Special By-law 130 — Lot 24 (Unit B17) Major Work

130.1 Introduction

This By-law gives the Owner of Lot 24 ("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.

130.2 Major Work specified

a) The Major Work on your Lot and CP covered by this By-law are as follows:
   i) Strip out ensuite and powder room;
   ii) Replacement of waterproof membrane;
   iii) Retiling and
   iv) 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) Kevin Casey Design drawings; and
   ii) Solutions Plumbing quotation.

130.3 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.

130.4 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.

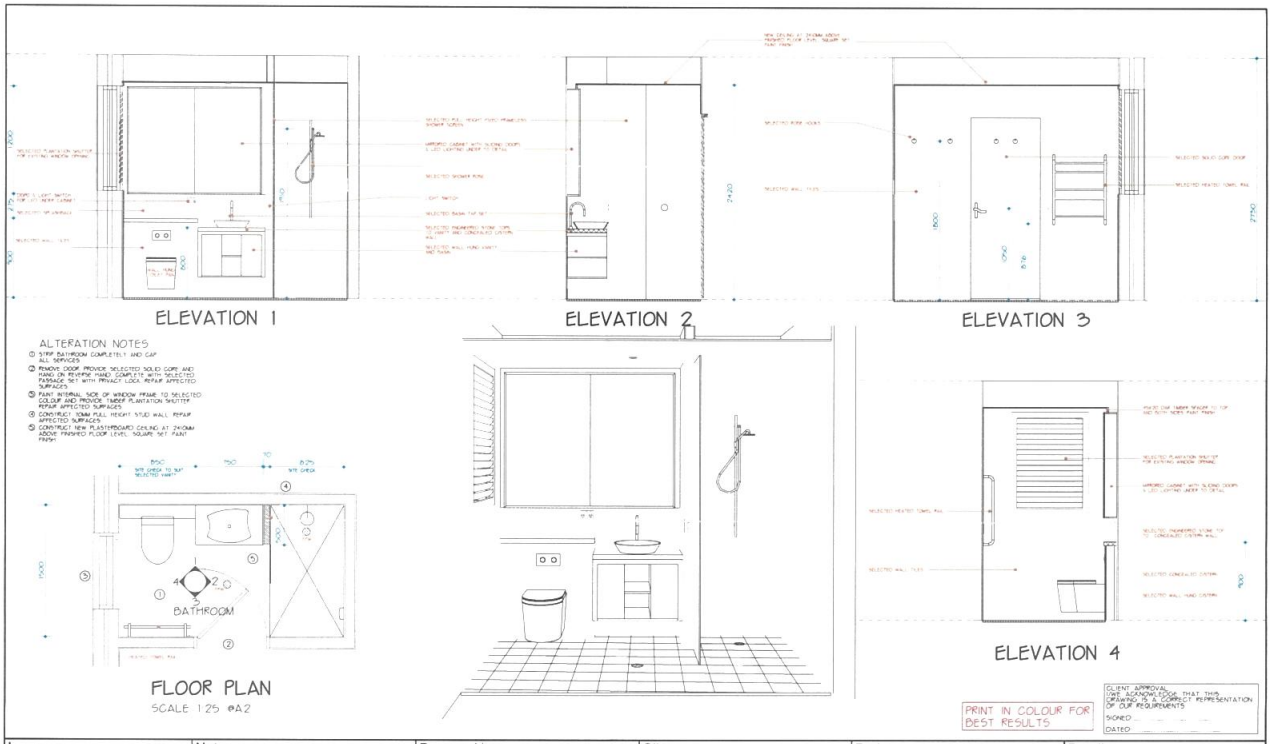
j) You must restore any damage to other parts of CP or any other Lot caused by your Major Work at your own expense, no matter when such damage may become evident.

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.

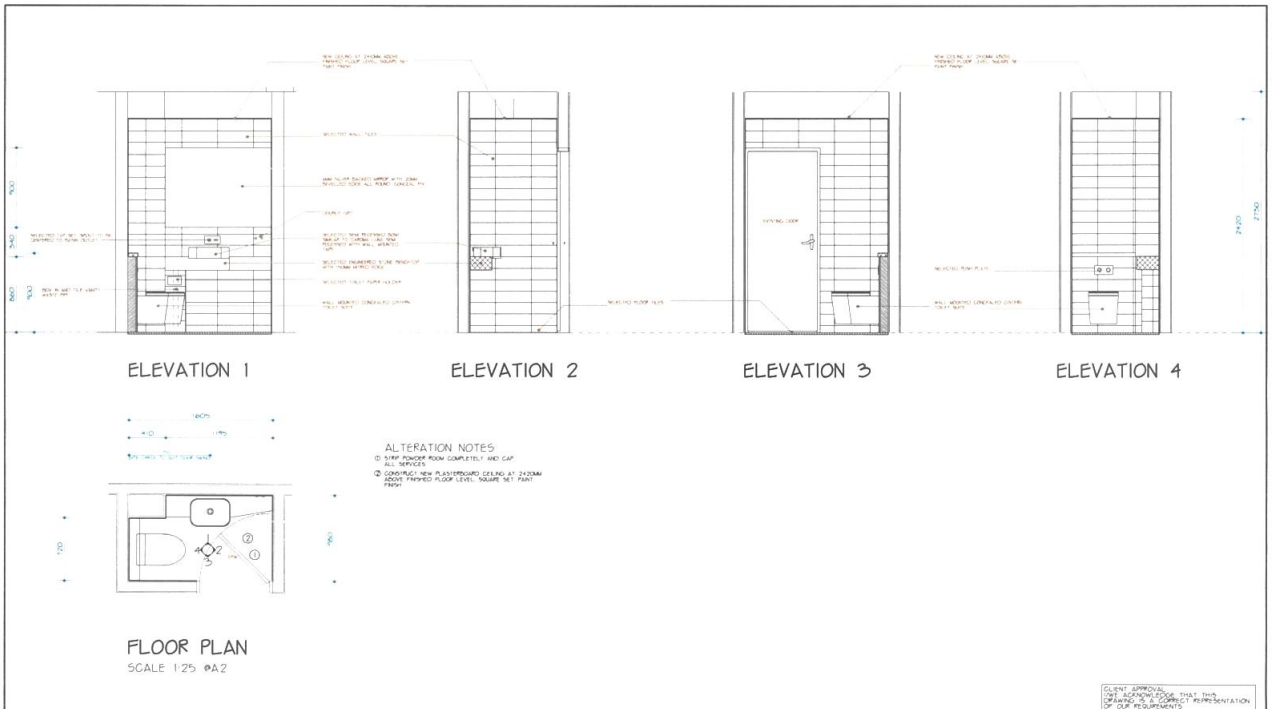
130.5 Breach of this By-Law

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.



Issue:	Notes.	Prepared by:	Client:	Project:	Details:
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SOLUTIONS PLUMBING PTY LTD

QUOTATION

ABN: 36606541708
LICENCE NO: 246808C
PHONE: 0400314776
EMAIL ADDRESS: info@solutions-plumbing.com
SUBJECT: 17B/1 MacDonald St, Cronulla
DATE: 27-7-20
ADDRESSED TO: Kim W

Strip out the ensuite and powder room bathroom back to the concrete slab and rendered walls.
Removal of all rubbish from site via skip bin or trucks.
Adjust plumbing water fixtures for a new shower mixer and toilet point.
All waste pipes to stay in the same location.
Basin waste to be chased into the walls for wall hung vanities.
Re render the walls to patch the chases.
Replace the ensuite door and handle.
Door jambs to remain.
Waterproof the 2x rooms with 2 coats on top of the slab.
Waterproof the 2x rooms with 2 coats on top of the screed.
Tiler to tile floors and wall tiles to the top of the doors.
Install 2x new light switches.
Clean and silicon all corners and drains.
Fit off all plumbing fixtures, towel rails, toilet roll holders, and mirrors.
Paint the door and re pain the ceiling all rendered walls above the tiles.

Work hours to begin at 7am.
Noise to begin at 7.30am
Work hours finish before 5pm

PRICE: $16,650.00 plus GST

EXCLUSIONS.
Replacing the powder room door or door jamb.
Replacing the ensuite door jamb.
Supply of pc items
Supply of tiles, drains, angles and grouts.
Replacing the ceiling.
Relocating any waste points.
Adding or relocating any electrical works.
Shower screen.

An estimated 4-5 weeks from start to finish to complete both rooms and handed over.