



Tender No. **Osei-Kumah** 1

**PROPOSED
GRANNY FLAT
DEVELOPMENT
TENDER**

FOR

**Emmanuel & Bernice
4 Iverness Ave
FRENCHS FOREST**

5-Feb-21

Licence # 218844c



**GRANNY FLATS
- AUSTRALIA -**

8/10 Anella Avenue, Castle Hill NSW 2154
P 1300 GRANNYFLATS (1300 472 669)
F 02 9034 4537
grannyflatsaustralia.com.au

Dear Emmanuel & Bernice

Congratulations on your decision to build a granny flat on your property.

Granny Flats Australia are our countrys #1 expert specialists in the design & construction of quality granny flats studios and home offices.

We take great pride in our work, and handle the project from start to finish, in **3** easy steps:

Step 1- Design

Step 2- Approvals

Step 3- Construction

You can rest assured knowing you have made the right decision, and your project is in expert hands.

Please take some time to read through and understand the scope of works and inclusions in this tender, and remember we are only a phone call away on 02 98999146 and always happy to answer your questions and put your mind at ease.

Special Offer - Take Advantage of our Exclusive Offer

You Will Receive

- | | |
|---|---|
| ✓ Choice of Tiles or Floating Timber Throughout Granny Flat | ✓ Structural- Step Down to Bathroom slab for additional waterproofing |
| ✓ Floor to Ceiling Tiles in Bathroom | ✓ Piers under your concrete slab up to 1.8m if required |
| ✓ Ducted Rangehood for your Kitchen | ✓ Your wall studs spaced at 450mm |
| ✓ Seperate Laundry Nook With Doors | ✓ Sarking to Walls and Roof |
| ✓ Kitchen Pantry | ✓ Choose Between MGP10 Timber and Termite Treated F5 |
| ✓ Polyurathen Kitchen Cupboard (Real Poly) | |
| ✓ Front Door Weather Strip | |

We look forward to the opportunity to work with you on this project.

Yours sincerely,

Cid Daher

Company Director/Owner



GRANNY FLATS AUSTRALIA

A) DESIGN & APPROVALS

This proposal is for a Complying Development Application through a Private Certifier
 The design phase begins with selecting one of our standard designs which we can modify
 to suit your requirements and block size and then we will take care of the whole approval process.

STAGE 1:	(NO FEE FOR STAGE 1 - AS ALREADY D.A APPROVED)	\$0
* Survey plan By Registered Surveyor (Including Location of Fences vs Boundary)		✓
* Architectural concept floor plans with external dimensions		✓
• Material and colour selection session		✓
* Sydney Water Quick Check		✓

TOTAL FOR STAGE 1:	\$	-
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STAGE 2:	(NO FEE FOR STAGE 2 - AS ALREADY D.A APPROVED)	\$0
* Basix Certificate Ensuring your home is fully compliant with energy efficiency requirements		✓
* Structural Engineer drawings (Our Engineer Designs Each Project Site Specific, NOT GENERIC)		✓
* Storm Water Plan		✓
* Elevation plans with full dimensions for construction		✓
* Electrical Plans showing all power points and light fittings, including aerial, external lights and taps		✓
* Detail kitchen and bathroom plans		✓
* Building contract (prior to lodgement with certifier)		✓
* Private Certifier		✓
* Complying Development Certificate (Official Approval Document)		✓
* All Inspections During Construction By Certifier to Ensure Constructions In Accordance with Approval		✓
* Issue Of Final Occupation Certificate, including Lodgement with Council and Sydney Water.		✓
• Additional Stormwater Certification	\$	-

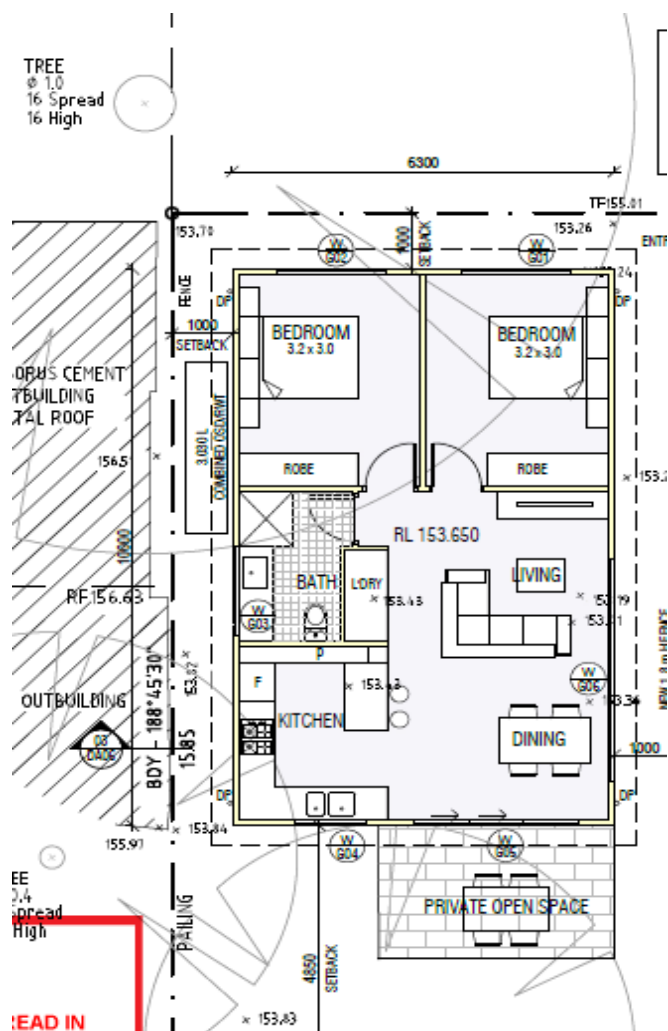
TOTAL FOR STAGE 2:	\$0
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TOTAL DESIGN, APPROVAL & OTHER CONSULTANTS	\$	-
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One of 100's of Designs to Choose From

Please Refer to Attachment for Many More or Visit : <https://grannyflatsaustralia.com.au/floor-plans/>

An example below that you may like OR you can custom design your own Granny Flat with our architect the way you want it at no additional charge



Above is just an example floorplan only, you'll get to customise your own floorplan for free

Please remember, all our 60m2 plans are priced the same, so you can choose over 100 standard designs and modify them to suit your block at no additional cost. Eg. You can re-arrange rooms, move windows, change the bathroom to any configuration, as long as you are not adding additional items or sizes. Only when you add additional items could the price vary.

Note: Floor plan shown could have additional items not included in this proposal. Please read 'Standard Inclusions'.

Note: Window positioning may need to be adjusted due to BASIX requirements. Window quantities and position are subject to change.

Note: If floor plan shows laundry doors, porches and linen cupboards these are an optional upgrade and are not included unless itemised under upgrades.

Below is just an example siteplan only, you'll get to choose your position & floorplan based on the results of your Site Survey Results which get done in stage 1 of your quote.





B) Your Inclusions

Base Floor

Piering under slab to 1.8m deep & concrete slab using waffle pod 325 mm high (NON RENDERED EDGE)

Termite Control

TERM-seal Ura-Fen Shield TWB Perimeter for new buildings

Wall, Ceiling & Roof Framing

MGP10 High Grade

Timber framing, to AS1684 incl. 90mm studs spaced at 450mm (Other companies 70mm studs @ 600mm intervals)

Wall framing at 2450mm high, includes external sarking

Roofing

Boral concrete roof tiles at 17-20 degrees including sarking (roof pitch is subject to site and granny flat design)

Eaves & Verges

300mm eaves with fibre cement lining. Colorbond fascia and quad guttering

Insulation

R2 batts to external walls. R3.5 batts to ceiling (Granny Flat area only - excluding porchs, patios and garages)

Windows

5 x Powdercoated aluminium sliding windows, with security locks and flyscreens. (SUBJECT TO BASIX) (Standard colours only: black, white, primrose and silver)

1 x Glass sliding door with security screen (Price includes Black, White, Primrose and Silver Only- all other colours \$300 extra)-SUBJECT TO BAS

Note: Windows may be added or removed or relocated subject to BASIX

External Walls

Duratuff Vinyl Cladding

Downpipes

4 x Colourbond or PVC Downpipes (subject to engineering, 4 min Included)

Entry Doors

Solid core 820 entry doors from builder's range with with glass panel and weather strip

Metering

Electricity Meter for separate Billing (upgrade of house board not included)

Water flow reader (measures usage between main dwelling & granny flat)

Waterproofing

PVC Sheet Membranes (flexible membrane system)

Structural step down to bathroom slab for additional waterproofing

Wall & Ceiling Linings

10mm plasterboard to all internal walls & ceiling. Villaboard lining to bathroom. 90mm coved cornices throughout

Wardrobes

Mirrored or plain sliding doors with melamine shelves & drawers

Joinery

Skirtings-66x18mm - half splay profile

Architrave- 66x18mm - half splay profile

Hollow core internal doors including all door furniture, from builders standard range

Floor Coverings

Your Choice of either 450 x 450 ceramic tiles, floating timber flooring, or carpet throughout(From Builders Range)

Painting

Internal: walls, ceilings, doors, skirtings & architraves.

External: eaves, door and external walls (also downpipes if charged line)

Separate Laundry

Clark 35L tub with cabinet and mixer, Tiled floor & skirting

Tiled splashback behind tub. Hot & cold taps for washing machine. Fan/light & powerpoint

Fan Light Combination to external Laundry

Timber Hinged Doors to Laundry

Kitchen

Sprayed Polyurathane doors and panels (any colour of your choice)

10m cabinets includes upper, lower and overhead fridge cabinets & pantry

600mm full length pantry with microwave space

Laminate benchtop, Tiled splashback -includes 300 x 600 options

Westinghouse oven and ceramic cooktop (Gas cooktops where available)

Euromaid DUCTED slide out rangehood, Clark 1 3/4 bowl sink with 'look' mixer

Bathroom

Floor to ceiling wall tiles , including 300 x 600 ceramic tile options

Stylus Banksia back to wall dual flush wc

750mm Polyurethane vanity with stone top, drop in basin & mirror over

Look vanity and shower mixers, Look towel rail & toilet roll holder

Framed shower screen, Light/fan/heater combination

Hot Water System

Bottled Gas LPG Infinity Hot Water System including automatic diverter for gas Bottles (excludes bottles) OR

Chromagen Electric Heat Pump 170L hot water system- (Granny Flats Australia Owns Rebates)

Electrical

Hard wired smoke detector

Internal distribution board Controlling all internal power

2 x Double Power Points in Each Bedroom/Living Area/Kitchen and a Double Power Point in Bathroom and Laundry

1 x External Power Point

14 x LED downlights throughout (excl porch as porch comes with additional downlights)

1 x External Sensor Light with double globe

1 x Aerial Point For TV Including external Digital Aerial, 1 x internal data

Separate Electricity Meter for Separate Billing

Others

Full and final clean inside granny flat and around external

6 years Home Owners Warranty

Public Liability and Builders All Risk Insurance.

External Garden Tap

CONNECTION OF SERVICES

CONNECTION OF ELECTRICITY

We have allowed to Connect Your Electricity to the Meter Box of the Existing Dwelling

A new **separate electricity meter** has been **included** at no additional charge for separate billing

Notes:

We have allowed to connect the electricity from the granny flat to the meter box of your house. We will create a new circuit labelled 'Granny Flat' inside the meter box.

The conduit will generally be run underground from the granny flat to the house, then it may run up the house through a conduit, and through the ceiling of the main house, and dropped down into the meter box, OR it will be run under the house to the meter box. In some instances when either way is too difficult, we will have to clip the power to the side of the existing house until the meter box is reached.

CONNECTION OF SEWER

We have made an allowance to connect the sewer of the granny flat to the existing Sewer Point

of the existing house within **30m** of Granny Flat based on Granny Flat being higher than sewer Connection Point

CONNECTION OF STORMWATER

Connection of Stormwater

As your Property is Lower than the Street, we have allowed to connect the Granny Flat to either

- 1) Charged Line to the Street including New Kerb Outlet (Including rain water tank) or
- 2) Absorbtion Trench Including Rain Water Tank

CONNECTION OF DATA LINES

Data Conduit Only

We have allowed for a conduit to be placed in the ground from the Granny Flat to the rear of the existing house.

Notes:

We have found that not many people connect a Data line, and generally Use mobile data/phone.

We have allowed to run a data Conduit from the Granny Flat to the back of the home only. Please remember this is only a conduit, ie an empty pipe. This is more so for sharing data from the main house. To get a new Phone number most Data/Phone companies require you to run a Trench straight to the street. This can be rarely achieved and has not been allowed for

CONNECTION OF WATER

Standard Connection of Water

We have included connecting the Granny Flat to the existing house water point including a **FREE**

Water Flow Reader that Measures usage between main house and granny flat (Not for Billing)

D) ADDITIONAL SITE COSTS & CLIENT UPGRADES

Site Specific Costs

Piering under concrete slab up to 1.8m deep if required

FREE

Excess soil removal from site (1 x load FREE)

FREE

Included Allowances Made for your slope Of Land

We have made all allowances to build on your property based on it having up to 500 mm Site Fall \$ 3,000.00

Your Selected UpgradesUpgrades

External

High Pitched Roof as per D.A plans \$ 2,900.00

Fibre cement Cladding Chamfer Profile with 2.4m Ceilings \$ 3,500.00

Extra 3ms in addition to 60ms footprint as per D.A (Total area 63ms) \$ 3,000.00

Kitchen

Kitchen Breakfast Bar & Pantry \$ 3,200.00

Full Kitchen Pantry **FREE**

Polyurethane kitchen upgrade **FREE**

Ducted rangehood **FREE**

Living

Tiles or Timber Laminate throughout entire granny flat (450 x 450 ceramic tiles) **FREE**

Downlights throughout the entire granny flat **FREE**

3.5 kW Split System Air Conditioner (units installed back to back) **FREE**

Glass/Security Sliding door in Living Room **FREE**

4 panel sliding door as per D.A plans \$ 2,800.00

Triple Stacker sliding door (as per d.a plans) \$ 2,500.00

1 x standard additional sliding door (as per d.a plans) \$ 900.00

Bathroom

Bathroom Floor To Ceiling Tiles **FREE**

Stone top vanity **FREE**

Structural - step down to bathroom slab for additional waterproofing (in addition to waterproofing) **FREE**

Laundry

Separate Laundry Setup Outside Bathroom Inc. (Hinged Doors) **FREE**

METERING

ELECTRICITY METER Included - Excludes upgrade of exisiting House Electricity Meter Box

\$ -

WATER METER OR READER

Water Flow Reader (Standard Inclusion) Measures usage between main house and granny flat \$ -

Total \$25,300

YOUR COMPLETE PACKAGE

A	Design & Approval - Stage 1	\$ -
	Design & Approval - Stage 2	\$ -
	TOTAL DESIGN & APPROVAL FEE	\$ -
B	Granny Flat and Connection Of Standard Services	\$ 105,400.00
C	Additional Site Costs Required & Client Upgrades	\$ 25,300.00
	CONSTRUCTION TOTAL	\$ 130,700.00

YOUR TOTAL PACKAGE including GST	\$130,700
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Works By Owner - Prior to & on Completion (not included in proposal)

Trees within 3m footprint of Granny Flat to be removed

Any demolition of pools, structures, sheds, garages, slabs to be removed unless quoted by GFA to be removed.

Solar power install by owner

OPTIONAL UPGRADES NOT INCLUDED IN PROPOSAL

Your House Electricity Board Compliance/ Upgrade

Please note we have not included the upgrade of your House house board if required. This needs to be Checked by Our electrician. If the board needs to be upgraded our electrician will give you a separate price or you can use any Level 2 Electrician

GAS METER

Supply of Natural Gas Connection from the Granny Flat to the Existing Meter. This

\$1,800

Price includes the Instal of a new meter. You still need to call your energy Provider to open a new Account to be billed seperately. This does Not Include an account opening fee usually of about \$220 (Excludes cutting and rectifying of concrete)

WATER METER For Itemised Billing

For itemised Billing from Sydney Water- Note a Flow reader already is included in your quote

New water meter if required (Excludes cutting and rectifying of concrete)

\$1,500

MOVING FORWARD: OUR NEXT STEPS TOGETHER

Thanks for Taking the time to review this Tender. Our Next Step is To Accept the Design and Approval Stage. You will be committing to Getting your plans Approved. After That we will enter into a construction Contract. If Nothing Changes from this Tender, Your Price will not Change unless you upgrade any inclusions. Note all our plans are very Similar in Prices, the only Variables are L Shape Designs, Adding Windows and Sliding Doors, or Upgrading your inclusions. Note our Standard Inclusion are well above average negating the need for upgrades.

OUR NEXT STEPS

- 1) Please call to go through the tender over the phone, or come in and meet with us
- 2) Sign the Tender Acceptance Form and complete the Client Info Form , and email or fax through
- 3) We will send you an invoice for Design & Approval
- 4) A full survey plan will be ordered. Approximate time for delivery is 2 weeks
- 5) Our architect will contact you to discuss design and will prepare your concept
- 6) Once you've signed off on the plans, they are sent to engineering for certification
- 7) We will invite you to come in for a Materials & Colour selection meeting.
- 8) Plans will be detailed. BASIX, Sydney Water Stamping etc is completed
- 9) We will now prepare a Department of Fair Trading contract, with all your final plans and materials selections, so you know exactly what is included in your building. If you have not made any changes the price will be exactly the same as this tender.
- 10) Your project will be lodged with our Certifier for approval
- 11) Once the project is approved, we will provide you with Home Warranty Insurance Certificate, and ask you for a 5% deposit, then we are ready to go. Please see below for progress payments during construction.

Prior to Commencement we will also need to confirm that you have funds available for Construction.

CONSTRUCTION TOTAL AFTER DESIGN & APPROVAL STAGE

\$130,700

Progress Payments For Construction

1 Construction Deposit	\$6,535
2 After Connection of Sewer	\$13,070
3 After The Slab has Been Poured, or Bearers and Joists Have Been Installed	\$39,210
4 After Roof has Been Installed	\$26,140
5 After The external Walls Have Been Installed-Cladding,Brick, or Hebel	\$13,070
6 After Internal Gyprock Installed	\$13,070
7 At Hand Over Of Keys, Final Occupation Certificate	\$19,605

EXPECTED PROJECT TIMELINE

Design & Approval 6-8 weeks

WEEK 1	Survey ordered
WEEK 2	Material & Colour Selection Session
WEEK 3	Design Concept Complete
WEEK 4	Plans sent to various consultants for certification
WEEK 5	Detail architectural plans
WEEK 6	Building Contract prepared & signed then plans lodged to private certifier
WEEK 7	Approval Received - Project prepared for construction
WEEK 8	Project handed to construction team. Construction Pegout Ordered

Please note: This timeframe is typical of a standard granny flat. When a property has issues such as being in a bushfire or flood zone, or if there are stormwater or sewer issues, additional time may be required. Also, if a 149(5) is not provided during the assessment phase, an additional 2 weeks is needed during design and approval.

Each design change made after the first concept will delay the design & approval time by 1 week.

Construction for Standard Granny Flat 16 weeks

WEEK 1-6	Site establishment/ bin/ fencing/ toilet Site level, clearance & piling Plumbing/ slab down Termite/ framing
WEEK 6-11	Roofing External cladding Rough in electrical, plumbing & waterproofing Gyprock installation
WEEK 11-16	Kitchen installation Tiles/ plumber & electrical fitoff Paint/ touchups/ final clean Off hire/ all site clean/ handover

Notes:

- Timeline is subject to weather
- Granny Flats Australia reserve the right to change the construction programme within the timeline as needed
- The above timeline is for a standard granny flat. Additional time will be required for brick veneer, additional garages, porches, patios & alfresco areas.
- Additional time for Brick Veneer is 2-3 weeks
- Additional time for Garage Construction is an additional week

SITE SPECIFIC NOTES:

Proposal is subject to viewing a current 10.7 (2) and (5) Planning certificate for full assessment .
Proposal is subject to viewing a sewer diagram for full assessment to ensure compliance and location
Proposal is subject to viewing title search for full assessment and to ensure compliance.
Proposal is subject to a site survey to determine if there are any additional site costs
Proposal based on cut and fill construction and no allowance made for retaining walls or drop edge beams.
unless quoted.
Proposal excludes Flood Certificates, Bush Fire Reports or Flood Engineer allowances unless stated
Owner to ensure Min 1.2 Access from Steet to construction Area

EXCLUSIONS

Council Section 94 Contributions, bonds if required by your local council and Long Service Levy

Please call your council and check with them as this changes regulary

Demolishon of exisiting Garages ,Shed or Pools

Removal of any trees or vegetation from the site unless Quoted

Removal and rectification of any existing Concrete

Landscaping works including any fencing, turf, paths or driveways (Unless Noted)

Retaining walls around Granny Flat

Unforseen rock excavation

Blinds / window coverings unless Quoted

Removal of clothes line from backyard

Removal of more than 1 truck Load of Soil From Site

Removal of your exisiting debris from site, including existing concrete or brick etc (we will remove our own building rubbish)

If a charged line is required - owner to obtain road opening permit from council

If handrails are required due to height of porch or stairs, these are by owner

Rock Ecavation

Removal of Asbestos or Loose Fill Asbestos

Replacing existing house sewer line or services within the Granny Flat Footprint area

PROPOSAL IS VALID FOR 21 DAYS FROM THE DATE ON THE FRONT COVER

TENDER ACCEPTANCE FORM

THIS TENDER IS VALID FOR 21 DAYS FROM TENDER DATE

Tender No.	Osei-Kumah
Tender Date	5-Feb-21
Name of Client	Emmanuel & Bernice
Site Address:	4 Iverness Ave FRENCHS FOREST
Scope of Works	Design, Approval and Construction of granny flat
Name of Builder	Granny Flats Australia
Business Address	8/10 Anella Avenue, Castle Hill
Licence No.	218844c
ABN	49 137 405 513
Phone	1300 GRANNY FLATS (1300 472 669)
Fax	(02) 9034 4537

Stage 1 - Design: DUE NOW

\$ -

Stage 2: Approval: DUE ON LODGEMENT FOR APPROVAL

\$ -

Stage 3 Construction: PAID PROGRESSIVELY DURING CONSTRUCTION PERIOD

\$ 130,700.00

I/We accept this tender submitted by Granny Flats Australia Pty. Ltd, and understand that the construction price quoted is only an estimate at this stage. We are proceeding with both stages of design and approval. I also understand that if I make changes to inclusions or plans during these stages, the quote will be adjusted accordingly prior to preparation of the building contract.

Signed by the Owner/s

Print Name/s:

Date Signed

Terms and Conditions

- 1- Payment for Stage 1 is due now
 - 2- This is not a building contract. This is a design contract only to provide detailed drawings in order to confirm your design requirements ready for the building contract.
 - 3- The construction estimate quoted herein (Stage 3) is subject to change based on changes made outside the Inclusion noted in this tender, otherwise the quote is fixed
 - 4- A separate building contract will be prepared and signed prior to commencement of any works on site.
 - 5- Should the client decide not to continue to construction, all amounts paid are non-refundable and a fee of \$3500 will apply (before the release of any documentation)
 - 6- Should the client not proceed to construction within 2 months of approval with Granny Flats Australia, a further \$3,500 will apply.
 - 7- All payments made by credit card will attract a surcharge of 1%.
 - 8- If at any stage documentation is released to the client, GFA will release PDF versions only. At no time will DWG, DXF or any other file format be released (particularly if the file is architectural)
- [CLICK HERE](#) for full set of T&C's

PAYMENT INFORMATION:

We accept payment for Design and Approval by either Electronic Transfer, Credit Card or Cheque

☐ **PAYMENT BY EFT: (Please email or fax copy of payment receipt)**

Acc Name: GRANNY FLATS AUSTRALIA

Bank: Westpac Banking Corporation

BSB: 032 164

Account Number: 198 005

Please Quote Reference:

Osei-Kumah

☐ **PAYMENT BY CHEQUE:**

Please make all cheques payable to 'Granny Flats Australia Pty Ltd'

Please mail all cheques to Granny Flats Australia, 8/10 Anella Avenue, Castle Hill NSW 2154

☐ **PAYMENT BY CREDIT CARD: (1% surcharge applies)**

Follow this link to make your online payment:

<https://www.bpoint.com.au/payments/grannyflats>

- Please use Quote Number as Reference
- **Please don't use commas on the payment page as this will cause an error**
- An automatic receipt will be sent to your email address upon payment. Please forward this receipt as proof of payment so we can get your project started quickly.

CLIENT INFO FORM

LANDOWNER 1

First Name _____

Last Name _____

Date Of Birth _____

LANDOWNER 2

First Name _____

Last Name _____

Date Of Birth _____

CONTACT INFORMATION

Mobile Number _____

2nd Phone Number _____

Email Address _____

Mailing Address _____

MANAGING AGENT'S DETAILS: **Is your property tenanted?** **Yes / No**

Managing Agent's Contact Information:

Name: _____

Email Address _____

Office Number: _____

**PLEASE EMAIL OR FAX BACK YOUR TENDER ACCEPTANCE FORM,
PAYMENT INFORMATION & CLIENT INFO FORM.**

E: quotes@grannyflatsaustralia.com.au

Fax: 02 9034 4537