

7 May 2025

BACKYARD GRANNYS QUOTATION

17 Hillside Road, Avoca Beach

Paul and Catherine Madigan
17 Hillside Road
Avoca Beach
2251

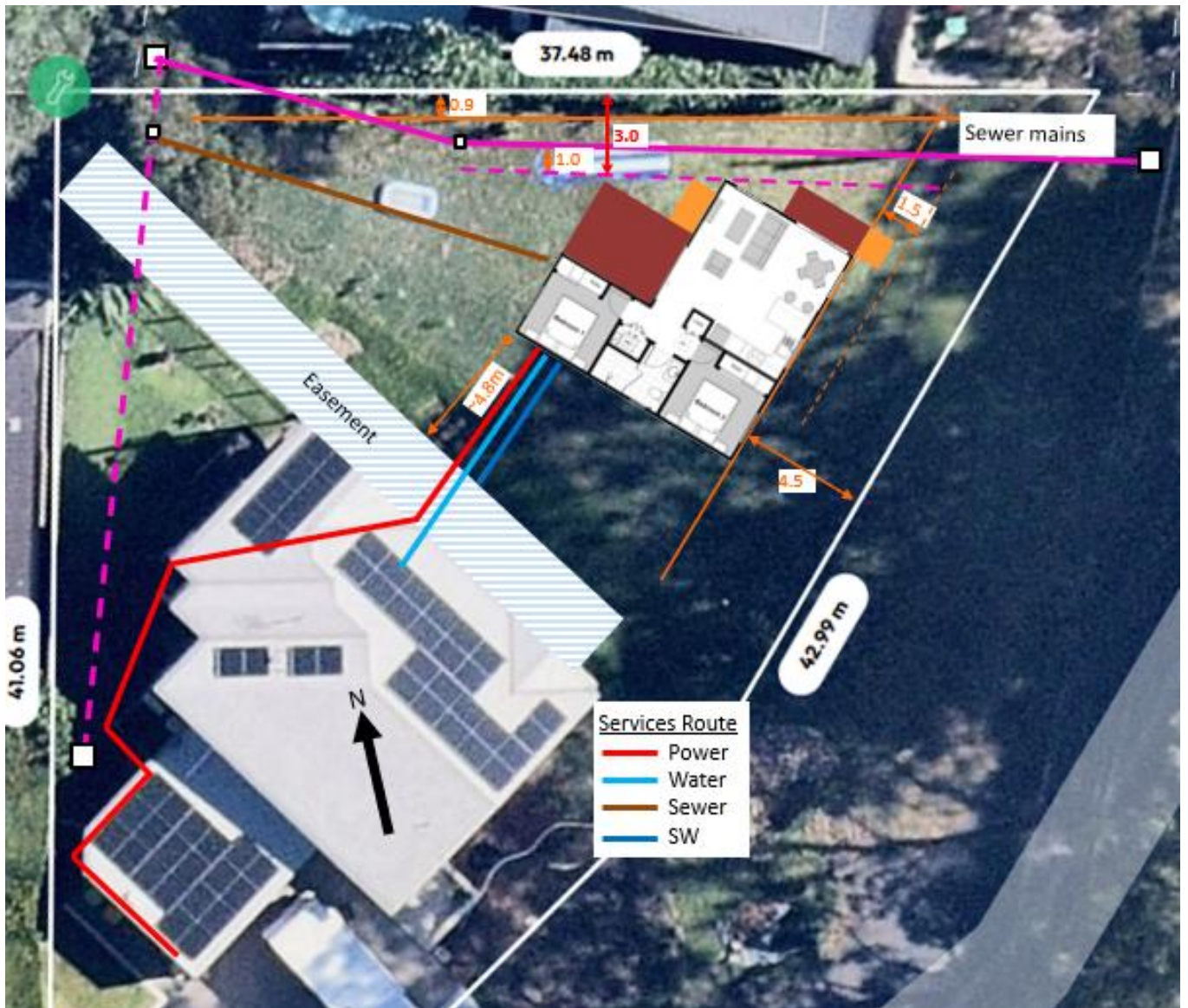


Planning & Environment Report

| | |
|-------------------------------|---------------|
| 1. Local Government Area | Central Coast |
| 2. Zone | R2 |
| 3. Acid Sulphate Soil | Class 5 |
| 4. Flood Control Lot | Yes |
| 5. Bushfire Prone | Yes |
| 6. Mine Subsidence Affected | Not Indicated |
| 7. Heritage Conservation Area | Not Indicated |
| 8. Local Heritage Item | Not Indicated |

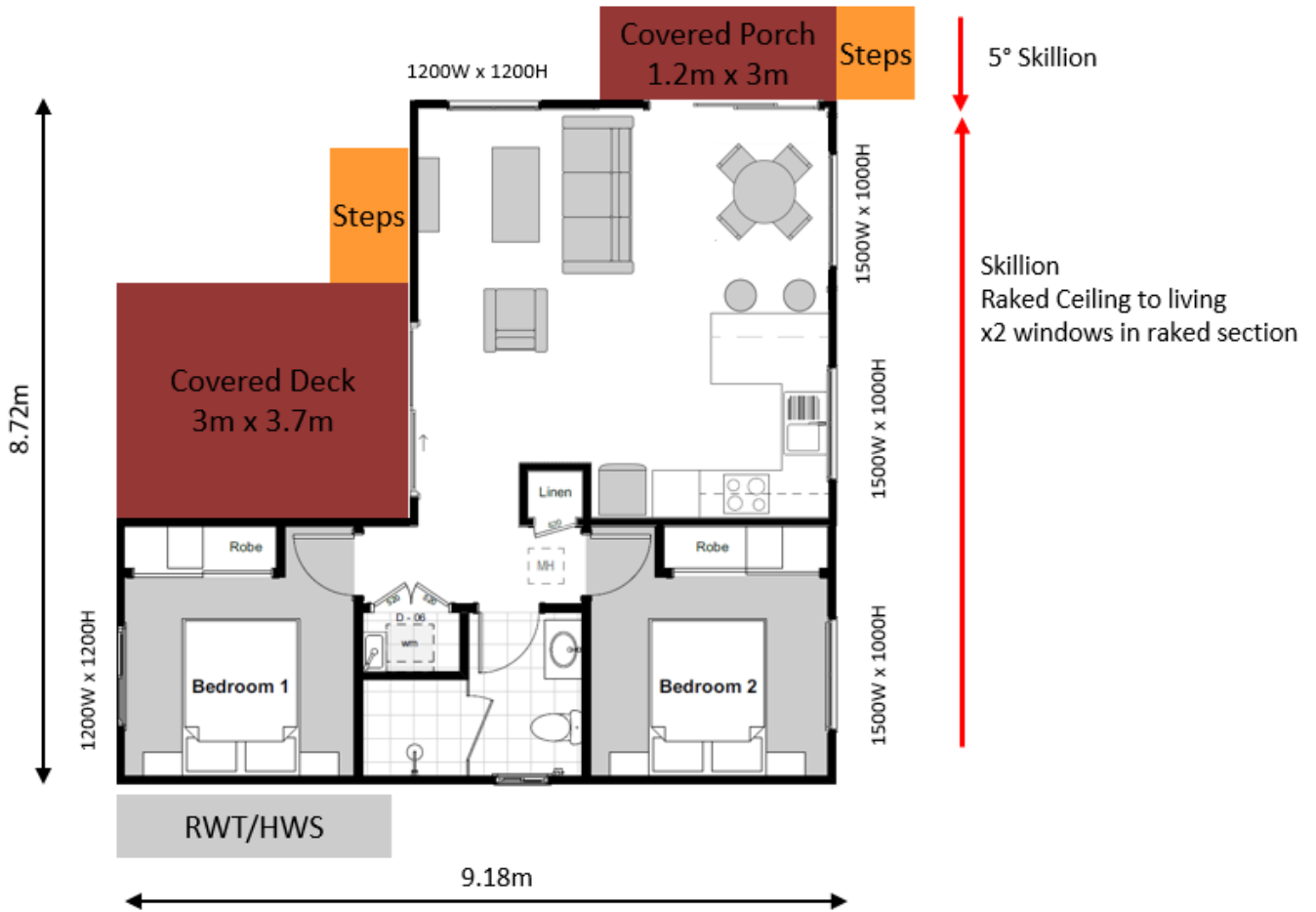
Note: This information is preliminary only and has been obtained from the NSW Department of Planning and Environment - Property Report. It does not replace the need for a Section 10.7 Planning Certificate.

Indicative Design - Site Plan



Note: The Setbacks are subject to the Detailed Site Survey.

Indicative Design - Floor Plan



Note: This design will be confirmed during the concept and detailed plan stages.

Dear Paul and Cathy

Re: BYG QUOTE FOR SITE – 17 Hillside Road, Avoca Beach

We have pleasure in providing the following turnkey quotation for the construction of a 2-bedroom (60 sqm) design in accordance with this standard design and the scope of work below:

All prices shown are inclusive of GST.

| | |
|--|--------------------|
| DESIGN AND DEVELOPMENT APPLICATION (DA) | \$11,500.00 |
|--|--------------------|

See Scope on Page 7

| | |
|---------------------------------------|-------------------|
| ADDITIONAL DESIGN REQUIREMENTS | \$2,900.00 |
|---------------------------------------|-------------------|

| | |
|---|----------|
| Site Soil Classification by Geotech Engineer - includes two (2) Boreholes | \$1,400 |
| BAL Report (DA) - BAL 12.5 for house, via council form | By Owner |
| Flood Certificate - natural water course, easement redefined with house - council also have report from house | By Owner |
| DA application fee \$1,500 PS (subject to quote at time of submission) | \$1,500 |

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| TOTAL COST OF DESIGN & APPROVALS (incl GST) | \$14,400.00 |
|--|--------------------|

CONSTRUCTION
\$188,600.00

Standard Inclusions on Page 8 with the following included:

Increase Bearers & Joist height

- Change to EziPier Metal Pier system
- Height increases down slope with highest pier up to 2500mm

Separate Laundry Closet

Linen cupboard with shelving

Kitchen design for breakfast bar

- 0.9m breakfast bar extension with 300mm overhang

Subfloor Insulation (R2.5 Optima)

Window/Door Changes

- 2.1m Glass Sliding Door to rear
- Additional Window
- x3 windows change to 1500Wx1000H

ADDITIONAL INCLUSIONS
\$63,415.00

| | |
|---|---------------|
| 3.6m ² Hardwood Front Deck & Roof | \$6,750 |
| <ul style="list-style-type: none"> - FlameFixx BAL40 Frame with Ezi Pier (Bushfire requirement) - Lined Ceiling | |
| Hardwood Stairs up to 3 risers | \$1,280 |
| Alum Powdercoated Handrail | \$1,590 |
| <ul style="list-style-type: none"> - 4.2m Straight handrail to deck | |
| Upgrade front porch handrails to lifestyle range | \$475 |
| High Ceilings in Living space | |
| <ul style="list-style-type: none"> - Upgrade to Skillion Roof Profile - Raked Ceiling to living and kitchen area - includes square set corners throughout - Fixed Panel Highlight Windows x3 in Raked Section | |
| Upgrade Cladding to Linea | \$9,315 |
| 11.1m ² Hardwood Rear Deck & Roof | \$20,810 |
| <ul style="list-style-type: none"> - FlameFixx BAL40 Frame with Ezi Pier (Bushfire requirement) - 2 Downlights included - Lined Ceiling | |
| Hardwood Stairs up to 9 risers | \$3,840 |
| Alum Powdercoated Handrail | \$3,035 |
| <ul style="list-style-type: none"> - 5.7m Straight handrail to deck - 2m Angled handrail to stairs | |
| Upgrade rear deck handrails to lifestyle range | \$910 |
| Upgrade Package (valid until 31 May 2025) | Complimentary |

| | |
|--|---------------------|
| SITE COSTS (PRELIMINARY ESTIMATES) | \$32,500.00 |
| <hr/> | |
| Working at Heights / Scaffolding | \$12,000 |
| - for eaves height >3.2m to natural ground level | |
| Basix Allowance | \$7,500 |
| - Recent changes to legislation have increased the star rating requirement | |
| Additional Piering allowance (to be determined after site soil classification) | \$7,500 |
| Bushfire Construction costs up to BAL-12.5 | \$5,000 |
| - Subject to final BAL rating & requirements from bushfire consultant | |
| | |
| SERVICES (PRELIMINARY ESTIMATES) | \$2,595.00 |
| <hr/> | |
| Additional Plumbing Services above standard allowance | |
| - Water (0m extra) to water under subfloor | \$0 |
| - Sewer (5m extra) to IO | \$450 |
| - Stormwater (0m extra) to easement | \$0 |
| Additional Electrical length to board (15m extra) | \$1,545 |
| - via subfloor/trench in back yard, then conduit on garage wall to avoid concrete cutting of pathway | |
| Separate Power Meter | \$600 |
| - Mains board new | |
| - Level 2 Electrician to quote | |
| | |
| TOTAL COST OF CONSTRUCTION (incl GST) | \$287,110.00 |
| <hr/> | |

TOTAL DESIGN & CONSTRUCTION (incl GST) \$301,510.00

DESIGN AND DEVELOPMENT APPLICATION (DA)

- **PLANNING DOCUMENTS**
 - Instrument 88B, Title Search and the Deposited Plan (DP).
 - Section 10.7 Planning Certificate.
- **DETAILED SITE SURVEY**
 - Contour levels, existing structures, dwelling floor level
 - Boundary locations
 - Services visible on the surface, pathways, retaining walls and trees
- **PREPARATION OF CONCEPT DOCUMENTS**
 - Site Plan
 - Simple Floor Plan
 - Elevations (x2)
- **PREPARATION OF DETAILED PLANS**
 - Demolition Plan
 - Site Plan
 - Floor Plan
 - Elevations (x4)
 - Section view
 - Shadow diagrams if required
 - Stormwater plan
 - Window and door schedule
 - Electrical diagram
 - Detailed bathroom drawings
 - Kitchen plan and elevations
- **EXTERNAL CONSULTANTS**
 - Standard BASIX Assessment (including accredited person to complete NATHERS Certificate if required)
 - Structural Engineering
- **PROJECT MANAGEMENT**
 - Submission of documents to local water authority.
 - Submission of documents to Mines Subsidence Board (if required).
 - Prepare Approvals documentation
 - Submit Development Application Certificate for DA process
 - Statement of Environmental Effects (SOEE) (prepared in house)
 - Appoint Principal Certifying Authority (PCA) and pay Certifier Fee
 - Selections
 - Prepare documentation for construction start

CONSTRUCTION STANDARD INCLUSIONS

- **PRELIMINARIES**
 - Building set out by Surveyor
 - Home Warranty Insurance
 - Temporary Site Toilet
 - Temporary Site Fencing
 - Rubbish removal
 - Project Manager
 - Site Supervision
- **FLOOR SYSTEM (Bearers & Joist)**
 - Bearers and Joist construction (Standard Height FFL above ground level is 650mm)
 - Excavate and concrete 300mm Diameter Pad Footings (to suit “M-Class” site classification) up to 500mm deep, including slab for HWS and RWT
 - 350mm square core filled Brick piers with 10mm galvanised threaded rod tiedowns to all perimeter piers.
 - Timber floor system comprised of SmartFrame LVL timbers (90x63 bearer and 90x45 joist) with 19mm ‘R-Flor’ Yellow-tongue floor sheets (foil backed for thermal barrier).
 - Pest Control. Install ant caps to all piers to meet Australian Standards.

NOTE: Spoil Management and/or Fill Removal (Refer to Clarifications).
- **WALL & ROOF FRAMING**
 - Ceiling height is 2400mm
 - 90mm treated pine for external and internal wall frames including all structural bracing to AS1684.
 - Framing treated by Hyne Timber (T2 rated) and includes 25-year Termite Warranty.
 - Supply and install a hip style timber truss roof structure with a roof pitch of 15 degrees.
- **ROOFING**
 - Supply and install Colorbond metal roof with R1.3 (60mm) insulation blanket with reflective foil backed layer including metal fascia, gutters, and PVC downpipes.
 - Installation of roof flashings as required
- **WINDOWS**
 - Supply and installation of five (5) standard windows (single glazed 4mm clear glass) in standard colour range including an opaque bathroom window.
 - Supply and installation of fiberglass fly screens in standard colour range to all windows (and sliding doors if included in your design)
- **EXTERNAL FAÇADE**
 - Supply and Install Breather Wrap Sarking to timber frame prior to cladding.
 - Supply and install James Hardie HardiePlank 230mm external cladding.
 - Supply and install 300mm F.C eaves lining.

- **CARPENTRY**
 - Supply and install standard hinged Pre-Primed Timber External Door (requires 1m overhang and is only available in 'Classic' range)
 - Carpentry fix out including timber skirting, architraves, and installation of hollow core redicote doors and hardware (We do not use MDF).
 - Internal Skirting/Architrave 66x18mm FJ Pre-primed Pencil Round (external architraves are not included)
 - Door stops
- **ROBES**
 - Supply and installation of standard sliding mirror/non-mirrored door robes to bedroom (2 door x 1.8m wide unit). Includes doors, hardware, shelf and hanging rail.
 - Set of drawers/shelves in bedroom robes (3 drawers and 3 shelves per robe).
- **INSULATION**
 - External walls insulated with R2.0 value batts subject to BASIX requirements and the NCC.
 - Ceiling insulated with R3.0 batts subject to BASIX requirements and the NCC.
- **INTERNAL WALL LINING**
 - 10mm plasterboard wall lining
 - 10mm plasterboard ceiling lining
 - 90mm cornice throughout
 - Bathroom lined with 10mm Wet Area Gyprock
- **KITCHEN FIT OUT**
 - Kitchen Joinery
 - Up to 4 linear meters of under bench cabinetry with 1 bank of drawers
 - 20mm YDL Stone benchtop (builders range category 1)
 - Up to 1.5 linear meters of Overhead cupboards
 - Range hood cupboard
 - Dishwasher Space (including plumbing and electrical points) or additional cabinetry
 - Pantry
 - Microwave space
 - Cutlery insert
 - Soft close doors and drawers
 - Tile splashback (choice of 100x300mm or 200x300mm tiles from 'Classic' Range)
 - Stainless-steel single bowl sink and flick mixer tap
 - Artusi ceramic electric cooktop (5 Year Warranty)
 - Artusi Stainless steel electric oven with 5 functions (5 Year Warranty)
 - Stainless steel pull-out range hood (ducted to exterior direct through external wall or ducted box via roof cavity)

- **BATHROOM & LAUNDRY FIT OUT**
 - Waterproof membrane using high quality membrane products and installed by a licensed and insured professional to satisfy AS3740
 - Floor tiling (300 x 300mm tiles)
 - Bathroom wall tiling (200 x 300mm tiles, up to 2100mm high in shower with 1200mm high elsewhere)
 - Laundry tiling (100mm high skirting and laundry sink splashback).
 - Single Bowl vanity unit with flick mixer tap up to 750mm wide (floor or wall mounted)
 - Flat edge Mirror up to 750mm wide
 - Closed coupled toilet suite
 - Framed Shower Screen (1850mm high)
 - Shower tapware & spout
 - 35L Laundry Tub & mixer
 - Double Towel rail
 - Toilet roll holder
 - Square stainless-steel floor wastes
 - NOTE: All fixtures from standard builder's range
- **PLUMBING**
 - Service connections from the existing dwelling
 - Water to granny flat (up to 15 linear meters are included).
 - Stormwater to street or easement (up to 40 linear meters).
 - Sewer to granny flat (up to 15 linear meters are included).
 - Plumbing fit out to bathroom, laundry, and kitchen
 - Up to 3 downpipes (90mm PVC) including charged connection to RWT.
 - Supply and install standard 2000L Slimline water tank, pump, first flush and overflow.
 - The water tank is for rainwater supply to toilet and laundry.
 - Two (2) External Taps (1x connect to RWT and 1x connect to mains water).
 - Supply and Install 200L Electric Heat Pump (depending on Basix requirements)
- **ELECTRICAL**
 - Electrical fit out
 - Eight (8) double power points
 - Four (4) single power points (Rangehood, cooktop, fridge & microwave)
 - One (1) 3 in 1 light, & heat lamp to bathroom (ducted externally)
 - Six (6) LED Downlights to living/kitchen
 - One (1) Ceiling Fan with light to each bedroom
 - One (1) external light point
 - One (1) smoke detector
 - One (1) external power point (for RWT Pump)

- TV Antenna and One (1) internal connection point (booster is not included as standard).
- Phone cable to lead in point on the existing house and one (1) internal connection point supplied to granny flat.
 - Telstra connection to be completed by owner/tenant.
- Supply and install single phase Electrical sub board meter box.
- Connection to electricity supply (sub-main) from existing house (up to 25 linear meters).
- Install a conduit only for NBN by others from existing house (up to 25 linear meters).
- **AIRCONDITIONING SYSTEM**
 - 3.5kW split system air conditioner (installed back to back).
- **PAINTING**
 - Internal and external painting using high quality Australian made paint by Haymes Pty Ltd.
 - Two coat systems to walls and ceilings and three coats to all woodwork and doors.
- **FLOOR FINISHES**
 - Supply and lay carpet to bedrooms.
 - Vinyl Plank floor to living/kitchen area.
- **WINDOW FURNISHING**
 - Supply and install Roller blinds (single layer) to all windows (and sliding doors if included in your design) except bathroom.
- **EXTERNAL ACCESSORIES**
 - Wall fixed clothesline.
 - Letter Box and adhesive labels to suit street number.
- **FINAL CLEAN**
 - A final builders clean of the site and the internal of the granny flat is completed prior to handover.

Thank you for the opportunity to provide this quotation which is valid for a thirty-day period. We confirm that our project team are available to start upon your request and that we will complete the project to your satisfaction. I look forward to working on this project with you.

Should you require any further information please do not hesitate to call me.

Yours sincerely,

Grant Mascini
Backyard Grannys



YOUR BACKYARD DESERVES AN **UPGRADE**



**FREE
ADDED
VALUE
PACK**

**WE'RE EXCITED
TO OFFER A **FREE**
UPGRADE PACKAGE,
VALUED AT OVER
\$7,000**

- Brushed Gold, Chrome or Matt Black Upgrade Fixtures Package
- Latilla Back to Wall Toilet Suite
- Square Tile Insert Floor Waste
- Upgrade Floor Tiles
- Upgrade Wall Tiles
- Upgrade to Subway Splashback Tile in Kitchen
- Upgrade Sink Tap to HAR090 Harmony Senza Mixer
- Upgrade Sink to Cairns Square SNJ14S 800mm Single Bowl
- Semi Frameless Shower Screen (Based on Corner Shower)
- Artusi Stainless Steel Dishwasher
- External Architraves (Based on Standard Windows)



Terms and Conditions: Quote acceptance must be signed and deposit paid before the 31st May 2025. Items are not exchangeable for alternative products. This offering can not be exchanged for a discount or equivalent value. This offering is based on our quoted design, any changes after quote acceptance may require pricing adjustment. Items to be selected from the available range of colours or finishes for each product.

1/2 Statham Street Bennetts Green NSW 2290
Phone: 02 4947 2800 | www.backyardgrannys.com.au

PRELIMINARY ESTIMATES (Not Included Above)

Subject to Site Soil Classification & Engineering, there is a potential that the following items may be required:

- H Class Soil Classification:
 - H1 footings upgrade
 - H1 performance solution (hydraulic engineering design)
 - H1 plumbing upgrades

OPTIONS (Not Included Above)

PLEASE NOTE:

The following items are not included in this quotation;

- Any works required to complete the Main to Meter Upgrade for the water supply to the property if insufficient pressure to service both dwellings upon completion.
- Any works associated with onsite sewage disposal systems such as septic or sewer pumping systems. BYG also has not included any works to locate, rectify or upgrade the existing dwelling sewer pipework, unless otherwise noted.
- Water Authority Fees, unless otherwise noted.
 - Central Coast Council: Section 305 application fee (**payable by Owner**)
 - Central Coast Council: Section 306 certificate fee (**payable by Owner**)
- Landscaping or fencing
- Upgrading or enlarging of existing Meter box to accommodate new connections for Granny Flat if existing power to the site is not adequate or does not comply with current standards, unless otherwise noted. This will be required if separate metering is requested for the granny flat.
- Ausgrid electrical connection fees if required.
- Additional work if required from the Mines Subsidence Board
- Excavation of rock or unstable ground
- Concrete Piering below 500mm if required by Engineers or site conditions unless otherwise noted.
- Stormwater engineering if required and any works associated such as charged lines, absorption pits or stormwater pump systems unless otherwise noted.
- Decks do not include a handrail as standard, if a handrail is required due to height (over 1m from natural ground) this will be quoted during design unless otherwise noted.

- Minor works (replacing the sewer main), unless otherwise noted.
- Removal of any obstacles in the way of the build e.g. shed, concrete, shrubs etc. unless otherwise noted.
 - All footings or slab for a shed (and associated building materials off site)
 - All stumps including root systems removed from trees, shrubs, hedges.
 - Plants, edging, irrigation etc from garden beds
 - Concrete paths
- Cutting of concrete if required for service connection, unless otherwise noted.
- Working at Heights (will be required if the Fascia/Barge height is more than 3.2m above ground level) unless otherwise noted.
- Hip or Gable Roof Pitch is 15 degrees as standard, if it is required to be lower due to approval requirements there will be an additional cost.
- Any construction requirements for a marine environment, unless otherwise noted.
- Any work relating to the NBN System and its requirements are not included in the quote. This includes all works internally and externally as well as the connection costs associated.
- This quotation is subject to time elapsed from the date of the quote. The impact of inflation and changes to the cost of materials and labour within the industry will be finalised after approval is received to be included in the contract.
- Additional requirements from council for a DA process.

CLARIFICATIONS

- This quotation is subject to final approval conditions and detailed plans (Certifier or Council requirements).
- Powder coat and Colorbond items are from the standard colour range.
- We require the owner to supply water and power facilities for the builder to carry out the work.
- This quotation is subject to Instrument 88B, Title Search and the Deposited Plan (DP).
- This quotation is subject to Detailed Survey.
- This quotation is subject to current Section 10.7 Planning Certificate.
- This quotation is subject to final engineer's design.
- This quotation assumes that there is no underground services or easements in the location where the granny flat is to be situated on the block.
- This quotation is subject to the BASIX requirements,
 - Up to a total of 8m² of glass is included. If additional glazing is requested there will be additional costs.
 - No allowance has been made for tinted, coated, laminated or double-glazed windows.
 - Insulation requirements may change depending on the location of the building and design/orientation.
 - Bearers and Joists may affect the thermal performance requirements.

- Roof colours may be limited to comply with BASIX requirements.
- Rainwater Tank may be required to increase in size beyond 2000L to comply with BASIX. This will be an additional charge.
- This quotation allows to spread excess fill created by standard excavation on the site if possible. This does not include testing of excavated material.
- We require the site to be clear and ready for construction. If clearing of the site is required before construction commences additional charges will occur.
- Damage to existing surfaces and structures is possible on the construction site. BYG will take all care possible, however it is best to discuss any concerns with your site manager at commencement and during your build.

DESIGN & APPROVAL - CLARIFICATIONS

- A maximum of 2 revisions is included during the concept plans stage. Additional revisions beyond this will incur additional charges.
- This quote is based on the floor plan included (refer to page 3). Substantial changes to the design will incur additional charges and we reserve the right to complete a new quotation to reflect the changed design and scope.
- If Council or the Certifier specify requirements not included in this quotation there will be additional fees to cover administration, drafting and consultants if needed.
- Council fees are not included (e.g. DA lodgement fee, Section 7.11/7.12 Developer Contributions) **payable by Owner**.
- NSW Government Long Service Levy, **payable by Owner**, to the Long Service Corporation.
- Fees for additional approvals such as driveway applications are not included in this quote. If needed the fees including necessary administration fees must be paid prior to submission.
- Selections and any other appointments are to be completed during our office hours (Monday to Friday, 9am to 3pm), if needed out of hours appointments will incur additional fees.
- This quote is based on our estimated timeframe from quote to commencing onsite. If the process is delayed (outside our control) BYG reserve the right to apply an adjustment for any cost increases that may be applicable.
- Backyard Grannys Pty Ltd hold exclusive copyright ownership on all plans and material provided by us. Use of this material is a copyright infringement and cannot be used with another builder.
- Backyard Grannys Pty Ltd reserve the right to change dimensions and design elements if required to meet planning or site constraints.

CUSTOMER ACCEPTANCE, AUTHORISATION

I/we: _____

Of: Postal Address: 17 Hillside Road, Avoca Beach, NSW, 2251

Site Address: 17 Hillside Road, Avoca Beach

**Have read & hereby formally accept this quotation dated 7 May 2025 Total Value \$ 301,510.00
(Design & Approvals Value \$ 14,400.00 and Construction Value \$ 287,110.00) and direct Backyard
Grannys Pty Ltd, to perform the following functions;**

- Annex this Authorisation to the Master Builders BC4 Construction Contract, to form part of the Construction Contract. We acknowledge and accept that the separated Design Deposit and Approvals Deposit particularised below will be additional to the Contract sum shown in the construction contract for building works.
- Order a full detail Survey for my property, so that design work can commence promptly.
- Prepare a concept set of plans followed by the full set of plans and specifications for the project.
- Prepare conditional Construction Contract Documents for my project, once the floor plan is agreed.
- Lodge all plans and specifications, Engineers Drawings and BASIX Certificate with a Private Certifying Authority, (PCA) (or with Council) once the conditional Construction Contract has been signed.
- Submit the Complying Development Certificate or Development Application Approval as required.
- Obtain Builder's Home Warranty Insurance and provide a copy to me, prior to commencing work on my site.

Breakdown of Design & Approvals Value:

Design Invoice: \$ 6,400.00 (Payable to Commence)
Submission Invoice: \$ 8,000.00 (Payable on Concept Approval)

We, the undersigned, acknowledge that the above preliminary Design and Approvals works do not form Part of the separate Building Works, which will be particularised in the Master Builders Association Construction Contract (i.e. as defined under the Home Building Act 1989). The payments detailed above are made in advance and are non-refundable. We further acknowledge that we have read the tendered quotation & understand that there will be up to 8 Progress payments itemised in the Construction Contract.

Customer's Signature: _____

Client Email: icallmadz@hotmail.com

Client Mobile Phone: 0414698048

Signed on (date): _____

BYG Representative's Signature: _____

BYG Representative Name: Grant Mascini