Special By-law 125 — Lot 22 (Unit B15) Major Work

125.1 Introduction

This By-law gives the Owner of Lot 22 ("You") special privileges to carry out and retain Major Work on your Lot and CP, as well as exclusive use and enjoyment of CP occupied by your works under certain conditions.

125.2 Major Work specified

a) The Major Work on your Lot and CP covered by this By-law are as follows:
   i) Retiling of ensuite bathroom including waterproofing with new membrane; and
   ii) Replacement of toilet, vanity and fittings.

b) The Major Work on your Lot and CP must be carried out in accordance with the following plans and specifications that are attached and form part of this By-law:
   i) Gavaseal quote & work program
   ii) Southys Plumbing job details & quote

125.3 Authorisation, Right of Exclusive Use and Responsibility

a) We permit you to undertake the Major Work and give you a special privilege to keep and maintain it on the conditions set out in By-law 115 and this By-law.
b) You have a right of exclusive use and enjoyment of so much of the Major Work that comprises part of CP on the terms and conditions set out in this By-law.
c) We retain the right of access and use of any part of CP affected by your Major Work for the purpose of fulfilling any obligation which we may have under Strata Legislation or any other law.
d) You are responsible at all times for properly maintaining and keeping in a state of good and serviceable repair your Major Work and, when necessary, renewing or replacing any part of your Major Work.

125.4 Terms & Conditions

a) Before commencing Major Work, you must:
   i) provide us a copy of all tradespersons' licences and public liability insurances;
   ii) pay our costs incurred in connection with the preparation, reviewing, passing and registration of this By-law.
b) You must complete your Major Work within the expected time frame and in accordance with the plans and specifications.
c) Your Major Work must be carried out in a competent and proper manner by licensed tradespersons.
d) You must comply with all applicable statutes, By-laws, regulations, rules and other laws for the time being in force.
e) You must minimize disturbance to the peaceful enjoyment of others during your Major Work.
f) You must pay all costs associated with your Major Work and properly maintain them.
g) You must give our nominated representatives access to inspect your Major Work within 48 hours of any request.
h) You must rectify any part of your Major Work that do not comply with the NCC or any applicable Australian Standard at your own cost.
i) You must notify us in writing as soon as your Major Work has been completed.
j) You must restore any damage to other parts of CP or any other Lot caused by your Major Work at your own expense, no matter when such damage may become evident.
k) You indemnify and keep us indemnified against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against us arising out of your Major Work, the altered state, condition or use of CP arising from your Major Work or any breach of this By-law.

125.5 Breach of this By-Law

a) If you breach any condition of this By-law and fail to rectify that breach within 30 days of written notice from us, then we may:
   i) Rectify any such breach;
   ii) Enter any part of CP or your Lot, by our agents, employees or contractors in accordance with the Act for the purpose of rectifying any such breach; and
   iii) Recover as a debt due from you the costs of the rectification together with the our expenses incurred in recovering those costs including legal costs on an indemnity basis.
b) Nothing in this clause restricts the rights of or the remedies available to us as a consequence of a breach of this By-law.

QUOTE

GAVASEAL

To	[redacted]	**From**	Gavaseal AUSTRALIA
Quote Number	QU-0143		
Reference	Cx- 815 [redacted]		
ABN	34 696 055 868		
Date	17 April 2018		
Expiry	**17 May 2018**		

Description	Quantity	Unit Price	GST	Amount AUD
Rip out bathroom including time to taking rubble to a bin	1.00	1,000.00	10%	**1,000.00**
Render holes in walls	1.00	200.00	10%	**200.00**
Screed Floor	1.00	120.00	10%	**120.00**
Watergroof bathroom	1.00	750.00	10%	**750.00**
rubbish removal	1.00	400.00	10%	**400.00**
Tile walls	1.00	1,300.00	10%	**1,300.00**
Tile floor	1.00	270.00	10%	**270.00**
Tile around window	1.00	120.00	10%	**120.00**
Silicone all junctions	1.00	150.00	10%	**150.00**
grind back paint on remainder of walls where its not currently tiled and remove cornice	1.00	300.00	10%	**300.00**
Replace cornice after bathroom is completed	1.00	300.00	10%	**300.00**
New shower screen to be measured and installed	1.00	1,300.00	10%	**1,300.00**
screed floor to prepare for waterproofing	1.00	120.00	10%	**120.00**
MATERIALS				
Doorangle	1.00	15.00	10%	**15.00**
Showerangle	1.00	40.00	10%	**40.00**
Sand and cement	1.00	150.00	10%	**150.00**
2 floor wastes	1.00	160.00	10%	**160.00**
Tiletrim for around window	1.00	40.00	10%	**40.00**
Silicone	1.00	30.00	10%	**30.00**
Puddle flanges	1.00	30.00	10%	**30.00**
		Subtotal		6,795.00
		Total GST 10%		679.50
		Total AUD		**7,474.50**

Terms

GAVASEAL Work Program
DAY 1 = Rip out bathroom approx 8 hrs work
DAY 2 = Screed floor with adequate falls approx 3 hrs work
DAY3 = Allow screed to dry
DAY 4 = Waterproof fist coat of waterproofing applied approx 3 hrs work
DAY 5 = Waterproof second quote approx 2 hrs work
DAY 6 = Screed floor approx 4 hrs work
DAY 7 = Tile floor approx 4 hrs work
DAY 8 = Tile walls approx 8 hrs work
DAY 9 = Grout walls and floor approx 3 hrs work
DAY 10 = Cornice to be applied and shower screen measured up.
Once screen is installed job will be completed.
This plan is subject to change depending on drying times of waterproof membrane.

Southy's Plumbing

QUOTE

EXCLUSIONS

- Shower mixer tap and rail, vanity and mixer tap, plug waste, toilet.
- Installation of shaving cabinets, towel rails, hooks, toilet roll holders etc.
- Installation of shower screens.
- Reposition of floor waste, shower waste.
- Repair of any pipe damaged by others.
- Replacement of provided fixtures for warranty issues.
- Any works not outlined in the description of work above.
- Any works that arise as a result of undertaking the above mentioned work.
- Any warranty for existing untouched pipework.

The below price includes labour, consumables and materials as outlined above.

TOTAL PRICE incl. GST $1320.00

Please don't hesitate to call or email to discuss the details of this quotation.

Thanks
Matt Southwell
Southy's Plumbing.
22/04/2018

Southy's Plumbing | Matt Southwell
14A Whistlers Run Albion Park 2527 | Ph. 0417 212 690 | southysplumbing@gmail.com
LIC. 263438C | ABN. 25748433274

Southy's Plumbing

QUOTE

JOB DETAILS

Greg Fitzgerald
Bathroom Renovation
15B/1-3 Gerrale St
Cronulla

DESCRIPTION OF WORK

- Cut into wall surrounding toilet water inlet and bath/shower taps. Cut out and remove redundant hot and cold pipework.
- Chase into wall for install of cold water pipework to suit top inlet toilet supply. Install copper pipework from existing to new position.
- Chase into wall for install of hot and cold water supply to shower mixer tap and rail. Install copper pipework from existing to mixer tap inlets and from the mixer tap outlet to position of shower rail.
- Test hot and cold pipework, sand cement over pipework.
- Cut back existing waste pipework to floor level.
- After completion of tiling, fit off shower mixer tap and rail.
- Install toilet, connecting waste with offset adaptor supplied by manufacturer and water supply with mini isolation valve in cistern. Test operation and silicone pan to floor.
- Install vanity onto wall and fit off mini isolation valves for hot and cold supply to mixer tap. Fit off basin top with mixer tap and plug waste. Install basin top to vanity and connect water supply. Connect waste with 40mm trap and fittings, using 40mm PVC chrome pipe where exposed under vanity. Test operation and silicone basin top to wall.

Southy's Plumbing | Matt Southwell
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