



Customer Name: Bernadette Nutman  
53 Rickaby St  
Clarendon, NSW, 2756

0404 232 445  
bnutman@live.com

### QUOTATION

Quote #: 1526860791  
Date: 22-10-2024

**VALID FOR 14 DAYS**

(Unless notified or scheduled price increase)

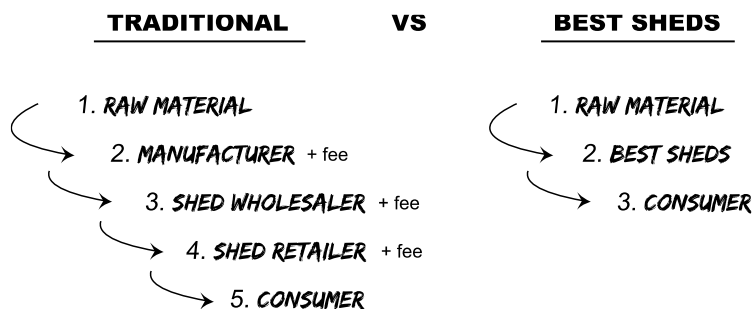
Dear Bernadette Nutman,

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,  
Matthew Clifford

1800 15 17 20  
matthew@bestsheds.com.au



**SPRING INTO SHED SAVINGS**  
**25% OFF SALE**  
 ENTIRE SHED RANGE

**best sheds**  
 T&Cs apply\*

At Best Sheds, we pride ourselves on delivering all Sheds in a single delivery and on our own fleet of trucks or dedicated subcontractors. Each being specially equipped for seamless shed deliveries. We do this for several reasons:

- Ensures a smooth and co-ordinated customer experience throughout the process, that we remain in control of through our dedicated dispatch team.
- We consolidate all components and extras into 1 delivery making the delivery process much easier for you.
- We only hire the best delivery drivers ensuring a great delivery experience.
- Eliminates 99% of all damages or shortages as our drivers are so familiar with our processes and product.

Other shed companies often rely on the deliveries of third-party product suppliers, meaning that your shed might be delivered in up to 5 separate deliveries wasting your time and leading to confusion. They might advertise short lead times, but this can come at a cost when the builder comes to install the shed and you realise items are missing!

Spikes in demand, such as this 25% Off Spring into Shed Savings Sale, can cause lead times to extend and we don't want you to have to wait longer than needed!



*"Best Sheds manufactured in Australia  
 & sold directly to consumers"*

[www.bestsheds.com.au](http://www.bestsheds.com.au)



### DETAILS OF MAIN BUILDING

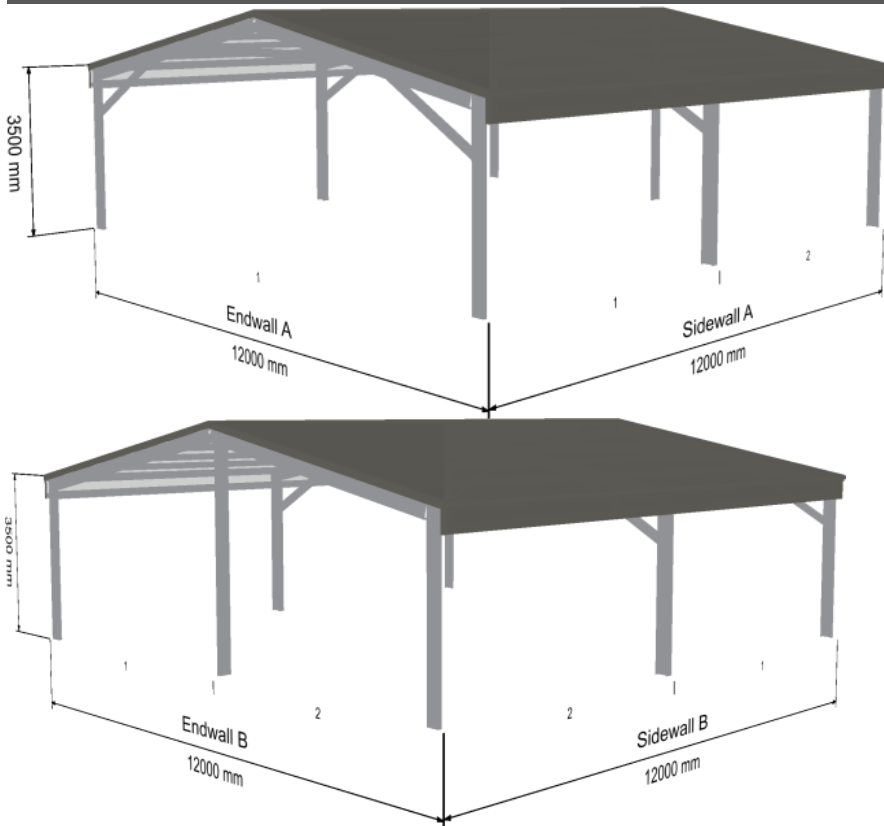
Bay Width:	2 x 6.000 m
Span:	12.000 m
Length(total):	12.000 m
Eave Height:	3.500 m
Overall Height:	4.666 m
Roof Pitch:	11 deg
Left Lean-to:	N/A
Right Lean-to:	N/A
Front Garaport:	0.000 m
Back Garaport:	0.000 m

### 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:	2C25019 "C" Purlin, Fixed with heavy duty plates and bolts
Rafters:	2C25019 "C" Purlin, Fixed with heavy duty plates and bolts
Purlins:	TH120100 purlin fixed with heavy duty framing teks
Girt:	TH120100 girt fixed with heavy duty framing teks
Gutter:	Quad
Downpipes:	To ground level

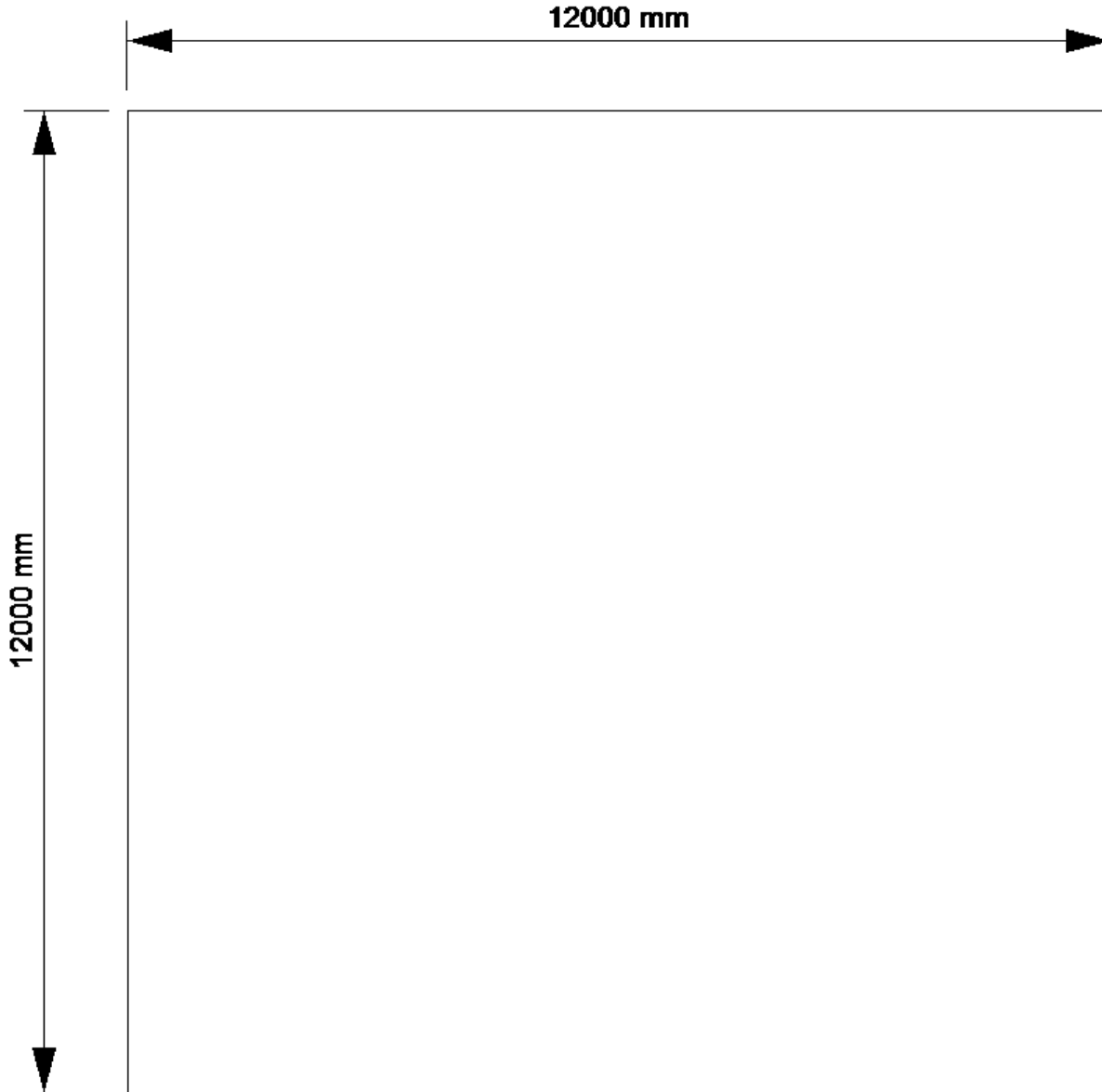
**Note:** Garaport length is included in Length(total) shown above.

### BUILDING LAYOUT (Quote #: 1526860791)



### PRICING

<b>Kit Price</b> (Inc GST)	\$13,245.00 <b>(\$10,135.00 with Special <u>25%</u> off Spring into Shed Savings Discount)</b>
<b>Delivery</b>	Delivery to Site Address included at \$550.00
<b>TOTAL (inc GST)</b>	



## ADDED INCLUSIONS

### Open Bays:

Bay 1 in Endwall A is open  
Bay 1 in Sidewall A is open  
Bay 2 in Sidewall A is open  
Bay 2 in Endwall B is open  
Bay 1 in Endwall B is open  
Bay 1 in Sidewall B is open  
Bay 2 in Sidewall B is open

### Extra Materials Added:

(200) Frame Screw 14x14x22

(8) 2.000 C15015

(4) 6.000 C25019

(60) M16x45 Purlin Assembly Zinc (Mild)

(2) 29.500 Strap Brace 32mmx1.2mmx30m

Approx. Extra Materials Cost: \$1,262.28 (Included in Kit Price)

**\$250 Drafting fee included in kit price**

**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

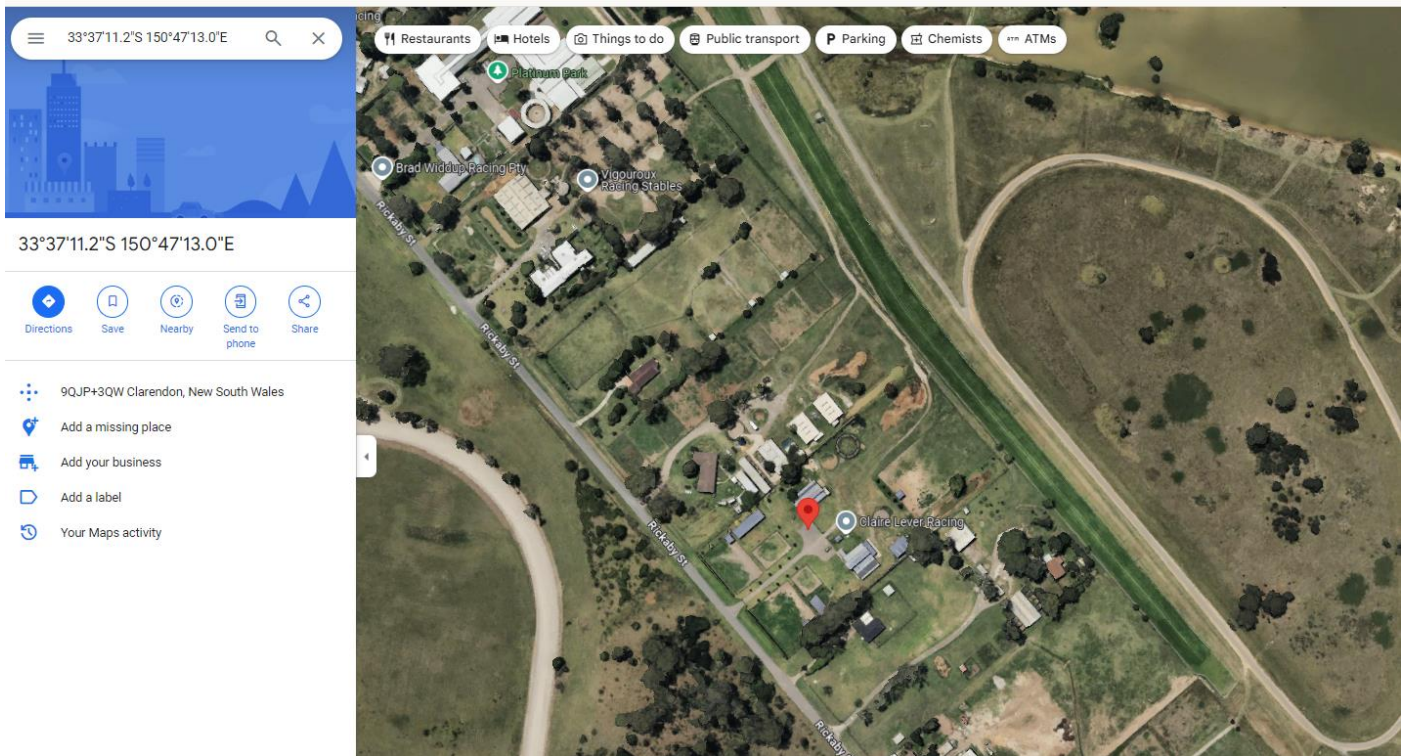
Personal Access Door	\$390 – Allows easy and direct access into your shed.
Window 900mm x 1430mm	\$290 – Easy to install and great for light and ventilation.
Barn Window	\$290 – 475 x 840mm. Great for creating that classic country style façade.
Sliding Glass Doors	\$1150 – 1810 (w) x 2100 mm (h). Excellent addition for Man Caves and She Sheds!
Insulation	\$275 per roll, covering ~26m <sup>2</sup> . The best way to increase comfort inside your new shed. Main Building (Roof - 6), (Walls - 1) Rolls Required. (Excludes Leantos).
Roller Door Openers	\$350 – Domestic Automatic Roller Door Opener. \$720 – 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 (Co-ordinates)	53 Rickaby St, Clarendon, NSW, 2756 <-33.61976343338, 150.786945637905 >
Region	A3, Importance Level: 2.
Site Wind Speed	40.01 m/s
Internal Pressure - CPi	+0.5
Snow Load (kPa)	0 kPa

## Site Location Screen Shot



## 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.

We want to make all customers aware that the 2022 version of the National Construction Code (NCC) has come into effect from the 1st of May 2023 (originally scheduled for the 1<sup>st</sup> of September 2022 but had 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 are now looking at purchasing a shed you will need to make sure your suppliers design is compliant with NCC2022 and AS/NZS1170.2:2021. Don't get caught out buying a shed that isn't compliant!

## COMPARING QUOTES? WATCH OUT FOR THESE TRICKS

### Non-Compliant Buildings

The latest 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.

## CHOOSE A COLOUR COMBINATION THAT WILL COMPLIMENT YOUR LANDSCAPE



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.

## PICK UP & DELIVERY GUIDELINES

For pick up and delivery guidelines please visit [www.bestsheds.com.au](http://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/](http://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)



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admin@fernleighdrafting.com.au

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package  
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\* - 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.