

**MINUTES**  
**ANNUAL GENERAL MEETING**

Body Corporate for **BOWEN PLACE** Community Titles Scheme 13193

**HELD AT:** On-Site, 341 Bowen Terrace, , NEW FARM

**DATE OF MEETING:** 17/07/2019

**TIME OF MEETING:** 06:30 pm

**PRESENT IN PERSON:**

Lot 3	J Donatiu
Lot 4	F Accornero
Lot 5	T Millar
Lot 6 & 16	T Accornero
Lot 7	W O'Donnell & M Watson
Lot 9	T Millar
Lot 13	D & V O'Sullivan
Lot 18	J Jensen
Lot 21	A Morrisby
Lot 22	L & S Harkin
Lot 25	C Hoskins
Lot 26	A Morrisby
Lot 27	A Morrisby
Lot 29	B Straughan
Lot 32	L & M Julius
Lot 34	M Julius
Lot 36	L Munro
Lot 39	H Healy
Lot 40	A Morrisby
Lot 42	F & M Manero

**PROXY TABLED:**

Lot 5	D Johnston	Proxy to	Lot 9	T Millar
Lot 27	J Chambers & J Cameron	Proxy to	Lot 21	A Morrisby
Lot 34	L Luparia	Proxy to	Lot 32	M Julius
Lot 40	P Easton ATF & M Gleitzman	Proxy to	Lot 21	A Morrisby

**VOTING PAPERS SUBMITTED:**

Lot 2	Calamah No. 14 Pty Ltd
Lot 8	M McIntyre
Lot 14	C Doneley
Lot 18	P Robinson & J Jensen
Lot 19	A & V Genrich
Lot 22	L & S Harkin
Lot 28	M Swannell & A Blair
Lot 30	L Lazzarin

**APOLOGIES:** Nil

**COMPANY NOMINEE:** Nil

**QUORUM:** YES the Chairperson declared the meeting open at 6:44 PM

**CHAIRPERSON:** Judith Jensen assisted by Sophia Lam

**ATTENDANCE BY INVITATION:** Sophia Lam representing Hartley's Body Corporate Management.

**MOTIONS CONSIDERED:**

<b>Motion</b>	<b>1.</b>	<b>Confirmation of Minutes</b>		<b>ORDINARY RESOLUTION</b>	<b>STATUTORY MOTION</b>
		<b>PROPOSED BY</b>	The Committee	<b>LOT NO:</b>	N/A

That the minutes of the Annual General Meeting held on 28/06/2018 as distributed to all lot owners and recorded in the Body Corporate Minute File are a true and accurate record of the proceedings of that meeting.

**CARRIED**

YES	NO	ABSTAIN
21	1	5

**Note: The meeting noted corrections in the 2018 AGM Minutes. "Lots Represented" page released on 1 August 2018 by Advantage BCM, corrections should be:  
Unit 26: Angela Morrisby and Tom Burke  
Apologies: Louise Luparia U34, Pamela Easton & Morris Gleitzman U40**

<b>Motion</b>	<b>2.</b>	<b>Audited Statement of Accounts</b>		<b>ORDINARY RESOLUTION</b>	<b>STATUTORY MOTION</b>
		<b>PROPOSED BY</b>	The Committee	<b>LOT NO:</b>	N/A

That the attached Audited Statements of Financial Position and Financial performance for the financial period ended 31/03/2019 be accepted.

**CARRIED**

YES	NO	ABSTAIN
26	-	1

<b>Motion</b>	<b>3.</b>	<b>Audit</b>		<b>SPECIAL RESOLUTION</b>	<b>STATUTORY MOTION</b>
		<b>PROPOSED BY</b>	The Committee	<b>LOT NO:</b>	N/A

That the Body Corporate statement of accounts for the financial year 01/04/2019 to 31/03/2020 not be audited.

**NOTE: If you want the accounts to be audited, vote No. If you do not want the accounts to be audited, vote Yes.**

**Refer to Explanatory Schedule For More Information**

**DEFEATED**

YES	NO	ABSTAIN
3	24	-

<b>Motion</b>	<b>4.</b>	<b>Auditor</b>		<b>ORDINARY RESOLUTION</b>	<b>STATUTORY MOTION</b>
		<b>PROPOSED BY</b>	The Committee	<b>LOT NO:</b>	N/A

That **BDO Audit Pty Ltd**, who holds the required qualifications under the Body Corporate and Community Management Act 1997, is appointed to audit the books and accounts for the financial year.

**CARRIED**

YES	NO	ABSTAIN
27	-	-

Motion	5.	Administration Fund Budget & Contributions		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	N/A

That the Administrative Fund Budget for the financial year ending 31/03/2020 totalling \$140,665.34 be adopted and that contributions shall be levied on each individual lot based on \$3,349.17 per annum per unit of contribution entitlement as outlined below.

*NOTE: Please see Page 3 of the attached Proposed Budget for the breakdown of individual units of entitlement.*

Levy Period	Per Unit Entitlement	Due Date
01/04/2019 - 30/06/2019	\$837.04	Pre Issued 01/04/2019
01/07/2019 - 30/09/2019	\$837.38	01/07/2019
01/10/2019 - 31/12/2019	\$837.38	01/10/2019
01/01/2020 - 31/03/2020	\$837.38	01/01/2020

That the committee shall be authorised to issue an interim levy for the first levy period of the following financial year.

01/04/2020 - 30/06/2020	\$879.25	Next Pre-Issue 01/04/2020
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*Refer to Explanatory Schedule For More Information*

**INTEREST NOTE:** A penalty interest at the rate of 2.5% per month (30% per annum) will be charged by the Body Corporate on the balance of unpaid levy contributions not received by the due date.

**CARRIED**

YES	NO	ABSTAIN
27	-	-

Motion	6.	Sinking Fund Budget & Contributions		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	N/A

That the Sinking Fund Budget for the financial year ending 31/03/2020 totalling \$135,282.50 be adopted and that contributions shall be levied on each individual lot based on \$3,221.01 per annum per unit of contribution entitlement as outlined below.

*NOTE: Please see Page 4 of the attached Proposed Budget for the breakdown of individual units of entitlement.*

Levy Period	Per Unit Entitlement	Due Date
01/04/2019 - 30/06/2019	\$805.25	Pre Issued 01/04/2019
01/07/2019 - 30/09/2019	\$805.25	01/07/2019
01/10/2019 - 31/12/2019	\$805.25	01/10/2019
01/01/2020 - 31/03/2020	\$805.25	01/01/2020

That the committee shall be authorised to issue an interim levy for the first levy period of the following financial year.

01/04/2020 - 30/06/2020	\$845.51	Next Pre-Issue 01/04/2020
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*Refer to Explanatory Schedule For More Information*

**INTEREST NOTE:** A penalty interest at the rate of 2.5% per month (30% per annum) will be charged by the Body Corporate on the balance of unpaid levy contributions not received by the due date.

**CARRIED**

YES	NO	ABSTAIN
27	-	-

Motion	7.	Insurance		ORDINARY RESOLUTION	STATUTORY MOTION
		PROPOSED BY	The Committee	LOT NO:	N/A

That insurance cover is confirmed as set out below and that Hartley's Strata Services Pty Ltd is authorised to obtain quotes and that the committee is authorised to review the quotes and the committee or Hartley's Strata Services P/L are authorised to renew the insurance for the next twelve-month period as per the terms in the Financial Services Guide supplied with the renewal.

*Refer to Explanatory Schedule For More Information*

Policy Number:	861420
Underwriter / Underwriting Agency:	QBE Insurance (Australia) Limited / CHU Underwriting Agencies Pty Ltd
Building:	\$35,000,000.00
Loss of Rent/Temp Accommodation:	\$5,250,000.00
Common Area Contents:	\$301,494.00
Public Liability:	\$20,000,000.00
Voluntary Workers:	\$200,000.00
Fidelity:	\$100,000.00
Office Bearers:	\$500,000.00
Catastrophe:	\$10,500,000.00
Extended cover - rent/temp accom:	\$1,575,000.00
Escalation in cost of temp accom:	\$525,000.00
Cost of storage and evacuation:	\$525,000.00
Government Audit Costs:	\$25,000.00
Appeals Expenses:	\$100,000.00
Legal Expenses:	\$50,000.00
Lot Owners Fixtures & Improvements:	\$250,000.00
Flood:	Included
Premium: \$28,297.77	Excess \$500.00
Renewal Date: 29/08/2019	Last Valuation: June 2018
	Value: \$33,805,000.00

**CARRIED**

YES	NO	ABSTAIN
27	-	-

Motion	8.	Electronic Voting		ORDINARY RESOLUTION
		PROPOSED BY	The Committee	LOT NO: N/A

That the Body Corporate resolves that voters for General and Committee meetings may cast votes electronically, in addition to the existing voting methods, for all [open motions/secret ballot motions] after the date of this general meeting. And to further resolve to adopt and make available to voters an electronic voting system, unless at any time the Body Corporate resolves to the contrary.

**CARRIED**

YES	NO	ABSTAIN
27	-	-

<b>Motion</b>	<b>9.</b>	<b>Engagement of Body Corporate Manager</b>		<b>ORDINARY RESOLUTION</b>	
		PROPOSED BY	The Committee	LOT NO:	N/A

**Motion with Alternatives:** (Refer to Explanatory Schedule for instructions on how to complete)

That the Body Corporate approves the appointment of a Body Corporate Manager as per the details in the attached Agreements.

	<b>DEFEATED</b>		
	YES	NO	ABSTAIN
	<b>8</b>	<b>18</b>	<b>1</b>

- a). That pursuant to section 114 of the *Body Corporate and Community Management (STANDARD) Regulation 2008*, the Body Corporate for **BOWEN PLACE C.T.S. 13193** resolves to appoint Hartley's Body Corporate Management for a period of 1 years commencing on 14/03/2019 and expiring on 13/03/2020 at a fee of \$8,452.28 per annum plus GST, plus a fixed disbursements fee of \$2,054.05, plus GST and outlays upon the terms and conditions as set out in the administration agreement attached to this notice of meeting, including an authority under section 119 of the *Body Corporate and Community Management Act 1997* to exercise the powers, authorities, duties and functions of the chairperson, secretary and treasurer. Further, the Body Corporate is authorised to sign the administration agreement under its seal by two members of the committee, one of whom must be the chairperson or the secretary.

**DEFEATED**

OR,

- b). That pursuant to section 114 of the *Body Corporate and Community Management (STANDARD) Regulation 2008*, the Body Corporate for **BOWEN PLACE C.T.S. 13193** resolves to appoint Hartley's Body Corporate Management for a period of 2 years commencing on 14/03/2019 and expiring on 13/03/2021 at a fee of \$8,452.28 per annum plus GST, plus a fixed disbursements fee of \$2,054.05, plus GST and outlays upon the terms and conditions as set out in the administration agreement attached to this notice of meeting, including an authority under section 119 of the *Body Corporate and Community Management Act 1997* to exercise the powers, authorities, duties and functions of the chairperson, secretary and treasurer. Further, the Body Corporate is authorised to sign the administration agreement under its seal by two members of the committee, one of whom must be the chairperson or the secretary.

**DEFEATED**

<b>Motion</b>	<b>10.</b>	<b>Body Corporate Seal</b>		<b>ORDINARY RESOLUTION</b>	
		PROPOSED BY	The Committee	LOT NO:	N/A

That Hartley's Body Corporate Management is appointed to hold custody of the Body Corporate seal and to affix the seal in accordance with the direction of the relevant Section of the *Body Corporate and Community Management Act 1997* & Regulation Module applying to the scheme under the *Body Corporate and Community Management Act 1997*.

**Motion Lapsed.**

<b>Motion</b>	<b>11.</b>	<b>Public Officer</b>		<b>ORDINARY RESOLUTION</b>	
		PROPOSED BY	The Committee	LOT NO:	N/A

That Simon Barnard of Hartley's Body Corporate Management is appointed the public officer of the Body Corporate for the purpose of lodging taxation returns on behalf of the Body Corporate.

**Motion Lapsed.**

Motion	12.	Annual Fire Safety Requirements		ORDINARY RESOLUTION	
		PROPOSED BY	The Committee	LOT NO:	N/A

**Motion with Alternatives:** (Refer to Explanatory Schedule for instructions on how to complete)

That the Body Corporate resolves to engage Solutions in Engineering to undertake one of the following Annual Fire Safety Requirements in accordance with the *Fire and Emergency Services Act 1990* and the *Building Fire Safety Regulation 2008*.

**CARRIED**

YES	NO	ABSTAIN
24	-	2

- a). **Select if Body Corporate have elected a Fire Responsible Person and will be conducting the Fire Evacuation Practice.**

Provide an annual review of the Fire and Evacuation Plan, including training of the elected Fire Responsible Person(s) for an amount not to exceed \$396.40.

**DEFEATED**

OR,

- b). **Select if Body Corporate have elected a Fire Responsible Person, however would like to engage external party to undertake Fire Evacuation Practice.**

Provide an annual review of the Fire and Evacuation Plan, including training of the elected Fire Responsible Person(s), and provide a qualified fire safety professional to attend the property and run an Evacuation Practice in accordance with the *Fire and Emergency Service Act 1990* and the *Building Fire Safety Regulation 2008*, for an amount not to exceed \$396.40.

**CARRIED**

17

OR,

- c). **Select if Body Corporate have NOT elected a Fire Responsible Person and would like to engage external party to be Fire Responsible Person and undertake Fire Evacuation Practice.**

Provide an annual review of the Fire and Evacuation Plan, a qualified fire safety professional to be appointed as the Fire Responsible Person for this building, and for the appointed Responsible Person to attend the property and run an Evacuation Practice in accordance with the *Fire and Emergency Service Act 1990* and the *Building Fire Safety Regulation 2008*, for an amount not to exceed \$396.40.

**DEFEATED**

Motion	13.	Electronic Storage of Body Corporate Records		ORDINARY RESOLUTION	
		PROPOSED BY	The Committee	LOT NO:	N/A

That subject to section 203 (2) of the Body Corporate and Community Management (STANDARD Module) Regulation 2008 Hartley's Body Corporate Management be authorised to store Body Corporate records in electronic or paper form and further, that subject to section 207 that at the request of the Body Corporate any record stored electronically shall be produced in paper form.

**Motion Lapsed.**

Motion	14.	Change of Address		ORDINARY RESOLUTION	
		PROPOSED BY	The Committee	LOT NO:	N/A

That the address for service for the Body Corporate is to be changed to c/- Hartley's Strata Services Pty Ltd, PO Box 111 Corinda Qld 4075 and Simon Barnard, Principal of Hartley's Strata Services Pty Ltd is authorised to execute and lodge a Form 14 – General Request to Record Change of Address at the Department of Natural Resources and Mines on behalf of the Body Corporate so that the change of address is recorded.

**Motion Lapsed.**

Motion	15.	Intercom System		ORDINARY RESOLUTION	
		PROPOSED BY	The Committee	LOT NO:	N/A

That the body corporate approve Joda Technical Solutions' Quotation # JTS-2737 dated 15/01/2019 marked "A" be accepted to replace the existing Aiphone VCM intercom system with an Aiphone GT series 2 wire digital intercom system at a cost of \$8,717.00 + GST with funds to be paid from the Sinking Fund.

**CARRIED**

YES	NO	ABSTAIN
26	1	-

Motion	16.	CCTV Security System		ORDINARY RESOLUTION	
		PROPOSED BY	The Committee	LOT NO:	N/A

That the body corporate approve Joda Technical Solutions' Quotation #JTS-2736 dated 15/01/2019 marked "B" to supply and install High definition LTS CCTV system at a cost of \$11,340.00 + GST with funds to be paid from the Sinking Fund.

**CARRIED**

YES	NO	ABSTAIN
25	2	-

Motion	17.	Demolishment of Cream Brick Perimeter Fence		ORDINARY RESOLUTION	
		PROPOSED BY	The Committee	LOT NO:	N/A

**Motion with Alternatives: (Refer to Explanatory Schedule for instructions on how to complete)**

That the body corporate approve demolition of the cream brick perimeter fence due to its state of disrepair which is presenting a risk of collapse, and that the full cost of the works are to be paid from the Sinking Fund.

**CARRIED**

YES	NO	ABSTAIN
25	-	2

- a). That the attached quote from NYANDA for \$10,556.70 inc. GST marked "C" be accepted.  
(With additional charges if removal is required)

**CARRIED**

25

OR,

- b). That the attached quote from HIRE A HUBBY NEW FARM for \$27,058.57 inc. GST marked "D" be accepted.

**DEEFATED**

-

**Note: The committee recommends all owners to approve the Nyanda quote, along with the Motion 18 - Garden Fence Works for Brisbane Pools quote to proceed.**

Motion	18.	Replacement Of Cream Perimeter Fence		ORDINARY RESOLUTION	
		PROPOSED BY	The Committee	LOT NO:	N/A

**Motion with Alternatives: (Refer to Explanatory Schedule for instructions on how to complete)**

That the body corporate approve to install a new garden picket style fence as per quote attached marked "E", and that the full cost of the works are to be paid from the Sinking Fund.

**CARRIED**

YES	NO	ABSTAIN
23	1	3

- a). That the attached quote from BRISBANE POOL INSPECTIONS for \$6,845 + GST, and if footings remain core drill through footings + \$8,295 + GST marked "OPTION A" be accepted.

**CARRIED**

23

OR,

- b). That the attached quote from BRISBANE POOL INSPECTIONS for \$6,845 + GST, and if footings remain, use plated posts and dyna bolt to old footings = \$7,590 + GST marked "OPTION B" be accepted.

**DEFEATED**

-

Motion	19.	Window Replacement		ORDINARY RESOLUTION	
		PROPOSED BY	The Committee	LOT NO:	N/A

**Motion with Alternatives:** (Refer to Explanatory Schedule for instructions on how to complete)

That the Body Corporate approve for window replacement works to the complex for an amount up to \$250,000.00 Inc. GST to be paid from the Sinking Fund

**CARRIED**

YES	NO	ABSTAIN
27	-	-

- a). That the attached quote from **STREAMLINE** marked "F" (OPTION A) be accepted.  
(Please Refer to breakdown of costs as per attached quotes)

**CARRIED**

27

OR,

- b). That the attached quote from **EXPRESS GLASS** marked "F" (OPTION B) be accepted.  
(Please Refer to breakdown of costs as per attached quotes)

**DEFEATED**

-

Motion	20.	Front Entrance Door Replacement		ORDINARY RESOLUTION	
		PROPOSED BY	The Committee	LOT NO:	N/A

That the Body Corporate approve to replace the existing manual double swing doors with an automatic sliding operator and 2 x frameless doors to the main entry at a cost not to exceed \$15,000.00 + GST, with funds to be paid from the Sinking Fund. Please see quote # TU3904 marked "G" from Assa Abloy for consideration.

**CARRIED**

YES	NO	ABSTAIN
24	1	2

Motion	21.	Installation Of Automatic Swing Doors On LG1 & LG2		ORDINARY RESOLUTION	
		PROPOSED BY	The Committee	LOT NO:	N/A

That the Body Corporate approve to install 2 x automatic swing door operators and accessories to suit the steel doors on LG1 & LG2 at a cost not to exceed \$18,000.00 + GST with funds to be paid from the Sinking Fund. Please see Assa Abloy Quote # TU3905 marked "H" for consideration.

**CARRIED**

YES	NO	ABSTAIN
24	3	-

Motion	22.	Concrete Repair Work		ORDINARY RESOLUTION	
		PROPOSED BY	The Committee	LOT NO:	N/A

That the body corporate approve **OPAT's Quote Ref: QB9651** to undertake the concrete repair work on the exterior of Bowen Place, with the first stage of work to be carried out as per Drop 1 identified on page 2 of the quotation at a total cost of \$20,790.00 including GST marked "I" be accepted, with funds to be paid from the Sinking Fund.

*And that subsequent stages to be carried out over a reasonable period of time, subject to a plan to be submitted to the committee for approval by September 2019.*

**CARRIED**

YES	NO	ABSTAIN
26	1	-

Motion	23.	Repoint Of Front Fence		ORDINARY RESOLUTION	
		PROPOSED BY	The Committee	LOT NO:	N/A

That the Body Corporate approve **Maurice Potrzeba** quote #Q673 to repoint the existing fence at a total cost of \$23,100.00 + GST (with an additional \$15,000.00 + GST to undertake repointing to the back of the wall) marked "J" be accepted, with funds to be paid from the Sinking Fund.

**CARRIED**

YES	NO	ABSTAIN
24	2	1

Motion	24.	Increase Committee Expenditure Limit		ORDINARY RESOLUTION	
		PROPOSED BY	The Committee	LOT NO:	N/A

That the Body Corporate approve to increase the committee expenditure limit to \$300 per lot, which equates to \$12,600.00 in total.

**CARRIED**

YES	NO	ABSTAIN
24	2	1

Motion	25.	Various Maintenance Works		ORDINARY RESOLUTION	
		PROPOSED BY	The Committee	LOT NO:	N/A

That the body corporate approve for various property maintenance works including reinstating cobble paving in the front walkway and installation of concrete ramp as per **Property Service Solutions' Quote #1126** at a total cost of \$36,833.50 including GST marked "K" be accepted, with funds to be paid from the Sinking Fund.

**DEFEATED**

YES	NO	ABSTAIN
4	23	-

**Note: Please note that the installation of timber fence portion of the quote has already been approved by the committee for \$1,800 + GST. The quote also shows an indicative cost for works but architect drawings and input from the committee are still needed.**

## **ELECTION OF EXECUTIVE AND ORDINARY MEMBERS OF THE COMMITTEE AT THE MEETING:**

The committee is confirmed as:

<b>CHAIRPERSON:</b>	<b>Lot 18</b>	<b>Judith Jensen</b>
<b>SECRETARY:</b>	<b>Lot 21</b>	<b>Angela Morrisby</b>
<b>TREASURER:</b>	<b>Lot 13</b>	<b>Denis O'Sullivan</b>
<b>ORDINARY MEMBER:</b>	<b>Lot 9</b>	<b>Tina Millar</b>
<b>ORDINARY MEMBER:</b>	<b>Lot 29</b>	<b>Brett Straughan</b>
<b>ORDINARY MEMBER:</b>	<b>Lot 32</b>	<b>Monica Julius</b>
<b>ORDINARY MEMBER:</b>	<b>Lot 25</b>	<b>Christopher</b>
<b>FIRE EVACUATION RESPONSIBLE PERSON:</b>	<b>Lot 32</b>	<b>Monica Julius</b>

### **GENERAL DISCUSSION**

- HBCM was instructed to provide the one page window survey report to these minutes to all owners in reference to Motion 19 – Window Replacement.
- It was noted at the meeting that the committee will check warranty details and provide images of door designs in reference to Motion 20 – Front Entrance Door Replacement.
- The meeting noted that the committee will include drawings from Julie in reference to Motion 25 – Various Maintenance Works.
- The meeting discussed the installation of ramps at the complex to provide ease of access.

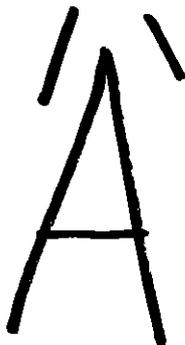
There was no further discussion and the meeting closed at 9:20 PM.

The Secretary for BOWEN PLACE: Angela Morrisby  
C/- Hartley's Strata Services Pty Ltd  
PO Box 111  
Corinda Qld 4075

15<sup>th</sup> January 2019

Body Corporate for  
Bowen Place CTS 13193  
C/O Hartley's BCM  
P.O. Box 111  
Corinda  
Qld 4075

Email: [admin@hbcm.co](mailto:admin@hbcm.co)



JTS-2737  
Att: Jeremy Witton

## Q U O T A T I O N

### **Aiphone GT series digital audio intercom system**

Thank you for the opportunity to submit a quote to replace your existing Aiphone VCM intercom system with an Aiphone GT series 2 wire digital intercom system at 341 Bowen Terrace, New Farm.

The new system will have a vandal resistant entrance station at the front door with individual buttons for calling the residents.

Each of the 42 apartments will have a new handset installed in the same location as the existing ones.

The system will be connected to your existing electronic door release strike so the residents can open the door from their handsets.

In the future when you replace your front doors it can be connected to your new automatic doors.

Feel free to contact me if there are any refinements that are required to this quotation.

Kind Regards,

*Dave Scelly*

*Dave Scelly*

Manager

Qld. Security Installer/Advisor Licence No.3253803

Cabling Provider Licence No. S21861

Ref: JTS-2737

## **System Configuration and Pricing**

**The intercom system will be designed and configured as follows:**

**Front door** - There will be a new vandal resistant entrance station with a digital keypad for calling the apartments located at the front door in the same place as the existing one.

**Apartments** - A single GT-1D audio handset will be installed in each of the 42 apartments in the same location as the existing ones.  
When a visitor calls from the entrance station the handset will give an electronic tone, you can pick up the handset and talk in the normal manner.  
When an apartment is called the conversation is totally private so no one can pick up their handsets to listen.

**Cabling** - The existing will be used for the installation of the new system. These cables appear to be adequate for this system, however the cables haven't been tested to each apartment so if any extra work is required to upgrade the cabling to any apartment or within the building there may be an extra charge. It is unlikely that this will be necessary.

**Price for equipment and installation**

**\$8,717.00 + GST**

Ref: JTS-2737

## Terms and Conditions

### **Inclusions:**

Included are intercom equipment, fixtures & fittings, and labour.

### **Exclusions:**

Redecoration of walls in the apartments is excluded if the new handsets are a different size to the existing ones. As the new entrance station will be considerably smaller than the existing one a stainless steel plate will be installed to cover traces of the old entrance station.

### **Access:**

The installation of the system will take approximately 2 days. Access will need to be available to all of the apartments during the whole of this time for installation of the handsets, fault finding and final testing. If a return visit is necessary subsequently due to access not being available to an apartment then an extra charge will be made.

**Terms of payment:** A 40% deposit is required prior to commencement of work. The remaining payment is due on completion and commissioning of the installation.

### **Warranty:**

All equipment supplied is covered by a **36** months parts and 12 months labour warranty. Pre-existing equipment, cabling and fittings are not covered by this warranty. The warranty does not cover malicious or accidental damage or damage by insects, vermin, power surges, lightning or water.

### **Ownership of equipment:**

Legal title to goods shall remain with Joda Technical Solutions Pty Ltd until full payment has been received.

All risks associated with the Equipment shall pass to you upon delivery and it will be your responsibility to insure the Equipment against loss, theft, fire, flood and any other risk of loss or damage.

This quote is valid for 30 days from this date.

This quotation is supplied on the strength of data faxed, emailed and verbally received and is subject to detailed scrutiny by you of all written materials sent to you.

15<sup>th</sup> January 2019

Body Corporate for  
Bowen Place CTS 13193  
C/O Hartley's BCM  
P.O. Box 111  
Corinda  
Qld 4075

Email: [admin@hbcm.co](mailto:admin@hbcm.co)

B

JTS-2736  
Att: Jeremy Witton

## QUOTATION

### LTS IP CCTV system

Thank you for the opportunity to submit a quote to supply and install High definition LTS CCTV system at 341 Bowen Terrace, New Farm.

The system will consist of a 16 channel Digital Video Recorder (DVR), 8 high definition (6 megapixel) IP Turret cameras, a 22" monitor, a 6RU lockable data cabinet, a 1000VA UPS (Uninterruptable Power Supply) to provide backup power in the event of a power outage and to provide clean power for the equipment, cable, conduit, fittings and training.

Please contact me if there are any refinements that are required to this quote.

Kind Regards,

*Dave Scelly*

**Dave Scelly**

Manager  
Qld. Security Installer/Advisor Licence No.3253803  
Cabling Provider Licence No. S21861

## System Configuration and Pricing

**The CCTV system will be designed and configured as follows:**

### **Network Video Recorder (NVR) –**

A 16 channel DVR with 7 Tb of hard drive memory will be installed in a lockable data cabinet located in the pump room as discussed. There will need to be a double power point available to power the system.

The DVR will record at a rate of 25 images per second per camera (real time not time lapse). It can be connected to internet for remote viewing from laptops and smart phones if required. An internet connection will be required for this function.

This connection is not included in this quote however if an internet connection is available on the day of install the system will be connected to it with no extra charge.

**Data cabinet-** A Lockable data cabinet will be supplied and mounted to the wall to house the recording equipment and monitor.

**UPS –** A 1000VA UPS will be supplied with the system. This will provide clean power and smooth out ripples, surges and brown outs. It will also provide power to the system in the event of a power outage.

**Cameras –** There will be a 6 megapixel external weatherproof vandal resistant colour camera in each of the 8 locations discussed.

All cameras are 6 megapixel day/night cameras which mean that at dusk when the light levels aren't good enough for a good colour image the cameras switch to black and white mode which gives a far better image in low light conditions. At this stage the infrared LED lights switch on to give better clarity. Even though the human eye can't see infrared, CCTV cameras record it very well. The infrared LEDs are limited in their range but will be supplied suitable for their locations. Typically the infrared LED illumination is good for 30 meters illumination.

The image quality of these cameras is excellent and can be zoomed in with the NVR to get more detail.

**Cabling –** There is no useable cabling in the building at present so new CAT5 cabling will be run from the NVR to each of the cameras. This cable will be run in protective conduit throughout the building.

<b>Price for equipment and installation</b>	<b>\$11,340.00 + GST</b>
<b>GST</b>	<b>1,134.00</b>
<b>Total</b>	<b><u>\$12,474.00</u></b>

Ref: JTS-2736

## Terms and Conditions

**Inclusions:** Included are CCTV equipment, fixtures & fittings, and labour.

**Exclusions:** Supply of 240 volt power points or provision of and connection to the internet.

**Terms of payment:** A 40% deposit is required prior to commencement of work. The remaining payment is due on completion and commissioning of the installation.

**Warranty:** All equipment and labour has 24 months warranty.  
The warranty does not cover malicious or accidental damage or damage by insects, vermin, power surges, lightning or water.

**Ownership of equipment:** Legal title to goods shall remain with Joda Technical Solutions Pty Ltd until full payment has been received.

All risks associated with the Equipment shall pass to you upon delivery and it will be your responsibility to insure the Equipment against loss, theft, fire, flood and any other risk of loss or damage.

This quote is valid for 30 days from this date.

This quotation is supplied on the strength of data faxed, emailed and verbally received and is subject to detailed scrutiny by you of all written materials sent to you.

Quote Date:	19/5/19
Quote Number:	19052019 rev 3
Contact:	Monica Julius
Client:	Body Corporate 341 Bowen tce, Newfarm
Contact Email:	Julius.monica@gmail.com
Scope:	Exlsting Fence Demolition



We thank you for the opportunity to quote fence demolition for the above mentioned project.

Item	Rate	Quantity	Unit	Total
<b>Front fence Demolition &amp; removal</b>				
Supply and install site fencing along the footpath (fencing can remain for upto 4 weeks for other trades to utilise)				\$ 500.00
Supply traffic & pedestrian permits for the works				\$ 880.00
Traffic guidance plan				Included
BCC footpath permits application fee				Included
Road closure permit				Included
Police permit				Included
Supply traffic control for the fence demolition works- 2 traffic controllers ad signage for the works				\$ 1,392.00
saw cut asphalt along the edge of the existing front fence				\$ 870.00
Asphalt patching allowance once the fencing is installed to finish				\$ 1,500.00
Demolish and remove the front fence including all waste charges, machinery & labour costs. "front fence" means the entire pale brick Bowen Tce/Barker St perimeter fence from the top of the existing footing. The Fence Footing is to remain.				\$ 4,125.00
The existing footing is best to remain in place if it is not broken as this will stop the footpath breaking away and cause further rectification works to the boundary. The New proposed fence could be bolted to the top of the existing footing subject to the fence design				Note
Supply and installation of silt socks to the gutters for sediment management and council requirements.				\$ 330.00
<b>Hourly rates for footing and vegetation removal if required</b>				
	Rate			
Excavator and rock breaker for footing removal	\$ 175.00		per hour	Rates only, not included in price
Excavator and greb for vegetation removal	\$ 110.00		per hour	Rates only, not included in price
Supervisor / spotter to work with machinery	\$ 69.00		per hour	Rates only, not included in price
Tipper hire for waste removal	\$ 95.00		per hour	Rates only, not included in price
green waste disposal / Waste costs - estimated 1-2 tonnes to be removed	\$ 75.00		per tonne	Rates only, not included in price
Concrete waste disposal / Waste costs estimated 5 loads of concrete could be in the ground for the footing.	\$ 80.00		per truck load	Rates only, not included in price
traffic control per hour for additional works x 2 controllers and signage	\$ 140.00		per hour for 2 controllers	Rates only, not included in price

#### Notes

Water supplied onsite for Dust Suppresison  
Retention of payment to be paid in full at completion of works.

#### Exclusions

Asbestos removal  
Contaminated spill removal  
fence construction  
Council fees and permits for the works not listed above  
Waste remove from other trades  
Concrete pavement installation  
Vacuum truck excavations / Pot holling  
Sediment fencing  
Foot path / Road Closure permits  
Existing concrete footing removal  
Retention of payment after completion  
All enabling - applications, approvals, permits, disconnecting & relocating services, parking meters, work zones, etc.

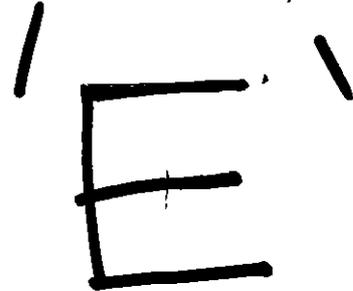
20 May 2019

ATT : Monica – 341 Bowen Tce, New Farm

Quote : Install New Garden Fencing – Picket style

Please see quote as requested :

Style FCA F5 (Picket top style)



- New panels installed where existing brick wall is around the corner
- Some panels to have extended bars through due to gaps underneath (custom)
- All panels made level and square
- Panels will be stepped slightly due to slope of ground
- All panels to be 1500mm in height – NO MID RAIL
- Posts to be concreted in the ground (quote based on footings being removed so we can install / concrete in posts in the ground)
- All brackets and post caps included
- Total cost : \$6845 + GST

Then as discussed if the footings remain , two options :

1. Core drill through footings – Total cost \$8295 + GST (OPTION 'A').
2. Use plated posts and dyna bolt to old footings – Total cost \$7590 + GST (if this option is taken we will not be responsible for cracked footings / posts being unstable at a later stage if compromised by the footings) (OPTION 'B').

Prices based on the wall being removed before hand.

If proceeding we will require a 50% deposit and please note this will take roughly 2-3 weeks for manufacture and install. Balance will be due upon completion.

Kind regards



Sam Walker (David)

Director

**Brisbane Pool Inspections Pty Ltd**

ABN 35 146 994 327 | Licence No. 100367 | Phone: 0413 356 844 | Email: info@brizpoolinspect.com.au



Streamline Developments & Projects  
trading as Streamline Windows

ABN: 78 611 439 199

quotes@streamlinewindows.com.au  
3112 4076

Quote <sup>1</sup>	
Quote Date <sup>2</sup>	6-Jun-2019
Quote Number	124876
Option	4-update
Option Description	Sliding windows - Unit Type 1

Customer Details	
Name	Bowen Place Body Corporate CTS 13191
Address	341 Bowen Tce, New Farm
Phone	Angela Morrisby (Body Corporate Secretary): 0439 805 447
Email	ange@straight2.com

Installation Items					
Qty	Location	Colour <sup>^</sup>	Glass	Screen	Config/Notes
<b>Patio Units</b>					
2	Dining	C/A	Clear Laminated	None	SF/F - with restricted opening - with subhead & subsill
<b>Sliding Windows</b>					
1	Kitchen	C/A	Clear Laminated	None	SF - with restricted opening - with subhead & subsill
1	Bedroom 1	C/A	Clear Laminated	None	SFS - 3 equal panels - with restricted opening - with subhead & subsill
1	Bedroom 2	C/A	Clear Laminated	None	SFS - 3 equal panels - with restricted opening - with subhead & subsill
1	Bedroom 3	C/A	Clear Laminated	None	SF - with restricted opening - with subhead & subsill

C/A - clear anodised

The notation citing S and F denotes (i) slider panels with an S and, (ii) fixed panels with an F. The notation is based on an external view (i.e. from outside). The notation is ordered to reflect a left-to-right horizontal layout. The use of forward slashes (/) in the notation depicts the presence of a vertical configuration and top-to-bottom layout.

Installation includes all work and materials required to properly fit and weather seal items listed for installation.

Unless otherwise specified, screens cover the opening portion of a window or door.

Unless otherwise specified, all items are aluminium products.

<sup>^</sup> The colour specified in the 'Colour' column, is the colour of the aluminium frame.

Continued next page

<sup>1</sup> The company reserves the right to not accept an order based on this quote.

<sup>2</sup> This quote is valid for 28 days from the specified Quote Date.

Nett	\$ 7,750.00
GST	\$ 775.00
<b>Total</b>	<b>\$ 8,525.00</b>

**F**

**(OPTION A)**

<b>Notes</b>	
<b>Supply &amp; Install</b>	Yes
<b>Remove Existing</b>	Sliding windows
<b>Dispose of Removed Materials</b>	Yes
<p>Customer is responsible for any patching and painting related to the opening or opening surrounds.            Unless otherwise specified, any existing timber reveals and architraves will not be replaced.            The quoted price includes current discounts and specials.</p>	

**Continued next page**

## **Terms & Conditions** (for placed orders)

1. When the customer indicates they are ready to move forward with an order, the company<sup>3</sup> will create a document titled *Order Documentation*, which specifies (1) what the customer is ordering, (2) the payment terms for the order, and (3) the terms and conditions for the order. The company will send the customer a Go Ahead email, attaching the Order Documentation to that email. The email will ask the customer (1) to formally confirm that the Order Documentation is correct and that they are placing an order based on the Order Documentation, and (2) to formally confirm that they have read, understood, and agree to the terms and conditions specified in the Order Documentation.
2. The Order Documentation represents a contract between the company and the customer, a contract specifying (1) the goods and services to be provided by the company and the responsibilities to be addressed by the company, and (2) the payments to be made by the customer and the responsibilities, if any, to be addressed by the customer. The customer agrees to the contract when they formally confirm their order by email. The company agrees to the contract when they issue the invoice for the order. The terms and conditions specified in the Order Documentation are part of the contract.
3. It is the customer's responsibility to ensure that the details for their order, as specified in the associated Order Documentation, are correct. The company agrees to supply what is specified in the Order Documentation and only what is specified in the Order Documentation. In the case where there is a dispute as to what is and what is not included in an order, it is the Order Documentation that will be referred to by both the company and the customer. When the company and customer cannot agree on what was communicated verbally, the details of the order, as specified in the associated Order Documentation, will take precedence. Given that a customer's deliberations prior to placing their order may involve numerous communications and/or changes of requirements by the customer, when it comes to resolving disputes as to what is and is not included in an order, the company and customer agree that most recent version of the Order Documentation related to an order takes precedence over all other previous communication, including verbal communication and written communication.
4. Once the customer confirms their order, the customer is agreeing to pay the entire price for the order, as specified in the Order Documentation, in the timeframe specified in the Order Documentation.
5. The company reserves the right to return received payments in full and cancel an order, without a need to provide to the customer an explanation or any form of compensation.
6. Except in the case where the company rejects or cancels an order, all payments made by the customer are non-refundable. In the instances where a customer may have genuine reasons for wishing to cancel an order, the company is willing to look at ways of providing the customer with satisfaction, with the provisos that (1) payments, in whole or in part, will be retained to cover costs/outlays incurred by the company, and (2) in the end, any potential return of payments, in whole or in part, is completely at the discretion of the company.
7. In the case of non-payment of outstanding monies by the customer, the company will initiate a process that involves firstly notifying the customer of a payment deadline. If that deadline is not met, debt recovery action will proceed, and an additional invoice for a \$550.00 (including GST) debt recovery fee will be issued by the company to the customer.
8. In the case where a customer has not met payment terms for any past or current order, the company reserves the right to withdraw current or previous offers of credit for any open or future orders. The company reserves the right to change the payment terms for any open order in response to a customer not meeting payment terms on any past or current order.
9. If the customer wishes to change aspects of their order, additional charges may apply. Any changes will be detailed in a new version of the Order Documentation, including the specification of any additional charges.
10. All items supplied by the company in relation to an order remain the property of the company until the customer has paid for the order in full.
11. Once manufacturing of a customer's order is complete, the company provides a date and time for which the installation is scheduled. While the company provides its customers with a genuine intention to adhere to its stated schedule, (1) the company reserves the right to reschedule a customer's installation, and (2) any statement by the company of what is scheduled is not offered by the company as a guarantee or a promise.
12. Any timeframe for job completion specified by the company or by any member of company staff, verbally or in writing, is neither a promise or a guarantee, nor is it a booking. Any timeframe specified by the company or by staff is provided as a guide based on known circumstances at that time, however circumstances can change and those changes can result in changes to timeframes.
13. The company does not provide discounts in relation to orders where unexpected delays occur. The production and/or installation of products involves logistic challenges with many moving parts and the manufacturing of items to custom specifications. These realities can lead to unexpected delays to scheduled activities. The company does not provide discounts for orders that are unexpectedly delayed due to logistic or other challenges.

**Continued next page**

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<sup>3</sup> Streamline Developments & Projects trading as Streamline Windows.

14. In the case where the company is ready to proceed with the installation, the customer agrees to (1) cooperate with an installation appointment within a timeframe acceptable to the company, and (2) ensure that any previously agreed preparatory work to be carried out by the customer, if any, will be completed prior to the installation appointment. In the case where agreed preparatory work has not been carried out by the customer upon the arrival of company staff: (1) If the installation appointment has to be rescheduled, the company will charge the customer a \$550.00 rebooking fee. (2) If company staff have to carry out additional work related to the preparatory work not carried out by the customer, the company may charge the customer an associated fee in addition to the payment amount specified in the order.
15. In the case where the company is ready to proceed with the installation for the order but is unable, in the company's judgement, to gain the customer's cooperation gaining access to carry out the installation, or any other activities, for the purposes of finalising the order in a timeframe acceptable to the company, the customer agrees to pay for their order in full at that point.
16. In the case where the company has judged that finalisation of the order has been unnecessarily delayed by the customer, and the company is holding items manufactured for the order, the company may send the customer a Storage Notice. The Storage Notice will specify (1) the date from which storage charges will be applicable, and (2) what those storage charges will be. The company's current fee for storage is \$11 per item per calendar day.
17. While the company offers flyscreens, an excellent barrier for flies and mosquitoes, the company offers no guarantee that its products are an ultimate barrier for any kind of animal or plant life. Notably, but not limited to, the company's products are not a barrier to ants and similarly small creatures. A good protection against such pests is pest control, a product the company does not offer.
18. In both the factory and on-site, the company makes an effort to remove obvious remnants of manufacturing and/or installation such as shavings, filings, and non-permanent marks on glass (e.g. hand prints). However, the company makes no guarantee that its products and installations will be totally free of such remnants. Note that we do not offer a glass cleaning service; upon completion of installation, it is the responsibility of the customer to address any glass cleaning requirements they may have.
19. When on site to carry out work in relation to a customer's order, company staff will need to access to the customer's electricity outlets and electricity. Unless otherwise stated in the customer's Order Documentation, the price quoted for a customer's order is based on the assumption that the customer agrees to make electricity available on site at no charge to the company.
20. In relation to an order, the company will issue a Form 15 on request, as part of an overall certification of glazed products supplied as part of an order. A Form 15 is issued once full payment for an order has been received. Note, that there is often a misunderstanding between a requirement for a Form 15 and Form 16. Under no circumstances does the company issue a Form 16 in relation to any order.
21. The company's external facing windows and doors, when properly closed, will provide protection from water in the form of a barrier preventing external water from becoming internal water with the very important caveat that the source of that water must be rain water falling from the sky, where the first point of contact of that rain water with anything solid is one of our products. Note that the company does not guarantee protection from water from any other source, including but not limited to: water applied from a hose, water applied from sustained sprinkler activity, flood waters, pooled water, drained water, water from any source other than direct contact from falling rain. Note also that the company makes no guarantees about any weather-proofing, including rain, if the company's products and/or installation are modified or added to by parties other than company staff.



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ABN: 78 611 439 199

quotes@streamlinewindows.com.au

3112 4076

Quote <sup>1</sup>	
Quote Date <sup>2</sup>	6-Jun-2019
Quote Number	124876
Option	3-update
Option Description	Sliding windows - Unit Type 2

Customer Details	
Name	Bowen Place Body Corporate CTS 13191
Address	341 Bowen Tce, New Farm
Phone	Angela Morrisby (Body Corporate Secretary): 0439 805 447
Email	ange@straight2.com

Installation Items					
Qty	Location	Colour <sup>^</sup>	Glass	Screen	Config/Notes
<b>Sliding Windows</b>					
3	Bedroom	C/A	Clear Laminated	None	SFS - with restricted openings- with subhead & subsill
1	Kitchen	C/A	Clear Laminated	None	SFS - with restricted openings - with subhead & subsill
1	Dining	C/A	Clear Laminated	None	SFS - with restricted openings - with subhead & subsill

Notes	
Supply & Install	Yes
Remove Existing	Sliding windows
Dispose of Removed Materials	Yes
Customer is responsible for any patching and painting related to the opening or opening surrounds. Unless otherwise specified, any existing timber reveals and architraves will not be replaced. The quoted price includes current discounts and specials.	

C/A - clear anodised

The notation citing S and F denotes (i) slider panels with an S and, (ii) fixed panels with an F. The notation is based on an external view (i.e. from outside). The notation is ordered to reflect a left-to-right horizontal layout.

Installation includes all work and materials required to properly fit and weather seal items listed for installation.

Unless otherwise specified, screens cover the opening portion of a window or door.

Unless otherwise specified, all items are aluminium products.

<sup>^</sup> The colour specified in the 'Colour' column, is the colour of the aluminium frame.

Nett	\$ 6,660.00
GST	\$ 666.00
<b>Total</b>	<b>\$ 7,326.00</b>

<sup>1</sup> The company reserves the right to not accept an order based on this quote.

<sup>2</sup> This quote is valid for 28 days from the specified Quote Date.

## **Terms & Conditions** (for placed orders)

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8. In the case where a customer has not met payment terms for any past or current order, the company reserves the right to withdraw current or previous offers of credit for any open or future orders. The company reserves the right to change the payment terms for any open order in response to a customer not meeting payment terms on any past or current order.
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**Continued next page**

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<sup>3</sup> Streamline Developments & Projects trading as Streamline Windows.

14. In the case where the company is ready to proceed with the installation, the customer agrees to (1) cooperate with an installation appointment within a timeframe acceptable to the company, and (2) ensure that any previously agreed preparatory work to be carried out by the customer, if any, will be completed prior to the installation appointment. In the case where agreed preparatory work has not been carried out by the customer upon the arrival of company staff: (1) If the installation appointment has to be rescheduled, the company will charge the customer a \$550.00 rebooking fee. (2) If company staff have to carry out additional work related to the preparatory work not carried out by the customer, the company may charge the customer an associated fee in addition to the payment amount specified in the order.
15. In the case where the company is ready to proceed with the installation for the order but is unable, in the company's judgement, to gain the customer's cooperation gaining access to carry out the installation, or any other activities, for the purposes of finalising the order in a timeframe acceptable to the company, the customer agrees to pay for their order in full at that point.
16. In the case where the company has judged that finalisation of the order has been unnecessarily delayed by the customer, and the company is holding items manufactured for the order, the company may send the customer a Storage Notice. The Storage Notice will specify (1) the date from which storage charges will be applicable, and (2) what those storage charges will be. The company's current fee for storage is \$11 per item per calendar day.
17. While the company offers flyscreens, an excellent barrier for flies and mosquitoes, the company offers no guarantee that its products are an ultimate barrier for any kind of animal or plant life. Notably, but not limited to, the company's products are not a barrier to ants and similarly small creatures. A good protection against such pests is pest control, a product the company does not offer.
18. In both the factory and on-site, the company makes an effort to remove obvious remnants of manufacturing and/or installation such as shavings, filings, and non-permanent marks on glass (e.g. hand prints). However, the company makes no guarantee that its products and installations will be totally free of such remnants. Note that we do not offer a glass cleaning service; upon completion of installation, it is the responsibility of the customer to address any glass cleaning requirements they may have.
19. When on site to carry out work in relation to a customer's order, company staff will need to access to the customer's electricity outlets and electricity. Unless otherwise stated in the customer's Order Documentation, the price quoted for a customer's order is based on the assumption that the customer agrees to make electricity available on site at no charge to the company.
20. In relation to an order, the company will issue a Form 15 on request, as part of an overall certification of glazed products supplied as part of an order. A Form 15 is issued once full payment for an order has been received. Note, that there is often a misunderstanding between a requirement for a Form 15 and Form 16. Under no circumstances does the company issue a Form 16 in relation to any order.
21. The company's external facing windows and doors, when properly closed, will provide protection from water in the form of a barrier preventing external water from becoming internal water with the very important caveat that the source of that water must be rain water falling from the sky, where the first point of contact of that rain water with anything solid is one of our products. Note that the company does not guarantee protection from water from any other source, including but not limited to: water applied from a hose, water applied from sustained sprinkler activity, flood waters, pooled water, drained water, water from any source other than direct contact from falling rain. Note also that the company makes no guarantees about any weather-proofing, including rain, if the company's products and/or installation are modified or added to by parties other than company staff.



Streamline Developments & Projects  
trading as Streamline Windows

ABN: 78 611 439 199

quotes@streamlinewindows.com.au  
3112 4076

Quote <sup>1</sup>	
Quote Date <sup>2</sup>	6-Jun-2019
Quote Number	124876
Option	5-update
Option Description	Sliding windows - Unit Type 3

Customer Details	
Name	Bowen Place Body Corporate CTS 13191
Address	341 Bowen Tce, New Farm
Phone	Angela Morrisby (Body Corporate Secretary): 0439 805 447
Email	ange@straight2.com

Installation Items					
Qty	Location	Colour <sup>^</sup>	Glass	Screen	Config/Notes
<b>Sliding Windows</b>					
3	Bedroom 1	C/A	Clear Laminated	None	SF - with restricted opening - with subhead & subsill
1	Bedroom 2	C/A	Clear Laminated	None	SF - with restricted opening - with subhead & subsill
1	Kitchen	C/A	Clear Laminated	None	SF - with restricted opening - with subhead & subsill

Notes	
Supply & Install	Yes
Remove Existing	Sliding windows
Dispose of Removed Materials	Yes
Customer is responsible for any patching and painting related to the opening or opening surrounds. Unless otherwise specified, any existing timber reveals and architraves will not be replaced. The quoted price includes current discounts and specials.	

C/A - clear anodised

The notation citing S and F denotes (i) slider panels with an S and, (ii) fixed panels with an F. The notation is based on an external view (i.e. from outside). The notation is ordered to reflect a left-to-right horizontal layout.

Installation includes all work and materials required to properly fit and weather seal items listed for installation.

Unless otherwise specified, screens cover the opening portion of a window or door.

Unless otherwise specified, all items are aluminium products.

<sup>^</sup> The colour specified in the 'Colour' column, is the colour of the aluminium frame.

Nett	\$ 5,480.00
GST	\$ 548.00
<b>Total</b>	<b>\$ 6,028.00</b>

<sup>1</sup> The company reserves the right to not accept an order based on this quote.

<sup>2</sup> This quote is valid for 28 days from the specified Quote Date.

## **Terms & Conditions** (for placed orders)

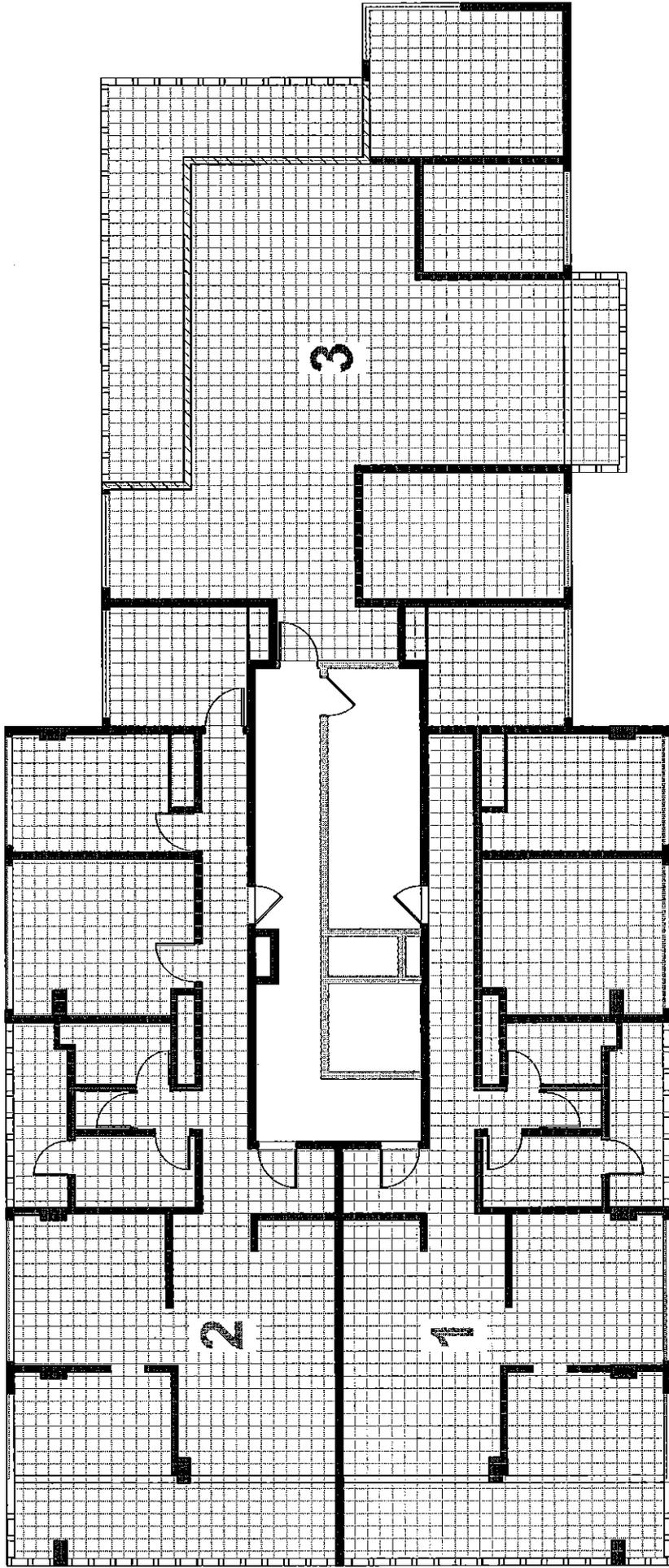
1. When the customer indicates they are ready to move forward with an order, the company<sup>3</sup> will create a document titled *Order Documentation*, which specifies (1) what the customer is ordering, (2) the payment terms for the order, and (3) the terms and conditions for the order. The company will send the customer a Go Ahead email, attaching the Order Documentation to that email. The email will ask the customer (1) to formally confirm that the Order Documentation is correct and that they are placing an order based on the Order Documentation, and (2) to formally confirm that they have read, understood, and agree to the terms and conditions specified in the Order Documentation.
2. The Order Documentation represents a contract between the company and the customer, a contract specifying (1) the goods and services to be provided by the company and the responsibilities to be addressed by the company, and (2) the payments to be made by the customer and the responsibilities, if any, to be addressed by the customer. The customer agrees to the contract when they formally confirm their order by email. The company agrees to the contract when they issue the invoice for the order. The terms and conditions specified in the Order Documentation are part of the contract.
3. It is the customer's responsibility to ensure that the details for their order, as specified in the associated Order Documentation, are correct. The company agrees to supply what is specified in the Order Documentation and only what is specified in the Order Documentation. In the case where there is a dispute as to what is and what is not included in an order, it is the Order Documentation that will be referred to by both the company and the customer. When the company and customer cannot agree on what was communicated verbally, the details of the order, as specified in the associated Order Documentation, will take precedence. Given that a customer's deliberations prior to placing their order may involve numerous communications and/or changes of requirements by the customer, when it comes to resolving disputes as to what is and is not included in an order, the company and customer agree that most recent version of the Order Documentation related to an order takes precedence over all other previous communication, including verbal communication and written communication.
4. Once the customer confirms their order, the customer is agreeing to pay the entire price for the order, as specified in the Order Documentation, in the timeframe specified in the Order Documentation.
5. The company reserves the right to return received payments in full and cancel an order, without a need to provide to the customer an explanation or any form of compensation.
6. Except in the case where the company rejects or cancels an order, all payments made by the customer are non-refundable. In the instances where a customer may have genuine reasons for wishing to cancel an order, the company is willing to look at ways of providing the customer with satisfaction, with the provisos that (1) payments, in whole or in part, will be retained to cover costs/outlays incurred by the company, and (2) in the end, any potential return of payments, in whole or in part, is completely at the discretion of the company.
7. In the case of non-payment of outstanding monies by the customer, the company will initiate a process that involves firstly notifying the customer of a payment deadline. If that deadline is not met, debt recovery action will proceed, and an additional invoice for a \$550.00 (including GST) debt recovery fee will be issued by the company to the customer.
8. In the case where a customer has not met payment terms for any past or current order, the company reserves the right to withdraw current or previous offers of credit for any open or future orders. The company reserves the right to change the payment terms for any open order in response to a customer not meeting payment terms on any past or current order.
9. If the customer wishes to change aspects of their order, additional charges may apply. Any changes will be detailed in a new version of the Order Documentation, including the specification of any additional charges.
10. All items supplied by the company in relation to an order remain the property of the company until the customer has paid for the order in full.
11. Once manufacturing of a customer's order is complete, the company provides a date and time for which the installation is scheduled. While the company provides its customers with a genuine intention to adhere to its stated schedule, (1) the company reserves the right to reschedule a customer's installation, and (2) any statement by the company of what is scheduled is not offered by the company as a guarantee or a promise.
12. Any timeframe for job completion specified by the company or by any member of company staff, verbally or in writing, is neither a promise or a guarantee, nor is it a booking. Any timeframe specified by the company or by staff is provided as a guide based on known circumstances at that time, however circumstances can change and those changes can result in changes to timeframes.
13. The company does not provide discounts in relation to orders where unexpected delays occur. The production and/or installation of products involves logistic challenges with many moving parts and the manufacturing of items to custom specifications. These realities can lead to unexpected delays to scheduled activities. The company does not provide discounts for orders that are unexpectedly delayed due to logistic or other challenges.

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<sup>3</sup> Streamline Developments & Projects trading as Streamline Windows.

Continued next page

14. In the case where the company is ready to proceed with the installation, the customer agrees to (1) cooperate with an installation appointment within a timeframe acceptable to the company, and (2) ensure that any previously agreed preparatory work to be carried out by the customer, if any, will be completed prior to the installation appointment. In the case where agreed preparatory work has not been carried out by the customer upon the arrival of company staff: (1) If the installation appointment has to be rescheduled, the company will charge the customer a \$550.00 rebooking fee. (2) If company staff have to carry out additional work related to the preparatory work not carried out by the customer, the company may charge the customer an associated fee in addition to the payment amount specified in the order.
15. In the case where the company is ready to proceed with the installation for the order but is unable, in the company's judgement, to gain the customer's cooperation gaining access to carry out the installation, or any other activities, for the purposes of finalising the order in a timeframe acceptable to the company, the customer agrees to pay for their order in full at that point.
16. In the case where the company has judged that finalisation of the order has been unnecessarily delayed by the customer, and the company is holding items manufactured for the order, the company may send the customer a Storage Notice. The Storage Notice will specify (1) the date from which storage charges will be applicable, and (2) what those storage charges will be. The company's current fee for storage is \$11 per item per calendar day.
17. While the company offers flyscreens, an excellent barrier for flies and mosquitoes, the company offers no guarantee that its products are an ultimate barrier for any kind of animal or plant life. Notably, but not limited to, the company's products are not a barrier to ants and similarly small creatures. A good protection against such pests is pest control, a product the company does not offer.
18. In both the factory and on-site, the company makes an effort to remove obvious remnants of manufacturing and/or installation such as shavings, filings, and non-permanent marks on glass (e.g. hand prints). However, the company makes no guarantee that its products and installations will be totally free of such remnants. Note that we do not offer a glass cleaning service; upon completion of installation, it is the responsibility of the customer to address any glass cleaning requirements they may have.
19. When on site to carry out work in relation to a customer's order, company staff will need to access to the customer's electricity outlets and electricity. Unless otherwise stated in the customer's Order Documentation, the price quoted for a customer's order is based on the assumption that the customer agrees to make electricity available on site at no charge to the company.
20. In relation to an order, the company will issue a Form 15 on request, as part of an overall certification of glazed products supplied as part of an order. A Form 15 is issued once full payment for an order has been received. Note, that there is often a misunderstanding between a requirement for a Form 15 and Form 16. Under no circumstances does the company issue a Form 16 in relation to any order.
21. The company's external facing windows and doors, when properly closed, will provide protection from water in the form of a barrier preventing external water from becoming internal water with the very important caveat that the source of that water must be rain water falling from the sky, where the first point of contact of that rain water with anything solid is one of our products. Note that the company does not guarantee protection from water from any other source, including but not limited to: water applied from a hose, water applied from sustained sprinkler activity, flood waters, pooled water, drained water, water from any source other than direct contact from falling rain. Note also that the company makes no guarantees about any weather-proofing, including rain, if the company's products and/or installation are modified or added to by parties other than company staff.



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savages and co.  
www.savagesandco.net

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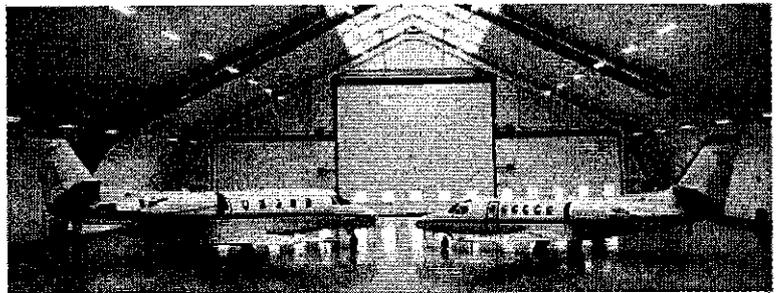
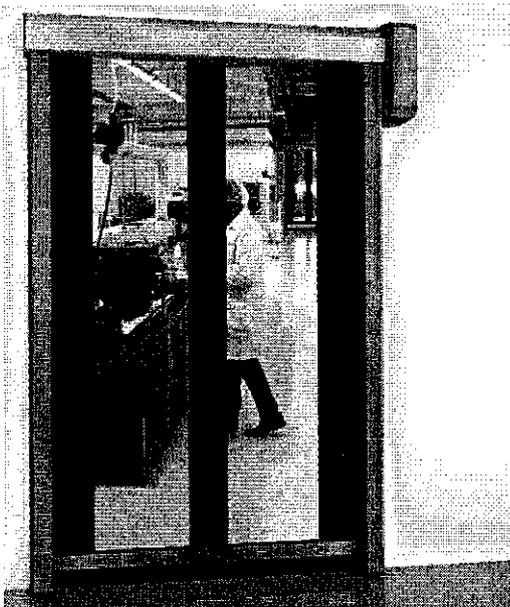
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PROJECT NO. 0000025  
DRAWING NO. SD 0.000

PRELIMINARY

REVISION P1



101



# Quotation

ASSA ABLOY Entrance Systems

ASSA ABLOY

The global leader in  
door opening solutions

Date: 9/5/2019

From: Terry Umstad - ASSA ABLOY Entrance Systems

To: Bowen Place Body Corporate

Ph: 0439 805 447

Attention: Angela Morrisby [ange@straight2.com](mailto:ange@straight2.com)

Project: 341 Bowen Terrace New Farm Main Entry

ASSA ABLOY ES AU Pty Ltd  
ABN: 35095443486

10/368 Earnshaw Road  
Banyo QLD 4014 Australia  
Tel: + 61 7 3267 1379  
Fax: + 61 7 3267 1425

[Terry.Umstad@assaabloy.com](mailto:Terry.Umstad@assaabloy.com)

[www.assaabloyentrance.com.au](http://www.assaabloyentrance.com.au)

## Quote #: TU3904

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Hi Angela,

Please find our following quotation to replace the existing manual double swing doors with an **ASSA ABLOY SL500** automatic sliding door operator and 2 x **frameless doors** to the main entry at 341 Bowen Terrace New Farm, as discussed.

### SCOPE OF WORKS:

- Remove and dispose of existing manual double swing doors & closer units

#### Supply, Install & Commission;

1 x **ASSA ABLOY SL500-2 HP** (bi-parting) automatic sliding frameless door operator complete with;

- **Electric locking** and battery backup to provide failsafe operation in accordance with the BCA requirements.
- Security Monitoring & Extended Battery Backup (ISB)
- Internal safety-presence sensor in accordance with AS 5007-2007
- External safety-presence sensor in accordance with AS 5007-2007
- Internal Master-keyable, Four Position Key Mode Switch (MK4) – Master keying by others
- Braille Emergency Egress Push Button – NCC requirement
- Pelmet finish in Black Powdercoat to match existing entry
- Assist other trades to interfacing with existing security system, BMS or fire panel as required
- Entry activation by Joda Technical Solutions

#### Doors:

- 2 x 12mm clear toughened frameless sliding door leafs to achieve a nominal clear opening width of 1310mm
- 75mm Motif Midrail to both doors
- 1 x Aluminium Mounting Transom
- Aluminium flashing to make good the opening mullions

#### Notes:

- All glazing in safety glass as per Australian Standards AS1288 2006
- All aluminium frame finish Black Powdercoat to match existing entry

**WE QUOTE THE TOTAL SUM OF: \$9,610.00 + GST = \$10,571.00** (per entry suites)

\* Price excludes AS 5007-2007 planned maintenance requirements. See below.

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**PRICING:** Our price is firm for 90 days, no retentions are to apply.

**Note:** All ASSA ABLOY automatic door systems are supplied with safety devices in compliance with the Australian Standard for Powered Pedestrian Doors AS 5007 – 2007. It may be possible in some circumstances to fit additional safety devices. If you would like more information about extra safety options do not hesitate to contact your local ASSA ABLOY office.

**WARRANTY:** The seller warrants all materials contained in the product for 12 months from date of invoice. The seller warrants the installation labour only if installed by ASSA ABLOY personnel or authorized sub-contractors for a period of 12 months from installation. Labour to replace faulty equipment shall only be done during normal business hours (8.30am to 5.00pm Monday to Friday)

# ASSA ABLOY

**\* Planned Maintenance:** All ASSA ABLOY automatic door operators must be serviced at a minimum of four monthly intervals to comply with the Australian Standard's AS 5007-2007. The services are to be carried out by an ASSA ABLOY technician or an ASSA ABLOY approved, industry trained service technician. ASSA ABLOY Entrance Systems offers a range of planned maintenance options, depending on your specific needs and budget. Please contact the undersigned for details.

**EXCLUSIONS:** The following form no part of our quotation and are the responsibility of others unless stated above;

- Provision of a 240v power supply terminating with a general power outlet to automatic door operator locations or any other electrical work as required
- Cable run to operator and accessories unless clear access is provided
- Supply and installation of doors, frames ancillary hardware, hinges etc.
- Supply and installation of any fire alarm cable, relays etc.
- Supply and installation of Keypad and Electromagnetic lock or Electric Strikes
- Interfacing the operator to the Fire Alarm / Building Management System
- Any special keying systems (master key barrels by others)
- Painting & patching
- Works out of normal trading hours

**Invoicing Milestones:** 50% on receipt of Order, 90% on shipment of Materials, 100% on final Commissioning.

If you wish to proceed with this quotation, please provide a valid PO or WO and email to [qld.service@besamaustralia.com](mailto:qld.service@besamaustralia.com)

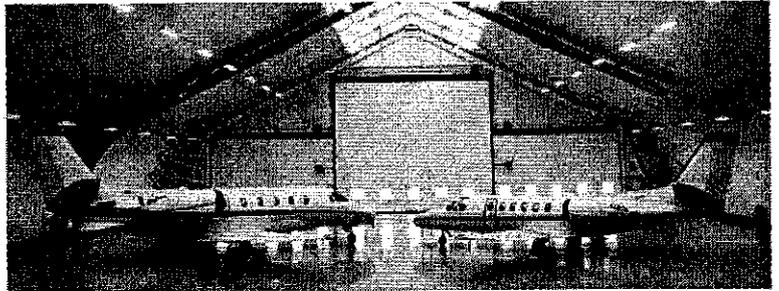
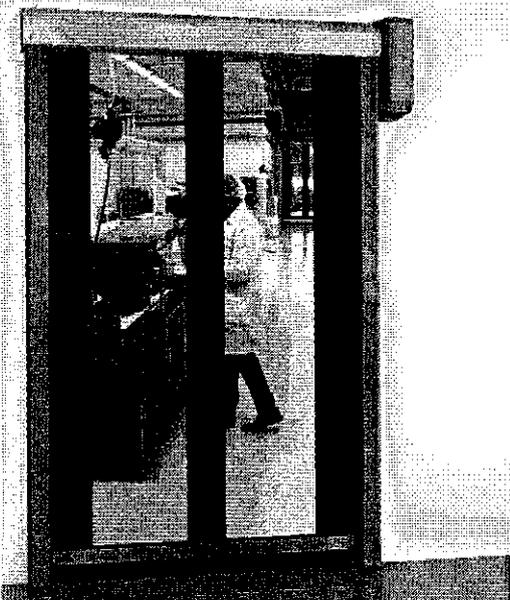
Once we have received your written confirmation, we will order the parts and contact you to arrange installation.

If I can be of further assistance please contact me on 0402 333 664.

Yours faithfully,

Terry Umstad  
ASSA ABLOY Entrance Systems Australia Pty Ltd  
[terry.umstad@assaabloy.com](mailto:terry.umstad@assaabloy.com)





'H'



# Quotation

ASSA ABLOY Entrance Systems

ASSA ABLOY

The global leader in  
door opening solutions

Date: 9/5/2019

From: Terry Umstad - ASSA ABLOY Entrance Systems

To: Bowen Place Body Corporate

Ph: 0439 805 447

Attention: Angela Morrisby [ange@straight2.com](mailto:ange@straight2.com)

Project: 341 Bowen Terrace New Farm LG1 & LG2

ASSA ABLOY ES AU Pty Ltd  
ABN: 35095443486

10/368 Earnshaw Road  
Banyo QLD 4014 Australia  
Tel: + 61 7 3267 1379  
Fax: + 61 7 3267 1425

[Terry.Umstad@assaabloy.com](mailto:Terry.Umstad@assaabloy.com)

[www.assaabloyentrance.com.au](http://www.assaabloyentrance.com.au)

## Quote #: TU3905

---

Hi Angela,

Please find our following quotation for (2) x **ASSA ABLOY SW200i** automatic swing door operators and accessories to suit the steel doors on LG1 & LG2 at 341 Bowen Terrace New Farm.

**WE QUOTE THE TOTAL SUM OF: \$16,280.00 + GST = \$17,908.00** (2 x operators)

\* Price includes AS 5007-2007 planned maintenance requirement for 12 months

### SCOPE OF WORK:

**Door Number:** LG1

- Remove & dispose of existing manual closers
- Minor adjustments to the existing hinges to attain suitable manual operation
- Report & quote if further repairs are required
- Install steel mounting plates

#### Supply, Install & Commission;

1 x **ASSA ABLOY SW200i-1** (single) automatic swing door operator including;

- Push Arm System & Pivot Extension Unit
  - External Flat Scan Door Mounted Safety Sensor (Australian Standards AS 5007-2007)
  - Internal Flat Scan Door Mounted Safety Sensor (Australian Standards AS 5007-2007)
  - Emergency Egress Dome Push Button (NCC requirement)
  - Inputs for connection by others to Fire alarm & Building Management System Control
  - Internal Master-keyable, Three Position Key Mode Switch (MK4) – Master keying by others
  - Master-keyable, Spring Return Key Entry Switch (MK2) – Master keying by others
  - SW200i Concealed Battery Back-up Unit
  - Pelmet Cover Finished In Clear Anodizing
  - 1 x Padde Z4 Single Electromagnetic Lock & brackets
  - 3 x planned maintenance and safety inspections at four monthly intervals to comply with Australian Standards AS 5007-2007.
- Due to the unusual type of door / gate, we recommend the above maintenance be renewed annually to ensure safe and reliable operation.

**WE QUOTE THE SUM OF: \$8,140.00 + GST = \$8,954.00** (Per operator)

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**Door Number:** LG2

- Remove & dispose of existing manual closers
- Minor adjustments to the existing hinges to attain suitable manual operation
- Report & quote if further repairs are required
- Install steel mounting plates

#### Supply, Install & Commission;

1 x **ASSA ABLOY SW200i-1** (single) automatic swing door operator including;

- Push Arm System & Pivot Extension Unit
- External Flat Scan Door Mounted Safety Sensor (Australian Standards AS 5007-2007)
- Internal Flat Scan Door Mounted Safety Sensor (Australian Standards AS 5007-2007)
- Emergency Egress Dome Push Button (NCC requirement)

# ASSA ABLOY

- Inputs for connection by others to Fire alarm & Building Management System Control
- Internal Master-keyable, Three Position Key Mode Switch (MK4) – Master keying by others
- Master-keyable, Spring Return Key Entry Switch (MK2) – Master keying by others
- SW200i Concealed Battery Back-up Unit
- Pelmet Cover Finished In Clear Anodizing
- 1 x Padde Z4 Single Electromagnetic Lock & brackets
- 3 x planned maintenance and safety inspections at four monthly intervals to comply with Australian Standards AS 5007-2007.
- Due to the unusual type of door / gate, we recommend the above maintenance be renewed annually to ensure safe and reliable operation.

**WE QUOTE THE SUM OF:            \$8,140.00 + GST = \$8,954.00 (Per operator)**

---

**PRICING:** Our price is firm for 90 days, no retentions are to apply.

**Note:** All ASSA ABLOY automatic door systems are supplied with safety devices in compliance with the Australian Standard for Powered Pedestrian Doors AS 5007 – 2007. It may be possible in some circumstances to fit additional safety devices. If you would like more information about extra safety options do not hesitate to contact your local ASSA ABLOY office.

**WARRANTY:** The seller warrants all materials contained in the product for 12 months from date of invoice. The seller warrants the installation labour only if installed by ASSA ABLOY personnel or authorized sub-contractors for a period of 12 months from installation. Labour to replace faulty equipment shall only be done during normal business hours (8.30am to 5.00pm Monday to Friday)

**\* Planned Maintenance:** All ASSA ABLOY automatic door operators must be serviced at a minimum of four monthly intervals to comply with the Australian Standard's AS 5007-2007. The services are to be carried out by an ASSA ABLOY technician or an ASSA ABLOY approved, industry trained service technician. ASSA ABLOY Entrance Systems offers a range of planned maintenance options, depending on your specific needs and budget. Please contact the undersigned for details.

**EXCLUSIONS:** The following form no part of our quotation and are the responsibility of others unless stated above;

- Provision of a 240v power supply terminating with a general power outlet to automatic door operator locations or any other electrical work as required
- Cable run to operator and accessories unless clear access is provided
- Supply and installation of doors, frames ancillary hardware, hinges etc.
- Supply and installation of any fire alarm cable, relays etc.
- Supply and installation of Keypad and Electromagnetic lock or Electric Strikes
- Interfacing the operator to the Fire Alarm / Building Management System
- Any special keying systems (master key barrels by others)
- Painting & patching
- Works out of normal trading hours

**Invoicing Milestones:** 50% on receipt of Order, 90% on shipment of Materials, 100% on final Commissioning.

If you wish to proceed with this quotation, please provide a valid PO or WO and email to [gld.service@besamaustralia.com](mailto:gld.service@besamaustralia.com)

Once we have received your written confirmation, we will order the parts and contact you to arrange installation.

If I can be of further assistance please contact me on 0402 333 664.

Yours faithfully,

Terry Umstad  
ASSA ABLOY Entrance Systems Australia Pty Ltd  
[terry.umstad@assaabloy.com](mailto:terry.umstad@assaabloy.com)



# Swing Door Operator ASSA ABLOY SW200i

ASSA ABLOY

ASSA ABLOY Entrance Systems

The global leader in  
door opening solutions



The ASSA ABLOY SW200i swing door operator is the perfect choice where high performance and superior safety is of extra importance

### Energy-efficiency

ASSA ABLOY automated door systems are sustainable by nature and automatically convenient as they ensure opening only when needed to pass, eliminating unnecessary air infiltration and keeping climate zones separate. The innovative electronics in the ASSA ABLOY SW200i ensure minimal energy consumption for optimal door performance.

### Safety

The ASSA ABLOY SW200i is safe to use for all, despite age and physical ability. In case of an obstruction by a person or object, the obstruction control ensures stop on stall and reverse operation.

Furthermore, the ASSA ABLOY SW200i swing door operator is fully compliant with European standards; one version for surface mounted installations and one for concealed installations.

### Technical specifications

Power supply	100-240 VAC +10/-15%, 50/60 Hz, mains fuse max 10A (building installation)
Power consumption	Max 300 W
Auxiliary voltage	24 V DC, max. 700 mA
Monitored battery backup unit	24 V DC
Electromechanical locking connection	12 V DC, max. 1200 mA or 24 V DC, max. 600 mA
Ambient temperature	-20 °C to +45 °C
Relative humidity (non condensing)	95%
Recommended max. door weight and door width Inertia $I = \text{Door Weight} \times (\text{door width})^2 / 3$ PUSH = 160 kgm <sup>2</sup> PULL = 80 kgm <sup>2</sup> Concealed = 80 kgm <sup>2</sup>	
Class of protection IP20 - To be installed internally or externally with suitable weather protection	
The ASSA ABLOY SW200i complies with	
- EN 1634-1	
- EN 16005	
- UL 325	
- ANSI/BHMA A156.10, A156.19	

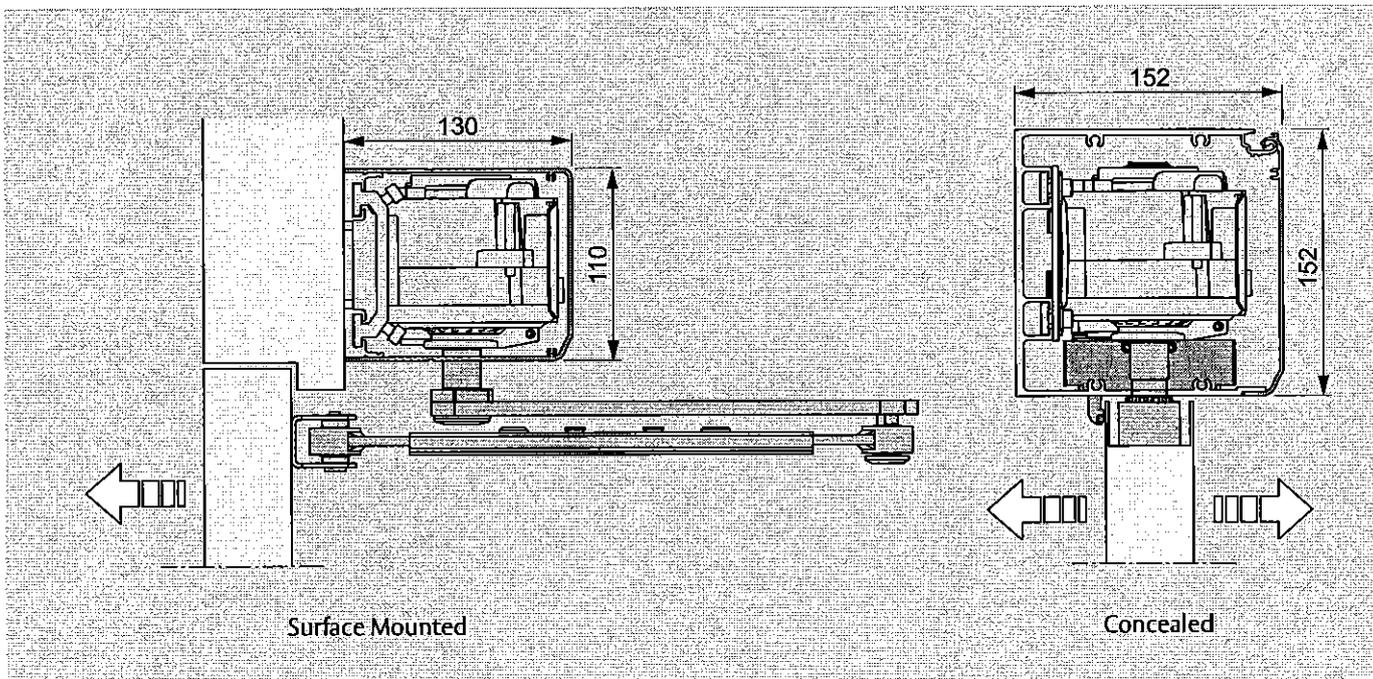
### Convenience

An entrance equipped with a ASSA ABLOY SW200i operator is always accessible due to battery backup. The ASSA ABLOY SW200i also monitors the battery for power and function, and gives an electronic indication if it is not working properly and needs to be replaced.

The operator is truly reliable during all weather conditions as it is not affected by stack pressure and wind load when opening and/or closing. Also, for your convenience, safety and quick exit, the ASSA ABLOY SW200i can easily be manually opened when needed; despite extended closing torque, due to sensor detection ensuring lowest manual opening force.

### 180° Opening

To enable the traffic flow in narrow passages, we can offer an 180° opening with full functionality in both safety and security.



### Security

The ASSA ABLOY SW200i's intelligent locking features are designed for your peace of mind. For example, double doors are precisely controlled to prevent jamming and increase security. The ASSA ABLOY SW200i operator can also sense when the door has not closed completely and will prompt the door to open again and close fully, even under heavy wind load and stack pressure.

### Aesthetics

The ASSA ABLOY SW200i swing door is providing maximum performance with a capability to handle heavy doors up to 320 kg. The ASSA ABLOY SW200i can be retrofitted with existing doors and thereby keeping the overall door system design and environment aesthetically intact.

The PUSH and PULL system that is connected to the output shaft, opens the door in a surface mounted application. In a concealed application the output shaft is connected directly to the pivot point.

### Standard equipment

#### Surface Mounted

Cover - Silver anodized aluminium, other paint finishes optional

Dimensions: - Length 716 mm  
- Height 110 mm  
- Depth 130 mm

#### Concealed

Cover - Silver anodized aluminium, other paint finishes optional

Dimensions: - Length min. 750 mm  
- Height 152 mm  
- Depth 152 mm

Control unit CU-200 with EXU-SI and EXU-SA included  
- with possibility to connect manual and automatic activation units, position switches, el. locks, presence sensors, battery, kill, open/close etc.

#### Push and go

#### Power assist

### Accessories and Options

#### Programme selectors

#### Battery backup unit

Sync cable - Used on double doors to select the opening and closing order

#### Impulse and presence detection sensors

#### Fire kit

#### Arm systems PUSH, PULL and PAS

#### Finger trap protection devices

This equipment should be installed, regularly inspected, maintained and serviced by trained and authorized personnel. Preventive maintenance plans are highly recommended for a proper and safe operation. Talk to your ASSA ABLOY Entrance Systems representative to learn more about our service offering!

## Australian Standard – AS 5007-2007

### Maintenance and safety inspections for powered doors for pedestrian access and egress

All automatic pedestrian door operators must have maintenance and safety inspections at a minimum of four monthly intervals to comply with the Australian Standard – AS 5007-2007.

The maintenance and safety inspections on all ASSA ABLOY automatic door operators are to be carried out at a minimum of four monthly intervals from the date of installation.

The maintenance and safety inspections on all ASSA ABLOY automatic door operators are to be carried out by an ASSA ABLOY technician or an ASSA ABLOY approved, industry trained service technician.

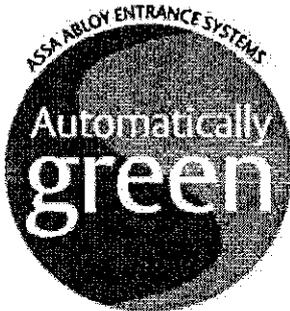
ASSA ABLOY Entrance Systems offers a range of planned maintenance options for ASSA ABLOY operators, depending on your specific requirement. Our service team takes factors such as usage levels and operating environment into account when recommending the best plan for your specific needs.

For further details contact ASSA ABLOY Entrance Systems;

Lynette Cains: 0431 116 416 email: [Lynette.Cains@assaabloy.com](mailto:Lynette.Cains@assaabloy.com)

Or

QLD Office: 07 3276 1379 email: [qld.service@besamaustralia.com](mailto:qld.service@besamaustralia.com)



## Terms & Conditions of Trade

### 1 Interpretation

#### 1.1 In these terms and conditions:

- a. 'Agreement' means the agreement between the Company and the Purchaser to provide Goods to the Purchaser subject to these Terms and Conditions of Trade.
- b. 'Company' means ASSA ABLOY ENTRANCE SYSTEMS (ABN: 35095443486) whether trading in its own name or not.
- c. 'Customer' means the purchaser of the Goods.
- d. 'Goods' means the products supplied by the Company to the Customer.

### 2 Terms

#### 2.1 These terms are subject to alteration without notice.

#### 2.2 This Agreement commences on the date the Customer accepts the Quotation in writing.

### 3 Precedence

#### 3.1 These Terms, the Quotation, the Orders, the Rates Schedule, the Credit Application, the Credit Terms, the Trade Agreement and any other written instruction or authority provided by the Company to proceed constitutes the entire Agreement between the Customer and the Company to the maximum extent permitted by law, and:

- a. subject to clause 3.1 (b) and 3.1(c), this Agreement supersedes all prior oral or written communications, proposals, terms and representations to the maximum extent permitted by law and succeeds any conflicting or additional terms of any quote, order, acknowledgment, or similar communication between the parties during the term of the Agreement;
- b. anything contained in any Trade Agreement between the Company and the Customer which is inconsistent with these Terms shall prevail to the extent of any such inconsistency; and
- c. no modification to the Agreement will be binding, unless in writing and signed by a duly authorised representative of each party.

### 4 Price

#### 4.1 The price of all Goods supplied by the Company will be set at the current rate as determined by the Company and adhere to the current Rates Schedule, unless the Company and the Customer enter into separate Trade Agreement and clause 3.1b. applies.

#### 4.2 All prices unless otherwise specified are exclusive of the Goods and Services Tax Act 1999 (Cth), and any Goods and Services Tax payable must be paid by the Customer to the Company in the same manner and at the same time as the consideration for the supply is required to be paid by the Customer under these Terms.

#### 4.3 Prices are subject to change at any time without notice.

#### 4.4 The Customer will provide to the Company its Australian Business Number (ABN) and any other information required by the Company or by law prior to placing any order with the Company.

### 5 Site charges and assumptions

#### 5.1 Unless otherwise agreed in writing, charges for work performed:

- a. are based on work being carried out from 08:30 to 17:00 Monday to Friday except for Public Holidays and subject to alteration by the Company.
- b. are based on having continuous, uninterrupted, and unhindered access to the required people, equipment, facilities, and areas where the work is to be carried out.

#### 5.2 All additional costs arising from clause 5.1(a) above and any alteration to the specifications required by the Customer including any interruption or delays by the Customer, its employees, agents, or other trades during the course of work performed may result in additional charges including the reasonable costs of delay.

#### 5.3 If it becomes necessary to pay any additional site allowances, other than a State or Federal award or amounts in excess of any current workplace agreement applicable to the type of work being performed, these costs will be added to the Fee.

#### 5.4 In the event that the Company has agreed to deliver the Services by a date agreed between the parties and such delivery is delayed by the occurrence of a Force Majeure Event (as set out in clause 19) or by any third party, or the Customer or its agents, the Company shall be entitled to a reasonable extension of time to complete the Services and compensation for additional costs incurred.

### 6 Quotations and Purchase Orders

#### 6.1 Any Quotation will remain valid for a period of thirty (30) days from the date on which it was made.

### 6.2 Prices in the Quotation:-

- a. Are subject to the Company's Rates Schedule current at the date of the Quotation unless otherwise varied in writing;
  - b. are based on rates of labour, cost of materials, services and currency exchange rates current at the date of the Quotation;
  - c. are based on rates of customs duty, freight exchange and sales tax current at the date of the Quotation; and
  - d. the Customer acknowledges and agrees that the prices or estimates in the Quotation may vary after the date of the Quotation and that it will pay for all additional incidental or ancillary charges, rates and disbursements as reasonably required by the Company or any third party. The Company will promptly notify the Customer of any such variation in writing.
- #### 6.3 In order to purchase the Goods, Customer must place with the Company a Purchase Order setting out an order number, the quotation number (if applicable), full description of the Goods to be purchased, the delivery date, delivery point and any other information required by the Company. The Purchase Order may be accepted or rejected by the Company at the Company's sole discretion.
- #### 6.4 A contract shall be formed by and upon the Company accepting from Customer a Purchase Order pursuant to the clause immediately above and each contract shall be governed by the Agreement.
- #### 6.5 Any Order for Goods or Goods which must be specially sourced by the Company for the Customer (not regular stock) cannot be cancelled once the production or sourcing of these Goods has commenced.
- #### 6.6 The Company's internal records stating the details of any order shall be apparent evidence that the order so stated is the order placed by the Customer.
- #### 6.7 The Company may in its discretion refuse to supply any Order for any reason whatsoever.
- #### 6.8 The Company is under no obligation to supply any Goods until such time as it communicates to the Customer the Company's acceptance of the Customer's order.
- #### 6.9 The Customer acknowledges that once an order has been placed, the Company is under no obligation to accept any variation to that Order requested by the Customer. If the Company does accept a variation to an order, the Customer acknowledges and agrees that the Company may vary the delivery date for the Goods and the price as a result of that variation.
- #### 6.10 Each order placed by the Customer shall be a representation to the Company that the Customer is solvent and able to pay the Company's accounts as and when they are due.

### 7 Credit Information

#### 7.1 The Customer authorises the Company, its servants and agents to make such enquiries as it deems necessary to investigate the credit worthiness of the Customer from time to time including the making of enquiries with persons nominated as trade references, the bankers of the Customer, any other credit provider or a credit reporting agency (hereinafter called 'the Information Sources'). The Customer authorises the Information Sources to disclose to the Company such information concerning the Customer which is within their possession and which is required by the Company to the fullest extent permitted by the relevant privacy laws of the territory.

#### 7.2 The Customer agrees that the information provided on any credit application signed by the Customer concerning the Customer may be disclosed by the Company to a credit reporting agency or any other interested person to the fullest extent permitted by the relevant privacy laws of the territory.

### 8 Terms of Payment

- 8.1 All payments will be made by direct debit, electronic funds transfer, cash, company cheque or bank cheque
- 8.2 Unless otherwise provided by the Company in writing, all invoices are due and payable by the amount specified on the invoice within thirty (30) days of the invoice.
- 8.3 Any agreement by the Company to extend the terms of credit or other indulgence granted to the Customer shall not affect the Customer's liability to account to the Company as aforesaid.
- 8.4 If the Customer defaults in making payment in accordance with these Terms, the Company may in its absolute discretion and without notice:
  - a. charge the Customer compound interest calculated on that portion of the Customer's account overdue at 2 percent above the penalty rate fixed under the *Penalty Interest Rates Act 1983* (Victoria), Australia, from time to time, calculated and payable daily from the due date until the date on which the invoice is paid in full; and
  - b. require the Customer to reimburse the Company for all collection costs including (but not limited to) legal costs incurred by the Company, calculated on a solicitor and client basis, as a consequence of the Company instructing its solicitor to provide advice to it in connection with the default and/or to institute such recovery process as the Company in its absolute discretion decides and

any other costs, expenses, losses or damages arising out of a breach of the Agreement.

- 8.5** The Customer agrees at the request of the Company to procure its directors to sign a guarantee and indemnity of the Customer's obligations to pay any amount due and payable to the Company, if and when required.
- 8.6** Any Credit Application approved by the Company for the Customer related to trading between the Company and the Customer is granted by the Company on the basis of its reliance on information supplied by and representations made on behalf of the Customer and, in particular, on the information disclosed by the Customer in relation to the ownership of the Customer as set out in the Credit Application.
- 8.7** If the Customer is a company or trustee it shall inform the Company of any changes to the ownership of the Customer whether total or partial by forwarding a notice in writing of that change to the Company immediately upon becoming aware of same.
- 8.8** Until such notice as required in clause 8.7 is received by the Company, the Customer, and if the Customer is a trustee each of the trustees, shall hold the Company indemnified against all losses, unpaid accounts, interest, damages, costs, charges, fees and expenses of whatsoever nature incurred or suffered by the Company in trading with any person, company or other entity (including a trust) which may have purchased the Customer's business or any interest therein or any of the shares in the Customer and used the Customer's previously approved credit account for trading.
- 8.9** The Customer authorises the Company to lodge a forewarning over any real property owned or partly owned by the Customer in respect of, and to secure any monies that are owed by the Customer to the Company.
- 8.10** Any credit facility granted by the Company to the Customer shall continue until terminated by the Company at its sole discretion. Termination by the Company of any credit facility shall be either verbal or in writing.
- 8.11** Any failure by the Company to exercise any of its rights pursuant to this Agreement shall not constitute a waiver of any of its rights in respect of any other or subsequent breach by the Customer.

## 9 Security of Payments

- 9.1** Where applicable, the following Security of payments Acts apply:
- a. *Australian Capital Territory Building and Construction Industry (Security of Payment) Act 2009*
  - b. *New South Wales Building and Construction Industry Security of Payment Act 1999*
  - c. *Northern Territory Construction Contracts (Security of Payments) Act 2004*
  - d. *Queensland Building & Construction Industry Payments Act 2004*
  - e. *South Australia Building and Construction Industry Security of Payment Act 2009*
  - f. *Tasmania Building and Construction Industry Security of Payment Act 2009*
  - g. *Victoria Building and Construction Industry Security of Payment Act 2002*
  - h. *Western Australia Construction Contracts Act 2004*

## 10 Title and Risk

- 10.1** Title to the Goods shall remain with the Company until all monies owing by Customer to the Company for the Goods have been paid in full.
- 10.2** Until such time as Customer has paid the Company in full for the Goods, the Customer shall:
- a. Store the Goods so that they are clearly and easily identifiable as the Company's property and, if the Company requests, inform the Company of the location of the Goods;
  - b. hold the Goods as bailee for the Company, subject to Customer's right to deal with the Goods in the ordinary course of Customer's business (Bailment);
  - c. indemnify the Company against any claim arising out of the possession, use or disposal of the Goods by Customer or repossession or attempted repossession by the Company.
- 10.3** If:
- a. a payment is not made in accordance with the Agreement;
  - b. Customer commits any other breach of the Agreement;
  - c. Customer becomes bankrupt, has an administrator, a receiver or a receiver and manager appointed, goes into liquidation (whether voluntarily or otherwise), or is wound up, dissolved or declared insolvent, then the Company may at any time, without notice to Customer and without prejudice to any other rights that it may have against Customer;
  - d. terminate the Agreement and the Bailment;
  - e. suspend some or all its obligations to Customer under the Agreement; and/or
  - f. enter upon any premises owned or occupied by Customer where the Company reasonably believes the Goods may be stored and repossess the Goods without being liable for any damages caused.

- 10.4** If Customer sells the Goods before payment in full to the Company, or uses the Goods in a manufacturing or construction process of its own or some third party, the Customer holds the proceeds on trust for the Company in respect of those Goods, and must keep such proceeds in a separate account until the liability to the Company is discharged and must immediately pay that amount to the Company.

- 10.5** The risk in the Goods passes to Customer at the time of Delivery.

## 11 Export/Re-export/Resale

- 11.1** The Goods supplied are intended for use only in Australia, unless the Company otherwise agrees. If Customer exports or re-exports the Goods, it is Customer's responsibility to ensure that the Goods and the use to which they are put comply with the laws of the destination.
- 11.2** Customer acknowledges that the Goods purchased by Customer may not be sold, leased or otherwise transferred to or utilised by a terrorist organisation, a party listed on any US denied persons or entities list or by an end-user engaged in activities related to weapons of mass destruction, including but not limited to activities related to design, development, production or use of nuclear materials, nuclear facilities or nuclear weapons, missiles or support of missile projects, or chemical or biological weapons.
- 11.3** If Customer resells the Goods, it shall not, in connection with their resale, pay or offer to pay, money or any thing of value to any government official, entity or organization, any political party, any candidate for public office, or their employees or relatives, or any other person or entity for the purpose of influencing purchasing decisions or for any other improper purpose.

## 12 Publicity & Intellectual Property

- 12.1** The Customer acknowledges that any intellectual property in the Goods is owned by the Company.
- 12.2** The Customer agrees not to disclose to others any proprietary or confidential information acquired hereunder including the terms of the Agreement except as authorised in writing by the Company or as required by law.

## 13 Delivery and Cancellation

- a. The Company accepts no responsibility for delivery of the Goods but may, in its sole discretion, elect to arrange delivery of the Goods and charge the Customer a delivery fee.
- b. The Company will make all reasonable efforts to deliver the Goods by the agreed delivery date but will not be liable in any way should delivery not be made on this date.
- c. A certificate or delivery docket signed by an authorised Company representative confirming delivery of Goods shall be conclusive evidence of delivery.
- d. Subject to clause 4.2, an order or Quotation shall only be cancelled or varied with the written agreement of both parties.
- e. Any agreement to cancel or vary a Quotation or an order pursuant to clause 13.4 shall be subject to the Company being compensated for any costs incurred with respect to the order prior to the cancellation or variation.

## 14 Withholding Supply

- 14.1** The Company reserves the right, irrespective of whether or not any Quotation has been accepted, to withhold supply of Goods to the Customer where the Company has determined, in its absolute discretion, that credit should no longer be extended to the Customer and the Company will not be liable for any loss or damage resulting directly or indirectly from such action.

## 15 Return Policy for Goods

- 15.1** 'CCA' means the Competition and Consumer Act 2010 (Cth) and any amendment therof. Subject to the Customer's statutory rights under the CCA:
- a. Any Goods supplied in accordance with the Customer's custom requirements or specially sourced by the Company for the Customer will not be acceptable for return and/or credit;
  - b. Where the Customer makes a claim for a credit or refund in respect of Goods, the Goods must be in their original undamaged packaging, other than where the Customer is making a claim in respect of the Goods under the CCA;
  - c. No Goods will be accepted for return and credit after two (2) months from the date of invoice unless the return or a claim is made under the CCA, in which case the Goods must be returned within a reasonable time;
  - d. If the Company in its sole discretion agrees to accept the return of any Goods, they must be in an 'as new' and saleable condition free of any damage;
  - e. Upon the receipt of the returned Goods, the Company will credit to the Customer the Purchase Price for the Goods, less any restocking fee charged by the Company from time to time ('Restocking Fee') or other monies owing by the Customer to the Company; and

f. The Customer will be responsible for the cost of and for effecting the delivery to the Company of any Goods returned under this Clause 15. The Company will be responsible for the cost of, and for effecting, the delivery to the Customer of any Goods replaced under this Clause.

15.2 Nothing in this clause affects any statutory obligations of the Company in relation to the Goods (or corresponding rights of the Customer), that may not lawfully be excluded.

## 16 Warranty

16.1 The Goods supplied by the Company to the Customer under this Agreement are covered by a 12 month warranty which shall commence from the date of completion of installation of Goods, or for Goods sold on a supply only or supply and commission basis upon delivery of the Goods to the Customer (hereinafter called Warranty Period).

16.2 During the Warranty Period, any Goods that prove to be defective will be repaired or replaced by the Company at its option. Any postage and packaging expenses required to return the Goods to the Company will be at the Customer's cost.

16.3 The warranty provided under this Agreement is dependent upon regular maintenance work being carried out to the relevant Australian Standard or manufacturer's recommendations.

16.4 The parties agree that when evaluating a claim for defect, due allowance shall be made for fair wear and tear of the Goods. Should the Customer or any other party attempt to install, carry out repairs, mal-operate or modify the Goods in any way during the Warranty Period, the Company shall be relieved of its obligations under the warranty provisions. In addition, the warranty does not cover work required to be done to repair a defect or damage caused by the Customer's negligence, fault, neglect, abuse, incorrect use or as a result of vandalism, fire, water damage, power surge or other circumstance outside of the Company's control or that of the manufacturer.

16.5 Nothing in this clause 16 limits or excludes the application of the Competition and Consumer Act 2010 (Cth) including the Australian Consumer Law. If the Customer is a "consumer" as defined in the Australian Consumer Law, the following provisions apply.

- a. Our Goods come with guarantees that cannot be excluded under the Australian Consumer Law. You are entitled to a replacement or refund for a major failure and for compensation for any other reasonably foreseeable loss or damage. You are also entitled to have the Goods repaired or replaced if the Goods fail to be of acceptable quality and the failure does not amount to a major failure.
- b. The benefits to the consumer given by this warranty are in addition to other rights and remedies of the consumer under applicable laws relating to the Goods.
- c. If a defect in the Goods appears within 12 months, the Customer is entitled to submit a warranty claim by returning it to the address shown in the Contract Details. When returning the Goods, the Customer must ensure it is properly packaged so that no damage occurs during transit. Any postage and packaging expenses required to return the Goods to the Company will be at the Customer's cost.
- d. The Customer must provide the original or a copy of the proof of purchase and, where possible, include an explanation of the problem.
- e. If the Company elects to repair the Goods:
  - i. Goods presented for repair may be replaced by refurbished Goods of the same type rather than being repaired. Refurbished parts may be used to repair the Goods; and
  - ii. if the Goods are capable of retaining user-generated data, the repair of the Goods may result in the loss of the data.

## 17 Claims

17.1 Any claims by the Customer in relation to the Goods other than for returns, which must be made in accordance with clause 15 or warranty claims which must be made in accordance with the Company's warranty policy, must be made within thirty (30) days of delivery of the Goods.

17.2 Any other claims for adjustment to any invoice for any reason whatsoever must be made in writing within thirty (30) days of said invoice.

17.3 Nothing in this clause affects any statutory obligations of the Company (and corresponding rights of the Customer), which may not lawfully be excluded.

## 18 Dispute Resolution

18.1 If a dispute arises in any way out of this Agreement, or its breach, termination or validity or the Goods the subject of this Agreement, the parties agree to endeavour to settle the dispute by mediation before having recourse to litigation, other than for disputes involving the payment for Goods by the Customer.

18.2 Any costs incurred in relation to the mediation of a dispute are to be shared equally between the Company and the Customer.

18.3 Nothing in this Agreement prevents either party from seeking urgent interlocutory intervention.

## 19 Force Majeure

19.1 The Company will not be liable in damages or otherwise for any failure to provide the Goods which is caused, whether wholly or partially, by an event beyond its reasonable control including (but not limited to) Act of God, force majeure, war, fire, explosion, acts of terrorism, rioting, burglary, theft, civil disturbances, restrictions by governments (local, municipal, State or Federal) or other competent authority, general economic trends, strikes, industrial action or lockouts (whether at the Company's premises or not), accidents either at the Company's premises or when in transit to or from those premises, failure by subcontractors and the late arrival of inventory or other material.

## 20 Personal Properties Securities Act

20.1 PPS Act means the Personal Properties Securities Act 2009 (Cth).

20.2 The Company and the Customer acknowledges that following the commencement of the PPS Act, the following provisions apply to this Agreement.

20.3 The Customer agrees that the Company has a security interest (for the purposes of the PPS Act) created under these Terms and Conditions in each item of Goods supplied to the Customer, and agrees to treat that security as a continuing and subsisting interest in the relevant Goods with priority over any registered or unregistered general (or other) security and any unsecured creditor, even if the Goods become fixtures before paid in full and that security interest secures all monies owing to the Company under this Agreement or otherwise.

20.4 The Customer grants to the Company a purchase money security interest (PMSI) and agrees that the PMSI granted hereby will continue to apply to any Goods coming into existence or proceeds of sale of Goods coming into existence.

20.5 The Customer agrees that the PMSI has attached to all Goods now or in the future supplied by the Company to the Customer.

20.6 The Customer acknowledges that the Company has the right to register a financing statement in respect of the relevant Goods and agrees to sign any further documents and provide any further information, such information to be complete, accurate and current in all respects, that the Company reasonably requires to register a financing statement and its security interests, with the priority the Company requires, and to maintain those registrations.

20.7 The Parties agree that neither will disclose to 'Interested persons' (as defined in section 275(9) of the PPS Act) or any other person, any information of the kind described in section 275(1) of the PPS Act.

20.8 The Customer waives its right to receive any notice under the PPS Act (including a notice of a verification statement) unless the notice is required by the PPS Act and that requirement cannot be excluded.

20.9 The Customer agrees, until title in the Goods passes to it, to keep and maintain all Goods free of any charge, lien or security interest except as created under these Terms and Conditions, and not otherwise to deal with Goods in a way that will, or may, prejudice the rights of the Company under these Terms and Conditions or the PPS Act.

20.10 The Customer irrevocably grants to the Company the right to enter any premises or property of the Customer without notice, and without being in any way liable to the Customer or any other person, if the Company has cause to exercise any of its rights under the PPS Act, and the Customer agrees to indemnify the Company against any such liability.

## 21 Exclusions and Limitations

21.1 The Company excludes all statutory or implied conditions and warranties to the maximum extent permitted by law.

21.2 Subject to Clauses 10.2 and 10.4, the maximum liability of the Company for any and all breaches of this Agreement will be capped at the amount of the Outstanding Amounts previously paid by the Customer to the Company under this Agreement.

21.3 If any law, implies in this Agreement any term, condition, warranty or Consumer Guarantee and that law avoids or prohibits provisions in an agreement excluding or modifying the application of or exercise of, or liability under, that term, condition or warranty, that term, condition, warranty or Consumer Guarantee shall be deemed to be included in this Agreement provided that the liability of the Company for a breach of the applicable term, condition or warranty (other than where such limitation is excluded by law) is limited to, at the option of the Company. If the breach relates to Goods:

- a. the replacement of the Goods or the supply of equivalent Goods, the repair of the Goods;
- b. the payment of the cost of replacing the Goods or of acquiring equivalent Goods; or
- c. the payment of the cost of having the Goods repaired unless there is a major failure with respect to the Goods, in which case the Customer will be entitled to a remedy under the OCA.

**21.4** The Customer acknowledges that the Customer does not rely, and that it is unreasonable for the Customer to rely, on the skill and judgment of the Company as to whether the Goods supplied are reasonably fit for any purpose for which they are being acquired, and that the sale is not a sale of Goods by description or sample.

**21.5** To the maximum extent permitted by law, the Company excludes its liability (including, but not limited to, liability in tort, contract and for breach of statute) to the Customer or any other person for:

- a. any loss or damage consequential or otherwise (whether contractual, tortious, statutory or otherwise) for any special, incidental, indirect or consequential damages or injury including, but not limited to, any loss of profits, contracts, or revenue arising out of or in connection with the provision of the Goods and whether as a result of any breach, default, negligence or otherwise by the Company suffered or incurred by the Customer or any other person in relation to the Goods; and
- b. in particular, but without limiting clause 21.5, any loss or damage consequential or otherwise suffered or incurred by the Customer or any other person caused by or resulting directly from any failure, defect or deficiency of any kind of or in the Goods.

## **22 Privacy and Financial Information**

**22.1** The Customer acknowledges and consents to the use by the Company and its employees, officers and agents for the purpose of supply of Goods to the Customer hereunder and for the purposes of assessing and approving any credit application of the Customer of the Customer's and any guarantor's personal information in respect of but not limited to any application for credit, credit history, and in respect of obtaining reports in relation to same or for general marketing purposes and otherwise in accordance with the Company's privacy policy from time to time, which is available upon request. Other than in the circumstances allowed under the relevant privacy laws of the territory or its privacy policy, the Company will not disclose such personal information to other parties. The Customer may contact the Company's Privacy Officer at any time to access or change any personal information provided to the Company.

**22.2** The Customer irrevocably authorises the Company to seek and use any reports from a credit reporting agency of its choosing containing personal information about the Customer in relation to the collection of any monies

owing by the Customer to the extent permitted by law. The Customer consents to the Company giving any information relating to the collection of any outstanding amounts to any credit-reporting agency to the extent permitted by law.

**22.3** The Customer will provide any and all necessary instructions and/or authorities required by the Company's accountants, debtor insurers and bankers to enable the Company to make investigations from time to time into the Customer's trading and financial position.

**22.4** The Customer's details, including its purchases will be added to the Company's database and will be used by the Company:

- a. To identify the Customer;
- b. To provide services to the Customer, including the processing of any application for or granting of credit and the management and administration of those services;
- c. To provide the Customer with information about the Goods;
- d. In undertaking risk assessment management; and
- e. In gathering data and disclosing data to third parties such as:
  - I. insurance brokers and insurers;
  - II. credit reporting agencies; and
  - III. financial institutions.

## **23 Jurisdiction**

All contracts between the Company and the Customer shall be subject to the laws of the States of Australia and the Customer agrees to submit to the non-exclusive jurisdiction of the State Courts of Australia and the Federal Court of Australia.

## **24 Severance**

If any provision of this Agreement does not comply with any law, then the provision must be read down so as to give it as much effect as possible. If it is not possible to give the provision any effect at all, then it must be treated as severable from the rest of this Agreement.

## **25 Variation**

Any variation to this Agreement must be in writing and signed by both parties.

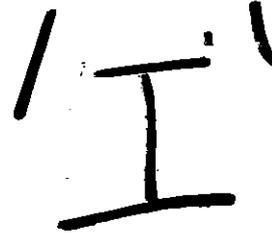
Painters and Maintenance Pty Ltd  
Trading as: **OPAT**  
ABN: 13 104 013 452  
A.C.N. 104 013 452  
Unit 16, 1472 Boundary Road, Wacol Qld 4076

Telephone: 07 3265.3654  
Email: [brisbane@opat.com.au](mailto:brisbane@opat.com.au)  
Website: [www.opat.net.au](http://www.opat.net.au)



Ref: QB9651  
CH / tod  
18 March 2019

The Body Corporate for **BOWEN PLACE CTS 13193**  
C/- Angela Morrisby – Committee Member  
341 Bowen Terrace  
New Farm QLD, 4005



Dear Committee Members,

Re: **BOWEN PLACE – 341 Bowen Place New Farm**

We are pleased to submit our quotation for the repairs at **BOWEN PLACE CTS 13193**

The contractor you choose to repaint and/or maintain your complex will not only have the task of improving the “aesthetics” of your property, but also takes on the responsibility of protecting your investment from the elements in the coming years. **OPAT** has been in business for over **67** years and accordingly our proposal is aimed at providing the **best value for your money without compromising quality.**

Here are some reasons why you should choose **OPAT** for your project.

### **WHY CHOOSE OPAT?**

- ❖ **OPAT** clearly specifies what work will be carried out, what surface preparation will take place and the number of coats of paint that will be applied.
- ❖ **OPAT** uses only premium quality products.
- ❖ **OPAT** is an approved applicator of all major paint manufacturers.
- ❖ **OPAT** warrants our workmanship and application of coatings.
- ❖ **OPAT's** price is a fixed priced with no “hidden extras”.
- ❖ **OPAT** holds the necessary licences to carry out concrete cancer repairs and water proofing and will not paint over any “problem areas”
- ❖ **OPAT** will initiate a W H & S procedure specifically designed for your project.
- ❖ **OPAT** is a renowned local contractor that has been in business since **1949**.

**PRICES:**

<b>CONCRETE REPAIRS DROP 1</b>	<b>excluding GST: \$ 18,900.00</b> GST: \$ 1,890.00
<b>CONCRETE REPAIRS DROP 2</b>	<b>excluding GST: \$ 15,700.00</b> GST: \$ 1,570.00
<b>CONCRETE REPAIRS DROP 3</b>	<b>excluding GST: \$ 19,980.00</b> GST: \$ 1,980.00
<b>CONCRETE REPAIRS DROP 4</b>	<b>excluding GST: \$ 12,980.00</b> GST: \$ 1,298.00
<b>CONCRETE REPAIRS DROP 5</b>	<b>excluding GST: \$ 20,500.00</b> GST: \$ 2,050.00
<b>CONCRETE REPAIRS DROP 6</b>	<b>excluding GST: \$ 19,800.00</b> GST: \$ 1,980.00
<b>LEVELLING OF ROOF SLAB DEPRESSIONS</b>	<b>excluding GST: \$ 3,400.00</b> GST: \$ 340.00
<b>CLEANING OF EXTERNAL GLASS SURFACES</b>	<b>excluding GST: \$ 8,800.00</b> GST: \$ 880.00
<hr/> <b><u>TOTAL</u></b>	<b>Including GST <u>\$132,048.00</u></b>

Please note we have priced each drop as a standalone item, however if all works are carried out concurrently there is a considerable cost saving as the scaffold access stage can be simply relocated from drop to drop saving on transport, engineering, erect and dismantle costs. Total price quoted above would be reduced by \$20,500.00 including GST if all works are done concurrently

**TERMS of PAYMENT:**

All progress and final payments within fourteen (14) days of claim, claims will be submitted fortnightly based on percentage of work completed. Our price will remain firm for 180 days from the date hereon and will be subject to confirmation thereafter. Please be advised that OPAT charges a late payment fee of 2% per month after the expiry of the 14-day trading terms. Fees are calculated on the outstanding balance including GST.

OPAT are more than happy to attend a formal meeting or the AGM with the committee to discuss our quotation and answer any queries regarding our proposal.

## **SCOPE of WORK:**

Concrete cancer repairs to various elevations and levelling of depressions in roof to minimise pooling water and an option to carry the cleaning of all external glass surfaces

### **Including**

- ✓ **Repairs to concrete balustrade columns**
- ✓ Erect suspended swing stage access to location
- ✓ Remove glass and Demolish columns between the glass infill panels
- ✓ Installing formwork and recast new columns
- ✓ Reinstall new glass panels and touch up paintwork to match existing finishes
- ✓ Our pricing is based on those columns which were visible as cracked from ground level, see attached images of locations and quantities identified
- ✓ There is a strong possibility that additional columns will be identified over and above what can be seen from the ground. This will only become apparent once we have access in place to carry out a close visual inspection, as often the cracks in their early stage can be hairline and would not be visible from a distance.
- ✓ **Any additional columns which require demolishing and reinstating will be charged at \$1,180.00 excluding GST per column in addition to our quoted pricing**

### **CONCRETE SPALL REPAIRS**

- ✓ Break out surface spalls currently evident and reinstating demolished concrete. See detailed specification for concrete repairs
- ✓ See attached diagram for locations and quantities of spalls currently evident requiring repairs, please note additional spalls may be identified once we have access on site to carry out a more detailed inspection.
- ✓ **Any additional spalls will be charged at \$340.00 excluding GST per spall in addition to our quoted price**

### **Levelling of depressions on roof slab**

- ✓ Supply and install a self-levelling compound to fill depressions on the roof.
- ✓ Repaint repaired areas with top coat to match existing top coats.
- ✓ Please note there will be a slight colour difference visible as the existing coating will have weathered and faded

With large flat roof surfaces, it is not always possible to completely resolve all ponding water completely by filling current depressions, and some areas may still have slight ponding which may last for up to 24hrs.

The only way to guarantee all ponding is completely resolved would be to have the entire roof re-screeded and new falls created which would be considerably more expensive and has not been considered in this proposal.

### **Excluding**

- All other areas or surfaces not specifically included above
- Recertification of Rope access anchor points if required, we charge \$35 per anchor point to recertify and tag existing ones in the event that they are not currently certified for use.
- This cost will be in addition to our quoted price

## SCOPE of WORK (continued):

### CLEANING OF ALL EXTERNAL GLASS SURFACES

#### Including

- ✓ External glass balustrade infill pales to the concrete balustrades
- ✓ External glass of all enclosed balconies
- ✓ External glass of all inaccessible windows

#### Excluding

- Internal face of the balustrade infill glass panels
- Internal glass surfaces of all balconies
- All other surfaces or areas not specifically stated under "Including" above

## SPECIFICATION:

### External Surface Preparation:

- Prior to the application of any coatings, all surfaces shall be thoroughly prepared by the removal of any foreign matter that may interfere with the adhesion of the new coatings.
- All loose or flaking paint will be taken back to a firm edge. Edges will be sanded down to a feathered edge. Where sections of old coatings are removed, the edges of those areas will remain visible to some degree.
- Where repairs are carried out to rendered or textured paint surfaces, the repair areas will always be visible to some degree.
- All bare areas will be spot primed with appropriate primers in accordance with the manufacture's recommendations.
- All areas of rust will be scraped, wire brushed, or power sanded to remove all loose rust and paint, then treated with a 'rust converter'.
- Bare areas of steel will be spot primed with 'anti rust primer' prior to the application of the specified painting system.

### Touch Up Of External Masonry Surfaces:

Following surface preparation as detailed above, apply one (1) full coat of primer sealer and two (2) full coats of premium exterior acrylic.

## **CONCRETE RECTIFICATION SPECIFICATION: -SPALL REPAIRS**

### **Scope of Repairs:**

Repairs to visible rust spots and spalling areas on the building will be carried out in the areas detailed in our quotation, prior to painting. This proposal addresses only the concrete spalls that were visible during our limited inspection from ground level. Please be aware that concrete cancer is an ongoing process affecting all reinforced concrete structures and further repair sites may be revealed as work progresses.

Allowance has been made for a total of (up to) **60** repair locations of approximately 300mm x 300mm per repair. Based on our experience this should cover the repair locations identified - any variation to this quantity will be charged at \$330 per extra repair location as stated previously. However, should extra larger repair locations be revealed they will need to be priced accordingly once the full extent these repairs has been established.

### **Comment:**

"Concrete cancer" is commonly the result of the corrosion of steel reinforcing bars within a concrete structure. As the steel corrodes, it expands, exerting pressure on the surrounding concrete which fractures and "spalls" with chunks of concrete eventually falling from the structure. These spalls, depending on their severity and location can be a real danger to people and property below. Concrete spalling can be the result of things such as the age of the structure, the quality of the original concrete, the depth of concrete cover over the reinforcing steel and environmental conditions, to name a few. Potential areas of concrete cancer, not yet showing signs of a problem can deteriorate over time, resulting in new spalls in the future.

**Please note that concrete repair work requires a separate QBCC licence, not covered under QBCC Painting licences. OPAT is fully licensed to carry out Painting and Decorating, Waterproofing and Concrete Cancer Repairs as per our QBCC Licence #1031545.**

### **Surface Preparation:**

All of the identified defective areas will be delineated, and defective concrete removed using electric, pneumatic or hand tools. The edge of such excavation will be 'saw cut' perpendicular to the surrounding concrete surface. **Edges will not be "feather edged"**.

Corroded steel reinforcing bars will be exposed along their length to a point 50mm beyond the limit of corroded steel.

➤ Please note that no allowance has been made in our pricing to repair tiled floor surfaces in the event these are damaged during the demolition process to expose the extent of corroded reinforcing. All repairs to tiled floors or other floor finishes will be in addition to our quoted pricing as the extent of work will only be determined during the course of the works.

**Steel Reinforcing Priming:** -A single, continuous coating of Fosroc Nitoprime Zincrich (or equivalent) will be applied to all exposed reinforcing bars so as to achieve a dry film thickness of 40 microns, immediately after the steel is cleaned.

**Concrete Priming:** - Concrete will be pre-soaked with a fine spray of clean water. After soaking, prime with Nitobond HAR (or equivalent) to be applied by brush, working the compound into all areas.

**Polymer Modified Repair Mortar:** - Fosroc Renderoc HB (or equivalent) shall be applied while the Nitobond HAR is still moist, Renderoc HB mortar shall be applied by trowel or gloved hand in "wet on wet" layers of approximately 60mm.

**Curing:** - Fosroc Nitobond HAR (or equivalent) may be spray applied to repaired areas so as to help the curing of the concrete mortar and reduce the possibility of cracking of the new mortar.

**Coating:** - Areas repaired by OPAT shall be coated to match the surrounding surface, although these areas may remain visible to some degree, which is typical for this type of repair.

## **CONCRETE RECTIFICATION SPECIFICATION: (continued):**

### **BALUSTRADE COLUMN REPAIRS**

- Remove Glass panes either side of the cracked columns currently evident (see attached images for locations and numbers of columns affected) Pricing allows for a total of 16 columns, any variation to this quantity will be charged at \$1,200.00 excluding GST per extra repair location
- Demolish the column to expose steel reinforcing
- Remove rust and corrosion from reinforcing bars and prime with Fosroc Nitoprime Zincrich primer
- Install formwork and re-cast the concrete column to match existing profiles
- Remove formwork and reinstate the glass panels, please note where the glass panels are currently wire reinforced, these will have to be replaced with clear laminated glass to meet Australian standards.
- Repaint repaired areas to match as close as possible the existing paint colour
- Please note these repairs will remain visible as it is not possible to match exactly the existing colour which will have weathered and faded.
- Please note that our pricing is based on demolishing the column only and assumes that the base of these columns which are fixed to the floor slab will not need to be removed. In the event the corroded reinforcing extends into the base and the bases have to be demolished, this will be in addition to our quoted pricing.  
Based on repairs carried out previously by OPAT we do not expect this to be necessary.
- In some units the balcony balustrades have been enclosed with paneling of various designs. Our pricing excludes any removal or reinstallation of this paneling, which will need to be arranged prior to the repairs being undertaken as the new glass panes have to be installed from the internal face of the balconies

## **SPECIAL TREATMENTS: WATERPROOFING (continued):**

### **Waterproofing Maintenance (Filling major depressions)**

- Remove all existing unsound or loose material from floor slab to produce a suitable surface for over-coating.
- Prepare surfaces and apply one full coat of an epoxy primer sealer.
- Apply a self-levelling filler over the existing membrane in accordance with manufacturer's recommendations.
- Apply UV resistant topcoat to match the existing finishes in the areas where the self-levelling filler is applied, please note the repaired areas will remain visible to some extent as the existing top coat will have weathered and faded to some degree and will be impossible to match exactly.

All surface preparation and application of products to be in strict accordance with the product manufacturers recommendations. The completed membrane shall be allowed to cure for at least seven (7) days before being subjected to traffic.

[Note: We have allowed for 5 - 15 litre drums of self-levelling filler to level areas of ponding, however, it is impossible to establish the exact requirement until work is underway. Should extra filler be required it will be charged at an additional cost of \$250.00 (excluding GST) per 15 litre drum.

With large flat concrete roofs there will always be some minor short-term ponding of water and we do not guarantee all ponding will be completely resolved.

Please be advised that the fully cured membrane will remain flexible to accommodate expansion and contraction of the floor slab, accordingly due care must be taken to prevent damage from sharp or heavy objects.

*Maintenance of the UV resistant top coat may be required within the warranty period depending on traffic, exposure, mechanical damage and other variables.*

*To ensure the maximum life of the waterproofing membrane we recommend that the membrane be inspected at least every 2 to 5 years.*

*The cost of this is maintenance if required is not included in this proposal.*

### **Asbestos Materials:**

No allowance has been made in this quotation for the management of asbestos materials should it become a requirement on this project.

## **NOTES:**

### **Colours:**

This quotation is based on the existing colour scheme.

### **Materials:**

**OPAT** uses only **premium quality** materials and paints and is an approved applicator for all major manufacturers.

### **Repairs:**

No allowance has been made for any repairs other than those that would be carried out during normal substrate preparation, or those specifically included. Any additional defects that are discovered after work begins will be immediately brought to the attention of the Body Corporate.

### **Duty of Care:**

Legally, both the Body Corporate and the contractor have a "Duty of Care" to ensure that the painting works are carried out safely. **OPAT** has made allowance in this quotation for the use of access equipment necessary to safely reach the "upper" surfaces of the building/complex. The use of all access equipment will be in accordance with Workplace Health and Safety requirements. **OPAT** will provide site specific work method statements, job safety analysis and workplace health and safety plan for the project.

### **Swinging Stage:**

**OPAT** has allowed for the use of a swinging stage scaffold to carry out the works. This equipment will be erected on the upper roof top or balcony areas and subsequently relocated around the building as work progresses.

We will require a 20AMP single phase or 32amp three phase power source for this equipment.

Areas directly below the swinging stage will be designated "no go" exclusion zones during working hours. **OPAT** will install the necessary barriers, signage and controls in accordance with Workplace Health and Safety Requirements.

[The alternative to "no go" zones would be to erect and install protective gantries to prevent any disruption to vehicle and / or pedestrian access. Should gantries become a requirement on this project, for whatever reason, all costs associated would be in addition to our quoted price].

The erection of access equipment from roof structures requires certification from an engineer that the structure can accommodate the load imposed by this equipment. These engineering costs are included in our proposal,

Every effort will be made to minimise disruption to residents

### **Asbestos Materials:**

No allowance has been made in this quotation for the management of asbestos materials should it become a requirement on this project.

### **Environment Protection – Council Regulations:**

Cleaning: No additives will be used that harm plant growth or are detrimental to the environment. Any washing up of painting equipment on site will be carried out using environmental washing up facilities.

## NOTES (continued):

### Balconies:

Residents should remove any possessions that could be damaged during the course of works. All pot plants or other items that will interfere with access to work areas shall be moved back from the work area to allow unhindered access.

Please be advised that **OPAT** will not accept any responsibility for personal property that is not removed or relocated from balconies to allow access to surfaces; resulting in **OPAT** having to move these items to carry out the work. All items to be relocated must be moved prior to the commencement of work.

### Sub-contractors:

All work will be carried out by **OPATs'** *qualified* tradesmen. We do not subcontract our projects to third parties. This includes all rope access technicians who are experienced **OPAT** tradesmen, as well as certified IRATA technicians. **OPAT** does however subcontract the erection of scaffold, where specialist contractors licensed to do this type of skilled work are used and with whom we have developed a sound relationship over many years.

### Rope Access:

**OPAT** has allowed to use Rope Access Technicians to carry out some of the works. All rope access technicians are experienced **OPAT** tradesmen, - TRAC certified technicians using the Roper Safety System. (**OPAT is the first Company in Queensland to implement this safety system**). [www.ropersystem.com](http://www.ropersystem.com) [www.tracinternational.com.au](http://www.tracinternational.com.au) NB: **OPAT** is fully qualified to install and certify all rope access anchor points and can offer this as an independent service.

### Services to be provided by the client:

Small storage or lay down area to store paint and equipment,

Convenient 240V electricity power supply point

Convenient water connection point for washing down of the building.

Provision of suitable parking spaces for up to 2 vehicles on site where free street parking adjacent to the property is not available. If toilet facilities are not available an onsite "Porta Loo" is required, an extra cost of \$100.00 per week will apply.

### Working Hours:

This quotation is based on the work being carried out during normal working hours of Monday to Friday, between the hours of 7:00am and 3:30pm

### Site Clean-up:

All fresh paint spots, paint flakes or debris from our work will be removed and the site left clean and tidy. Please note the removal of existing paint spots is not included as the paint will have baked onto the surface and any attempt at removal may damage the substrate.

## **SUPERVISION AND COMMUNICATION:**

To ensure quality results and to minimise the impact on residents, we shall appoint a dedicated supervisor to the project to co-ordinate the works.

Our team shall undertake the following:

- To consult with the appointed site contact to agree on a programme of works with regular inspections, as deemed necessary.
- To instigate a scheduled inspection of works by the relevant paint supplier's representatives working in conjunction with OPAT and to ensure all aspects of quality control are maintained, including substrate preparation, application of coatings and finishes.
- To issue the relevant notifications of works and access requirements (in consultation with the site contact) to ensure residents are kept advised of our work programme and that its impact on residents is kept to a minimum.

Our programme of works will be discussed in detail with the building manager and or the Body Corporate so there will be minimal impact on daily operations of the complex.

### **Quality Control**

OPAT has a "Quality Assurance Plan" which will be implemented on this project.

On completion of the project we will arrange a final inspection and sign off of all works by the site representative appointed by the committee.

### **Optional Maintenance:**

OPAT offers an ongoing **Building Maintenance Program** which is designed to suit the particular requirements each Body Corporate. Having a yearly maintenance program addresses the need for repairs and painting, especially in the high traffic common areas of the complex, keeping it looking at its' best. Such a program also keeps down long-term maintenance costs by the early identification of potential problems such as concrete cancer and waterproofing issues. Please do not hesitate to contact **OPAT** for further details.

## **WARRANTY FOR REPAIRED CONCRETE:**

Our Company will warrant our application and workmanship so as to equal the terms and conditions of the material manufacturer's warranty for the products used (5 years conditions apply).

Although we warrant our work, **OPAT** cannot warrant against future spalls appearing in areas adjacent to the repair area, or other areas within the structure as this commonly occurs over time, such is the nature of this type of building defect

The corrosion of the reinforcing within the structure is an ongoing process which can only be fully addressed by methods such as Cathodic Protection / anti chloride/carbonation systems which have not been considered in this proposal

The warranty excludes any failure due to: - physical/mechanical damage, movement, settlement or cracking of the structure, failure of existing coatings or hydrostatic water blistering or the appearance on new spalls and concrete defects in adjacent areas to the repaired area.

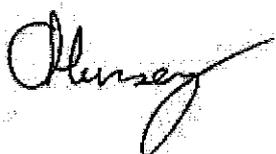
For additional information on **OPAT**, please visit our website at [www.opat.net.au](http://www.opat.net.au)

Follow us on Facebook: <https://www.facebook.com/opatqueensland/>

Yours faithfully,

**OPAT Painters and Maintenance**

ABN: 13 104 013 452



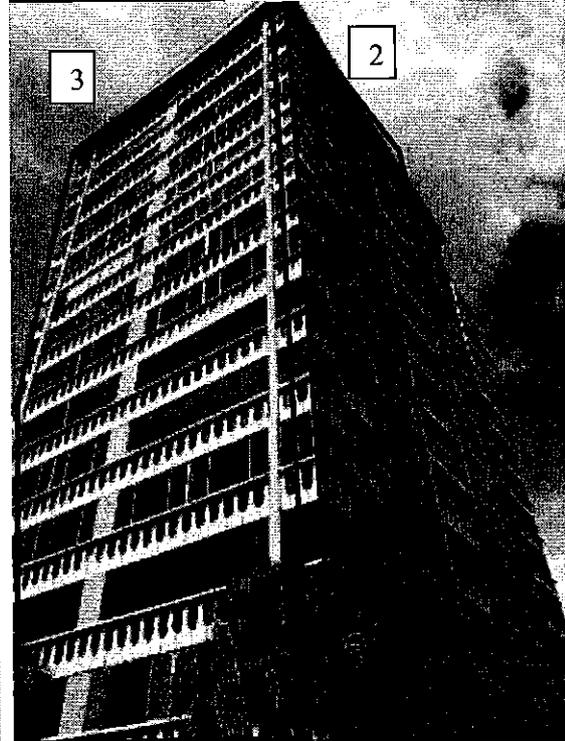
**CHRIS HUSSEY**

MANAGING DIRECTOR

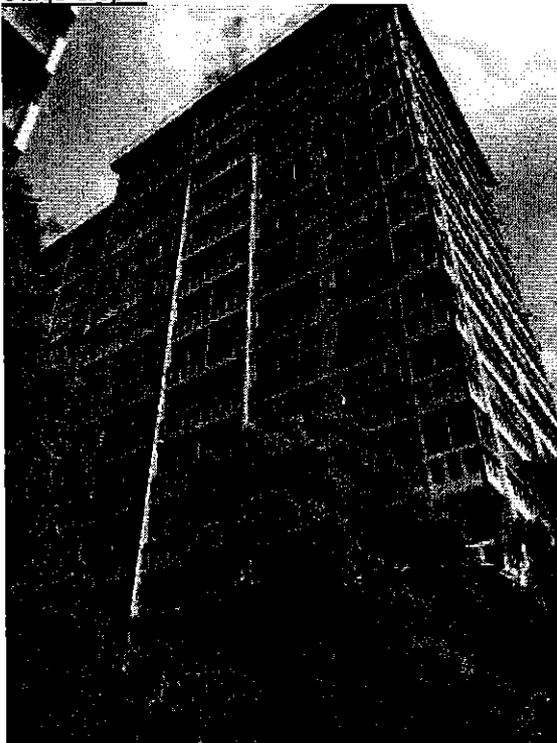
Stage drop 1



Stage drop 2 and 3



Stage drop 4



Stage drop 5



Stage drop 6



<b>LOCATION</b>	<b>SPALL REPAIR</b>	<b>COLUMN REPLACEMENT</b>
DROP 1	6	4
DROP 2	7	2
DROP 3	14	3
DROP 4	11	
DROP 5	15	3
DROP 6	7	4



Painters and Maintenance Pty Ltd  
Trading as: **OPAT**  
ABN: 13 104 013 452  
A.C.N. 104 013 452  
Unit 16, 1472 Boundary Road, Wacol Qld 4076

Telephone: 07 3265.3654  
Email: [brisbane@opat.com.au](mailto:brisbane@opat.com.au)  
Website: [www.opat.net.au](http://www.opat.net.au)



Ref: QB9651L  
CH / tod  
05 June 2019

The Body Corporate for **BOWEN PLACE CTS 13193**  
C/- Angela Morrisby – Committee Member  
341 Bowen Terrace  
New Farm QLD, 4005

Dear Committee Members,

Re: **BOWEN PLACE – 341 Bowen Place New Farm**

Good day Angela

Following our recent discussion regarding our proposal for additional concrete repairs that have appeared on the building since we originally undertook the major repair project in 2012/2013

In addition to your building, we have been involved with the concrete repairs to 2 other similar projects in Brisbane over the last 15 years with ongoing issues relating to the concrete balustrades.

All three buildings have exactly the same design and as I understand were constructed by the same builder, although not all at the same time. All three buildings have been experiencing issues of ongoing concrete cancer in the concrete balustrading where we have been undertaking ongoing repairs.

Concrete cancer as commonly referred to in the building industry is the term used to identify a situation where the steel reinforcing within concrete structures begins to corrode.

As the corrosion of the steel work occurs, it expands creating pressure on the sound surrounding concrete. When the stresses imposed by the corrosion process exceeds the tensile strength of the concrete the concrete fractures and cracks with chunks of concrete ultimately falling from the building with the associated risk of injury .

The rate of corrosion of steel is dependent on many variables, the main items being the quality and density of the concrete surrounding the steel work, the depth of concrete cover over the steel work and local environmental conditions to name a few.

Accordingly, the rate at which the corrosion occurs varies significantly from structure to structure, even area to area within the same structure there can be different rates of corrosion. This is the primary reason for the ongoing fracturing and spalling of the concrete balustrading that you're experiencing.

Typically these spalls or fractures are repaired by breaking out the damaged concrete, treating the steel reinforcing by removing the corrosion, followed by the application of proprietary repair mortars to reinstate the removed concrete sections.

Once concrete cancer has been identified in a structure it is an ongoing process and extremely difficult to prevent any future corrosion or further corrosion of the remaining embedded steel reinforcing, hence the phrase concrete cancer.

Options to address this condition is to follow the process we have undertaken to repair the spalls and fractures when and as they appear.

Alternately the balustrade can be demolished removed and replaced with an alternative This is a permanent solution but is an extremely expensive option upfront, and will be in the millions of dollars, however over the life of the structure it may be something the committee wish to consider

If we can be of any further assistance please don't hesitate to call me directly

For additional information on **OPAT**, please visit our website at [www.opat.net.au](http://www.opat.net.au)

Follow us on Facebook: <https://www.facebook.com/opatqueensland/>

Yours faithfully,  
**OPAT Painters and Maintenance**  
ABN: 13 104 013 452

A handwritten signature in black ink, appearing to read 'Chris Hussey', with a stylized flourish at the end.

**CHRIS HUSSEY**  
MANAGING DIRECTOR

**Maurice Potrzeba**

Trading as MQZBIZ P/L  
ABN: 55 548 026 100  
Builder's Registration Number: 1220004

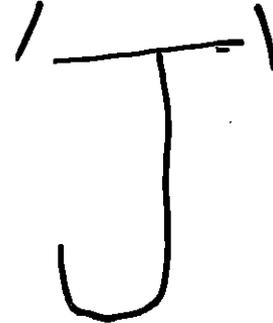
**PO Box 462**

**Moorooka Qld 4105**

**Mobile: 0418 882126**

10/05/2019

Quote Number: Q673  
Project: Repoint existing fence.  
Submission by: Maurice Potrzeba  
Location: 341 Bowen Terrace, New Farm.



Scope of Work: Supply materials and labour to remove the existing mortar to a depth suitable for repointing. Remove all dust and debris from the joints and prepare for repointing. Apply a traditional colourwash to the brickwork and then install a coloured stopping mortar overlaid with a white lime mortar. While the white lime ribbon is still moist, trim it with a knife to match the original fabric and finish.

Repair the two front entry piers at the driveway.

Repair the cracks in the rendered capping and apply a new scrub fine coat to the capping to give a uniform appearance.

Under take repointing to the street (north face only) side and repair the entire capping.

\$23,100.00

To undertake repointing to the back of the wall, additional (\$15,000.00)

Omissions: GST not included in this quote.

A handwritten signature in black ink, appearing to read 'M Potrzeba'. The signature is written in a cursive style and is positioned above the printed name.

Maurice Potrzeba.

Quote valid 60 days.

# GREG'S GLASS

gregsglass.com | 3202 3110

	Window 1	Window 2	Window 3	Window 4	Window 5
Unit 1	O	O	O	O	O
Unit 2	No Window	O	O	O	O
Unit 3	N	N	N	O	N
Unit 4	O	O	O	O	O
Unit 5					
Unit 6	O	O	O	O	O
Unit 7	O	O	O	O	O
Unit 8	O	O	O	O	O
Unit 9	N	O	N	O	O
Unit 10	O	O	O	O	O
Unit 11	O	O	O	O	O
Unit 12	N	N	N	O	O
Unit 13	N	O	O	O	O
Unit 14					
Unit 15					
Unit 16	O	O	O	O	O
Unit 17	N	N	N	O	O
Unit 18	N	O	O	O	O
Unit 19	N	O	O	O	O
Unit 20	O	O	O	O	O
Unit 21	O	O	O	O	O
Unit 22	O	O	O	O	O
Unit 23	O	O	O	O	O
Unit 24	N	N	N	N	N
Unit 30	N	O	O	N	N
Unit 31	O	O	O	O	O
Unit 34	O	O	O	O	O
Unit 35	O	O	O	O	O
Unit 36	O	N	N	N	O
Unit 37	N	N	N	N	N
Unit 38	O	O	O	O	O
Unit 39	N	N	N	O	N
Unit 40	O	O	O	O	O
Unit 41	N	N	N	N	N
Unit 42	O	O	O	O	O

O = Original

N = New

Greg's Glass & Glazing | p 3202 3110 | f 3281 8589 | 280 Brisbane St, West Ipswich Q 4305  
www.gregsglass.com | info@gregsglass.com | QBCC 1200737 | ABN 70 833 563 957