

G M KETT PTY LTD
BUILDING DESIGN CONSULTANTS
43 ARTHUR STREET DEE WHY 2099
greggkett@optusnet.com.au

ABN 90 001 903 626

PHONE 02-99711224

17.11.2011

TO WHOM IT MAY CONCERN

Dear Sir

I would like to take this opportunity to confirm that Mr Murray Grantham of Precise Constructions has been known to me for over 20 yrs, both professionally and personally, and built approx. 10 projects of my design in that period.

His workmanship, organisational skills and understanding of the building trade has been excellent.

There have been several recent large renovation projects completed by Precise Constructions on the northern beaches.

Their projects range in value from \$500,000 to \$3m approximately.

Smaller projects have also been undertaken with positive outcome and comment from the clients.

All projects that we were involved with have been completed with a minimum of fuss and we have no hesitation in recommending his company for future projects and tenders for which his skills are suited.

Yours faithfully

Gregg Kett

Accredited member Building Designers Association of NSW Sydney branch



21st November 2011

To Whom It May Concern:

My name is Stewart McGeady, Structural / Civil Engineer B.E. (Civil) UNSW, MIEAust.

I am a Director of Northern Beaches Consulting Engineers Pty Ltd located in Dee Why.

This letter is to confirm that our company has worked with Murray Grantham of Precise Constructions (NSW) Pty Ltd on many projects since our association with the company began in 1999. The construction works would be estimated at over \$3M in value.

We have found that Mr Grantham is able to follow the drawings issued and adhere to all plan specifications.

During the progress of projects and discussions with myself and other staff, Mr Grantham has displayed an understanding of what constitutes structural integrity and have showed an awareness of the various forces that affect structural integrity.

Our company has inspected the work of Precise Constructions (NSW) Pty Ltd on numerous projects relating to new houses and extensions to homes, including framing, concrete slabs, pier, retaining wall and swimming pool reinforcement and have found that works complied with plans specifications and BCA requirements.

I have found Mr Grantham to be diligent and competent in carrying their duties. He is well organized and easy to work with.

If you have any queries, please feel free to contact me on 02 9984 7000.

Yours faithfully

NORTHERN BEACHES CONSULTING ENGINEERS P/L

Stewart McGeady
Director

BRADY HALLS
214A McCARRS CREEK RD,
CHURCH POINT 2105.

TO WHOM IT MAY CONCERN.

PRECISE CONSTRUCTIONS DID MAJOR EXTENSION WORK TO
MY WATERFRONT PROPERTY AT CHURCH POINT.

FROM THE OUTSET I FOUND THEIR QUOTE COMPETITIVE
AND AT ALL TIMES, MURRAY AND STAFF WERE AVAILABLE
TO DISCUSS THE JOB AND ANY CHANGES I WANTED,
THROUGH TO COMPLETION.

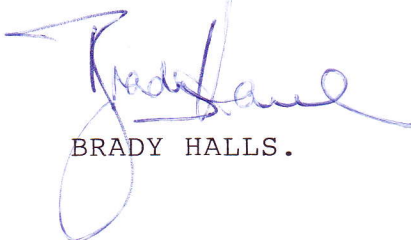
PRECISE NEVER CUT CORNERS, IN FACT ALL MATERIALS
THEY USED WERE OF TOP QUALITY, AND AS THE JOB
PROGRESSED AND THE INEVITABLE BUILDING ALTERATIONS
OR CHANGES HAD TO HAPPEN, THEY WOULD ALWAYS TAKE
THE BETTER, SAFER AND USUALLY MORE EXPENSIVE
ALTERNATIVE AT THEIR OWN COST.

THEIR WORK WAS SO OUTSTANDING AND DIFFICULT THAT
THE HOME WAS FEATURED ON CHANNEL 9's 'OUR HOUSE'
PROGRAM.

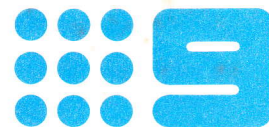
NOW, SOME TIME DOWN THE TRACK SINCE THE WORK
FINISHED, THERE HAS NOT BEEN SO MUCH AS A
SETTLEMENT CRACK.

I AM THOROUGHLY PLEASED WITH THE WORK CARRIED OUT
BY 'PRECISE' AND WOULD RECOMMEND THEM TO ANYONE
REQUIRING BUILDING WORK.

SINCERELY,

A handwritten signature in blue ink, appearing to read 'Brady Halls', with a large loop at the end.

BRADY HALLS.



NINE NETWORK AUSTRALIA
PTY LTD ACN 008 685 407

1 - CHURCH POINT RENO EP 34 : 9 October, 1996

STORY OUTLINE:

If you've ever heard the advice about buying the worst house in the best street well we found a classic example. The location may have been magnificent but the 70's brick cottage could best be described as a renovator's delight. However, as it was structurally sound, the owners decided against bulldozing and instead will built out over the bottom of the block using mainly steel and glass.

The owners decided to retain the existing exterior deck and transform it into an internal mezzanine level. The back of the house was extended and the entire area enclosed by a two storey glass atrium. A new exterior deck was built out from the ground floor. To make these grand plans a reality given the steep slope of the block, a series of piers were needed to provide support. These were heavy duty reinforced concrete piers 40mm in diameter. They were sunk 3m through the top soil to reach the rock shelf which provided a stable base. Four horizontal steel beams each weighing up to 300 kg sat on top of the piers. The two centre beams protrude over the end to provide support for the deck. Two steel girders on the outside piers connected with a horizontal beam act as a brace to further stabilise the structure.

The owners faced a problem of climate control within the glass atrium. With their property facing West it cops the full brunt of the summer sun. While in winter any interior heat is lost through the glass. One of the main features of the extension was the view from the two storey windows. So understandably the owner wanted to steer away from using curtains or blinds. So the windows remained bare. To reduce summer heat and UV light, a neutral tint window film was installed. And this is going to be quite a job.

Prior to the tint, it was important that the windows were cleaned thoroughly with soapy water to prevent dirt and grime being trapped between the film and the glass. Applying 3M's neutral Sun Control window film is straight forward but we called in the professionals to do the job. Each pane of glass was tinted individually including the small panes in the louvres at the very top of the atrium.

With all the tinting taken care of the next job was fixing sheets of plasterboard to the walls. And at long last, the home was ready for some colour. And what a statement! The owners chose various shades of lilac and mauve. Dulux Low Sheen Wash and Wear inside and Weathershield on the exterior created a stunning overall look.

Another point of interest was the staircase which was once the original staircase leading from the top floor to the bottom bedrooms. It was removed in one piece and flipped around to provide access to a huge new entertaining area. The end result is pretty spectacular however, obviously a renovation and extension this size puts quite a dent in the budget. \$105,000 in fact. But if you are one who likes to retreat from the madness you can't put a price on this type of lifestyle.

FOR MORE INFORMATION:

Window film - 3M Scotchtint RE35 Nearl. This is a neutral film (no dye used), giving a reasonably clear view. It is also 99% UV protective. Window film installed by Prestige Glass Tinting - phone (02) 9868 5266

Builder - phone Precise Constructions on (02) 9997 5715

Dulux Wash & Wear for interior, Dulux Weathershield for exterior

The Complete Home Loan
13 2224



Commonwealth Bank



N E T W O R K T E N

TO WHOM IT MAY CONCERN

Precise Constructions built an extension to our property, 2145 Pittwater Rd. Church Point, in 1999.

We found Murray Grantham and his team to be extremely polite, friendly and easy to work with, from the start. Most important, they were certainly "precise" in terms of their commitment to the job and in the construction details.

What appeared, at first, to be a simple upper and lower floor extension to the rear of our house turned out to be a complicated job because there was very limited access to a dramatically elevated site and all the movement of materials had to be performed by manual labour. There were council restrictions on design and a massive obstacle: a retaining wall that could not be removed.

Any domestic building project is stressful, but this situation demanded a number of unexpected modifications. Murray not only took them in his stride with great composure but made it easier for us to cope with it all as he achieved the desired result.

We couldn't be happier with it, and almost six years later it is still the most active part of our house.

We thoroughly endorse Precise Constructions for any project you have in mind.

Yours sincerely,

Bill Woods
News and Sport Presenter

TO WHOM IT MAY CONCERN

No 71 Gordon Street, Clontarf, 2093
Re: Precise Constructions

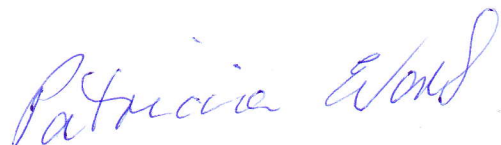
I am delighted to provide this reference for Murray Grantham of Precise Constructions.

Major renovation works were carried out to the above property over a period of 18 months. Despite the lack of detailed drawings (and in some cases inaccurate drawings), the work was carefully and efficiently carried out with Mr Grantham deeply involved at every stage. His attention to detail and vision on a very difficult project together with excellent advice concerning finishes have resulted in a large modern residence of which he can be justifiably proud.

My relationship with Murray (and his whole team) has been, and still is, very cordial. Both he and his staff were always cheerful and extremely patient with my sometimes silly questions. The cheerfulness exhibited by everyone on site made this a very rewarding experience instead of the more usual stressful relationship usually heard of between builder and owner.

We have been living in the house now for 11 months and have not experienced any problems at all and are constantly amazed that he could build this house so well. It is to his credit that he undertook such a challenge.

I would be delighted to show you around or answer any questions (9948 8472).



Patricia Evans

30 September 2009

1 Crescent Street
FAIRLIGHT, NSW 2094

Ph: 9949 6206

3rd May, 2009

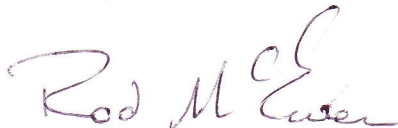
TO WHOM IT MAY CONCERN

We are pleased to have this opportunity to provide a testimonial for Murray Grantham of Precise Constructions.

Murray renovated and extended our home at 34 The Crescent, Manly during the period 2002/03. The renovation, amongst other things, included an upper story and a large car port covered by a large terrace which required the house to be underpinned. At no time did Murray lack confidence in his ability to carry out, what turned out to be major structural works and the end result was excellent. Six years after the project was completed there have been no signs of movement or settlement in the structure.

Murray is extremely professional, in carrying out all aspects of his work. His knowledge of the building industry and his project management skills are excellent. Nothing is too much trouble, he and his employees, are efficient, easy to work with, always helpful and have a great ability to deal with all contingencies.

We would have no hesitation in using his services again or in recommending him to others.

A handwritten signature in purple ink that reads "Rod McEwen". The signature is fluid and cursive, with the first name "Rod" and last name "McEwen" clearly distinguishable.

ROD AND VIVIEN McEWEN

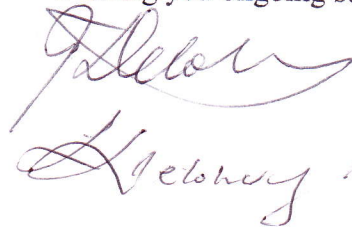
Murray Grantham
Precise Constructions P/L
PO Box 540
Collaroy Beach NSW 2097

JF & LS Delohery
194 Barrenjoey Rd
Newport NSW 2106
1st January 2005

Dear Murray,

We are pleased to write this reference in relation to the major renovations you and your team carried out in 2001 at the above address. We were very satisfied with the professional approach to the job that you and your team displayed. We were able to reside on site through the process thanks to careful planning of the order of work. There were plenty of opportunities to discuss progress during the project. You were very skillful with regards the building from a draftsman's plans which probably lacked the detail of an architect's design. This at times called for innovative approaches, which you were able to handle without difficulty. The job progressed smoothly with good communication with subcontractors, so that where possible, work was performed in parallel rather than sequentially. The supervision of subcontractors ensured work was of high standard. The complexity of the site and some mal alignment of the old building, and need for attention to accuracy with regards levels and parallel lines added to the complexity of the job. A lot of concreting was required. Assistance with selection of PC items was appreciated and in this regard you have a good eye for design and finishes.

Wishing you ongoing success,

Handwritten signature in purple ink, appearing to read 'J & L Delohery'.

Jack & Linda Delohery

4 Bayview Place
Bayview. 2104

Ph: 9997 1160

February 1, 2004

TO WHOM IT MAY CONCERN

Precise Constructions completed the construction of my new home in 2003.

The management and construction was most professional and Murray Grantham, from the start, helped with the design concept with innovative ideas creating a modern and easy living home, with particular attention given to the kitchen and detailed finishes to the house.

I found Murray's team of employees and sub contractors to be most obliging, reliable, trustworthy and professional and pleasant to deal with. The standard of workmanship and finishes on my house is excellent.

I would highly recommend Murray and his team from Precise Constructions for any type of building work.

A handwritten signature in cursive script, reading "B. Shewring".

Beverley Shewring

Tim Witney
17 Wakefield Street,
North manly. 2100
24.10.02

To Whom it may concern,

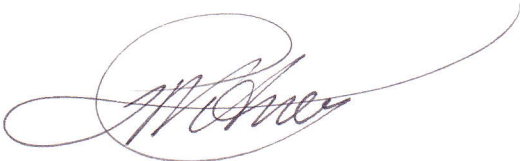
Murray Grantham, proprietor of '**Precise Constructions**' was our builder for the renovations undertaken during 2001 on the above address.

He and his team worked efficiently and all work was completed ahead of set times and to a standard we expected. Any variation to plans was discussed and price negotiated prior to work being commenced. Any issues unforeseen were also brought to our attention so we could decide on appropriate action prior to work commencing.

Overall we were extremely impressed with the standard of service and the communication between us and his company.

We would highly recommend his company to others.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Tim Witney', with a long, sweeping flourish extending to the right.

Tim Witney and Glynis Cochrane



BAXTER & JACOBSON
ARCHITECTS PTY LTD

37-39 THE CORSO MANLY NSW 2095

Tel (02) 9977 7648 • Fax (02) 9977 0295

Email: bjmanly@bigpond.net.au

A B N 9 5 0 8 8 3 2 8 7 6 9

31 March 2003

TO WHOM IT MAY CONCERN

Dear Sir or Madam,

Murray Grantham of Precise Constructions have recently completed an Alterations and Additions project for us to the value of approx \$600,000.

We have been very pleased with his work as the project required a high degree of management skills as well as careful attention to construction programming and detailing.

We believe that he is capable of handling jobs up to \$1,500,000 and will be happy to place him on our Tender list for projects up to this value.

Yours sincerely,

David Jacobson

Bo Piotrowski
ARCHITECT
63 Willandra Road
Beacon Hill, N.S.W.
ph: (02)451-6603

22nd March 1995

TO WHOM IT MAY CONCERN

I am associated with Precise Constructions Pty, Ltd. as a Design Consultant since 1993, when started to create their own "dream company".

During that time I have found Rob Pinder and Murray Grantham, the company managers, to be an enjoyable and enthusiastic, hard working people and reliable friends.

During the last two years they helped me to create substantially my designs with incredible artistic and architectural filling, showing me unlimited flexibility and understanding for building 's problems. We have together a long list of our performances where the most significant are:

30 Careel Head Road, Avalon
Existing residence extension and alteration, value \$ 45.000.00

18 The Strand, Gladesville
Existing residence extension and alteration, value \$ 32.000.00

24 Kananook Avenue, Bayview
Custom Design, double storey Queensland style residence,
value \$ 350.000.00

They exceptional professional skills in building construction and project management competitively help to all clients to calculate and express their requirements and exchange it in to realistic and substantial shape.

This is a real pleasure to recommend Precise Constructions team for any kind of architectural and building construction works and I wish myself to be associated with them for a very long time.



Bo Piotrowski
ARCHITECT