

## 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.

### 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 31/01/2019 – 31/01/2020.

Workers Compensation

Insurer: icare workers insurance

Policy Number: 124802601

General and Products Liability Insurance

Insurer: Genesis Underwriting

Policy Number: LIA-10719

Limit of Indemnity: \$20,000,000

### 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.

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

Australian Steel Institute

Member: Sydney Sheds and Garages

Member No: 23187



## 7. Does the company hold a current Home Warranty Insurance Certificate of Eligibility?

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 does not hold eligibility for Home Building Compensation Fund insurance and continues to work with the government regulator to obtain this. As such, contracts over the value of \$20,000 where Sydney Sheds and Garages is contracted to complete the works will need to be completed as an Owner Builder.

This means that the customer is responsible for all contractors and all work being done as part of this project. 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 Spec Sheet included within your quotation.

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

Where the site is not standard all required works will be quoted as a fixed cost. This may include 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



## 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\\_an\\_owner\\_builder.page](http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Home_building_and_renovating/Becoming_an_owner_builder.page)

### NSW Fair Trading - Owner Builder self-assessment tool

<https://www.fairtrading.nsw.gov.au/housing-and-property/building-and-renovating/becoming-an-owner-builder/owner-builder-self-assessment-tool>

### 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

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

NSW Fair Trading fee \$177

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

Owner Builder course and White Card \$240

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

All information provided is current @ 6 March 2019

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