



Konjenga Pty Ltd T/A Sydney Sheds and Garages

Unit 4, 49 Anderson Road  
SMEATON GRANGE NSW 2567

Ph: 02 4648 0667  
Fax: 02 4647 8610

ABN: 54 616 281 666

Licence: 306927C

## Essential Checklist for Consumers Purchasing a New Steel Building

### 1. Does the company advertise a fixed address?

Konjenga Pty Ltd trading as Sydney Sheds and Garages office and display centre is located at Unit 4/49 Anderson Road, Smeaton Grange NSW 2567

### 2. Will the company inspect your site before purchase to ensure it is suitable for the kind of building you want to build?

If required, Sydney Sheds and Garages can complete a site inspection prior to the signing of contracts. Applicable to contract where Sydney Sheds and Garages is providing installation and/or concreting.

### 3. Does the contractor hold a current contractor licence?

Does the licence cover the type of work included in the quote/contract?

Is the name and number on the contractor's licence the same as on the quote/contract?

Tip: Do a licence check online at <https://www.onegov.nsw.gov.au/publicregister/#/publicregister/search/Trades>

Konjenga Pty Ltd t/a Sydney Sheds and Garages hold a current Contractor Licence with NSW Fair Trading.

Licence No: 306927C

Licensee: Konjenga Pty Ltd

Licence Class: Erection of Pre-fabricated metal-framed home additions and structures

### 4. Does the contractor have minimum public liability and construction insurance adequate for your Project?

The following policy information for Konjenga Pty Ltd t/a Sydney Sheds and Garages is for the period of insurance 31/01/2022 – 31/01/2023.

Workers Compensation

Insurer: icare workers insurance

Policy Number: 124802601

Public Liability and Contract Works Insurance

Insurer: QBE Insurance Australia - (Material Damage)

Certain Underwriters at Lloyd's - (Public Liability)

via Chase Underwriting Agency

Policy Number: 01IK706757500443

Limit of Indemnity: \$20,000,000

Material Damage: \$500,000

### 5. Can the company provide the required services under one contract?

Konjenga Pty Ltd t/a Sydney Sheds and Garages hold a current Contractor Licence and therefore we complete all services under one contract.



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## 6. Is the company affiliated to a recognised industry body such as HIA/MBA?

Master Builders Association of NSW  
Member: Konjenga Pty Ltd  
Member No: 3504425

## 7. Does the company hold a current Home Building Compensation Fund Certificate of Eligibility?

Home Building Compensation Fund (formerly known as Home Warranty Insurance) is required for Residential Building Work where the contract price is over \$20,000 and includes building works. This is not applicable for the supply of the Kit only where the customer is completing and/or managing the works as an Owner Builder.

Konjenga Pty Ltd t/a Sydney Sheds and Garages has eligibility for Home Building Compensation Fund insurance and can provide this (at cost) where we are contracted for construction elements of kit installation or concreting. Otherwise, an Owner Builder Licence and Permit will be required.

### Certificate of Eligibility for insurance with the Home Building Compensation Fund

Insurance and Care NSW (icare) provides services to the insurer, the NSW Self Insurance Corporation (icare hbcf), under section 10 of the *State Insurance and Care Governance Act 2015* in relation to the provision of insurance under Part 6 of the *Home Building Act 1989* (the Act).

icare hbcf has issued this Certificate of Eligibility subject to the following limitations and conditions (and any other conditions separately imposed). This Certificate of Eligibility is not to be used as a Certificate of Insurance as required under the Act. Homeowners are not automatically covered as a result of this Certificate of Eligibility, and separate Certificates of Insurance are required in respect of individual building projects.

#### Details of Eligibility

Name of Insured Building Contractor:	Konjenga Pty Ltd
Building Contractor's Licence Number:	306927C

This Eligibility is for Class 10a Non-Habitable Residential structures.

Where Sydney Sheds and Garages is contracted to complete the building works for a Class 1a Habitable Structure the owner will need to obtain an Owner Builder permit.

This means that the customer is responsible for all contractors and all work being done as part of this project.



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It does not mean that the customer has to perform the works. Sydney Sheds and Garages will manage and complete all contracted aspects of the project.

Further information and links to NSW Fair Trading pertaining to being an Owner Builder are provided at the end of this document.

## **8. Are the standard foundation design costs covered in your quote, including excavation and earthworks?**

Some companies providing prices on behalf of their contractors will often quote the contractors standard base price. Items you presume are included won't be and will be added to your price by the contractor on site.

Sydney Sheds and Garages will quote a set price to complete your concrete works. This price includes all machine hire and labour hire, for a standard site to within 300mm out of level and access for machines.

Footing design will be as per the Specification Sheet included within your quotation/contract.

If required, the hire of a concrete pump is an additional charge unless stated otherwise on the contract.

Where the site is not standard all required works will be quoted as a fixed cost. This may include, where specifically noted, excavation, retaining, peg out/location survey, Sydney Water asset survey, sewer encasement, additional piercing for sewer Zone of Influence and geotechnical reports for soil type.

## **9. Is the deposit required within the legal limit?**

The limit is 10% for work costing \$20,000 or less, or 5% for work costing more than \$20,000.

Your initial deposit payment with Sydney Sheds and Garages will be 5% or 10% depending on your contract value.

## **10. Does the company hold a valid ABN, and is it registered for GST (If required)?**

Konjenga Pty Ltd T/A Sydney Sheds and Garages

ABN and GST Registration No: 54 616 281 666



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## Owner Builder information

### NSW Fair Trading – Becoming an Owner Builder

[http://www.fairtrading.nsw.gov.au/ftw/Tenants\\_and\\_home\\_owners/Home\\_building\\_and\\_renovating/Becoming\\_a\\_n\\_owner\\_builder.page](http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Home_building_and_renovating/Becoming_a_n_owner_builder.page)

### Service NSW - Applying for an Owner Builder Permit

<https://www.service.nsw.gov.au/transaction/apply-owner-builder-permit>

### NSW Owner Builder Permit application forms and fees

<https://ablis.business.gov.au/nsw/pages/3065499d-5e48-4997-9fd8-56be630cb63c.aspx>

### NSW Fair Trading fees – Owner Builder Permit

Fees will vary depending on your circumstances. Please consult the NSW Fair Trading Contact Officer for more information.

NSW Fair Trading advises 2-5 working days to process and issue

### Online Owner Builder and White Card Education

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

This online training meets the requirements to obtain the NSW Fair Trading Owner Builders Permit.

Owner Builder course \$185

<https://www.abed.com.au/CourseModules.aspx>

NSW White Card \$120 - Please Note the NSW White Card course must be conducted in the classroom (unless prevented by COVID-19)

<https://www.abed.com.au/CourseMaterial.aspx?inc=WHTCLASSROOM>

This NSW Fair Trading approved provider can also provide Owner Builder Insurance

<https://www.abed.com.au/Resources.aspx?inc=Insurance>

Please note that the prices provided above are from Absolute Education and may change at their discretion.

Sydney Sheds and Garages provides this for your information only and is not affiliated with any organisation.

All information provided is current @ 7<sup>th</sup> February 2022