WO REQUEST #	174-A
DATE REQUESTED	16/05/2025
DUE BY	16/05/2025
PRIORITY	Low
ASSIGNED TO	

Luna
Q-CTRL Sydney - .
93 Shepherd St Chippendale NSW 2008
Site Contact
Lisa Grant

lisa@luna.management

All Doors
Mob: 0417 975 669
Ph: 0417 975 669

JOB INFORMATION

Job Area
Common Asset

SUBJECT

Garage Door

JOB DESCRIPTION

Hi Tea, the garage door is opening and closing well, however the timer seems to have extended.

It takes three minutes for the garage door to close. Could you kindly look into this and see if there's an error or damage? I noticed this morning this ground cable has come out. on the left.

MEDIA



TERMS & CONDITIONS

IMPORTANT:

- **Ensure you call our office before attending site to confirm a suitable time and date - 0430 586 969**
- **Condition of payment: All contractors must sign in before commencing work and sign out before leaving the site using the QR code located on the key lockbox or Facilities Manager office**
- **We request you park your vehicle on-street parking with your own arrangements.**

TERMS OF TRADE

1 Standard of Work The contractor must carry out the work: In a proper and workman like manner, by supplying the materials in accordance with the contract documents; In compliance with all relevant Australian Standards; and in compliance with all requirements of statutory authorities relating to the work.

2 Standard of Materials The contractor must use materials and components of good quality; that are suitable for the purpose

3 Completion of Work The work will be completed when: It is finished in accordance with the contract; It is free of apparent defects; and all surplus materials are removed from site

4 Approvals Unless otherwise specified; the contractor must apply for and obtain all approvals of local councils or other statutory authorities necessary to carry out the work and must pay all fees for such approvals.

5 Variations to Work Agreement This contract or work (including materials) may be varied by written agreement between the Owner Corporation (or representative i.e. EC, Facilities Manager) and the contractor in the following way: A notice describing the variation, any variation in the cost of the work and any change to the Completion Time must be provided to the owner by the contractor and the notice must then be signed and dated by both parties to constitute acceptance.

6 Access for Contractors The owner or representative must provide access to the common property and any lot comprised in the site for the contractor and any employee or, Subcontractor of the contractor to carry out the work as required during work hours allowed by relevant statutory authority.

7 Cleaning Up On completion, the contractor must remove from the site all plant and equipment and all rubbish and surplus relating to the work. All the demolished and surplus material will be the property of the contractor unless otherwise specified in the description of work.

8 Damage of Property The contractor must make good any loss or damage to the work or property of the owner (or its members) caused by the contractor or the contractor's employees, agents or subcontractors.

9 Insurance of Work and Personal Injury The contractor must have current insurance cover for: Public liability insurance to cover liabilities to third parties for death or personal injury or damage to property for an amount not less than $20million. Employer's liability and worker's compensation insurance to cover any employee's. If the price of work exceeds $20,000, Home Building Compensation Fund is required under The Home Building Act 1989. Certificates evidencing all such insurance must be submitted prior to commencement.

10 Defects The contractor must make good omissions or defects in the work or materials at the contractors own expense which within the period of 12 weeks from the date work is completed. The owner must notify the contractor in writing of any work or materials to be rectified or replaced within the 12-week period.

11 Disputes If the owner or contractor considers a dispute has arisen in relation to any matter covered by this contract, that party must give the other party written notice of the items of dispute. If the dispute cannot be resolved with the help of a mutually agreed third party either party may refer the matter to the Department of

Fair Trading.

12 Ending Contract If the contractor: Becomes bankrupt or goes into liquidation; or Fails to complete the work within the agreed time, or if no time is given, within a reasonable time; or fails to remedy defective work or replace faulty or unsuitable materials; or if the owner: Is terminated by order of the Supreme Court or action of Registrar General; or Fails to make payments due under the contractor; or Denies access to the site to the contractor to prevent the work from proceeding: Then the other party may; Where such default can be remedied, issue a written notice requiring the other to remedy the default within 10 working days; and/or If the default is not remedied, or is not capable of being remedied, terminate the contract by written notice.

13 STATUTORY WARRANTIES The contractor warrants that the work will be performed in a proper and workman like manner and in accordance with the plans and specification. If the work, consists of the making of alterations or additions to a dwelling or the repairing, renovating, decoration or protective treatment of a dwelling, the work will result, to the extent of the work conducted, in a dwelling that is reasonably fit for occupation as a dwelling.

14 Invoicing All invoices must be submitted for payment to our office within 90 days from completion of work. Invoices submitted after 90 days from completion of work will not be paid. YOU MUST PROVIDE IMAGES OF THE COMPLETED WORKS AND INDICATE THE WORK ORDER NUMBER ON THE INVOICE.

15 Design & Building Practitioners Act 2022 remedial works compliance for Class 2 or mixed Class 2 Buildings

- Certification by the contractor that the contractor is not required under the Design and Building Practitioners Act 2020; or
- If the contractor is required, the contractor is registered and insured.
- If the contractor is required to provide certifications, the contractor agrees to do so.