



BCC DS  
RECEIVED  
24/03/2026  
APPLICATION REF  
A0703282



BCC DS  
RECEIVED  
24/05/2026  
APPLICATION REF  
A007032362

**PLEASE CHECK THAT ALL ORDER DETAILS ARE CORRECT.  
YOUR ORDER IS NOW BEING PROCESSED BASED ON THE FOLLOWING DETAILS.**



**JOB DETAILS**

**ORDER REFERENCE:** Patio  
**DESIGN NUMBER:** O1150388  
**SALES PERSON:** Chris Day

**CUSTOMER DETAILS**

**CLIENT NAME:** Naomi Herben  
**PHONE NUMBER:** 0400402943  
**ACCOUNT CODE:** VANSTYN

**DELIVERY DETAILS**

**DELIVERY INSTRUCTIONS:** 11/50 Merlin Terrace  
Kenmore

**ADDITIONAL INSTRUCTIONS:** 4069

**Unit**

**Design Type** Flat Attached Type 1A

**Dimensions**

**Deck Overhang** 0  
**Height Rear** 2500mm  
**Length** 5000mm  
**Width** 3000mm

**Site Details**

**WindSpeed** N3

**Engineering**

**Column Spacing** 4900mm

**Components**

**140 Column Wraps** No  
**Back Channel Details** Cooldek Back Channel Classic (50mm)  
**Back Channel Fixings** Attached To Fascia  
**Beam Type** 120 Outback Beam  
**Beams Bolt Through Columns** No  
**Column Size** 75x75x3.0 SHS  
**Downpipe Type** Downpipe 75mm PVC  
**Gutter Type** Quad Gutter 125 Slotted

**Roof Details**

**Deck Type** Cooldek Classic 50mm

**Cooldek Options**

**Cooldek Cutback** 65mm  
**Cooldek Underside Type** Smooth  
**Use BAL Flashings** No

**Footing Details**

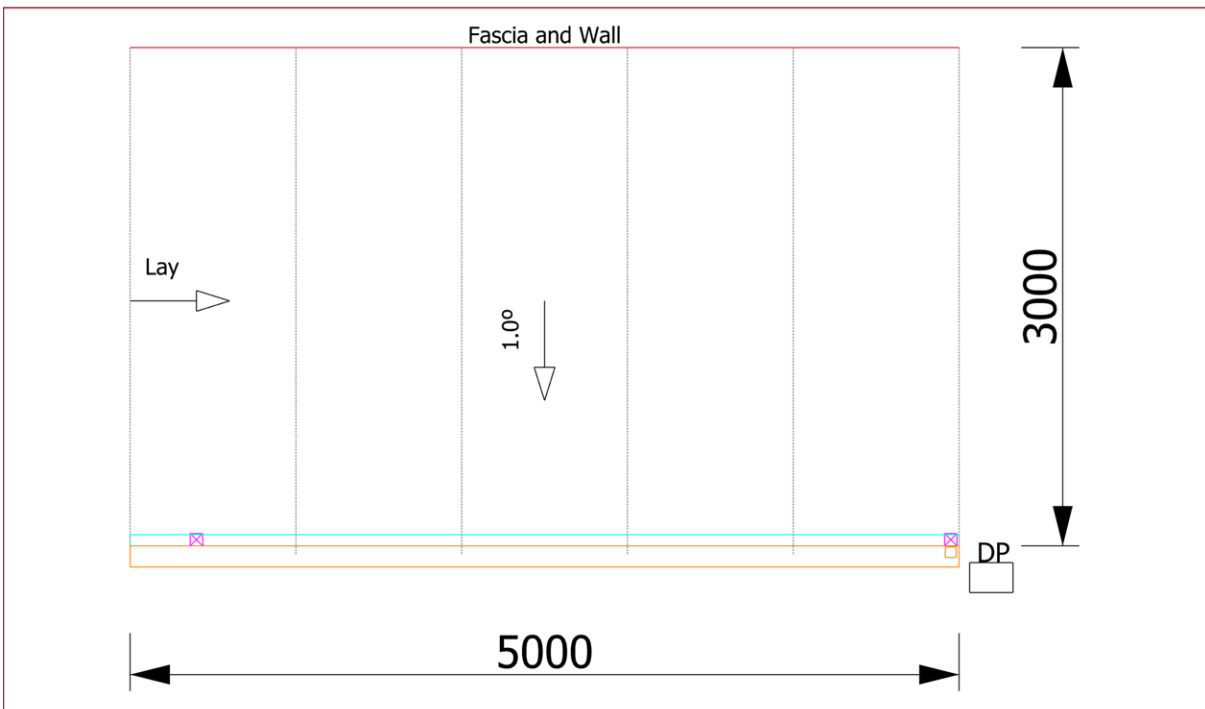
**Footing Type** On Concrete Internal Footing

**Colours**

**Column Colour** Off White  
**Cooldek Bottom Colour** Off White  
**Cooldek Cutback Colour** Off White  
**Cooldek Side Capping Colour** Off White  
**Downpipe Colour** Off White  
**External Beam Colour** Alpine™  
**Gutter Colour** Off White  
**Roof Colour** Off White

**Reinforcement Components**

**Universal Fascia Strengthening Bracket To Suit Steel Fascia** 4



**CUSTOMER SIGNATURE:**

**DATE:** 27/04/2026

### Plan View

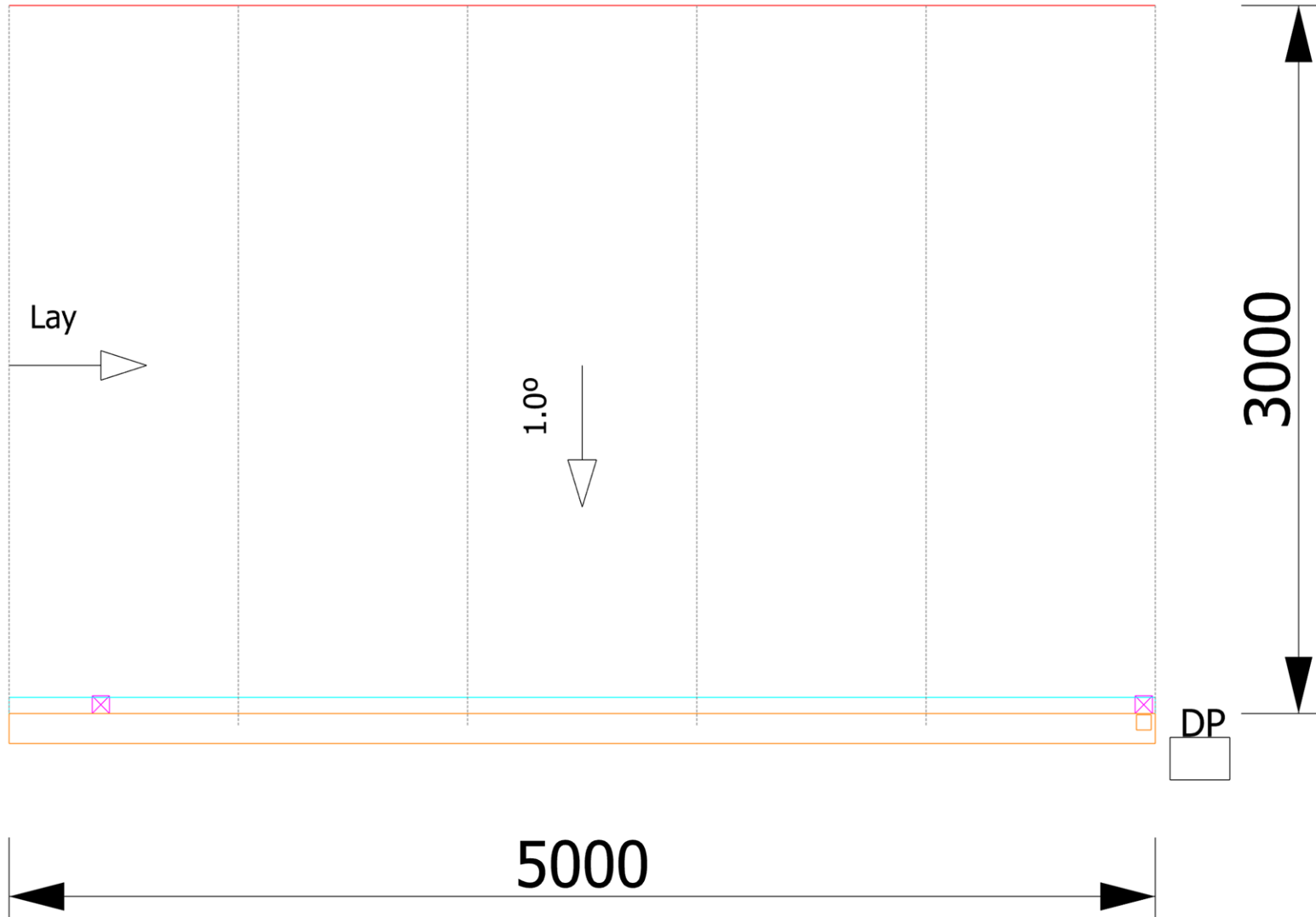
Order Reference  
Sales Person  
Client Name

Patio  
Chris Day  
Naomi Herben

Design Number  
Date  
Site Address

O1150388  
24/04/2026  
11/50 Merlin Terrace  
Kenmore

### Fascia and Wall



### Front Elevation

Order Reference      Patio  
Sales Person        Chris Day  
Client Name         Naomi Herben

Design Number    01150388  
Date                24/04/2026  
Site Address       11/50 Merlin Terrace  
Kenmore

2500



### Left Elevation

Order Reference      Patio  
Sales Person        Chris Day  
Client Name         Naomi Herben

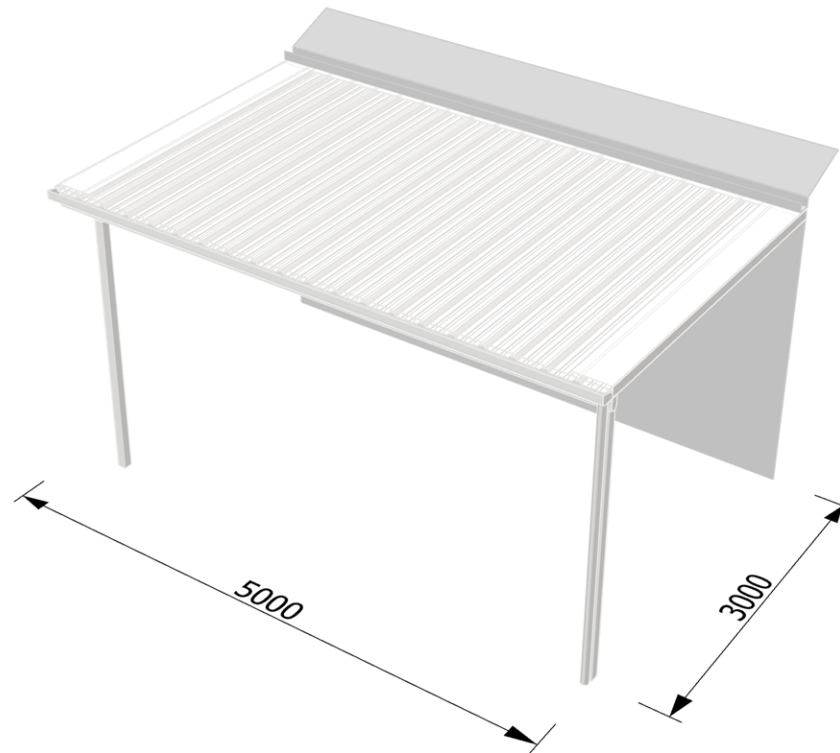
Design Number    O1150388  
Date                24/04/2026  
Site Address       11/50 Merlin Terrace  
Kenmore



### Current View

Order Reference      Patio  
Sales Person        Chris Day  
Client Name         Naomi Herben

Design Number      O1150388  
Date                  24/04/2026  
Site Address         11/50 Merlin Terrace  
Kenmore





Vanstyn Constructions Pty Ltd Terms and Conditions of Business  
These terms and conditions (Terms) apply to the sale, supply and installation of goods, materials and services (Services) by Vanstyn Constructions Pty Ltd (Company or we).

#### 1. APPLICATION

1.1 These Terms together with any written quote(s) issued by the Company (Quote) and any agreed variations form the agreement between us (Agreement). By accepting a Quote, instructing us to perform Services or by accepting any Services, you accept the Agreement and agree it applies to the exclusion of any other terms and conditions.

1.2 Where there is inconsistency between the terms of a Quote and these Terms, the Quote applies. Where there is inconsistency between the terms of more than one Quote, the latest Quote applies.

#### 2. QUOTES

All Quotes are valid for 30 days from the date of the Quote. After this time the Company reserves the right to issue a revised Quote.

#### 3. SERVICES

3.1 All Services will be delivered in accordance with any scope of works contained in a Quote.

3.2 All Services will be provided in a professional manner, using due care and skill and in compliance with the terms of this Agreement.

3.3 The Company holds all licenses, insurances and permits required to allow the Company to perform the Services. Where there are any applicable industry standards and codes in relation to the Services, they will at all relevant times be complied with by the Company.

3.4 You are responsible for:

3.4.1. Ensuring the Company is made aware of any special requirements relating to the Services and the Company relies on the integrity of the information supplied to it.

3.4.2. Ensuring all electrical lines & gas & water lines have been located prior to our commencement onsite (we recommend using & K & J Scanning 0411 756 150); and

3.4.3. While we endeavor to leave the premises clean and tidy, you are responsible for cleaning and accept that wear and tear, wall marks, scuffs or similar may arise.

3.5. Unless expressly included in the terms of a Quote, the Services do not include:

3.5.1. Any appliances, goods, materials, or specialized fixtures, any such items are to be provided by you or a third party at your expense.

Where any such items supplied by you or a third party are faulty or otherwise not fit for purpose, the Company may on request agree to procure replacement items at your expense.

3.5.2. Any further work required or directed by, or any fees or charges charged or passed on from, third party providers such as utilities.

3.5.3. Any reparative, remedial, corrective, or similar work to any defect or damage discovered or encountered, during the course of or in connection with the Services (for example, underground or as a result of construction).

3.5.4. Earthworks, including without limitation any underground electrical work or any communications work (such as telephone and internet lines or cabling), plumbing or roof seals. In the event the Company performs such work, you are responsible for ensuring that such work is inspected and approved by appropriately qualified persons; and

3.5.5. any adjustment, relocation, or variation to the position of items from the position outlined in plans provided.

#### 4. VARIATIONS / ALLOWANCES

4.1. Requested changes to a scope of works contained in a Quote will only be accepted at the Company's discretion and will only take effect when agreed to by the Company in writing, upon which it will form part of this Agreement. Once accepted by you, you cannot cancel a Quote unless agreed to by the Company in writing.

4.2. The price quoted may be subject to variations in certain circumstances, including but not limited to because of a change to a scope of works or an increase in the cost to the Company of procuring or installing appliances, goods or materials. The Company will issue a revised or new Quote in such circumstances.

4.3. Where any electrical allowance is included, this means that the price may rise or fall depending on the outcome of work to be accrued out. The allowance is made as the company is not aware of your properties existing services.

#### 5. INVOICING AND PAYMENT

5.1. The Company will ordinarily issue progress invoices or to require payment up front in respect of the Services, goods and materials procured as part of Services, or as certain Services are completed. For example, progress invoices may include but are not limited to:

5.1.1. deposit inc associated council fees

5.1.2. at the commencement of Services.

5.1.3. on completion of a key deliverable of the Services (for example; materials onsite)

5.2. on completion of the Services. Invoices must be paid in full and without set-off or deduction within 24hours of the date of invoice.

5.3. The Company reserves the right to charge interest from the date an invoice becomes payable at a rate of 10% per annum on the unpaid amount, accruing daily and compounding monthly until payment is received in full. In addition, you agree to pay or reimburse the Company's debt recovery costs in respect of any Overdue amounts.

#### 6. PASSING OF TITLE AND RISK

6.1. Title of any goods, materials and works undertaken by the Company arising out of the provision of the Services shall not pass until full payment has been made by you. Pending such payment, you agree and must ensure that the Company and its representatives are authorised to enter the premises on which such goods, materials and/or works are located without liability for trespass or any resulting damage in retaking possession until all amounts the accounts owed to the Company are fully paid.

6.2. The risk of loss to any goods and materials passes to you on delivery.

6.3. You are not entitled to offer, sell, assign, sub-let, charge, mortgage, pledge or create any form of security interest over, or otherwise deal with any goods or materials supplied arising out of the services in any way until title has passed to you.

6.4. You acknowledge that the Company may produce this clause to register its legal and equitable interest of the goods, materials and/or works as secured party in accordance with the provisions of the Personal Property Securities Act 2009 (Cth). You agree to provide all information and documentation to enable us to register and perfect such security and agree to inform us of any changes which may affect our security.

#### 7. TERMINATION OR SUSPENSION OF SERVICES

7.1. Without prejudice to the Company's other remedies at law, the Company shall be entitled to suspend all or any part of any Services and/or terminate the Agreement, in the event that:

7.1.1. you breach a material term of this Agreement which is not remedied within 7 days of written notice of such breach: or

7.1.2. any money payable by you under this Agreement becomes overdue; or

7.1.3. you become bankrupt, insolvent, convene a meeting with your creditors or propose or enter into an arrangement with creditors, or make an assignment for the benefit of your creditors, or a receiver, manager, liquidator (provisional or otherwise) or similar person is appointed in respect of you or any of your assets, or anything similar or analogous to the preceding occurs or is threatened.

7.2. On termination of the Agreement in accordance with 7.1:

7.2.1. all amounts owing to the Company shall become immediately due and payable.

7.2.2. you shall return or at our option destroy any information or documentation provided to you as part of the Services.

7.2.3. you agree to pay the cost of any third-party supplier in respect of goods or materials ordered on your behalf; and

7.2.4. any accrued rights or obligations of a party survive, including any provisions of this

8.1. To the extent permitted by law:

8.1.1. the Company makes no express or implied warranties, representations or guarantees under in connection with the provision of the Services.

8.1.2. the Company will not be liable for any indirect or consequential loss, damage, cost or expense of any kind, whether in contract, tort or otherwise and whether foreseeable or not; and

8.1.3. the Company shall not be liable for and you indemnify and hold the Company harmless for any loss, damage, cost or expense or injury (including death) to any person or property arising out of your negligence, acts or omissions (including breach of this Agreement), or any goods or materials supplied by you to the Company, or any directions or specifications given by you, or the acts or omissions of any third party (to the extent caused by or contributed to by you).

8.2. Nothing contained in this Agreement excludes, restricts, or modifies the application of any provision under Schedule 2 of the Competition and Consumer Act 2010 (Cth) (ACL). To the extent the ACL does not apply, and subject to this Agreement, the Company's liability to you under this Agreement shall be limited to the re-supply of the relevant goods, materials, or services or at the Company's election refund of any amounts paid in respect of the relevant goods, materials or services.

#### 9. SAFETY AND ACCESS

9.1. You must ensure that, if the Services are to be performed on your premises, that you are the owner or authorised to occupy those premises and obtain the Services, have all necessary or appropriate licenses and permits in respect of the premises and the proposed Services, and that at all times the premises are safe and that all facilities provided by you for the purposes of enabling the Services to be performed are also safe.

9.2. You must, where relevant, ensure that the Company and its representatives have full and safe access to the premises and within the premises where the Services are to be carried out, and any necessary essential services, resources, equipment, materials and information required for the Company to provide the Services.

#### 10. FORCE MAJEURE

The Company will not be liable for a failure to comply with this Agreement if the delay, interference, or prevention is caused by any reason outside of the reasonable control of the Company, including but not limited to weather, or arising out of project management by a third party (including scheduling changes or timetabling delays).

#### 11. INSURANCE

You must affect and maintain at your own cost, all insurances required by law or reasonably appropriate to cover the scope of your responsibilities and liabilities arising out of the provision of the Services.

#### 12. CONFIDENTIALITY

Any information provided by the Company in connection with the provision of the Services, including without limitation all accompanying designs, drawings, specifications any information is confidential and may not be used otherwise than for the purposes of this agreement or disclosed, except as required by law.

#### 13. SUBCONTRACTING

The Company may license or sub-contract all or any part of its rights and obligations under this Agreement without your consent, however the Company acknowledges that it remains responsible for its licensees and sub-contractors subject to this Agreement.

#### 14. GST

Unless specified to the contrary, all amounts payable under this Agreement are expressed inclusive of GST, where applicable.

#### 15. GENERAL

15.1. This Agreement is governed by the laws of Queensland. The parties irrevocably submit to the exclusive jurisdiction of the courts in Queensland.

15.2. This Agreement and the Quote constitutes the entire agreement between the parties about its subject matter, and supersedes any prior understanding, agreement, condition, warranty, indemnity, or representation about its subject matter, whether verbal or written.

15.3. Neither party may assign, transfer and/or novate this Agreement or any right, title or interest under it without the prior written consent of the other party.

15.4. Without limiting either party's ability to seek urgent injunctive relief, if there is a dispute relating to this Agreement, the parties will attempt to resolve the dispute between senior management for each party before having recourse to any other dispute resolution process or litigation.

15.5. Neither party is in any way an agent, partner, joint venture partner or legal representative of the other party for any purpose whatsoever. Nothing in this Agreement should be read or construed as meaning otherwise.

15.6. If any clause or any part of any clause of this Agreement is held to be unenforceable, invalid or illegal, it will be read down so as to be enforceable, valid and legal. If this is not possible, the clause (or where possible, the offending part) is to be severed from the Agreement without affecting the enforceability, validity or legality of the remaining clauses (or parts of those clauses) which will continue in full force and effect.

#### 16. MARKETING AND PHOTOGRAPHS

You acknowledge that our Company may take photographs of the Project to be used for Marketing purposes. At no point will the Project's address be disclosed.

#### 17. PLANS

17.1 3D interactive and Plans are for illustration purposes only, completed Project may appear slightly different.

17.2. Final build dimensions may differ slightly from the quoted plans to final check measure.

#### 18. SPOIL

Spoil/Soil from construction of the structure by our team will not be removed automatically as part of our standard service, should you wish us to remove it, please let us know in advance as this will incur additional costs.

#### 19. PRACTICAL COMPLETION

Upon Practical Completion of the work the practical completion invoice is payable as per the due date on the invoice, NO EXCEPTIONS! (Should you anticipate this being an issue, please address it with the office before building commences.)

Sign:

Date: