



Residential + Rural Steel Frame Buildings

Williams River Steel Pty Ltd trading as

AllGal Residential + Rural Steel Frame Buildings

BLN 7940C ABN 17 002 968 934

BRANXTON

93 Maitland Street

Branxton

NSW 2335

p: 49383088 f: 49648864

Email: info@allgal.com.au

www.allgal.com.au

03-July-2025

PART A – CUSTOMER DETAILS

Shane Cichy
1 Mackillop Close, Maryland

NSW

Your Company contact is Sean Threlfo
sean.threlfo@allgal.com.au
salesrep@allgal.com.au

Your contact details are:
m: 0474425162
e: reaperm109@gmail.com

QUOTATION / ORDER # 90973-st-2

PART B – LOCATION: 1 Mackillop Close, Maryland, , NSW

PART C – BUILDING SPECIFICATIONS

TYPE: Vertically Clad Garage with 10deg Roof Pitch

Vdes :32/ms

Wind Region : A

WINDLOADS HAVE BEEN ASSESSED IN ACCORDANCE WITH AS/NZS1170.2.2011 Refer to plans

SIZE: Span 6.000m Gutter length 12.000m Height 2.700m Frame Portal Floor Slab

SKILLION EXTNS:

Table with 5 columns: Items, Description, Quantity, Item, Item Finish. Rows include Roof, Walls, Window, Roller Door, Access Door, Insulation, etc.

ADDITIONAL WORK: Quote based on level site with good access. Concrete subject to site inspection by licensed concreter (refer Clause 11-12). No allowance has been made for bushfire or flood prone location.

Floor Type:

By Others

Vermin Rebate: NO

PART D - PLAN OF WORKS Refer To:

Drawing No. 90973-st-2-VCG

Additional Eng:

Building Weight (est.): 1,570kg

Table with 4 columns: PRICE Inc GST, PRICE Exc GST, GST, and a large text box containing a warning about total price variations.

\*Statutory fees are additional cost

(Payable on completion-AllGal may apply a progress payments for complex jobs)

Table with 4 columns: Payment required, (Payable on order), (100% Payable when Job Activated)(When Materials Ordered), CONSTRUCTION. Rows include DEPOSIT (5%), PRELIM WORKS (5%), HBCF & CERTIFIER.

PART F – EXECUTION OF CONTRACT BY CUSTOMER:

I have received a copy of 'Consumer Buying Guide'

I HAVE READ & UNDERSTOOD THE TERMS AND CONDITIONS OVER. PLEASE SIGN BELOW

Customer's Signature:

Dated:

Please order me the building as above & enclosed is \$9693 being for deposit/payment on this order.

Payment can be made by direct deposit BSB 032515 Account 300092, please use 90973-st-2 as a reference

I understand that kit delivery will be approximately 42 days from date council approval provided and job Activated (Colour confirmation form).

Received \$ Cash/Cheque (date): No . Bank: Branch:

Received on behalf of the company

Page 1 of 3

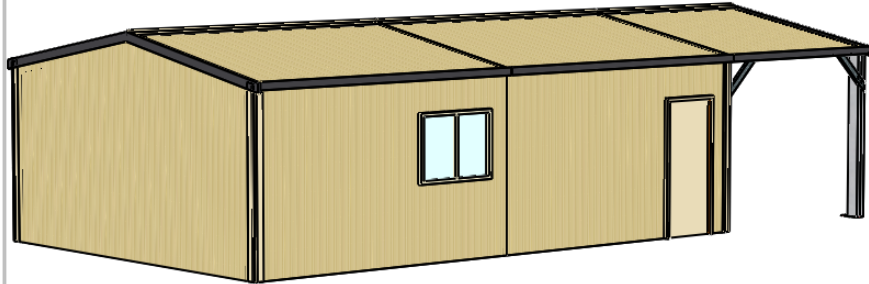
HEAD OFFICE: 13 LAVERICK AVENUE, TOMAGO 2322

PHONE: (02) 4964 8599 FAX (02) 4964 8864

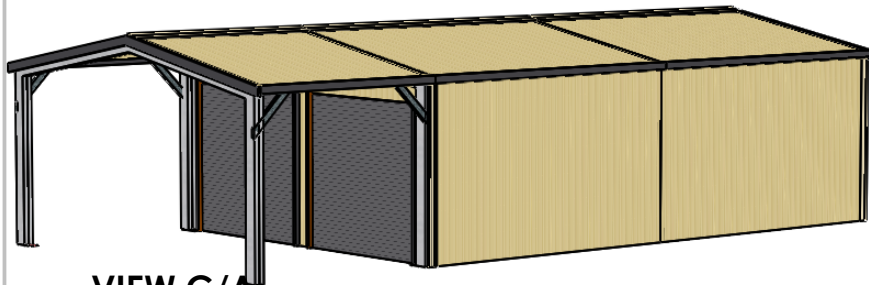
THE ABOVE CLADDING PROFILE IS CALLED TRIMDEK® AND/OR TRIMWALL® CLADDING.

THE ABOVE CLADDING PROFILE IS CALLED CUSTOMORB® AND/OR WALLCLAD®.

The suitability of the terrain category, topography and shielding factors quoted is required to be confirmed by a site evaluation by a licensed builder or building certifier. SOIL ASSUMED 'M' CLASS



**VIEW D/B**



**VIEW C/A**

**CONSTRUCTION:**

**ROOF**

Monoclad® 0.47tct Colorbond®  
COLOUR: Classic Cream  
INSULATION: None

**WALLS**

Monoclad® 0.47tct Colorbond®  
COLOUR: Classic Cream  
INSULATION: None

PRIMARY COLUMN SIZE **C15015**

PRIMARY RAFTER SIZE **C15015**

PURLIN SIZE **C15012**

ALL CONNECTIONS FOR STRUCTURAL MEMBERS ARE **BOLTED**

**NOTES:**

AllGal is the **manufacturer**, not a franchise.

**Displays** are located for your convenience, products are available for **inspection**.

AllGal is happy to provide a **kit, concrete and construction** or any combination, to allow you a turn key project.

AllGal can assist you with the **process of approval** using either certifiers or council.

AllGal **offers you support** throughout your building construction.

All materials are fully covered by manufacturers **warranties**.

AllGal is a **fully licenced** builder BLN 7940c.

Construction is controlled by AllGal, **not a contractor you have** to manage.

Home Owner **Warranty insurance** is provided when required.

We recommend, prior to purchase, contact the Department of Fair Trading and check your builder's credentials.

**There is a Difference.**

We use Quality **YSAGHT** Products



Full compliance with current Australian Standards is guaranteed.

AUSTRALIAN STEEL INSTITUTE STEEL SHED GROUP

AllGal is a founding Member of the Steel Shed Group.

Importance Level IL= 2  
Wind Region= A

Terrain Category = 3  
Topography factor Mt= 1.00  
Shielding factor Ms= 0.85

**Vdes :32/ms**

**WINDLOADS HAVE BEEN ASSESSED IN ACCORDANCE WITH AS/NZS1170.2.2011**



Plans are prepared for your consideration only. Errors, omissions & additional items may not be included in your project. Specifications are subject to change without notice.

Please Sign & Return one copy of plans as correct for construction:

Date:

Signature:

Reference No:

**90973-st-2-VCG**

**AllGal Residential & Rural**  
13 Enterprise Drive, Tomago 2322  
Ph. (02) 4964 8599 Fax. (02) 4964 8864  
Email. info@allgal.com.au  
Web. www.allgal.com.au



**Job Details: (ISO ELEVATIONS)**  
Shane Cichy  
1 Mackillop Close, Maryland  
NSW

SIZE  
**A4**

DATE  
3/07/2025

Consultant:  
Sean Threlfo  
49383088

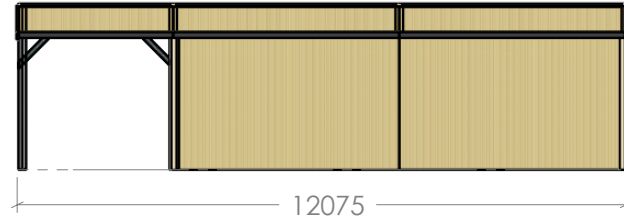
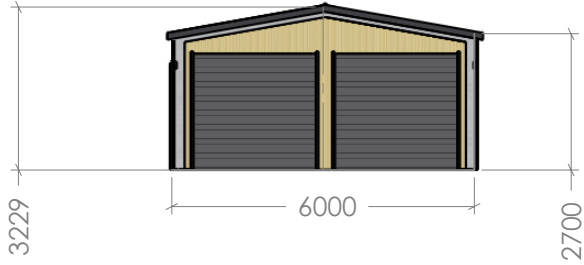
SCALE: 1:100

SHEET 1 OF 3

DO NOT SCALE

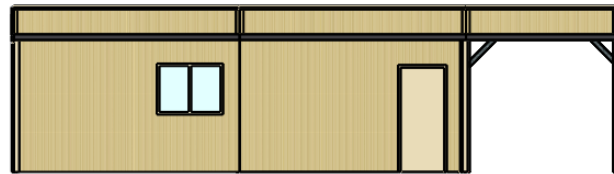
VIEW (C)

VIEW (A)



VIEW (D)

VIEW (B)



Plans are prepared for your consideration only.  
Errors, omissions & additional items may not be  
included in your project.  
Specifications are subject to change without notice.

Please Sign & Return one copy of  
plans as correct for construction:

Date:

Signature:

Reference No:

**90973-st-2-VCG**

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Web. www.allgal.com.au

**allgal**  
Residential + Rural Steel Frame Buildings  
BLN: 7940C



**Job Details: (MAIN ELEVATIONS)**

Shane Cichy  
1 Mackillop Close, Maryland  
NSW

SIZE

**A4**

DATE

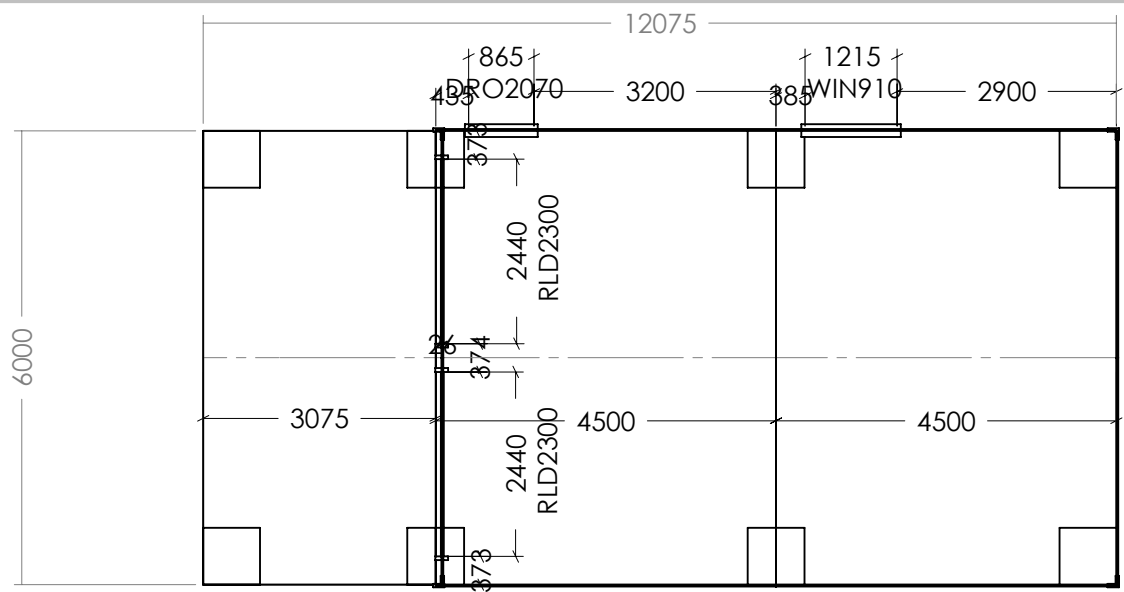
3/07/2025

Consultant:  
Sean Threlfo  
49383088

SCALE: 1:150

SHEET 2 OF 3

DO NOT SCALE.



| #  | Elev | m <sup>2</sup> | Size          | Description                           |
|----|------|----------------|---------------|---------------------------------------|
| 1  | B    | 1.11           | 910H x 1215W  | Window Clear Glass Uval7.63 SHGC0.75  |
| 2  | B    | 1.79           | 2070H x 865W  | Access Door Standard Door RH Open Out |
| 3  | D    | 5.61           | 2300H x 2440W | Roller Door Residential               |
| 4  | D    | 5.61           | 2300H x 2440W | Roller Door Residential               |
| 5  |      |                |               |                                       |
| 6  |      |                |               |                                       |
| 7  |      |                |               |                                       |
| 8  |      |                |               |                                       |
| 9  |      |                |               |                                       |
| 10 |      |                |               |                                       |
| 11 |      |                |               |                                       |
| 12 |      |                |               |                                       |
| 13 |      |                |               |                                       |
| 14 |      |                |               |                                       |
| 15 |      |                |               |                                       |
| 16 |      |                |               |                                       |
| 17 |      |                |               |                                       |
| 18 |      |                |               |                                       |
| 19 |      |                |               |                                       |
| 20 |      |                |               |                                       |

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Please Sign & Return one copy of plans as correct for construction:

Date:

Signature:

Reference No:

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 Email. info@allgal.com.au  
 Web. www.allgal.com.au



**Job Details: (FLOOR PLAN)**  
 Shane Cichy  
 1 Mackillop Close, Maryland  
 NSW

SIZE

**A4**

DATE

3/07/2025

Consultant:  
 Sean Threlfo  
 49383088

SCALE: 1:100

SHEET 3 OF 3

DO NOT SCALE.

## **TERMS AND CONDITIONS**

- 1. The parties acknowledge that the warranties described in Part 2C of the Home Building Act, 1989 are implied into this Contract. The parties further acknowledge that the implied warranties expire seven years after the completion of the work required under this Contract, or if the work is not completed, the date for completion of the works as specified or determined in accordance with this Contract, or, if there is no such date, the date of this contract.*
- 2. The customer, by completing and executing Part F of the front page of this contract, will be deemed to have accepted the Contractor's price for the supply or supply and installation by the Contractor of the goods outlined in Parts C and D on the front page of this Contract, and as such the customers agree that they have entered contractual relationships with the contractor and are required to pay the applicable deposit immediately.*
- 3. Any increases in the cost of materials and/or labour occurring after 30 days may constitute additional charges and the Contract may therefore be subject to revision subject to Clause 16 hereof. Manufacturers' rise and fall of material costs are not included in this contract, and the price quoted may alter after 30 days.*
- 4. The price is based on a clear and surveyed boundary alignment and site.*
- 5. It is the responsibility of the customer that the building complies to the true surveyed boundaries. The Contractor will not accept liability for incorrect location of the building in relation to the surveyed boundaries. Geotech report or site survey is NOT included if required.*
- 6. If an existing garage has to be demolished or removed or any other obstructions have to be demolished and or removed, an additional charge may apply if not already outlined in this quotation.*
- 7. It is the responsibility of the customer to advise, where erection and /or concrete is part of the Contract, the location of all electrical cables, gas mains, sewers, telephone cables or any other service utilities that may be effected. No liability will be accepted by the Contractor for any damage to any service utility and the customer will indemnify the contractor against any claim or demand made by any person or authority in respect of such damage.*
- 8. It is the responsibility of the customer to protect all lawns, trees, shrubs and any other landscaping.*
- 9. It is the responsibility of the customer to maintain security over the goods once delivered to site.*
- 10. Removal from site of excavation spoils, or building debris is not included unless otherwise specified.*
- 11. All concrete prices are based on a level site. on natural ground with reasonable access. The cost of fill is not included. Any rock encountered during excavation may be charged as an extra. Any extra costs incurred for concrete cartage are additional unless otherwise included and subject to Clause 16 hereof. Sediment control, if required, is not included.*
- 12. Where concrete is provided by someone other than the contractor and where the concrete does not accord with the building specifications given by the contractor to the customer, then the customer authorises the contractor to take any steps required to rectify the concrete. In such circumstances, the customer will agree to a variation of the contract in relation to the additional costs incurred by the contractor.*
- 13. Power to the site is to be provided by the customer. Should, however, power to the site not be available then the customer authorises the Contractor to utilise a generator and the customer will agree to a variation to the contract in relation to the additional cost incurred by the Contractor.*
- 14. Upon acceptance of this quotation payment for the specified amount to the Contractor will be the responsibility of the person or persons jointly or severally to whom this quotation is directed. Unless otherwise specified in writing, payment is to be made when goods are delivered to the site nominated. Payment of erection, if included, is to be made on completion. The customer acknowledges that delay in the materials payment may delay in the erection of the building.*
- 15. The work, where concrete and/or erection form pan of this Contract, completion would be expected within 12 weeks of advice of Council approval. The contractor will not be responsible for any loss, consequential or otherwise, due to delay.*
- 16. This quotation covers the cost of components and services as detailed only. Any variations, are to be agreed in writing and will not be acted upon until all parties named overleaf have signed in agreement and returned the variation document.*
- 17. Despite any other provision of this Contract, if a Goods and Services Tax or similar value added tax ("GST") is imposed on any supply made by the Builder or any other entity or person under or in accordance with this Contract, the amount paid by the proprietor for that supply, and therefore the Contract Sum, shall be increased by that amount of that GST.*

The following checklist is required to be provided by law. A signed copy **MUST BE RETURNED TO US**

The contract must have the correct name of the homeowner, to enable us to provide the HBCF insurance as required  
You will be provided with a signed copy of the contract within 5 working days.

- |    |   |            |           |
|----|---|------------|-----------|
| 1  | <p><b>Does the builder or tradesperson hold a current contractor licence with NSW Fair Trading</b> Our Licence Number is 7940C<br/><i>If no, do not sign the contract and contact Fair Trading,</i></p>   | <b>Yes</b> | <b>No</b> |
| 2  | <p><b>Is the licence for the type of work you want done?</b><br/><i>Tip: Check online at www.fairtrading.nsw.gov.au or call 13 23 20,</i></p>   | <b>Yes</b> | <b>No</b> |
| 3  | <p><b>Is the name and number on the builder or tradesperson's licence the same as on the contract?</b></p>  | <b>Yes</b> | <b>No</b> |
| 4  | <p><b>Is the work to be undertaken covered in the contract, drawings or specification?</b></p>  | <b>Yes</b> | <b>No</b> |
| 5  | <p><b>Does the contract clearly state the contract price or state that the contract price is not known.</b></p>   | <b>Yes</b> | <b>No</b> |
| 6  | <p><b>If the contract price may be varied, is there a warning and an explanation about how it may vary?</b><br/><i>Refer to Terms and Conditions Item 16</i></p>  | <b>Yes</b> | <b>No</b> |
| 7  | <p><b>Is the value of the contract (including labour and materials) \$20,000 or more?</b><br/><i>If yes, there are two very important things you need to know:</i></p> <ul style="list-style-type: none"> <li>▪ <i>That you have cooling off rights if you change your mind and want to cancel the contract .</i></li> <li>▪ <i>That the builder or tradesperson must have a policy of home warranty insurance and provide you with a certificate of insurance before receiving any money under the contract (including a deposit) or before doing any work.</i></li> </ul> <p style="text-align: right; margin-right: 100px;"><i>Contract is required for project details and correct contract names</i></p> | <b>Yes</b> | <b>No</b> |
| 8  | <p><b>Is the deposit within the legal limit?</b><br/><i>Tip: The legal limit is 10% for work costing \$20,000 or less, or 5% for work costing more than \$20,000.</i></p>   | <b>Yes</b> | <b>No</b> |
| 9  | <p><b>Do you understand the procedure for variations?</b><br/><i>Read the 'Contract variations' terms and conditions on page 16.</i></p>  | <b>Yes</b> | <b>No</b> |
| 10 | <p><b>Are you aware of who is to obtain any council or other approval for the work?</b><br/><i>Property owner / company (Extra cost unless noted on contract already).</i></p>  | <b>Yes</b> | <b>No</b> |
| 11 | <p><b>Do you understand that the builder or tradesperson must have a Home Building Compensation Fund policy if the value of the work is more than \$20,000?</b><br/><i>Read the 'Home Building Compensation Fund' section on page 27. When you are clear about the Home Building Compensation requirements, proceed to question 12.</i></p>   | <b>Yes</b> | <b>No</b> |
| 12 | <p><b>Have you been given you a copy of the consumer buying guide', that explains the operation of the Home Building Act.</b></p>   | <b>Yes</b> | <b>No</b> |
| 13 | <p><b>YOU ARE REQUIRED TO SIGN AND RETURN THIS DOCUMENT FORMING PART OF THE CONTRACT</b><br/>If you have not answered YES to all questions, you may not be ready to sign.</p>   |            |           |

Signed \_\_\_\_\_

Dated \_\_\_\_\_

# Consumer Building Guide

## Mandatory information for consumers

*This information applies from 15 January 2015, when the majority of the new home building laws commence. A new version of this guide will apply from 1 March 2015 when the provisions related to contracts and progress payments come into effect.*

**Builders and tradespeople must give you a copy of this guide** before entering into a contract for residential building work costing more than \$5,000. Read this guide to help protect your rights, carry out your responsibilities and get the most from your building project.

### Protecting consumers under home building laws

NSW Fair Trading is the NSW Government agency that regulates residential building work under the *HomeBuilding Act 1989*. Residential building work includes building or trade work on single dwellings, villas, houses and home units.

### What to consider before work starts

#### Licensing

Licensing requirements include:

- Tradespeople and builders carrying out residential building work valued at more than \$5,000 must be licensed by NSW Fair Trading.
  - Specialist work - like plumbing, air conditioning and refrigeration, electrical work and gasfitting – requires a licence regardless of the value of the work.
  - If more than one tradesperson is needed for the work, you need a builder to manage the building project and co-ordinate tradespeople (such as plumbers, painters and carpenters).
- Do a licence check by visiting the Fair Trading website or by calling 13 32 20.

#### Home Building Compensation Fund

Where work is worth more than \$20,000 (including labour and materials), the builder or tradesperson must not start work until they give you a copy of the Home Building

Compensation Fund certificate for your job.

#### Approvals

To help your building project go smoothly:

- Check with your local council or an accredited private certifier on approvals your building work needs.
- Engage a building certifier. This is your responsibility, not the builder's. Find or check a certifier at the Building Professionals Board website: [www.bpb.nsw.gov.au](http://www.bpb.nsw.gov.au)

#### The contract and payments

The two main types of contract are:

- **Fixed price or lump sum** - where the builder or tradesperson agrees upfront to a fixed amount for the whole job. Unforeseen changes during construction may affect the final cost.
- **Cost plus contract** - there is not a final guaranteed cost for the job and the consumer reimburses the builder for direct and indirect costs and fees as the job progresses. This contract should include an estimated budget, timetable for reporting of actual costs and a way of tracking actual costs against the budget.

Residential building work **worth more than \$5,000** requires a full home building contract. It must include all of the requirements of the 'small jobs' contract as well as other comprehensive information, including details of the statutory warranties the builder must provide, and the contract price or warning that the contract price is not known. **A complete list of contract requirements** can be found on our website. You will generally be required to make **progress payments** over the course of the construction so the builder can pay for materials and labour as they go.

Any change you need to make to a contract is known as a variation. Variations must be in writing and include the signature of both parties to the contract. Almost all variations impact the contract price. The maximum deposit you can be asked to pay is 10% if the work is under \$20,000 and 5% if the work is over \$20,000. You should agree with the builder when these are payable before work starts. It is a good idea to include them in the contract.

#### Common traps and tricks

Beware of:

- An extremely low quote compared with others; this may indicate that corners are being cut, compromising the quality of the job. It may also indicate that the builder doesn't fully understand

what is required.

- 'Sales pitches' putting pressure on you to sign a contract quickly to avoid a price increase.
- A builder who recommends you get an owner-builder permit while they organise all the building work. The builder may be trying to avoid responsibility and may lack the right kind of licence or Home Building Compensation Fund certificate. Note: the Home Building Compensation Fund is the new name for the Home Warranty Insurance scheme.

### When things go wrong

#### Statutory warranties

Builders and tradespeople must guarantee that their work is fit-for-purpose, performed diligently and delivered in a reasonable timeframe, in line with plans and specifications in the contract. Unless otherwise specified, materials should be new and appropriately used. These warranties can be enforced through dispute resolution.

#### Resolving a dispute

These steps can help you resolve a dispute:

- **Discuss concerns with your builder or tradesperson** once you become aware of a problem to clarify any misunderstanding. Follow up with an email or letter.
- **Understand acceptable work standards** by downloading the *Guide to Standards and Tolerances* from our website
- Contact Fair Trading for **free dispute resolution** if you and your builder or tradesperson are unable to resolve the dispute.
- Lodge a claim with the **NSW Civil and Administrative Tribunal** if you remain unsatisfied with the dispute resolution outcome.
- To safeguard your position under the **Home Building Compensation Fund** let your insurer know as soon as you become aware of defective or incomplete work.

#### More information

Browse the Home Building and Renovating section on the Fair Trading website to:

- learn more on your rights and responsibilities
- check a builder or tradesperson's licence details
- find out about dispute resolution
- download free home building contracts
- access Fair Trading publications, and
- subscribe to enews and information, and to access Fair Trading on social media.