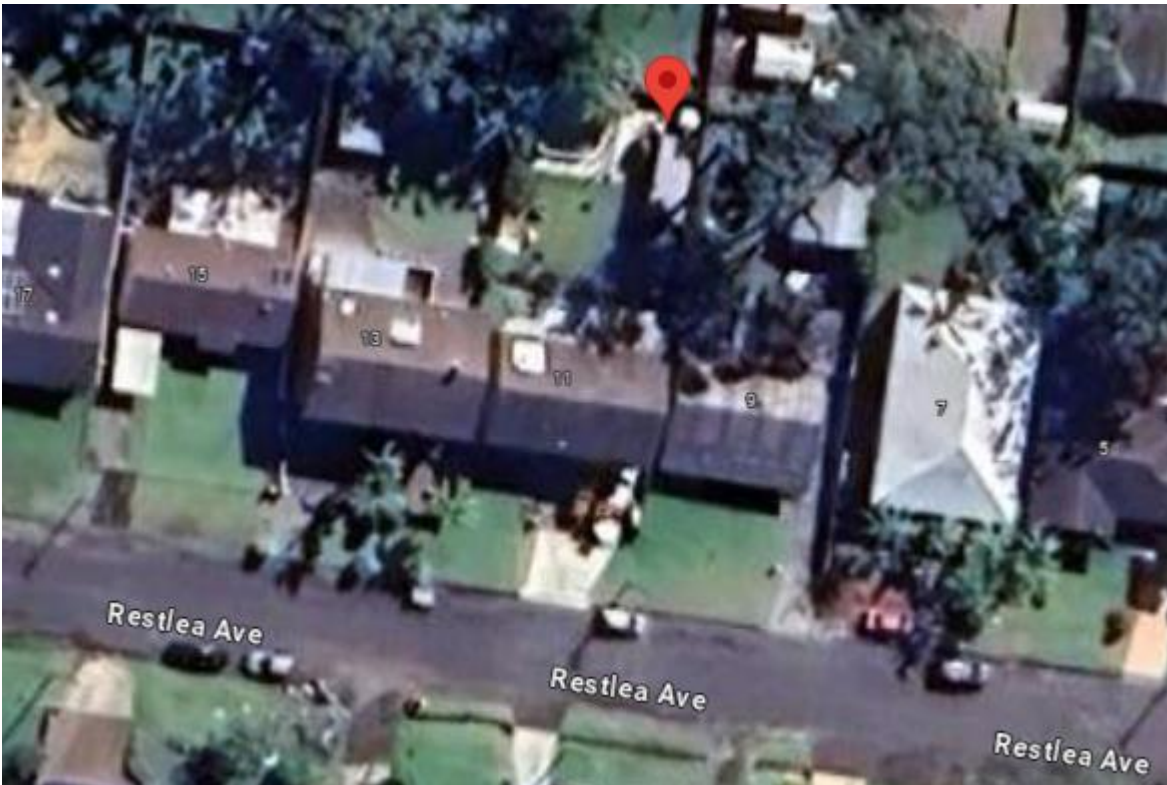
Personal Access Door	\$390.00 – Allows easy and direct access into your shed.
Window 900mm x 1430mm	\$290.00 – Easy to install and great for light and ventilation.
Barn Window	\$290.00 – 475 x 840mm. Great for creating that classic country style façade.
Sliding Glass Doors	\$1,150.00 – 1810 (w) x 2100 mm (h). Excellent addition for Man Caves and She Sheds!
Insulation	\$275.00 per roll, covering ~26m ² . The best way to increase comfort inside your new shed. Main building roof, 1 rolls required. Walls, 1 rolls required (excludes Lean-to/s).
Roller Door Openers	\$350.00 – Domestic Automatic Roller Door Opener. \$720.00 – Commercial Automatic Roller Door Opener.

Please note these are not included in the above kit price unless stated in the **ADDED INCLUSIONS** section.

SITE LOCATION

Site Address	11 Restlea Ave, Charmhaven, NSW 2263
(Co-ordinates)	-33.232553, 151.505068
Region	A2, Importance Level: 2.
Site Wind Speed	31.74 m/s
Internal Pressure - CPi	+0.5
Snow Load (kPa)	0 kPa

SITE LOCATION SCREENSHOT



COLOUR RANGE



Smooth Cream



Mist Green



Heritage Red



Mountain Blue



Slate Grey



Off White



Monolith

Note: The standard colours represented here have been reproduced as accurately as possible within the limitations of the printing process. Prior to purchase we recommend you check all final colour selections against an actual colour painted sample for accuracy.

BUYING A SHED HAS NEVER BEEN EASIER WITH OUR STEP BY STEP CHECKLIST

STEP 1 – Consideration & Planning

Great first step by requesting a Best Sheds quote! Your shed will last 20+ years, so it's important to make sure it's meeting your every need. Our trained salespeople can assist you with considering your exact needs and will customize a solution for you. Things to be sure of include:

- Roller Door Opening Heights.
- Room for future Storage Needs.
- Have you considered insulation? It's amazing the difference in comfort it makes inside a shed.

Obviously during this stage you need to compare the market and make sure you are getting the best possible value. Best Sheds encourages this and offers our exclusive 20% Best Price Guarantee* - where we promise to beat any comparable shed prices by 20%.

To assist with your full project budgeting, we can put you in touch with local builders who have experience in building our sheds. By dealing directly with the builder, you remove the middleman again, saving you on the total project cost. Other shed companies charge up to 25% of the total project cost - to project manage your relatively simple build.

During this stage be sure to consider our "Comparing Quotes? Watch out for these tricks" section outlined below.

STEP 2 – Plans & Approval

Once you've decided on Best Sheds as your shed supplier, site specific structural plans can be secured for a \$500 deposit – and are generally available immediately.

Following this, if your Shed requires council approval, you'll need to submit the appropriate applications. Depending on your location we have a number of parties that can assist you with this process.

STEP 3 – Contract and Ordering

To confirm your order, we'll provide you a clear contract outlining exactly what you'll be receiving that will also outline payment terms.

STEP 4 – Manufacture and Delivery

Prior to manufacture your delivery date will be booked in and confirmed by our Australian operations and logistics team. Your shed will then be manufactured at our dedicated Australian Manufacturing facility and delivered in full - as one delivery. (Often other companies will take up to 6 deliveries to deliver a full shed kit – wasting your valuable time.)

STEP 5 - Build

A builder of your choice erects your shed to your timeline – you're in control of the process. We provide direct telephone support to assist with the process.

STEP 6 – Warranty Registration.

Some companies require you to register for warranty support – with a third-party cladding provider. With Best Sheds you're automatically registered for our 20 year Best Sheds warranty.

STEP 7 – Send us a photo of your shed.

We'd love to hear about your experience with us and see the final result. Send us a photo of your shed.

2023 National Construction Code Changes

IMPORTANT INFORMATION

We want to make all customers aware that the 2022 version of the National Construction Code (NCC) comes into effect on the 1st of May 2023 (originally scheduled for the 1st of September 2022 but has been delayed). This version includes reference to the latest AS/NZS1170.2:2021 Wind Actions Standard, which is the biggest change to the Wind Actions standard in over a decade. Further information regarding this change can be found here <https://ncc.abcb.gov.au/news/2022/weve-released-ncc-2022>

What this means for you is that the Site Wind speed applicable to your shed design, may change. Some of the relevant changes included are:

- an expansion of the Region B area, and
- the increased use of Terrain Category 1 for structures close to bodies of water (rivers, lakes, oceans etc).

If you have recently purchased a shed or associated plans, you will need to have these submitted to council prior to the 1st of May 2023, along with all necessary supporting documentation - in order to avoid any potential changes to your structures design.

COMPARING QUOTES? WATCH OUT FOR THESE TRICKS

Non-Compliant Buildings

As of the 1st of May 2019, the National Construction Code (Building Law) requires all Roller Doors either need to be:

- Wind Capable / Wind Locked, or
- For the Shed to be designed to withstand full internal pressurisation, where CPI = min of +0.5.

Best Sheds are proud to comply with this new requirement, however we are aware of many companies in the industry who are ignoring this change – and this could cause significant issues with your council application process, ability to get insurance or even sell your property down the track.

Thin Steel

Best Sheds proudly supplies all sheeting as 0.42BMT (Base Metal Thickness), the equivalent of approximately 0.48TCT (Total Coated Thickness). Many companies in the industry advertise their sheeting as 0.40TCT, which uses 0.35BMT. When used on roofs, this can dent easily during maintenance activities and can lead to sheeting distortion called “oil canning” being visible on the walls. Both of these can look quite unsightly on a building – don’t get caught out.

Warranty

Your Best Sheds warranty is with Best Sheds. With the competitors, who is your Shed warranty with? Generally, they may have a paint warranty provided by a third party – but what about the overall Shed structure, etc.? Are you dealing with a Franchise or Distributor who may not be there when you need to use your warranty? Best Sheds have provided over 25,000 buildings, are 100% Australian owned and are backed by a 20 year warranty.

ADDITIONAL ACCESSORIES TO CONSIDER WHEN PURCHASING YOUR SHED

Window - Windows are a great addition to any shed for natural light and extra ventilation. If you’re after an extra touch of style, you may want to consider a barn window.

Foil Insulation - If you plan on spending a great deal of time in your shed, you may want to consider insulation. It is a cost effective and practical way to keep your shed warmer in winter and cooler in summer.

Roller Door Operator - Adding a roller door operator will allow you to access your shed from the comfort of your vehicle.

Personal Access Door - Adding a personal access door will make it easier to enter your shed without the need to open a large roller door.

Garaport - Adding a garaport to your shed can be a cost-effective way to increase storage, shade or parking space.

PICK UP & DELIVERY GUIDELINES

For pick up and delivery guidelines please visit www.bestsheds.com.au.

BUILDERS, CONCRETORS AND ELECTRICIANS

To find local Builders, Concretors and Electricians, that are experienced with Best Sheds installations visit www.bestsheds.com.au/find-a-builder/ and enter your postcode.

Here you will find that Best Sheds maintains a list of over 200 contractors who you can contact directly to organise full installation. Contact a few in your local area and make the install decisions that best suit your requirements.

Not sure of the approval process?

1

Site measure or Survey



We attend site to obtain measurements of existing structures on site, detail any existing stormwater items, determine excavation requirements.

2

Draw plans



We draw the site specific plans up based on your suppliers design and our site assessment including any water or sewer services, vegetation, buildings to be removed, sediment plans, concept stormwater plans.

3

Determine approval pathway



Once the plans are completed we can determine which approval pathway we are going. We develop the required documentation for either approval.

4

Obtain approval



We work with the approving authority to provide all information required for approval then we submit and obtain approval for a Construction certificate (CC) /Building Permit for you.

5

Start Construction



Once Construction approval is received you can get underway with construction.

We can provide all documentation to your trades and provide support for trades enquiries.

6

Move in



We are with you until your project is fully completed.

Most popular plan packages:

WA – Pronto submission Package

Provide Fernleigh with your site plan, elevations and Engineering plans (signed by an engineer) and we will prepare the documents, fill out your forms, submit the application to council and deal with any enquiries. We manage the approval and documents for you.

Inclusions:

- ✓ Review all documents against council requirements
- ✓ Complete and send council forms for signing
- ✓ Submit plan set provided by you to council for approval (BA1,BA2 or BA3)
- ✓ Deal with councils enquiries.
- ✓ Submit Building Permit application (BA4)
- ✓ Send status updates to You
- ✓ Send status updates to your supplier

From **\$249** Inc GST.

QLD – Site measure and Plans

Inclusions:

- ✓ Attend Site – conduct Measure*
- ✓ Plan set drafted
 - ✓ Site plan
 - ✓ Floor plan
 - ✓ Elevations
 - ✓ Section
 - ✓ Natural ground heights + CUT/FILL detailing*
 - ✓ Concept Stormwater plan
- ✓ Submit plan set to Building Surveyor

Note: Guide only. Cost to submit to council and Certification costs and council fees not included. Additional fees may apply (site specific)

From **\$1099** Inc GST.

NSW – Plan Package 3

(Site measure/plans/submit)

Inclusions:

- ✓ Attend Site – conduct Measure*
- ✓ Plan set drafted
 - ✓ Site plan
 - ✓ Floor plan
 - ✓ Elevations
 - ✓ Section
 - ✓ Natural ground heights + CUT/FILL detailing*
 - ✓ Concept Stormwater plan
- ✓ Statement of Environmental Effects report
- ✓ Waste management plan

Note: Guide only. Cost to submit to council and Certification costs and council fees not included. Additional fees may apply (site specific)

From **\$1390** Inc GST.

RESIDENTIAL, RURAL AND ENVIRONMENTAL ZONING PLAN PACKAGES detailed only. Commercial plan packs available. Water authority approvals, Deposited plan, survey plans extra (if required)



Fernleigh
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Call Fernleigh today :
02 7902 5111
admin@fernleighdrafting.com.au

Scan QR to get your exempt package underway



* - CONDITIONS APPLY. NSW/QLD/WA Price guide only. Approving authority costs additional. Site visits available most areas. Call Fernleigh for more details. Variation requests extra. Complying Development Certificates & BA3's not available for all projects. Your project has to meet all planning guidelines associated with your property to be able to achieve a Compliance Certificate. CDC and BA3's issued by Building Surveyors /Certifiers working independently of Fernleigh Eaglesham Pty Ltd. Building certificates - illegally built structures require a Building Information certificate application to council to obtain final approval. Cost to submit to council and Certification costs and council fees not included. Prices valid 01/11/2023 for 90 days.