

Alexander Street Pty Ltd

ACN 611 683 491



4th July 2022

All Doors (NSW) Pty Ltd
P.O. Box 132,
Leppington, NSW 2179

Attention: Dominic Trimarchi

RE: VEHICULAR ROLLERSHUTTERS

Biz Business Industry Zone – 2-8 Alexander Street, Auburn

We rely on your site visit dated the 28th of June 2022, and we confirm acceptance of your quotation QU-0919, dated the 27th of June 2022.

This includes generally but is not limited to the supply and installation of 12 vehicular roller shutters as per schedules provided.

Our acceptance is subject to the following terms and conditions:

(a) Progress Claims may be lodged following the installation of roller shutters. Payment shall be made twenty eight (28) days after authorisation by the principal/PCBU's representative that all works comprised within the claim have been duly completed, and that the Sub-Contractor has rectified all defective works and replaced all defective or improper materials within the Works.

(b) Progress claims shall relate to the Works completed only and shall not include claims relating to other works.

(c) The principal/PCBU shall be entitled to retain 10% of the contract sum of any moneys becoming due to the Sub-Contractor under this Contract ("the retention sum"), up to 5% of contract sum excl delivery fees. The retention sum shall be released to the Sub-Contractor twenty eight (28) days after receipt by the principal/PCBU of the Sub-Contractor's claim of completion and upon PCA certification of compliance of each separate building provided always that the principal/PCBU shall have no notice of any claim upon the Sub-Contractor for defective workmanship or for improper or defective materials. If any claim is made in respect of the Works, the principal/PCBU shall be entitled to withhold any remaining retention sum until the claim is determined.

(d) With every progress claim the Sub-Contractor shall deliver to the principal/PCBU a duly executed certification (see attached) that all wages and other entitlements have been paid to the employees of the Sub-Contractor and that all suppliers have been paid for materials used in connection with the Works. The Sub- Contractor shall not be entitled to receive any progress payment until such certification has been provided and approved by the principal/PCBU. The principal/PCBU shall be entitled to withhold any payment which may otherwise be due to the Sub- Contractor if the principal/PCBU receives notice of a claim that all entitlements due to employees of the Sub-Contractor have not been paid or that any supplier or Sub-contractor to the Sub-Contractor has not been paid in full until the principal/PCBU is satisfied that all outstanding entitlements have been paid or that arrangements have been made to do so.

(e) The parties agree that it is a fundamental and essential term of this Contract that the principal/PCBU shall not be liable for any variation to the Works unless the same shall be authorised by the principal/PCBU in writing prior to commencement of the varied works.

DOCUMENTS ATTACHED

Refer to attached documents:

1. Vehicular roller shutter schedule revision 4 dated the 24th of March 2022
2. Annexure A
3. Latest Architectural drawings –

https://raadcomau.sharepoint.com/:f:/s/Construction/EsOtxcwEqk1JklvZCLv0w2oBtTy_0tfBE-FYHM-wuXBp6Q?e=XftjL4

To establish and coordinate delivery milestones, and to carry out site measurement of the roller shutter openings completed to date, please contact Christian Raad on 0418684529

Once again, we look forward to working with you on this project.

Yours faithfully

Christian Raad

Your acknowledgement and agreement with the terms and conditions of our acceptance is required, we ask that you sign where indicated below and return original to us either prior to or with your initial progress claim.

.....
Dominic Trimarchi

.....
dated

Annexure A:

161.1 General

- 3.1.1 All 'contract works' must be carried out in strict accordance with applicable rules, regulations, Work Health and Safety Act 2011, WHS Regulations, Building Code of Australia, all relevant Codes of Practice, Guide to Standards and Tolerances 2007, relevant Australian Standards, and any instruction or direction by governing authorities, including but not limited to Local regulatory authority, SafeWork NSW, PCA and Workplace Safety Committee and with every amendment thereof, and every act, regulation, code of practice or standard enacted or adopted to replace any of the same and Environmental Health and Safety Plan, (EHSP) Construction Management Plan (CMP) and Safe Work Method Statements (SWMS) as required by 3.1.8.
- 3.1.2 The contractor and its agents, must perform and complete all works in accordance with the conditions set out in Complying Development Certificate (*as listed in section 5*) and all subsequent revisions issued during the construction period. Should works be required to be carried out outside the approved hours the contractor shall obtain all approvals.
- 3.1.3 Comply with the requirements of the applicable Australian Standards and any statutory documentation and regulations outlining acceptable standards and work practices, with manufacturer's technical specifications and instructions.
- 3.1.4 Qualified foreperson(s) on site, appropriately ticketed plant operators and construction workers, qualified first aid & safety officer(s), quality control personnel for the full duration of contracted works; provide site office for own use, material storage containers, and secure storage compound as required. Coordinate with Principal / PCBU positioning of facilities, as limited available space may deem consideration of alternatives.
- 3.1.5 Provide telephone and radio communication systems as appropriate for the works. In particular senior site management must be contactable by mobile phone. Out of hours contact details are to be provided if different to the mobile number given and displayed on street hoarding signage.
- 3.1.6 Prior to the commencement of site works, furnish Principal / PCBU with an electronic issue and two (2) copies of each of: Site Induction Policy and Procedure; and all relevant Work Health and Safety documentation; Site Specific Construction Management Plan (CMP); Environmental Health & Safety Plan (EHSP); Safe Work Method Statement (SWMS) for all specific tasks, giving full details of the materials, plant and operations intended to be adopted identifying risks and hazards specifying and setting out all control measures, risk elimination measures and/or harm minimization procedures associated with each task or activity performed under the contract. The contractor shall lodge all documentation a minimum of 14 days prior to the commencement of site works for the Principal / PCBU to engage a safety consultant to review all documentation submitted at the cost of the Contractor. Alternatively, the contractor may submit documents peer reviewed and approved by an independent safety consultant. No additional costs will be accepted by the

Principal associated with the carrying out of a peer review.

- 3.1.7 Make available an appropriately qualified trained Environmental Health and Safety(EHS) person weekly or as otherwise required for the duration of the contracted works to complete safety inspections / site walks, to review that compliance with Safe Work Method Statement and all Environmental Health and Safety documents is being maintained.
- 3.1.8 Provide, display, erect and maintain all safety signage at local workzones as required, including all protection and safety devices not limited to: protective barriers, dedicated access ways, task lighting, exclusion zones with physical barriers and spotters present as required all in compliance with the adopted EHS, CMP and SWMS documents.
- 3.1.9 Only persons that have completed a recognized industry Occupational Health and Safety induction and any other relevant qualifications shall be permitted to perform works on site. All costs associated with training personnel shall be borne by the individual or contractor responsible for the individual.
- 3.1.10 Prior to being permitted to carry out any activity on the site all workers are to be inducted into the EHS and CMP and any other relevant documents. The contractor has allowed for all persons performing works on site direct and / or indirect under its control to attend all site inductions, daily 'prestart' meetings, tool box talks and the like. All visitors including suppliers representatives to the site shall be required to record their attendance signing in and out in a visitor register maintained by the PCBU and located near the site office.
- 3.1.11 Prior to commencement of works on site the Contractor must provide to the Principal / PCBU Material Safety Data Sheets (MSDS) for all hazardous substances likely to be used during the course of construction, outlining and describing the properties and uses of each substance, its identity, chemical and physical composition, health hazard information, precautions for storage, use and safe handling information including atmospheric monitoring and medical surveillance that is required by the current WHS Act and WHS Regulations. All information relating to hazardous substances is to be entered in the site register of hazardous substances, or other records that are required by Statute, Regulations, Codes of Practice or Standards, or EPA to be kept and maintained on site for the project. Storage of all hazardous substances shall be in accordance with MSDS, regulations, standards, and EPA requirements.
- 3.1.12 Each person performing works on site must wear appropriate and compatible personal protective equipment (PPE) such as. safety helmet, eye protection, safety gloves, appropriate footwear, hi-vis clothing. All costs associated with the providing of protective equipment shall be borne by the individual or contractor responsible for the individual. The Contractor must maintain PPE registers on site listing all equipment issued to each person performing works on site. The contractor shall make available supplementary PPE for visitors in line with EHS and CMP.
- 3.1.13 Contractor must: maintain and administer all WHS documentation; be responsible for keeping site records up to date at all times for the duration of the works. Records shall be readily accessible to Principal / PCBU and/or

Safework NSW officers. Registers must include: PPE, visitors, labor, plant, electrical, site diaries, tool-box talks, safety checklists and incident reports, first aid treatments, accident report forms, safety inspection walks, electrical tagging register, MSDS, Certificates of Currency for Workers Compensation and Public Liability for each sub contractor performing works on site and all other records required by law to be maintained.

- 3.1.14 The Contractor has included to attend regular coordination and or programming meetings as required (formal weekly, informal daily) or as required by the Principal / PCBU. Comply with long and short range construction programs updated fortnightly for discussion at program meetings with Principal PCBU. Execute the works in the sequence detailed within the latest adopted program and or required by the Principal / PCBU with due expedition and without delay allowing for breaks in continuity, providing sufficient labor, supervision and plant resources to achieve short range program milestones and all times meeting or bettering the Overall Target Long Range Program including acceleration of the works as required.
- 3.1.15 The Contractor must provide all plant and equipment necessary to complete the works, including the floating of same to and from site, ongoing maintenance, fuel and consumables. The Contractor must ensure that all plant and equipment certifications and maintenance in accordance with 3.1.1. All plant and equipment is required to be registered including up to date plant inspection checklist. Each checklist shall be completed by a competent appropriately trained person. The Contractor must maintain an Operator certificate of competency register as required for plant and equipment and to be held on site along with plant and equipment register.
- 3.1.16 All horizontal and vertical materials handling equipment for materials required at workforce and required to bring down accumulated waste and all other items not required on the completed floor shall be provided by Contractor. Only persons holding the relevant certificate of competency may perform or operate materials handling equipment. The contractor shall ensure a competent representative is on site to receive material (if any supplied by Principal)
- 3.1.17 The Contractor shall supply, erect and dismantle working platforms, (static or mobile) and similar items, all as required by and in strict accordance with requirements, rules, regulations and any instruction or direction given by the regulatory authorities. Only persons holding the relevant certificate of competency may perform any scaffolding activities.
- 3.1.18 The Contractor must supply and maintain all required generators, fuels, other consumables, plant hire, barricading, ladders, scissor lifts, safety harnesses, safety signage, leads and lead stands required to complete the works.
- 3.1.19 The contractor acknowledges allowance has been made to use primarily battery tools keeping reliance on powered tools to an absolute minimum. Power boards will be available for charging only. The contractor shall coordinate with the principal's electrical subcontractor the positioning of power boards.
- 3.1.20 The Contractor must manage site access controls (plant, people and vehicles), shall ensure that all vehicles entering and leaving the site do so in a condition

that is in accordance with the EHS, CMP, EPA and RMS requirements. Contractor shall manage and ensure complete and absolute compliance with EPA, RMS and any other authority having jurisdiction, development approval or complying development certificate requirements for all aspects of the site works including but not limited to working hours, noise, dust, vibration, traffic controls, obtaining permits, protection of adjoining private and public property.

- 3.1.21 If required by Principal / PCBU, Engineer and or architect, prior to the start of 'works', construct a complete prototypical installation finished in every respect. On approval by the party or person requiring the prototype, it shall become the 'control standard' for the remaining work. The approved prototype shall or shall not remain part of the work.
- 3.1.22 The Contractor must inspect conditions and or building elements constructed by others on or off site, before delivery of materials and start of works, ensuring that everything is satisfactory for installation. Notify Principals representative of any unsuitability of substrate needing rectification.
- 3.1.23 All materials shall be procured to allow for the performance of works in sequence required by the agreed program and or Principal / PCBU. Supply, deliver and store all materials necessary to complete the works. Reduce storage of materials on site to a minimum allowing for off-site storage until required. Display appropriate warning signs, erect exclusion zones as required in areas where materials are stored along with register containing applicable Material Safety Data Sheets. Remove damaged materials from site. Provide security and protection for materials not installed from any loss or damage by weather or any other cause. Protect stored materials under cover and away from wet walls from damage and damp or other materials, which may cause deterioration.
NOTE: Principal / PCBU will not be held responsible for safe keeping of plant and materials stored on site and will not be held responsible for replacement of plant and materials damaged or stolen while stored on site.
- 3.1.24 The Contractor must not install any damaged component or panels; all defective and/or damaged items will be rejected and will require replacement at no additional cost to the Principal.
- 3.1.25 The Contractor must provide fire extinguisher and any other fire hazard controls appropriate to the hazards comprised in every part of the works, including without limiting the generality of the foregoing, all stored hazards and/or flammable materials, bearing tag of recent inspection either at the place of storage and or at the workface.
- 3.1.26 The Contractor must execute all works in strict compliance with manufacturers' installation instructions. Anchor and fasten materials and components must comply with rating and performance requirements as set out in the Building Code of Australia and applicable portions of the relevant Australian Standards.
- 3.1.27 The contractor, its agents and sub-contractors are to provide all necessary task lighting and all battery charging docks for all their cordless tools.
- 3.1.28 The contractor shall be responsible for maintaining a clean site, at all times provide and have available all tools and consumables, must carry out clean up

works of all accumulated rubbish and excess building materials, including droppings, on a regular and progressive daily basis, from floors, roof areas, balconies, scaffold decks, glazing, window and door frames, stairways, dedicated access ways, amenity compound and 'shed accommodation' and any other area required and as directed by EHS personnel, site management, site safety committee. leaving all internal and external areas, clean, debris free and without hazard. The Contractor and its agents shall fully co-operate with each other by participating in the clean-up and/or dewatering of any residual water in access ways, work faces and any other area required to maintain production minimizing disruption to programmed works. The contractor and its agents acknowledge that in addition to the daily and progressive cleaning tasks, a cleanup crew made up of at least one representative will participate in a minimum 4 hour per week site clean as directed by the Principal / PCBU. The contractor shall pay all costs associated with the removal of waste generated by contracted works.

- 3.1.29 All drawings issued by the Principal / PCBU are issued as a guide and shall be considered diagrammatic, locations of all equipment shown on drawings are approximate only. Final locations shall be co-ordinated on site with Principal / PCBU and or other trades, no cost adjustments will be recognized in regards to final placement. Having received the approval by Principal / PCBU and/or his agents, prior to the commencement of any on site works ensure the Co- ordination of all drawings and documentation with all other trades is complete. The contractor must satisfy themselves as to the correctness and that drawings issued are of the latest revision.
- 3.1.30 The Contractor must take care, protect new and/or incomplete works, adjacent works including other finishes, equipment and components completed by others, performing all incidental works to make good all blemishes and damages in every respect at no additional cost to the Principal / PCBU and without delay to job progress.
- 3.1.31 The Contractor must perform all incidental works and labors to make good damaged sections of contracted works affected by later work of other trades, all disturbed finishes and other consequential damages resulting from inadequate materials and/or defective workmanship in every respect at no additional cost to the Principal and without delay to job progress. Provide protective coverings where necessary. All rectification work is to be carried out as work proceeds at no additional cost to the Principal / PCBU.
- 3.1.32 The Contractor must clean all surfaces exposed to view. Replace sections or components, which cannot be cleaned and shall be responsible for complete installation, and the doing of everything needed to ensure that all work is without damage or deterioration until and at practical completion.
- 3.1.33 ~~Both parties acknowledge that as this contract is a schedule of rates contract there may be additions to or deletions from the works as presently defined in the drawings. No addition to or deletion from the works shall entitle the Contractor to any payment other than as set out in the schedules of rates.~~
- 3.1.34 Associated with their works, the Contractor shall be responsible for, shall procure, and shall ensure that they hold and maintain throughout the performance

of the works such permits and/or licences, authority approvals, all as may be necessary from time to time for out of approved hours work, specialized building works, works outside site boundaries, the use of any utility required for the carrying out of the works; and that compliance at all times with all the terms, conditions and restrictions that may apply to the use of every such permit and/or licences are maintained; and shall indemnify the Principal / PCBU and owner from any liability, cost claim or penalty for any breach of the same.

3.1.35 Associated with their works, the Contractor has allowed for in a timely manner:

- 3.1.35.1 All Plant, labor and resources including the engagement of independent consultants to witness and /or complete testing as part of commissioning and certification; complete and or rectify all identified works that are required to facilitate the release of the Occupation Certificate (Interim and Final) and Strata Plan.
- 3.1.35.2 Defect identification, rectification and close out of same within 7 days of practical completion of each building or floor or identified work area ie: basement and prior to the principal issuing their defects list.
- 3.1.35.3 All Plant, labor and resources (defect crew) to ensure compliance with clause 17.
- 3.1.35.4 As required submit a detailed Operation and Maintenance Manual and or Maintenance Schedules for each system, plant and control equipment forming part of the completed development within 4 weeks of project practical completion or issue of OC whichever was to occur first.

QUOTE

Alexander St Pty Ltd

Date
27 Jun 2022

Expiry
30 Jun 2022

Quote Number
QU-0919

ABN
96 128 338 643

All Doors (NSW) Pty Ltd
PO Box 132
Leppington NSW 2179
Australia
Phone: 0417975669
sales@alldoorsnsw.com.au

Description	Quantity	Unit Price	GST	Amount AUD
Supply and install 12 shutters 1 x 2700h x 3150w 4 x 4500h x 3350w 5 x 4500h x 3850w 2 x 4500h x 4050w 100mm solid slats all with 240v grifco shutter motors powdercoat in standard Dulux Duralloy	1.00	65,000.00	10%	65,000.00
			Subtotal	65,000.00
			TOTAL GST 10%	6,500.00
			TOTAL AUD	71,500.00

2-8 Alexander Street - Podium Roller Shutter Package

Revision 5 04.07.2022

RD	ROLLER DOOR	Colour: DULUX Surfmist
MO	ROLLER SHUTTER (Manually operated)	Colour: DULUX Surfmist

	Unit Number	Opening dimension		Head panel	Type	TAG
		Width (mm)	Height (mm)	Height (mm)		
Ground Floor	A1	3150	2700		RD	RS08
	A2	3350	4500		RD	RS05
	A3	3850	4500		RD	RS04
	A4	3850	4500		RD	RS04
	A5	3350	4500		RD	RS06
	A6	4050	4500		RD	RS07
	A7					
	B1	3850	4500		RD	RS04
	B2	3350	4500		RD	RS05
	B3	3850	4500		RD	RS04
	B4	3850	4500		RD	RS04
	B5	3350	4500		RD	RS06
	B6	4050	4500		RD	RS07