

Emerald Lakes Residential Pty Ltd

BUILDING MANAGER'S REPORT

The Quays

CTS 33891

07 Dec 2022

Reporting period: 05 Oct 2022 to 07 Dec 2022

Emerald Lakes Residential



Update on business Arising from Previous Meeting / Works approved between meetings.

High Pressure Cleaning

The high-pressure cleaning works to driveways and footpaths has been completed as per the approved quote by High Pressure Cleaning Gold Coast. Their team did a lovely job.

Trimming of Bismarck Palm

The large Bismarck palm tree outside the pool area has recently been trimmed by arborist The French Lumberjack - \$770.00

Isolation Valve Replaced @ 3105 The Boulevard

The broken isolation valve for the water mains at 3105 The Boulevard has been replaced by Oceania Plumbing- \$429.00

Water Leak at 3009 The Boulevard

As per the committee's approval Michael Smallbone has been given approval to proceed with the quoted roofing repairs at this property. This work is scheduled to be completed on the 18th December. Quoted Works: \$1,815.00 incl gst.

The insurers are then lined up to come in on the 19th & 20th December to complete the internal repairs and electrician to follow once repairs are completed.

New Water Leaks

In recent bad weather the following properties have had new water leaks:

- 3042 Everglade Drive.
Water leak into garage ceiling and light fitting. Plumbing avenue completed the external roofing repairs and we are awaiting the quote for the internal water damage repairs.
- 3086 Quay South Drive.
Water leak into the garage ceiling. Plumbing avenue completed the external roofing repairs and we are awaiting the quote for the internal water damage repairs.

- 3107 The Boulevard.
Water leak into the eave at the rear of the property. Plumbing avenue attended to the property 07.12.2022. Awaiting confirmation of repair, once confirmed we will arrange a quote for water damage repairs.

Existing Water Leaks in Progress:

- 3207 Central Place.
Michael Smallbone was approved to complete tiling works on the area above the garage where the water leak is located for \$4,982.01.
Michael recently attended to seal one of the drains and identified there is an additional area leaking where the garage door is. There is now a larger section of tiles that will require replacing to resolve the water leak. New quoted price for full job is: \$ 9,952.36 (Variance \$4,970.35)
- 3314 Central Place.
Michael Smallbone was approved to complete the quoted works. This will be completed in the new year.

Insurance Repair Update

Street No	Leak Area	On Hold	Update	Comments
3001 The Boulevard	Upstairs bathroom skylight leaking		Completed	
3002 The Boulevard	Water damage in their upstairs bathroom for a water leak through the skylight.		Completed 19/08	
3005 The Boulevard	Front Porch		Completed	
3006 The Boulevard	Water leak into upstairs hallway		Completed	
3007 The Boulevard	Water Leak above living area glass sliding doors		Completed	
3009 The Boulevard	Water Leak into rear lakeside bedroom		Variations (Framing)	Booked in for 19 th / 20 th December
3010 The Boulevard	Water leak into the front bedrooms ceiling.		Completed	
3013 The Boulevard	Water leak into master bedroom ceiling / cornice		Completed	
3014 The Boulevard	Water Leak into the upstairs loft		Completed	
3102 The Boulevard	Water leak into skylight in toilet		Completed	
3104 The Boulevard	Water leak into the upstairs landing area		Completed	
3203 Central Place	Water leak into the master bedroom ceiling		Completed	
3206 Central Place	Water leak into kitchen ceiling		Completed	
3207 Central Place	Water pooling in garage floor / leaking into garage.	YES		Awaiting Maintenance repairs
3310 Central Place	Water Damage to west wall of garage		P.O sent 3/08/22	To be completed in January
3074 Quay South Drive	Water leak above front entrance door		Completed	
3079 Quay South Drive	Water Leak into Garage		Completed	
3080 Quay South Drive	Water Leak through balcony light fitting		Completed	
3082 Quay South Drive	Water leak into pergola roof in corner.		Variation	Awaiting Variation approval from insurer
3067 Quay South Drive	Water Leak into stairwell & into main bathroom through exhaust / skylight.		Completed	
3064 Quay South Drive	Water leak into ceiling above the stairs		Completed	
3053 Quay South Drive	Water Leak into dining room ceiling		Completed	

New Business

Roofing Quotes

The Quays Body Corporate requested we arrange quotes for the works highlighted in orange on the roofing spreadsheet. These works were identified in the original NRI roof reports.

We have received the following quote options:

Option 1) Plumbing Avenue Quote: QU-0354 \$33,681.60 excl gst.

Option 2) Michael Smallbone Quote: QU-040 \$34,568.23 excl gst.

Option 3) Higgins Quote: GC4040VT: \$136,594.00 excl gst.

Can the committee please confirm which contractor they wish to proceed with for these works?

Our recommendation is Michael Smallbone.

Peaking Tiles and Chipped Tiles

The tiles on the common area stairwell landing to 3306, 3307, 3308 & 3309 Central Place are beginning to peak. There are two directly at the top of the stairs on the landing when you walk up. There are a lot of chipped tiles up the stairs as well.

We originally obtained quotes to replace the tiles on the landing:

Michael Smallbone quote: \$11,028.52 incl.

TML quote: \$12,100.00 incl.

Fix-A-Tile quote: \$7,813.08 incl.

We were then asked to arrange a quote to replace just the chipped tiles up the stairs (approx. 36 tiles) and the two peaking tiles:

Michael Smallbone quote: \$3,793.60

We audited all other stairwells along central place:

Stairwell 1 - 3300 to 3301 – None Chipped

Stairwell 2 – 3302 to 3305 – 13 Chipped (approx.)

Stairwell 3 – 3306 to 3309 – 36 Chipped (approx.)

Stairwell 4 – 3310 to 3313 – 30 Chipped (approx.)

Stairwell 5 – 3314 to 3315 – 16 Chipped (approx.)

Approx 95 in total chipped.

We have looked at the tiles that are spare, and there are approximately 48 second hand spare tiles.

Which is only enough to do the quoted works for Stairwell 3 above.

Ben suggested that as the landings are starting to peak, you could have the landing replaced with new tiles and use these tiles as spares to replace the stairwell tiles that are chipped.

3300 Central Place – Breakdown of waterproofing

The external waterproofing membrane has broken down in areas and needs replacing and then painting to match to the walls.

Michael Smallbone Quote: \$1,485.00 incl.

Annual Review of Fire Evacuation Diagrams & Plans

The annual review of the fire evacuations plans and exercise is due.

This is completed by your fire services contractor Gold Coast Fire Protection.

Please confirm approval to proceed with this, it is \$770.00.

Water Leak into Downstairs Storage at 3308 Central Place

There was a water leak into the downstairs storage area, it was inspected by Ben and Michael Smallbone. Michael has sealed around one of the drains on the tiled area where they believed the water is tracking from. The resident has confirmed that no further water has leaked in the recent bad weather.

Quote to repair internal water damage to plaster etc – Michael Smallbone: \$1,465.60

Water Leak into 3201 Central Place

There is water leaking into the storage area of this home. Ben has inspected and recently had email correspondence with the committee. It was suggested that as this is not a habitable area that repairs aren't required.

There is also water staining on the polystyrene sheeting along the roofline of the storage area.

We have asked Michael Smallbone to inspect and provide a quote for the committee's consideration for works to stop the leaking. It will be likely that this will be inspected and quoted in the new year.

Peeling Paint on Garage Door at 3084 Quay South Drive

Following the recent high pressure cleaning the resident reported that paint has come off their garage door. Upon inspection it was found that there is a bit of rust on the actual door, and it looked like it has possibly been painted or repaired previously.

We have asked Charlie the handyman to look and quote on rust treatment and painting the door to match. Awaiting Quote.

Repair & Maintenance

Case 2083 - 01/12/2022 - QN3308 - Water Leak into Downstairs Storage room

Water leak into downstairs store room

Status: Awaiting Quote

Case 2051 - 21/11/2022 - QN3009 - Re-Leak into home

The resident has reported that during recent bad weather the home is still leaking water into the bedroom (overlooking the water). Plumbing Avenue were engaged and conducted a water test. Plumbing avenue identified what they believed to be a new section of leaking and provided the attached quote.

A second opinion was obtained from Michael Smallbone. Michael attended to the home whilst raining with the home owner and conducted a thorough inspection of the home and identified during the rain the areas that are leaking and that need repair.

Please refer to the attached quote.

The committee approved for Michael Smallbone to proceed with the roof repairs.

Quotes: 1. \$4,290.00 View Attachment 2. \$1,815.00 View Attachment

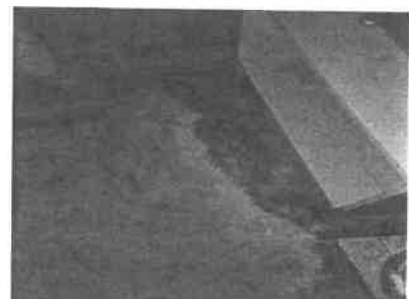
Status: In Progress



Case 2048 - 16/11/2022 - QN3201 - Water Ingress

Water leak into storage area from above causing water staining in the ceiling polystyrene blocks.
Moisture and calcification absorbing through the blockwork wall.

Status: Awaiting Quote

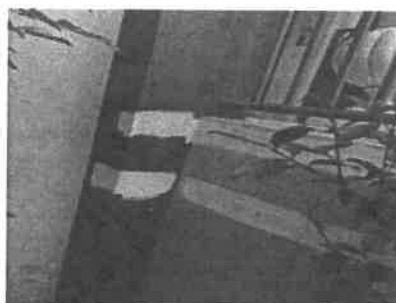


Case 2037 - 14/11/2022 - QN3300 - Breakdown of Waterproofing and Painting Required

External waterproofing membrane works have broken down and these sections now need to be re-waterproofed and painted to re-match the colour of the buildings.

Quotes: 1. \$1,485.00 View Attachment

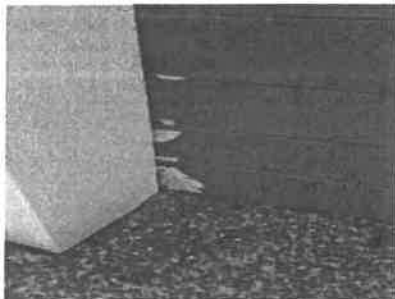
Status: Awaiting Committee Approval



Case 2029 - 09/11/2022 - QS3084 - Peeling Paint and Rust on Roller Door

The Roller Door has peeling paint and rust.

Status: Awaiting Quote



Case 1970 - 25/10/2022 - QS3086 - Water Leak into Garage Ceiling

Report of water staining and cracking in the garage wall and ceiling of 3086 Quay South Drive

Invoices: 1. \$528.00 View Attachment

Status: Awaiting Internal Water Damage Repairs

Case 1964 - 24/10/2022 - QS3042 - Water Leak into Garage

The resident has reported water has leaked into the garage through the light fitting causing damage to the plaster.

Invoices: 1. \$528.00 View Attachment

Status: Awaiting Internal Water Damage Repairs

Case 1963 - 24/10/2022 - QN3107 - Water Leak into Rear Eave

There is water leaking through the roof and into the eave that over hangs the back courtyard. Mould has built up on the eave and water runs down the wall where it meets the eave.

Status: In Progress

Case 1946 - 12/10/2022 - Not Completed - Owner Responsibility -- 3308 Central Place Water Leak

Committee Advised this is Owner Responsibility Not Body Corporate.

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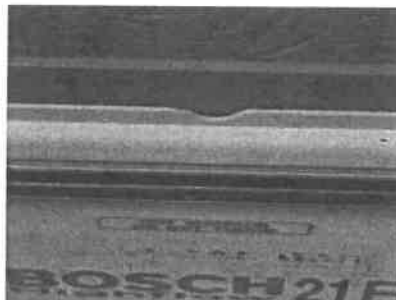
Water leak into ground floor store area ceiling.

Ben inspected and the drip was noted to be coming from a copper pipe. Directly above the storage room are the hot water units mounted into the wall. Ben has found water runs down the back of the units from the top. The sealant installed around the pipe penetrations does not go the entire way around the pipe and water looks to be tracking down the penetration and into the ceiling below. Michael Smallbone has inspected and is providing a quotation to remove and reseal the penetrations as well as install flashings above the HWS to stop the water entering the cavity.

Quotes: 1. \$516.89 View Attachment

Status: Completed

Date Completed: 14/11/2022 15:36:28

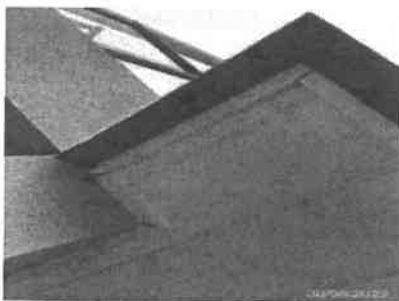


Case 1883 - 09/09/2022 - QN3206 - Rotting Timber Trims on Balcony roof / Eve

There are sections of rotting timber trims on the balcony roof line of 3206 Central Place

Quotes: 1. \$1,692.46 View Attachment 2. \$480.60 View Attachment

Status: In Progress



Case 1876 - 08/09/2022 - Chipped Stairwell and Peaking Tiles in Common Area Landing to 3306,3307,3308 & 3309 Central Place

Chipped Stairwell and Peaking Tiles in Common Area Landing to 3306,3307,3308 & 3309 Central Place

Quotes: 1. \$7,813.08 View Attachment 2. \$11,028.52 View Attachment 3. \$12,100.00 View Attachment 4. \$3,793.60 View Attachment

Status: Awaiting Committee Approval

Case 1728 - 27/06/2022 - QS3082 - Water Leak into Garage Ceiling

There is water damage on the garage ceiling of this property.

Quotes: 1. \$131.90 View Attachment

Invoices: 1. \$462.00 View Attachment 2. \$131.90 View Attachment

Status: Completed

Date Completed: 17/11/2022 11:05:35



Case 1572 - 10/05/2022 - QN3207 - Water Leak into Garage

Water leak into garage when it rains.

Quotes: 1. \$8,800.00 View Attachment 2. \$4,982.01 View Attachment

Invoices: 1. \$137.50 View Attachment

Status: In Progress

Case 1571 - 10/05/2022 - QN3314 - Water Ingress into garage, storage and small hallway area.

Water Ingress into this property has been inspected, it is recommended the install of tech dry rising dam course to exterior wall in garage, hallway and perimeter wall in the store room. He has then quoted to base coat walls with waterproof system. And repair the walls etc.

Quotes: 1. \$13,198.19 View Attachment

Status: In Progress

Case 1395 - 08/03/2022 - Quote for Polycarb Roofing - 7 Properties Quay South

25.07.2022 - Additional carport roofing damaged during bad wind storm last week

- 3074 Quay South Drive - INVI006227

- 3076 Quay South Drive - INVI006228

Removal of Existing Polycarb roof sheeting and flashing to garages. Supply & Install new Translucent Polycarb roofing:

- 3053 Quay South Drive - INVI006220

- 3055 Quay South Drive - INVI006221

- 3078 Quay South Drive - INVI006222

- 3080 Quay South Drive - INVI006223

- 3041 Everglade Ave - INVI006224

- 3042 Everglade Ave - INVI006225

- 3043 Everglade Ave - INVI006226

Quoted Prices:

Vantage Roofing - \$1,892.22 excl gst per property. Total \$14,570.09 including gst.

West to West - \$2,930.00 per property. Total \$22,561.00 including gst.

Roof Co Groupe Quoted Prices as Follows:

- 3053 Quay South Drive - \$3,201.00 including gst.
- 3055 Quay South Drive - \$3,135.00 including gst.
- 3078 Quay South Drive - \$3,201.00 including gst.
- 3080 Quay South Drive - \$3,201.00 including gst.
- 3041 Everglade Ave - \$3,245.00 including gst.
- 3042 Everglade Ave - \$3,201.00 including gst.
- 3043 Everglade Ave - \$3,294.50 including gst.

Quotes: 1. \$14,570.09 View Attachment 2. \$22,561.00 View Attachment

Invoices: 1. \$2,081.44 View Attachment 2. \$2,081.44 View Attachment 3. \$2,081.44 View Attachment 4. \$2,081.44 View Attachment 5. \$2,081.44 View Attachment 6. \$2,081.44 View Attachment 7. \$2,081.44 View Attachment 8. \$2,081.44 View Attachment 9. \$2,081.44 View Attachment

Status: Completed

Date Completed: 17/10/2022 14:01:27

Gardening

Case 2067 - 01/12/2022 - Trimming of Bismark Palm Treet Located Outside Pool Area

Trimming of Bismark Palm Treet Located Outside Pool Area

Invoices: 1. \$770.00 View Attachment

Status: Completed

Date Completed: 01/12/2022 10:31:52



Case 1837 - 25/08/2022 - Works Not Proceeding as it is now too late in the year to Complete - Quote for Tree Trimming and Foxtail Palm Removal

Works Not Proceeding as it is now too late in the year to Complete - Quote for Tree Trimming and Foxtail Palm Removal

Quotes: 1. \$11,935.00 View Attachment 2. \$13,530.00 View Attachment

Status: Completed

Date Completed: 24/10/2022 10:12:53

Cleaning

Case 1839 - 25/08/2022 - High Pressure Cleaning Quote for Quay North and Quay South

High Pressure Cleaning Quote for Quay North and Quay South

Quotes: 1. \$2,013.00 View Attachment

Invoices: 1. \$2,013.00 View Attachment

Status: Completed

Date Completed: 27/10/2022 13:01:51

Fire Compliance

Case 2063 - 30/11/2022 - Annual review of Building Fire & Evacuation Plan & Evacuation Exercise

Annual review of Building Fire & Evacuation Plan & Evacuation Exercise

Quotes: 1. \$770.00 View Attachment

Status: Awaiting Committee Approval

Case 1830 - 18/08/2022 - Annual Fire Door Inspection Completed on Common & Unit Doors

Annual Fire Door Inspection Completed on Common & Unit Doors

Defects were noted on Unit 9/3108 & 3/3208 that need to be addressed in order to be compliant.

Quotes: 1. \$2,148.25 View Attachment 2. \$1,766.60 View Attachment

Invoices: 1. \$706.64 View Attachment

Documents: 1. View Attachment

Status: In Progress

Pool Care

Case 2085 - 02/12/2022 - Pool Servicing Completed 03.11.22, 10.11.22, 17.11.22 & 24.11.22

Pool Servicing Completed 03.11.22, 10.11.22, 17.11.22 & 24.11.22

Invoices: 1. \$318.50 View Attachment

Status: Completed

Date Completed: 02/12/2022 11:14:05

Case 2007 - 02/11/2022 - Pool Servicing Completed 06.10.2022, 13.10.2022, 20.10.22, 27.10.22

Pool Servicing Completed 06.10.2022, 13.10.2022, 20.10.22, 27.10.22

Invoices: 1. \$452.50 View Attachment

Status: Completed

Date Completed: 02/11/2022 12:24:45

Case 1929 - 05/10/2022 - Pool Servicing Completed 08.09.22 & 21.09.22

Pool Servicing Completed 08.09.22 & 21.09.22

Invoices: 1. \$124.50 View Attachment

Status: Completed

Date Completed: 05/10/2022 09:18:03

Hygiene Services

Case 2006 - 02/11/2022 - Jim's Bins Cleaning attended 28.10.2022 to Clean, Sanitise and Deodorise the general waste bins

Jim's Bins Cleaning attended 28.10.2022 to Clean, Sanitise and Deodorise the general waste bins

Invoices: 1. \$168.00 View Attachment

Status: Completed

Date Completed: 02/11/2022 12:16:58

Plumbing

Case 2066 - 30/11/2022 - QN3105 - Main Isolation Valve for Property Broken

Engaged plumber to replace the main isolation water valve for the property as it was broken.

Invoices: 1. \$429.00 View Attachment
Status: Completed
Date Completed: 30/11/2022 12:16:10

Case 1838 - 25/08/2022 - Quote for Second stage of The Quays Roofing Projects

Quote for Second stage of The Quays Roofing Projects

Quotes: 1. \$37,049.76 View Attachment 2. \$38,025.05 View Attachment
Status: Awaiting Committee Approval

Mechanical

Case 2074 - 01/12/2022 - December 2022 Monthly Maintenance Inspection of Car Park Ventilation Systems - 3108 & 3208

December 2022 Monthly Maintenance Inspection of Car Park Ventilation Systems - 3108 & 3208

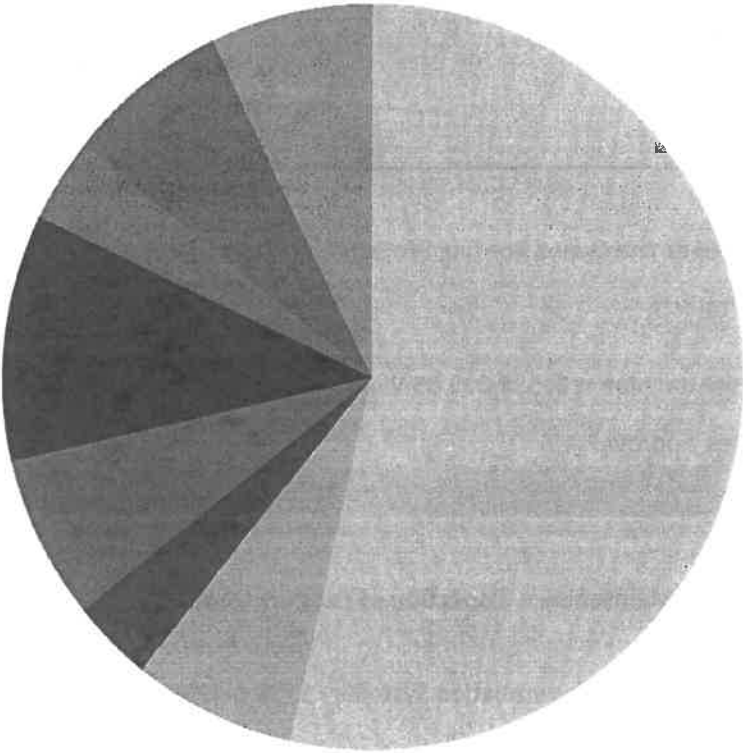
Invoices: 1. \$231.00 View Attachment
Status: Completed
Date Completed: 01/12/2022 11:03:38

Case 1981 - 02/11/2022 - November 2022 Monthly Maintenance Inspection of Car Park Ventilation Systems - 3108 & 3208

November 2022 Monthly Maintenance Inspection of Car Park Ventilation Systems - 3108 & 3208

Invoices: 1. \$231.00 View Attachment
Documents: 1. View Attachment 2. View Attachment 3. View Attachment
Status: Completed
Date Completed: 02/11/2022 10:20:11

CASE SUMMARY



Repair & Maintenance	53.6%
Gardening	7.1%
Cleaning	3.6%
Fire Compliance	7.1%
Pool Care	10.7%
Hygiene Services	3.6%
Plumbing	7.1%
Mechanical	7.1%

Quote

Michael Smallbone

Michael Smallbone
+61424699835
smallbone.michael@icloud.com

QUOTE NO. 3207 central place quote only ISSUE DATE 8/11/2022 VALID UNTIL 22/11/2022

FROM

Michael Smallbone
3/10 Drury Avenue, Southport
Gold Coast QLD 4215
Australia

FOR

The Quays
CTS 33891

QBCC: 15061037
: 43447031593

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	AMOUNT (\$)
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materials	1	529.10	529.10
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5 boxes porcelain R11 slip tiles \$210.00
Grants waterproof membrane \$125.00
3 x Dunlop rapid set adhesive \$127.50
1 x 15kg travertine grout \$36.60
2 x light ivory silicone \$30.00

labour	1	4,000.00	4,000.00
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Cut out & remove 4.5 sq mtrs of existing floor tiles, remove damp floor bedding & grind all areas. Prepare subfloor base for drainage & waterproof sub-floor area x 3 coats. Install new R11 slip tiles with rapid set flexible adhesive. Seal all joints with travertine grout, seal edges & joints with ivory silicone seal.

Turnaround for completion is approximately 4 days

Concrete cutting & Hotwork SWMS to be provided daily, barriers, exclusion zones, & pedestrian access to be arranged with body corporate.

Subtotal: \$4,529.10

10% from \$4,529.10 \$452.91

Total (AUD): \$4,982.01

Issued by, signature:



Michael Smallbone

Michael Smallbone
+61424699835
smallbone.michael@icloud.com

QUOTE NO. 040 ISSUE DATE 29/8/2022 VALID UNTIL 12/9/2022

FROM

Michael Smallbone
3/10 Drury Avenue, Southport
Gold Coast QLD 4215
Australia

QBCC: 15061037
43447031593

FOR

Emerald Lakes Residential
30/30 The Boulevard
Gold Coast Carrara
Australia

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	AMOUNT (\$)
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Labour	1	30,600.00	30,600.00
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Schedule works for roof repairs @ emerald lakes residential, following national roofing audit.
As per inspections (building references), carry out maintenance repairs on 27 properties.
Set up ladders & scissor lift for access, hazardous zones, harness & fall restraints, life lines & anchors on each property.
Working at heights SWMS to be presented for each roof repair project.
Various repairs are,
Change or repair flashings (remove sealants & repair)
Clean out gutter debris & blocked gutters, downspouts & spreaders.
Repair exterior gutters, rivets, screws & clips.
Remove & renew various decklite pipe flashings.
Carry out visual inspections on all 27 properties & repair accordingly.

Building ref, repairs, costs

1, Flashings, gutter debris, dektite \$1,800

4, Gutter debris \$600

6, Gutter debris \$600

7, Gutter debris \$600

10, Gutter debris \$600

11, Flashings, gutter debris, dektite \$1,800

12, Ridge cap sealant \$600

13, Gutter debris \$600

14, Flashings, gutter debris, skylight repairs
\$1,800

20, Flashings, gutter debris \$1,200

22, Flashings, gutter debris \$1,200

23, Gutter debris \$600

Bank: ANZ BSB: 014536 Account No.: 228581948

DESCRIPTION

QUANTITY

UNIT PRICE (\$)

AMOUNT (\$)

30, Flashings \$600

31, Gutter debris \$600

32, Gutter debris \$600

33, Flashings, dektite \$1,200

41, Gutter debris, dektite \$1,200

43, Flashings, gutter debris, gutter repair, dektite \$2,400

44, Flashings, gutter debris, gutter repair, dektite \$2,400

45 Gutter repairs, dektite \$1,200

46, dektite \$600

48, Flashing, gutter repair \$1,200

49 Gutter repair, dektite \$1,200

50, Gutter repair, dektite \$1,200

51, Gutter debris, gutter repair, dektite \$1,800

52, Flashing, gutter repair, dektite \$1,800

Materials

1

3,968.23

3,968.23

Gs-2632 scissor lift (3 week hire) \$1,265.00

20 x dektite flashings \$1,358.20

Screws & rivets \$478.29

Sealants & waterproof sealers \$541.84

Colour bond dry pan flashings \$324.90

Total price for materials \$3,968.23

Subtotal:

\$34,568.23

10% from \$34,568.23

\$3,456.82

Total (AUD):

\$38,025.05

Working at heights SWMS for each property, body corporate will need to arrange a safe storage area for scissor lift. This project will take approximately 3 weeks to complete.

Issued by, signature:





QUOTE

The Quays CTS 33891

Date
15 Aug 2022

Expiry
14 Sep 2022

Quote Number
QU-0354

Reference
The Quays

ABN
68 627 988 756

Plumbing Avenue
PO Box 81
SANDGATE QLD 4017
AUSTRALIA
TEL: 0429 642 293
Licence No.: 15105534

Description	Quantity	Unit Price	GST	Amount AUD
Building 9 Rectify Leak in box gutter	1.00	600.00	10%	600.00
Building 39 -Polycarbonate roof sheets -Supply and replace all polycarbonate roof sheets -Clean up and removal of all rubbish from site	1.00	2,717.20	10%	2,717.20
Building 40 -Polycarbonate roof sheets -Supply and replace all polycarbonate roof sheets -Clean up and removal of all rubbish from site	1.00	2,717.20	10%	2,717.20
Building 48 -Polycarbonate roof sheets -Supply and replace all polycarbonate roof sheets -Clean up and removal of all rubbish from site	1.00	2,717.20	10%	2,717.20
Building 1 -Attend site to seal all roof flashings and caps	1.00	480.00	10%	480.00
-Building 4 -Attend site to clean all gutters	1.00	650.00	10%	650.00
-Building 6 -Attend site to clean all gutters	1.00	650.00	10%	650.00
-Building 7 -Attend site to clean all gutters	1.00	650.00	10%	650.00
-Building 10 -Attend site to clean all gutters	1.00	650.00	10%	650.00
-Building 11 -Attend site to clean all gutters -Seal flashings and capping's -Replace dektites	1.00	1,000.00	10%	1,000.00

Description	Quantity	Unit Price	GST	Amount AUD
-Building 13 -Attend site to clean all gutters	1.00	650.00	10%	650.00
-Building 14 -Attend site to clean all gutters -Seal flashings and capping's -Remove old seal and reseal skylight	1.00	1,400.00	10%	1,400.00
-Building 20 -Attend site to clean all gutters -Seal flashings and capping's -Exhaust penetration's allowance for two dry pans to be installed	1.00	3,400.00	10%	3,400.00
-Building 22 -Attend site to clean all gutters -Seal flashings and capping's	1.00	850.00	10%	850.00
-Building 23 -Attend site to clean all gutters	1.00	650.00	10%	650.00
-Building 28 -Seal flashings and capping's -Replace dektites	1.00	1,100.00	10%	1,100.00
-Building 30 -Seal flashings and capping's	1.00	600.00	10%	600.00
-Building 31 -Attend site to clean all gutters	1.00	650.00	10%	650.00
-Building 31 -Attend site to clean all gutters	1.00	650.00	10%	650.00
-Building 33 -Attend site to seal all roof flashings and caps -Replace dektites	1.00	700.00	10%	700.00
-Building 41 -Attend site to clean all gutters -Replace dektites (Allowance for two times dektites)	1.00	1,300.00	10%	1,300.00
-Building 43 -Attend site to clean all gutters -Seal flashings and capping's -Replace dektites -Please note quote for gutter repair will have to be done on inspection	1.00	1,550.00	10%	1,550.00
-Building 44 -Attend site to clean all gutters -Seal flashings and capping's -Replace dektites -Please note quote for gutter repair will have to be done on inspection	1.00	1,550.00	10%	1,550.00
-Building 45 -Replace dektite -Please note quote for gutter repair will have to be done on inspection	1.00	400.00	10%	400.00
-Building 46 -Replace dektites	1.00	800.00	10%	800.00

Description	Quantity	Unit Price	GST	Amount AUD
-Building 48 -Seal flashings and capping's -Please note quote for gutter repair will have to be done on inspection	1.00	600.00	10%	600.00
-Building 49 -Replace dektites -Please note quote for gutter repair will have to be done on inspection	1.00	800.00	10%	800.00
-Building 50 -Replace dektites -Please note quote for gutter repair will have to be done on inspection	1.00	800.00	10%	800.00
-Building 51 -Attend site to clean all gutters -Replace dektites -Please note quote for gutter repair will have to be done on inspection	1.00	1,000.00	10%	1,000.00
-Building 51 -Attend site to seal all roof flashings and caps -Replace dektites -Please note quote for gutter repair will have to be done on inspection	1.00	1,400.00	10%	1,400.00
Subtotal				33,681.60
TOTAL GST 10%				3,368.16
TOTAL AUD				37,049.76

Terms

-Please note dektites on all buildings are in very poor condition and should all be replaced

Wednesday 7th December 2022

Ref: GC4040VT

Jess Christiansen
Building Manager

Emerald Lakes Residential
Shop 38/3030 The Boulevard
Carrara QLD 4211

Unit 3/6 Elysium Road
Carrara QLD 4211

P 07 5569 0324 F 07 5569 0514
E goldcoast@higgins.com.au

ABN. 50 005 632 708

Dear Jess,

Re: Emerald Lakes – The Quays CTS 338891 Roof Works

Further to our recent discussions and subsequent site inspection, I am pleased to present you with our quotation to undertake the roofing works to selected areas.

Executive Summary

Higgins Scope, Schedule of Work and Specification has been tailored to provide a cost-effective solution to your maintenance requirements.

Some specific considerations include:

- All works to be completed during normal business hours **(Monday to Friday 7am – 3pm)**.
- Higgins Coatings will require access to power, water, and parking facilities for the duration of the project
- Higgins have based the pricing on the condition report provided and based on the date of this would recommend the committee set aside a small contingency in case other items are identified when on site or the conditions have changed.

With a commitment to WHS, quality and the environment, Higgins Coatings has achieved an industry-leading ISO tri-certification. We stand behind our company motto 'Whatever it Takes', ensuring that every finished product is one of supreme quality.

If you have any questions or require additional information, please do not hesitate in contacting myself either in the office on 07 5569 0324 or by mobile on 0435 788 596.

Yours Sincerely,

David Murden
Branch Manager
Higgins Coatings Pty Ltd

Scope of Works

Building Ref	Lot No	Street No	Leak Zone	Flashing or Capping Joins, seals	Gutter bebris	Gutter Repair Required	Dektite deteriorating	Roof requires cleaning	Skylight penetrations need repair/seal	Ridge cap sealant to be removed	Count
1	3001	3000		Now	Now		Now	Soon			4
4	3005	3004			Now			Soon			2
6	3008	3007			Now						1
7	3009	3008			Now						1
10	3012	3011			Now			Soon			2
11	3013	3012		Now	Now		Now				3
12	3014	3013	New Leak reported on 9/12					Soon		Ridge cap sealant removal	3
13	3015	3014			Now						1
14	3034-3035	3100-3101		Now	Now				Now		3
23	3044-3051	3208			Now						1
28	3057, 3059	3308-3309					Now				1
30	3053, 3055	3312-3313		Now							1
31	3052, 3054	3314-3315			Now						1
32	3068	3071			Now						1
33	3069	3072		Now			Now				2
41	3113	3069			Now		Now				2
43	3110	3066		Now	Now	Now	Now				4
44	3109	3065		Now	Now	Now	Now				4
45	3107-3108	3063-3064				Now	Now				2
46	3105-3106	3061-3062					Now				1
48	3097-3100	3053-3055		Now		Now					2
49	3095-3096	3051-3052				Now	Now				2
50	3094	3050				Now	Now				2
51	3093	3049			Now	Now	Now				3
52	3091-3092	3047-3048		Now		Now	Now				3
TOTAL			1	9	15	8	13	4	1	1	52

Payment Summary

To complete the work in accordance with the specification and scope of work, the total investment will be:

Building Ref	Lot No	Street No	Costings (excl GST)
1	3001	3000	\$ 8,825
4	3005	3004	\$ 3,534
6	3008	3007	\$ 3,034
7	3009	3008	\$ 2,934
10	3012	3011	\$ 2,659
11	3013	3012	\$ 8,784
12	3014	3013	\$ 2,109
13	3015	3014	\$ 2,375
14	3034-3035	3100-3101	\$ 9,325
23	3044-3051	3208	\$ 4,034
28	3057, 3059	3308-3309	\$ 2,084
30	3053, 3055	3312-3313	\$ 4,109
31	3052, 3054	3314-3315	\$ 4,409
32	3068	3071	\$ 3,275
33	3069	3072	\$ 4,234
41	3113	3069	\$ 4,234
43	3110	3066	\$ 9,542
44	3109	3065	\$ 8,542
45	3107-3108	3063-3064	\$ 7,317
46	3105-3106	3061-3062	\$ 1,267
48	3097-3100	3053-3055	\$ 6,534
49	3095-3096	3051-3052	\$ 4,900
50	3094	3050	\$ 5,200
51	3093	3049	\$ 7,542
52	3091-3092	3047-3048	\$ 9,292
ALL	Site Setup Access		\$ 6,500
TOTAL			\$ 136,594

*Note: All prices above exclude GST.

Terms and Conditions

1 General

All services provided by Higgins Coatings (**the Contractor**), to the client (**the Principal**) are expressly limited to the following Terms and Conditions (**the Agreement**) unless otherwise agreed.

2 Acceptance

The Total Painting Price quoted remain valid for a period of 30 days from the date of this quotation and may vary beyond this period. Acceptance of the quotation is subject to credit approval and gaining debtor insurance for the project.

3 Working Hours

Works will be carried out during normal working hours, unless otherwise noted. Should the Works require completion outside of normal working hours, additional charges will apply.

4 Warranty

Higgins guarantees to provide quality workmanship and products in accordance with:

- a) the relevant jurisdictions' "Guide to Standards and Tolerances" in effect at the time of acceptance; and
- b) any relevant Australian Standards.

5 Prototype Approval

Prior to commencing, the client must sign off a prototype area that contains the typical extent of work quoted. If there are changes to the prototype additional cost may apply.

6 Delays and/or Force Majeure

In the event of a delay by the client or its representatives, a Force Majeure event (being an event beyond the control of either party), Latent Conditions or Site Access issues occurring, Higgins will be able to claim an Extension of Time for such delay (with costs), or terminate the Agreement in the event of prolonged delays.

7 Payment

Payment terms are 30 days from the date of invoice, unless otherwise agreed. Higgins may raise progress claims throughout the work. Late payment will be subject to an initial 5% penalty and interest charges of 12% per annum, at the sole discretion of Higgins.

8 Liquidated Damages

Higgins does not accept liability for liquidated damages.

9 Goods & Services Tax (GST)

This quotation excludes any applicable Goods & Services Tax.

10 Latent Conditions

The quotation provided is based on the information available at the time of quotation, including information and representations provided by the client. Site conditions beyond the reasonable foreseeability of Higgins at the time of quoting will be deemed a Latent Condition and will qualify as a claimable Variation.

11 Program and Sequencing

Any program regarding the quoted work must be mutually agreed by the parties. If other trades are involved in the works, Higgins will determine the sequence of works at its sole discretion and may be entitled to charge for such additional work.

12 Variations

If, prior to or during the Agreement the client requests Higgins to carry out a Variation, Higgins is entitled to vary the Price and claim an Extension of Time.

13 Pre-existing Toxic Substrate or Coatings

Unless otherwise noted, pre-existing toxic coatings, materials or substances such as lead and/or chromate-based paints and/or asbestos-based substrates will be subject to an additional cost to prepare, remove or isolate as appropriate.

14 Existing Substrate

Unless otherwise stated, the price includes only light cleaning, sanding and filling of the existing substrate in preparation for top coating. The price does not include rectifying defects, delamination of the previous coating or repairs to the substrate.

15 Changes in Government Charges

During the term of the agreement, any new laws or regulations introduced that result in new or additional charges, will result in an adjustment to the Price, reflecting any associated increases or decreases.

16 Insurance & Securities

Higgins provides Public Liability Insurance cover for a maximum of \$50,000,000. Certificates of currency are available on request.

17 Site Access & Amenities

The client for the duration of the project, will provide:

- a) Free and unencumbered access to the work area;
- b) Electrical power, running water and toilet facilities adjacent to the work area;
- c) Additional work/storage space accessible to the work areas and approved at Higgins sole discretion.

18 Credit Approval

As an organisation providing credit facilities Higgins is subject to certain legislative and regulatory requirements which necessitates it obtaining and holding detailed information which may personally identify you and/or contain information or an opinion about you ("personal information"). The undertaking of this proposal is subject to credit approval. Higgins abides by the National Privacy Principles established under the *Privacy Amendment (Private Sector) Act 2001*.

19 Marketing

Higgins reserves the right to contact you via email or other means, with special offers and marketing communication we believe may be of interest to you. We respect your rights not to receive these communications and you may unsubscribe at any time. Once you have unsubscribed we will immediately remove you from the communication list, unless you subsequently choose to re-subscribe

Michael Smallbone

Michael Smallbone
+61424699835
smallbone.michael@icloud.com

QUOTE NO. 3309 central place landing ISSUE DATE 12/10/2022 VALID UNTIL 26/10/2022

FROM

Michael Smallbone
3/10 Drury Avenue, Southport
Gold Coast QLD 4215
Australia

FOR

The Quays
CTS 33891

QBCC: 15061037
: 43447031593

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	AMOUNT (\$)
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materials	1	1,525.93	1,525.93
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12 x boxes porcelain R11 slip tiles \$517.80
Grants waterproof membrane \$261.20
5 x Dunlop rapid set adhesive \$212.50
1 x 15kg travertine grout \$36.60
1 x BASF master seal CR 435 expansion sealer \$73.20
1 x waste management fee \$125.00
Topping/bedding for falls (drainage) \$140.00
Silicone & sundries \$94.63
Able flex \$65.00

labour	1	8,500.00	8,500.00
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Cut out & remove 12 sq mtrs of existing floor tiles from landing area. Remove damp floor bedding & grind all areas. Prepare subfloor bases for drainage, install new concrete topping & waterproof-landing area. Waterproof sub-floor area x 3 coats. Fit able flex foam in expansion joint, Install new R11 slip tiles to landing & air conditioning areas, with rapid set flexible adhesive. Seal all joints with travertine grout, finish expansion joints with BASF CR 435 sealer & beads. Seal edges & joints with ivory silicone & fit drain collars.

Turnaround for completion 9 days

Concrete cutting & Hotwork SWMS to be provided daily, barriers, exclusion zones, & pedestrian access to be arranged with body corporate.

Subtotal:	\$10,025.93
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10% from \$10,025.93	\$1,002.59
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Total (AUD):	\$11,028.52
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Issued by, signature:



FIX A TILE PTY LTD
42 Allan Street
Southport QLD 4215
PO Box 4984
GCMC Bundall QLD 9726

Tel. 0755649229
www.fixatile.com.au
ABN 98 097 617 868
Licence # 1064954

Emerald Lakes Residential
3029 The Boulevard
Carrara QLD 4211

CUSTOMER QUOTATION NO. 4990

Quote No: 4990
Site: 3309 Central Place
Site Contact:
Phone: 07 5594 4259
Valid For: 30 Day(s)
Quote Name:
Date: 10/10/2022

Description

We take pleasure in providing you this estimate for works at 3309 Central Place, Carrara QLD 4211

OPTION 1 - Landing area

Scope of works:

Attend site & remove existing tiles, screed & any waterproofing to the landing area from border tiles to gates
Grind floors clean
Waterproof section with 2 coats fo waterproofing
Screed to correct falls
Waterproof over screed
Supply and install new tiles to suit
Grout & Silicone to complete
Clean site and remover rubbish

INCLUDES:

All Labour
All Materials
Supply of suitable tiles to PC sum \$50 per sqm
Site clean and rubbish removal

EXCLUDES:

Works not listed above

TOTAL OPTION 1: \$7,102.80 plus GST

OPTION 2 - Landing and 2 x air con areas

Scope of works:

Attend site & remove existing tiles, screed & any waterproofing to the landing area from border tiles to gates and anding areas of 2 x air cons
Grind floors clean
Waterproof section with 2 coats fo waterproofing



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CUSTOMER QUOTATION NO. 4990

Screed to correct falls
Waterproof over screed
Supply and install new tiles to suit
Grout & Silicone to complete
Clean site and remove rubbish

INCLUDES:

All Labour
All Materials
Supply of suitable tiles to PC sum \$50 per sqm
Site clean and rubbish removal

EXCLUDES:

Works not listed above

TOTAL OPTION 2: \$12,495.60 plus GST

Payment:

We require a 20% deposit on booking. **FIX A TILE DO NOT HOLD ACCOUNTS** - The balance is due upon completion of works and can be made via bank transfer, credit card, cheque or cash. Credit Card payments attract a 1.5% surcharge. If you have any concerns please contact us on 07 5564 9229

Sub-Total ex GST	\$0.00
GST	\$0.00
Total inc GST	\$0.00

Thank you for the opportunity to quote on your work. For more information head to our website www.fixatile.com.au

Sub-Total ex GST	\$0.00
GST	\$0.00
Total inc GST	\$0.00

This is a Claim Under the Construction Contracts Act 2002

How To Pay



Direct Deposit

Bank **Commonwealth Bank**
Acc. Name **Fix A Tile**
BSB **062-692**
Acc. No. **7126-1095**



Mail

QUOTATION NO. 4990



Credit Card (MasterCard or Visa)

Call 0755649229 to pay over the phone.

Fix-A-Tile Pty Ltd – Terms & Conditions of Trade

1. Definitions
- 1.1 "Contractor" means FMLL Discretionary Trust T/A Fix-A-Tile Pty Ltd, its successors and assigns or any person acting on behalf of and with the authority of Fix-A-Tile Pty Ltd.
- 1.2 "Client" means the person buying the Goods as specified in any invoice, document or order, and if there is more than one Client is a reference to each Client jointly and severally.
- 1.3 "Goods" means all Goods or Services supplied by the Contractor to the Client at the Client's request from time to time (where the context so permits the terms "Goods" or "Services" shall be interchangeable for the other).
- 1.4 "Price" means the Price payable for the Goods as agreed between the Contractor and the Client in accordance with clause 4 below.
2. Acceptance
- 2.1 The Client is taken to have exclusively accepted and is immediately bound, jointly and severally, by these terms and conditions if the Client places an order for or accepts delivery of the Goods.
- 2.2 These terms and conditions may only be amended with the Contractor's consent in writing and shall prevail to the extent of any inconsistency with any other document or agreement between the Client and the Contractor.
- 2.3 The Client acknowledges and accepts that the Contractor's quotation is prepared on the basis of either drawings/photos and specifications supplied to the Contractor by the Client, or by site inspection by the contractor. In the event that changes are required by client due to unforeseen structural issues or change of mind, then the Contractor reserves the right to change and cost for the time involved for this variation, based on the Contractor's hourly rate and shall be detailed on the invoice as per clause 4.2.
3. Change in Control
- 3.1 The Client shall give the Contractor not less than fourteen (14) days prior written notice of any proposed change of ownership of the Client and/or any other change in the Client's details (including but not limited to, changes in the Client's name, address, contact phone or fax numbers, or business practices). The Client shall be liable for any loss incurred by the Contractor as a result of the Client's failure to comply with this clause.
4. Price and Payment
- 4.1 At the Contractor's sole discretion the Price shall be either:
 - (a) as indicated on any invoice provided by the Contractor to the Client; or
 - (b) the Price as at the date of delivery of the Goods according to the Contractor's current price list; or
 - (c) the Contractor's quoted price (subject to clause 4.2) which will be valid for the period stated in the quotation or otherwise for a period of thirty (30) days.
- 4.2 The Contractor reserves the right to change the Price:
 - (a) if a variation to the Goods which are to be supplied is requested; or
 - (b) if a variation to the Services originally scheduled (including any applicable plans or specifications) is requested; or
 - (c) where additional Services are required due to the discovery of hidden or unidentifiable difficulties (including, but not limited to, limitations to accessing the site, obscured building defects, safety considerations, prerequisite work by any third party not being completed, or hidden pipes and wiring in walls etc) which are only discovered on commencement of the Services; or
 - (d) in the event of increases to the Contractor in the cost of labour or Goods which are beyond the Contractor's control.
- 4.3 At the Contractor's sole discretion a non-refundable deposit may be required.
- 4.4 The Contractor may submit a detailed payment claim at intervals not less than one month for work performed up to the end of each month. The value of work so performed shall include the reasonable value of authorised variations and the value of materials delivered to the site but not yet installed.
- 4.5 Time for payment for the Goods being of the essence, the Price will be payable by the Client on the dates determined by the Contractor, which may be:
 - (a) on delivery of the Goods;
 - (b) before delivery of the Goods;
 - (c) by way of instalments/progress payments in accordance with the Contractor's payment schedule;
 - (d) fourteen (14) days following the date of the invoice which is posted to the Client's address or address for notices;
 - (e) the date specified on any invoice or other form as being the date for payment; or
 - (f) failing any notice to the contrary, the date which is seven (7) days following the date of any invoice given to the Client by the Contractor.
- 4.6 Payment may be made by cash, cheque, bank cheque, electronic/online banking, credit card (plus a surcharge of up to two and a half percent (2.5%) of the Price), or by any other method as agreed to between the Client and the Contractor.
- 4.7 Where works have been quoted the price is indicative of labour during normal business hours between 7am and 4pm Monday to Friday. Any works required to be carried outside these hours will incur a surcharge as agreed by the Contractor.
- 4.8 Unless otherwise stated the Price does not include GST. In addition to the Price the Client must pay to the Contractor an amount equal to any GST the Contractor must pay for any supply by the Contractor under this or any other agreement for the sale of the Goods. The Client must pay GST, without deduction or set off of any other amounts, at the same time and on the same basis as the Client pays the Price. In addition the Client must pay any other taxes and duties that may be applicable in addition to the Price except where they are expressly included in the Price.
5. Delivery of Goods
- 5.1 Delivery ("Delivery") of the Goods is taken to occur at the time that the Contractor (or the Contractor's nominated carrier) delivers the Goods to the Client's nominated address even if the Client is not present at the address.
- 5.2 At the Contractor's sole discretion the cost of delivery is included in the Price.
- 5.3 The Client shall make all arrangements necessary to take delivery of the Goods whenever they are tendered for delivery. In the event that the Client is unable to take delivery of the Goods as arranged then the Contractor shall be entitled to charge a reasonable fee for redelivery.
- 5.4 Delivery of the Goods to a third party nominated by the Client is deemed to be delivery to the Client for the purposes of this agreement.
- 5.5 The Contractor may deliver the Goods in separate instalments. Each separate instalment shall be invoiced and paid in accordance with the provisions in these terms and conditions.
- 5.6 Any time or date given by the Contractor to the Client is an estimate only. The Client must still accept delivery of the Goods even if late and the Contractor will not be liable for any loss or damage incurred by the Client as a result of the delivery being late.
6. Risk
- 6.1 Risk of damage to or loss of the Goods passes to the Client on Delivery and the Client must insure the Goods on or before Delivery.
- 6.2 If any of the Goods are damaged or destroyed following delivery but prior to ownership passing to the Client, the Contractor is entitled to receive all insurance proceeds payable for the Goods. The production of these terms and conditions by the Contractor is sufficient evidence of the Contractor's rights to receive the insurance proceeds without the need for any person dealing with the Contractor to make further enquiries.
- 6.3 If the Client requests the Contractor to leave Goods outside the Contractor's premises for collection or to deliver the Goods to an unattended location then such Goods shall be left at the Client's sole risk.
- 6.4 Where the Contractor is required to install the Goods the Client warrants that the structure of the premises or equipment in or upon which these Goods are to be installed or erected is sound and will sustain the installation and work incidental thereto and the Contractor shall not be liable for any claims, damages, losses, damages, costs and expenses howsoever caused or arising should the premises or equipment be unable to accommodate the installation.
- 6.5 The Client acknowledges that Goods supplied may exhibit variations in shade tone, colour, texture, surface and finish, and may fade or change colour over time. The Contractor will make every effort to match batches of product supplied in order to minimise such variations but shall not be liable in any way whatsoever where such variations occur.
- 6.6 Where the Client has supplied Goods for the Contractor to complete the Services, the Client acknowledges that he accepts responsibility for the suitability of purpose, quality and any faults inherent in the Goods. The Contractor shall not be responsible for any defects in the Services, any loss or damage to the Goods (or any part thereof), howsoever arising from the use of Goods supplied by the Client.
- 6.7 Any advice, recommendation, information, assistance or service provided by the Contractor in relation to Goods or Services supplied is given in good faith, is based on the Contractor's own knowledge and experience and shall be accepted without liability on the part of the Contractor and it shall be the responsibility of the Client to confirm the accuracy and reliability of the same in light of the use to which the Client makes or intends to make of the Goods or Services.
7. Access
- 7.1 The Client shall ensure that the Contractor has clear and free access to the work site at all times to enable them to undertake the Services. The Contractor shall not be liable for any loss or damage to the site (including, without limitation, damage to pathways, driveways and concrete or paved or grassed areas) unless due to the negligence of the Contractor.
8. Compliance with Laws
- 8.1 The Client and the Contractor shall comply with the provisions of all statutes, regulations and bylaws of government, local and other public authorities that may be applicable to the Services.
- 8.2 The Client shall obtain (at the expense of the Client) all licenses and approvals that may be required for the Services.
- 8.3 The Client agrees that the site will comply with any work health and safety (WHS) laws relating to building/construction sites and any other relevant safety standards or legislation.
9. Insurance
- 9.1 The Contractor shall have public liability insurance of at least \$5m. It is the Client's responsibility to ensure that they are similarly insured.
10. Title
- 10.1 The Contractor and the Client agree that ownership of the Goods shall not pass until:
 - (a) the Client has paid the Contractor all amounts owing to the Contractor; and
 - (b) the Client has met all of its other obligations to the Contractor.
- 10.2 Receipt by the Contractor of any form of payment other than cash shall not be deemed to be payment until that form of payment has been honoured, cleared or recognised.
- 10.3 It is further agreed that:
 - (a) until ownership of the Goods passes to the Client in accordance with clause 10.1 that the Client is only a bailee of the Goods and must return the Goods to the Contractor on request;
 - (b) the Client holds the benefit of the Client's insurance of the Goods on trust for the Contractor and must pay to the Contractor the proceeds of any insurance in the event of the Goods being lost, damaged or destroyed;
 - (c) the Client must not sell, dispose, or otherwise part with possession of the Goods other than in the ordinary course of business and for market value. If the Client sells, disposes or parts with possession of the Goods then the Client must hold the proceeds of any such sale or trust for the Contractor and must pay or deliver the proceeds to the Contractor on demand;
 - (d) the Client should not convert or process the Goods or intermix them with other goods but if the Client does so then the Client holds the resulting product on trust for the benefit of the Contractor and must sell, dispose of or return the resulting product to the Contractor as it so directs;
 - (e) the Client irrevocably authorises the Contractor to enter any premises where the Contractor believes the Goods are kept and recover possession of the Goods;
 - (f) the Contractor may recover possession of any Goods in transit whether or not delivery has occurred;
 - (g) the Client shall not charge or grant an encumbrance over the Goods nor grant otherwise give away any interest in the Goods while they remain the property of the Contractor;
 - (h) the Contractor may commence proceedings to recover the Price of the Goods sold notwithstanding that ownership of the Goods has not passed to the Client.
11. Personal Property Securities Act 2009 ("PPSA")
- 11.1 In this clause financing statement, financing change statement, security agreement, and security interest have the meaning given to it by the PPSA.
- 11.2 Upon assenting to these terms and conditions in writing the Client acknowledges and agrees that these terms and conditions constitute a security agreement for the purposes of the PPSA and creates a security interest in all Goods that have previously been supplied and that will be supplied in the future by the Contractor to the Client.
- 11.3 The Client undertakes to:
 - (a) promptly sign any further documents and/or provide any further information (such as a security interest) to be complete, accurate and up-to-date in all respects) which the Contractor may reasonably require to:
 - (i) register a financing statement or financing change statement in relation to a security interest on the Personal Property Securities Register;
 - (ii) register any other document required to be registered by the PPSA; or
 - (iii) correct a defect in a statement referred to in clause 11.3(a)(i) or 11.3(a)(ii);
 - (b) indemnify, and upon demand reimburse, the Contractor for all expenses incurred in registering a financing statement or financing change statement on the Personal Property Securities Register established by the PPSA or releasing any Goods charged thereby;
 - (c) not register a financing change statement in respect of a security interest without the prior written consent of the Contractor;
 - (d) not register, or permit to be registered, a financing statement or a financing change statement in relation to the Goods in favour of a third party without the prior written consent of the Contractor;
 - (e) immediately advise the Contractor of any material change in its business practices or practices the Goods which would result in a change in the nature of proceeds derived from such sales.
- 11.4 The Contractor and the Client agree that sections 96, 115 and 125 of the PPSA do not apply to the security agreement created by these terms and conditions.
- 11.5 The Client waives their rights to receive notices under sections 95, 116, 121(4), 130, 132(3)(c) and 132(4) of the PPSA.
- 11.6 The Client waives their rights as a grantor and/or a debtor under sections 142 and 143 of the PPSA.
- 11.7 Unless otherwise agreed to in writing by the Contractor, the Client waives their right to receive a verification statement in accordance with section 157 of the PPSA.
- 11.8 The Client must unconditionally ratify any actions taken by the Contractor under clauses 11.3 to 11.5.
- 11.9 Subject to any express provisions to the contrary nothing in these terms and conditions is intended to have the effect of contracting out of any of the provisions of the PPSA.
12. Security and Charge
- 12.1 In consideration of the Contractor agreeing to supply the Goods, the Client charges all of its rights, title and interest (whether joint or several) in any land, realty or other assets capable of being charged, owned by the Client either now or in the future, to secure the performance by the Client of its obligations under these terms and conditions (including, but not limited to, its obligations under any form of payment).
- 12.2 The Client indemnifies the Contractor from and against all the Contractor's costs and disbursements including legal costs on a solicitor and own client basis incurred in exercising the Contractor's rights under this clause.
- 12.3 The Client irrevocably appoints the Contractor and each director of the Contractor as the Client's true and lawful attorney to perform all necessary acts to give effect to the provisions of this clause 12 including, but not limited to, signing any document on the Client's behalf.
13. Defects, Warranties and Returns, Competition and Consumer Act 2010 (CCA)
- 13.1 The Client must inspect the Goods on delivery and must within seven (7) days of delivery notify the Contractor in writing of any evident defect/damage, shortage in quantity, or failure to comply with the description or quote. The Client must notify any other alleged defect in the Goods as soon as reasonably possible after any such defect becomes evident. Upon such notification the Client must allow the Contractor to inspect the Goods.
- 13.2 Under applicable State, Territory and Commonwealth Law (including, without limitation the CCA), certain statutory implied warranties and warranties (including, without limitation the statutory guarantees under the CCA) may be implied into these terms and conditions (Non-Excluded Guarantees).
- 13.3 The Contractor acknowledges that nothing in these terms and conditions purports to modify or exclude the Non-Excluded Guarantees.
- 13.4 Except as expressly set out in these terms and conditions or in respect of the Non-Excluded Guarantees, the Contractor makes no warranties or other representations under these terms and conditions including but not limited to the quality or suitability of the Goods. The Contractor's liability in respect of these warranties is limited to the fullest extent permitted by law.
- 13.5 If the Client is a consumer within the meaning of the CCA, the Contractor's liability is limited to the extent permitted by section 64A of Schedule 2.
- 13.6 If the Contractor is required to replace the Goods under this clause or the CCA, but is unable to do so, the Contractor may refund any money the Client has paid for the Goods.
- 13.7 If the Client is not a consumer within the meaning of the CCA, the Contractor's liability for any defect or damage in the Goods is:
 - (a) limited to the value of any express warranty or warranty card provided to the Client by the Contractor at the Contractor's sole discretion;
 - (b) limited to any warranty to which the Contractor is entitled, if the Contractor did not manufacture the Goods;
 - (c) otherwise negated absolutely.
- 13.8 Subject to this clause 13, returns will only be accepted provided that:
 - (a) the Client has complied with the provisions of clause 13.1; and
 - (b) the Contractor has agreed that the Goods are defective; and
 - (c) the Goods are returned within a reasonable time at the Client's cost (if that cost is not significant); and obligations
- 13.9 Notwithstanding clauses 13.1 to 13.8 but subject to the CCA, the Contractor shall not be liable for any defect or damage which may be caused or partly caused by or arise as a result of:
 - (a) the Client failing to properly maintain or store any Goods;
 - (b) the Client using the Goods for any purpose other than that for which they were designed;
 - (c) the Client continuing the use of any Goods after any defect became apparent or should have become apparent to a reasonably prudent operator or user;
 - (d) the Client failing to follow any instructions or guidelines provided by the Contractor;
 - (e) fire, war and tear, any accident, or act of God.
14. Default and Consequences of Default
- 14.1 Interest on overdue invoices shall accrue daily from the date when payment becomes due, until the date of payment, at a rate of two and a half percent (2.5%) per calendar month (and at the Contractor's sole discretion such interest shall compound monthly at such a rate) after as well as before any judgment.
- 14.2 If the Client owes the Contractor any money the Client shall indemnify the Contractor from and against all costs and disbursements incurred by the Contractor in recovering the debt (including but not limited to internal administration fees, legal costs on a solicitor and own client basis, the Contractor's contract default fee, and bank dishonour fees).
- 14.3 Without prejudice to any other remedies the Contractor may have, if at any time the Client is in breach of any obligation (including those relating to payment) under these terms and conditions the Contractor may suspend or terminate the supply of Goods to the Client. The Contractor will not be liable to the Client for any loss or damage the Client suffers because the Contractor has exercised its rights under this clause.
- 14.4 Without prejudice to the Contractor's other remedies at law the Contractor shall be entitled to cancel all or any part of any order of the Client which remains unfulfilled and all amounts
- owing to the Contractor shall, whether or not due for payment, become immediately payable if:
 - (a) any money payable to the Contractor becomes overdue, or in the Contractor's opinion the Client will be unable to make a payment when it falls due;
 - (b) the Client becomes insolvent, convenes a meeting with its creditors or proposes or enters into an arrangement with creditors, or makes an assignment for the benefit of its creditors; or
 - (c) a receiver, manager, liquidator (provisional or otherwise) or similar person is appointed in respect of the Client or any asset of the Client.
15. Cancellation
- 15.1 The Contractor may cancel any contract to which these terms and conditions apply or cancel delivery of Goods at any time before the Goods are delivered by giving written notice to the Client. On giving such notice the Contractor shall repay to the Client any money paid by the Client for the Goods. The Contractor shall not be liable for any loss or damage whatsoever arising from such cancellation.
- 15.2 In the event that the Client cancels delivery of Goods the Client shall be liable for any and all loss incurred (whether direct or indirect) by the Contractor as a direct result of the cancellation (including, but not limited to, any loss of profits).
- 15.3 Cancellation of orders for Goods made to the Client's specifications, or for non-stocklist items, will definitely not be accepted once production has commenced, or an order has been placed.
16. Dispute Resolution
- 16.1 If a dispute arises between the parties to this contract then either party shall send to the other party a notice of dispute in writing adequately identifying and providing details of the dispute. Within fourteen (14) days after service of a notice of dispute, the parties shall confer at least once, to attempt to resolve the dispute. At any such conference each party shall be represented by a person having authority to agree to a resolution of the dispute. In the event that the dispute cannot be so resolved either party may by further notice in writing delivered by hand or sent by certified mail to the other party refer such dispute to arbitration. Any arbitration shall be:
 - (a) referred to a single arbitrator to be nominated by the President of the Institute of Arbitrators Australia; and
 - (b) conducted in accordance with the Institute of Arbitrators Australia Rules for the Conduct of Commercial Arbitration.
17. Privacy Act 1988
- 17.1 The Client agrees for the Contractor to obtain from a credit reporting agency a credit report containing personal credit information about the Client in relation to credit provided by the Contractor.
- 17.2 The Client agrees that the Contractor may exchange information about the Client with those credit providers either named as trade referees by the Client or named in a consumer credit report issued by a credit reporting agency for the following purposes:
 - (a) to assess an application by the Client; and/or
 - (b) to notify other credit providers of a default by the Client; and/or
 - (c) to exchange information with other credit providers as to the status of this credit
- The Client understands that the information exchanged can include anything about the Client's creditworthiness, credit standing, credit history or credit capacity that credit providers are allowed to exchange under the Privacy Act 1988.
- 17.3 The Client consents to the Contractor being given a consumer credit report to collect overdue payments from the Client in default with other credit providers; and/or
- 17.4 The Client agrees that personal credit information provided may be used and retained by the Contractor for the following purposes (and for other purposes as shall be agreed between the Client and Contractor or required by law from time to time):
 - (a) the provision of Goods; and/or
 - (b) the marketing of Goods by the Contractor, its agents or distributors; and/or
 - (c) analysing, verifying and/or checking the Client's credit, payment and/or status in relation to the provision of Goods; and/or
 - (d) processing of any payment instructions, direct debit facilities and/or credit facilities requested by the Client; and/or
 - (e) enabling the daily operation of Client's account and/or the collection of amounts outstanding in the Client's account in relation to the Goods.
- 17.5 The Contractor may give information about the Client to a credit reporting agency for the following purposes:
 - (a) to obtain a consumer credit report about the Client;
 - (b) allow the credit reporting agency to create or maintain a credit information file containing information about the Client.
- 17.6 The information given to the credit reporting agency may include:
 - (a) personally particulars (the Client's name, sex, address, previous addresses, date of birth, name of employer and driver's licence number);
 - (b) details concerning the Client's application for credit or commercial credit and the amount requested;
 - (c) advice that the Contractor is a current credit provider to the Client;
 - (d) advice of any overdue accounts, loan repayments, and/or any outstanding monies owing by the Client to the Contractor by more than sixty (60) days, and for which debt collection action has been started;
 - (e) that the Client's overdue accounts, loan repayments and/or any outstanding monies are no longer overdue in respect of any default that has been listed;
 - (f) information that, in the opinion of the Contractor, the Client has committed a serious credit infringement (that is, fraudulently or shown an intention not to comply with the Client's obligations);
 - (g) advice that cheques drawn by the Client for one hundred dollars (\$100) or more, have been dishonoured more than once;
 - (h) that credit provided to the Client by the Contractor has been paid or otherwise discharged.
18. Building and Construction Industry Payments Act 2004
- 18.1 At the Contractor's sole discretion, if there are any disputes or claims for unpaid Goods and/or Services then the provisions of the Building and Construction Industry Payments Act 2004 may apply.
- 18.2 Nothing in this agreement is intended to have the effect of contracting out of any applicable provisions of the Building and Construction Industry Payments Act 2004 of Queensland, except to the extent permitted by the Act where applicable.
19. General
- 19.1 The failure by the Contractor to enforce any provision of these terms and conditions shall not be treated as a waiver of that provision, nor shall it affect the Contractor's right to subsequently enforce that provision. If any provision of these terms and conditions shall be invalid, void, illegal or unenforceable the validity, existence, legality and enforceability of the remaining provisions shall not be affected, prejudiced or impaired.
- 19.2 These terms and conditions and any contract to which they apply shall be governed by the laws of Queensland in which the Contractor has its principal place of business, and are subject to the jurisdiction of the Southport Courts in that state.
- 19.3 Subject to clause 13 the Contractor shall be under no liability whatsoever to the Client for any indirect and/or consequential loss and/or expense (including loss of profit) suffered by the Client arising out of a breach by the Contractor of these terms and conditions (alternatively the Contractor's liability shall be limited to damages which under no circumstances shall exceed the Price of the Goods).
- 19.4 The Client shall not be entitled to set off against, or deduct from the Price, any sums owed or claimed to be owed to the Client by the Contractor nor to withhold payment of any invoice because part of that invoice is in dispute.
- 19.5 The Contractor may license or sub-contract all or any part of its rights and obligations without the Client's consent.
- 19.6 The Client agrees that the Contractor may amend these terms and conditions at any time. If the Contractor makes a change to these terms and conditions, then that change will take effect from the date on which the Contractor notifies the Client of such change. The Client will be taken to have accepted such changes if the Client makes a further request for the Contractor to provide Goods to the Client.
- 19.7 Neither party shall be liable for any default due to any act of God, war, terrorism, strike, lock-out, industrial action, fire, flood, storm or other event beyond the reasonable control of either party.
- 19.8 The Client warrants that it has the power to enter into this agreement and has obtained all necessary authorisations to allow it to do so. It is not insolvent and that this agreement creates binding and valid legal to it.
20. General Site Information – The Client acknowledges that from time to time the contractor will undertake works that may cause dust and debris to form inside a premises. Fix A Tile Pty Ltd will take all due care to minimise the amount of dust and debris and to the immediate area however no responsibilities lies with the contractor for any damages that may occur.



BUILDING RECTIFICATION & CONSTRUCTION

BUILDING RECTIFICATION | CONSTRUCTION | REMEDIAL CONSULTATION

RESIDENTIAL | COMMERCIAL

TML Building Rectification

ABN: 98621296179

QBCC Licence No: 15153426

2/26 Commercial Dr, Ashmore QLD 4214

Web: www.tmlbuildinggroup.com.au

Email: tom@tmlbuildinggroup.com.au

Phone 0415357921

23rd October 2022

Quote: 1455

Attn : Emerald Lakes Body Corporate

3306 – 3309 Central Place Landing

Landing Rectification

- Site establishment, including hoarding, safety signage, barricades and relevant path redirection
- Provide SWMS and risk assessment
- Supply of Skip bin to designated place by management
- Removal of all tiles to landing area as specified my management (approximately 12sqm)
- Floor grinding and removal of existing water proofing
- Surface preparation of area for new water proofing
- Rewater-proofing to area
- Supply of bedding and floor leveling to accommodate new tiles
- Supply of Body Corporate Specified tiles

Sub Total	\$11,000
Plus Gst	\$1,100
Total	\$12,100

Payment term: 7 Day invoice

Payment details: A/c Name: TML Building Rectification
BSB: 114-879
A/c No: 440746287

The attached Client Information Form will need to be completed, signed and returned via email or post. This will aid us with completing the details in the contract, also confirmation that the terms and conditions have been accepted. For any queries with the Client Form or the contract, please contact our office.

POSTAL
2/26 Commercial Drive
Ashmore

Mato Enterprises t/a TML Building Rectification & Construction
QBCC Builder Low Rise 15153426
ABN 98 621 296 179
Advanced Diploma of Building and Construction

PH 0415357921
Email tom@tmlbuildinggroup.com.au
Website: www.TMLbuildinggroup.com.au



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2/26 Commercial Dr, Ashmore QLD 4214

Web: www.tmlbuildinggroup.com.au

Email: tom@tmlbuildinggroup.com.au

Phone 0415357921

Company Information

INSURANCE:

Master Builder PLATINUM PROTECTION

(MBPlatinum.ATO.15022016)

Construction Works - Material Damage Insurance Plant Machinery Equipment & Tools Insurance Public and Products Liability Insurance. (\$20M) Policy Number BQA140036657.

Builders License QBCC: 1515 3426

Workcover policy name: Mato Enterprises PTY LTD

Policy number: WSB210840595

Mato Enterprises Pty Ltd Australian Company Number 621 296 179.

Trading as TML Building Rectification.

Terms: 7 Days Unless prior arrangements or Account

Established

Quote is valid for 14 days.

Hourly rate for extras/variations and consulting/quotation is \$85.00 + GST per person.

NOTE: Debt Recovery Fees will be charged for Non Payment after 60 days

20% deposit required before work commences unless otherwise stated.

Title of Goods does not pass from Mato Enterprises Pty Ltd t/a TML Building Rectification and Construction, until payment is made in full. This is a claim made under the building and Construction Industry Payments Act 2004 (Qld).

POSTAL

2/26 Commercial Drive
Ashmore

Mato Enterprises t/a TML Building Rectification & Construction

QBCC Builder Low Rise 15153426

ABN 98 621 296 179

Advanced Diploma of Building and Construction

PH 0415357921

Email tom@tmlbuildinggroup.com.au

Website: www.TMLbuildinggroup.com.au



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PH 0415357921
Email tom@tmlbuildinggroup.com.au
Website: www.TMLbuildinggroup.com.au

Quote

Michael Smallbone

Michael Smallbone
+61424699835
smallbone.michael@icloud.com

QUOTE NO. 3309 central place landing ISSUE DATE 12/10/2022 VALID UNTIL 26/10/2022

FROM

Michael Smallbone
3/10 Drury Avenue, Southport
Gold Coast QLD 4215
Australia

FOR

The Quays
CTS 33891

QBCC: 15061037
: 43447031593

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	AMOUNT (\$)
materials	1	448.73	448.73

Grants waterproof membrane \$261.20
2 x Dunlop rapid set adhesive \$85.00
1 x 5kg travertine grout \$7.90
Silicone & sundries \$94.63

labour	1	3,000.00	3,000.00
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Cut out & remove approximately 36 chipped/cracked floor tiles from landing/staircase are. Remove damp floor bedding & grind all areas. Prepare subfloor base, install new concrete topping & waterproof-landing area. Waterproof sub-floor area. Install existing salvaged tiles to landing & stairs, with rapid set flexible adhesive. Seal all joints with travertine grout. Seal edges & joints with ivory silicone.

Turnaround for completion 4 days

Concrete cutting & Hotwork SWMS to be provided daily, barriers, exclusion zones, & pedestrian access to be arranged with body corporate.

Subtotal: \$3,448.73

10% from \$3,448.73 \$344.87

Total (AUD): \$3,793.60

Issued by, signature:



Quote

Michael Smallbone

Michael Smallbone
+61424699835
smallbone.michael@icloud.com

QUOTE NO. 060 ISSUE DATE 5/12/2022 VALID UNTIL 19/12/2022

FROM

Michael Smallbone
3/10 Drury Avenue, Southport
Gold Coast QLD 4215
Australia

FOR

CTS 3300
The Boulevard Carrara
Gold Coast
Australia

QBCC: 15061037
43447031593

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	AMOUNT (\$)
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Labour and materials	1	1,350.00	1,350.00
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Grind & prep walls in garden area, fill gaps with exterior render.
Waterproof walls with negative waterproof sealer. Paint all areas

Subtotal:			\$1,350.00
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10% from \$1,350.00			\$135.00
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Total (AUD):			\$1,485.00
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Issued by, signature:



Emerald Lakes Residential
The Quays Body Corporate CTS 33891



SERVICE QUOTATION SQ-0658

29th November 2022

This quote is valid until 30th Dec 2022

Attention:

Please find detailed below the quotation for providing the following work as required for compliance with Building Fire Safety Regulations 2008. Both sites are due in December 2022.

Work to be completed

Fire Safety Regulations 2008 - Section 48

Carry out the annual review of the building fire and evacuation plan for 3108 The Boulevard

Carry out the annual review of the building fire and evacuation plan for 3208 The Boulevard

Fire Safety Regulations 2008 - Section 49/51/53/55

Conduct annual evacuation exercise for 3108 The Boulevard

Conduct annual evacuation exercise for 3208 The Boulevard

We trust that the above meets with your satisfaction. If you require any further information or assistance, please do not hesitate to contact our office.

Required Works

Product	Quantity	Unit Price	Subtotal
Informational	1.00	\$700.00	\$700.00
Carry out the works as per detailed above for both buildings. The Stackers - 3208 The Boulevard and 3108 The Boulevard			
Subtotal			\$700.00
Total Tax			\$70.00
Total			\$770.00

Terms and Conditions

EXCLUSIONS & CLARIFICATIONS:

- This quotation is based on ready access to all work areas
- This quotation is based on works being carried out during normal working hours (7.00am - 4.00pm, Monday - Friday)
- No allowance has been made for onsite induction
- No allowance has been made for special height access equipment including scaffolding and elevated work platforms
- Work is subject to the location and correct operation of isolation valves
- No allowance has been made for extraneous work, patching/painting, carpet lifting or refitting, building works and decoration

Emerald Lakes Residential
The Quays Body Corporate CTS 33891

- Payment terms - 14 days
- Gold Coast Fire Protection Standard Terms & Conditions are available on our website:
<https://www.goldcoastfire.com.au>

Quote

Michael Smallbone

Michael Smallbone
+61424699835
smallbone.michael@icloud.com

QUOTE NO. quote only roof repairs ISSUE DATE 5/12/2022 VALID UNTIL 19/12/2022

FROM

Michael Smallbone
3/10 Drury Avenue, Southport
Gold Coast QLD 4215
Australia

QBCC: 15061037
: 43447031593

FOR

CTS 3300
The Boulevard Carrara
3009 The boulevard
Gold Coast Carrara
Australia

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	AMOUNT (\$)
Labour and materials	1	1,650.00	1,650.00
Repair Valley, box gutters and flashing on corrugated roof at 3009 The Boulevard, Waterproof all areas and check water water ingress			
Subtotal:			\$1,650.00
10% from \$1,650.00			\$165.00
Total (AUD):			\$1,815.00

Access with scissor lift machine will need to be arranged with body corporate and neighbouring tenants. Exclusion zone outside garage area will need to be arranged & implemented. If quote is accepted by body corporate, this job is provisionally booked for Sunday 18th December, as there are no more days available before Christmas.

Issued by, signature:





QUOTE

The Quays CTS 33891

Date
21 Nov 2022

Expiry
21 Dec 2022

Quote Number
QU-0410

Reference
3009 The Boulevard, The
Quays

ABN
68 627 988 756

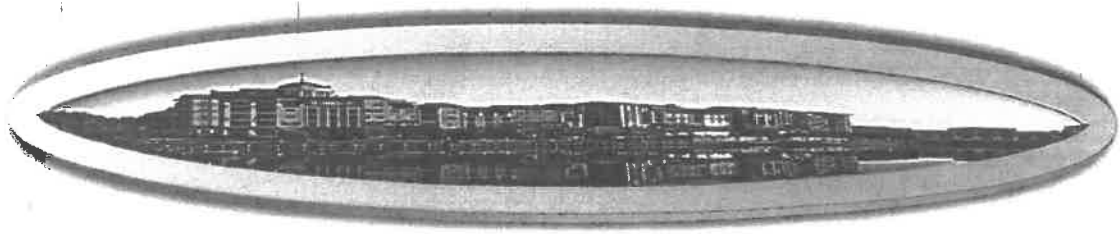
Plumbing Avenue
PO Box 81
SANDGATE QLD 4017
AUSTRALIA
TEL: 0429 642 293
Licence No.: 15105534

Roof Leak Rectification Works

Description	Quantity	Unit Price	GST	Amount AUD
- Attend site to rectify issue with gable roll - the sheet doesn't lap properly with the gable roll as it's hits the parapet flashing - To rectify issue, install dry pan and L flashing to encase opening to building so it is water tight - This colour cannot be colour matched and the dry pan will need to be painted to match the roof - This will be the same colour as the dry pan that was recently installed. - Clean up site	1.00	3,900.00	10%	3,900.00
Subtotal				3,900.00
TOTAL GST 10%				390.00
TOTAL AUD				4,290.00

Terms

Quote Valid for 30 Days



Quotation

No: 484

Charlie's Handyman Services

Charles Robertson/Render4U
In association with Prime Painters Plus
ABN:59579215457

8/12/2022

Order No: Requested

To, The Quays Body Corp

CTS 33891

Project: Unit 3042 Everglade Drive, Emerald Lakes Estate, Carrara

Description: Garage Ceiling Water Damage

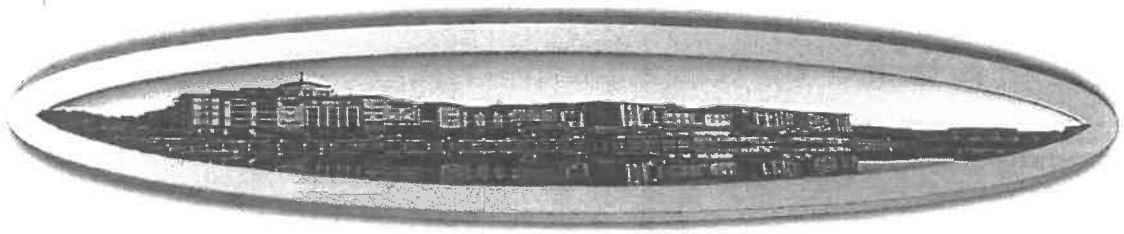
Repair: Remove sagged, mouldy gyprock sheeting (large area) & insulation if mouldy & used, install timber supports for new sheeting, install new sheeting, set & sand to make smooth & neat, prime repaired area & repaint complete ceiling to make neat.

Please Note: A large area of the ceiling has bowed, sagged due to amount of water entering the property; walls & cornice are not affected, no allowance has been made for structural timber repairs or replacement. The complete ceiling must be painted for uniform finish. The affected ceiling area is around power points & roller door motor & track increasing the required work, the power will need to be turned off. An allowance has been made for an electrician to disconnect required wiring & re-connect when complete adding to overall costs to complete this project

Total Quoted Amount: **\$1,276.73**

If You Require Further Information Or Options Please Call Charlie On 0403269655
Estimated Quotation Only Based On Inspection & Valid For 30 Days

Thank You For Allowing Me To Quote This Project



Quotation

No: 483

Charlie's Handyman Services

Charles Robertson/Render4U
In association with Prime Painters Plus
ABN:59579215457

8/12/2022

Order No: Requested

To, The Quays Body Corp

CTS 33891

Project: Unit 3084 Quays South Drive, Emerald Lakes Estate, Carrara

Description: Roller door paint lifting off and rusting in bottom corner on 1 side.

Repair: Remove lifting paint, treat rusting areas & repaint complete roller door to match existing colour.

Please Note: A 12 month guarantee is offered on the repair due to the rusting process already taken place, this is often due to irrigation water which contains minerals that can start the breakdown of metal & alike after a period time, mixed metals can also do this.

Total Quoted Amount: **\$387.40**

If You Require Further Information Or Options Please Call Charlie On 0403269655
Estimated Quotation Only Based On Inspection & Valid For 30 Days

Thank You For Allowing Me To Quote This Project

Quote

Michael Smallbone

Michael Smallbone
+61424699835
smallbone.michael@icloud.com

QUOTE NO. 061 ISSUE DATE 7/12/2022 VALID UNTIL 21/12/2022

FROM

Michael Smallbone
3/10 Drury Avenue, Southport
Gold Coast QLD 4215
Australia

FOR

The Quays
CTS 33891

QBCC: 15061037
43447031593

DESCRIPTION	QUANTITY	UNIT PRICE (\$)	AMOUNT (\$)
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materials	1	1,047.60	1,047.60
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11 boxes porcelain R11 slip tiles \$462.00
Grants waterproof membrane \$249.00
6 x Dunlop rapid set adhesive \$255.00
1 x 15kg travertine grout \$36.60
3 x light ivory silicone \$45.00

labour	1	8,000.00	8,000.00
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Cut out & remove 11 sq mtrs of existing floor tiles, remove damp floor bedding & grind all areas. Prepare subfloor base for drainage & waterproof sub-floor area x 3 coats. Install new R11 slip tiles with rapid set flexible adhesive. Seal all joints with travertine grout, seal edges & joints with ivory silicone seal.

Turnaround for completion is approximately 7 days

Concrete cutting & Hotwork SWMS to be provided daily, barriers, exclusion zones, & pedestrian access to be arranged with body corporate.

Subtotal: \$9,047.60

10% from \$9,047.60 \$904.76

Total (AUD): \$9,952.36

Issued by, signature:



Approved \$4,982.01
Variance \$4,970.35