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ASPECT Z GRANNY - THE 5 STEP PROCESS

| STEP | DESCRIPTION | PROCESS | COST |
|--|---------------------|--|-------------------|
| 1 | INQUIRY | Owner makes initial inquiry to Aspect Z | NIL |
| | | Site size confirmed (Minimum 450m2 required) | NIL |
| | | Site frontage confirmed (Minimum 12m required) | NIL |
| | | Aspect Z obtains Section 149 (2) Planning Certificate for site from council | \$133 |
| | | Aspect Z obtains sewer and other service mains diagrams from DBUD | NIL |
| | | Standard design options provided by Aspect Z | NIL |
| | | Inclusions and exclusions provided by Aspect Z | NIL |
| | | Cost range of standard design options provided by Aspect Z | NIL |
| 2 | SITE | Aspect Z consultant visits your site to discuss potential solutions | \$150 + gst |
| | | Complying Development Check carried out on specific site (Note 4) | NIL |
| | | Overall assessment of site suitability presented to owner by Aspect Z | NIL |
| | | Preliminary estimate for construction (subject to changes in Stage 3) provided | NIL |
| | | Any changes from standard design and inclusions confirmed with owner (Note 2) | |
| | | Design agreement presented to owner | NIL |
| | | Option 1 fees (CDC - Complying Development) - Standard design | CDC \$2,500 + gst |
| | | Option 2 fees (DA - Development Application) - Standard design | DA \$3,500 + gst |
| | | Option 3 fees (CDC - Complying Development) - Custom design | CDC \$3,500 + gst |
| | | Option 4 fees (DA - Development Application) - Custom design | DA \$4,500 + gst |
| Owner advises of intentions to proceed to Stage 3 or otherwise | NIL | | |
| 3 | DESIGN | Design agreement signed off and design fee paid (Note 2) | |
| | | Aspect Z organises detailed site survey plan with surveyor | Surveyor Quote |
| | | Aspect Z prepares final architectural drawings (Fees as Included in Options 1-4 above) | Note 3 |
| | | BASIX Certificate prepared (Included in item 2 costs) | NIL |
| | | Structural engineers drawings prepared (Paid by owner) | Engineers Quote |
| | | Council or PCA fees obtained and provided to owner | Fees by owner |
| 4 | APPROVAL | Option 1 - Complying Development Application lodged with council or PCA (Note 1) | Note 3 |
| | | Option 2 - Development Application lodged with council | Note 3 |
| | | Option 3 (Only required for DA) - Construction Certificate lodged with Private Certifier | Note 3 |
| | | Owner pays council or PCA fees for lodgment | Note 3 |
| | | Owner pays Long Service Levy (State Government fee) | |
| | | Approval to construct obtained | NIL |
| 5 | CONSTRUCTION | Final tender cost submitted to owner | NIL |
| | | Aspect Z prepares detailed tender/construction drawings (Included in fees of item 2). | |
| | | Construction contract signed between builder and owner | NIL |
| | | Estimated period for construction provided to owner | |
| | | Aspect Z constructs Granny under standard HIA lump sum contract | Contract Cost |
| | | Aspect Z provides handover to owner at completion | Final payment |

NOTE 1:

The suitability for any Granny Flat to be submitted to council or a PCA as part of a Complying Development Process (Guanteed 10 day approval process) is determined in Stage 2. If a Complying Development Application is not suitable for the site, a Development Application and Construction Certificate needs to be lodged. Development Application and Construction Certificate Applications will be subject to an Aspect Z fee proposal to prepare additional council documentation.

NOTE 2:

Costs for architectural plans are included in overall costs outlined in stage 2 (Options 1-4) and 3. Additional costs (Refer to hourly rates) are applicable only with changes from standard design of any particular granny model after the agreement is signed.

NOTE 3:

All fees payable to either council or private certifier for approvals are required to be paid by the owner. Fee proposals from the relevant authority will be obtained at design completion.

NOTE 4:

Any additional site specific requirements will be notified at this point and can include the requirement for consultant input on the following: Bushfire Management/Acid Sulphate soils/Flooding (Including but not limited to). Costs for any of these additional consultant items are required to be met directly by the client.