Landlay
A Strata Remedial Consultancy

TENDER ASSESSMENT REPORT

for:

REMEDIAL BUILDING WORKS

at:

'COTE D'AZUR'
1 MCDONALD STREET, CRONULLA

prepared on behalf of:

THE OWNERS OF STRATA PLAN 50785

Date: 16 August 2023

(Reference: 23-065 TA 230815)

Landlay Consulting Group Pty Ltd
68 Meeks Road
Marrickville NSW 2204

1. PREAMBLE

1.1 General

In accordance with written instructions, on behalf of the *Owners Corporation* our Office issued the the Remedial Building Specification / Tender Document to tender to a number of remedial building contractors. The pricing received is based on our Remedial Building Specification / Tender Document, Issue 1, dated 24h May 2023. We have reviewed the returned tender submissions and provide the following Tender Assessment Report.

We note that in reviewing the tender submissions, the *Owners Corporation* should focus mainly on the lump sum prices submitted by each contractor. The individual work package items should be referred to as a guide only, as each tenderer will differ in the allocation of costs for profit and margin within each respective work package item.

1.2 Tenderers

Landlay Consulting Group sought tenders from the following remedial building contractors:

- JBuild Construction Group (JBuild);
- Renfay Project (Renfay);
- Structural Building Maintenance (SBM);
- WYNN Construction Group (WYNN).

The above contractors were selected for tendering based on the following criteria:

- The tendering companies are industry-established specialist remedial contractors, well suited to the proposed remedial works.
- The tendering companies have previous experience in similar projects and are capable/willing to carry out a project of this nature and scale.
- Our Office has previously undertaken similar projects with the tendering companies and is satisfied with their workmanship quality.

We confirm that the contractors are licenced and eligible for insurance under the *Home Building Compensation Fund (HBCF),* and their insurance eligibility is sufficient to cover the cost of the proposed remedial works. A copy of each contractor's tender form is attached and tabled within this report.

1.3 Preliminary costs

As outlined in the remedial Specification, preliminaries include any costs associated with site supervision, materials handling, contract administration and overheads, on-site and off-site storage, protection, site security, etc.

There may be disparities between each tenderer's cost allocations toward project preliminaries, which can be due to a variety of factors, which include but are not limited to:

- Availability and/or ownership of equipment and machinery;
- Contractor's in-house resources and the requirement to sub-contract trades and labour;
- Availability of materials, and relationships with suppliers;
- Availability of trades associated with the critical path of the project;
- Contractor's overheads and business running costs;
- Contractor's requirements to relocate materials and equipment throughout the project.

1.4 Provisional allowances

1.4.1 Provisional quantities

A provisional quantity is an item or component of work for which the exact requirements and quantities are not known or unable to be determined at the time of tendering.

Provisional quantities were allocated for the following work package items:

Item 6.2	Re-waterproofing of nominated balconies	
Item 6.2.9	**Concrete spalling repairs**	**260 Litres**
Item 6.2.21	**Render application**	**50 m²**
Item 6.2.21	**Skim render**	**100 m²**

The contractor shall be required to provide consumption reports and advise on the expenditure of all provisional quantity items throughout the project, which shall be verified and approved by the Superintendent.

1.4.2 Provisional sums

A provisional sum is an estimate of the cost of carrying out a particular work item when the exact extent of the Specification cannot be determined at the time of tendering. In principle, the provisional sum includes all labour and material costs to perform the work, or as outlined in the relevant section of the Specifications.

The following provisional sums have been allocated for this project:

Item 4.0	Insurance under Home Building Compensation Fund	
Item 4.0	**Insurance under Home Building Compensation Fund**	**$200,000.00**
Item 6.2	Re-waterproofing of nominated balconies	
Item 6.2.13.4	**Additional stormwater drainage works**	**$30,000.00**
Item 6.2.18	**Structural Engineer design and certification**	**$5,000.00**
Item 6.2.18	**Standoff and handrail replacement**	**$20,000.00**
Item 6.2.19.9	**Irrigation works, fill material, planting**	**$10,000.00**
Item 6.2.20	**Roller door modification**	**$10,000.00**
Item 6.2.24	**Consequential damage repairs**	**$20,000.00**
Item 6.3	Replacement of Unit 69 windows and associated works	
Item 6.3.14	**Consequential damage repairs**	**$5,000.00**

Following commencement of the project, and when reasonably possible, the Superintendent shall assess and approve the extent of works required for each respective provisional sum item. The Contractor shall provide costings in line with the extent of work agreed with the Superintendent for review and approval.

1.4.3 Adjustment of provisional allowances

With respect to any work for which a provisional sum is included in the contract, the Superintendent shall assess the difference between the provisional allowance and the cost of work carried out, and the contract value adjusted accordingly. The final value shall be certified by the Superintendent with this figure taken into account in determining the final contract sum.

1.5 Home Building Compensation Fund (HBCF) Insurance

It is a legislative requirement that any contract works entered into exceeding $20,000.00 requires the Contractor to obtain a HBCF Insurance policy, which is ultimately paid by the Owners Corporation. This is not optional. Our office highlights that the HBCF Insurance costing has been allocated as a provisional sum allowance, rather than a fixed sum price. This is due to the volatility of ever-changing insurance premiums and the fact that each tendering contractor have differing credit-ratings with respect to insurance premiums being charged. We also note that HBCF Insurance premium cost is primarily calculated by the project value, and therefore the cost will vary dependant on the chosen contractor.

As such, the final cost for HBCF Insurance will be determined once the policy is obtained including brokerage fee and contractor's margin, which would be adjusted against the provisional sum allowance. In the current industry, we are observing HBCF insurance premiums including brokerage fees of approximately 8-9% of the contract sum. Regarding this project and based on the allocated provisional sum in the Tender Document vs estimates submitting project cost through the i-care HBCF website, we estimate the policy be approximately $125,000.00-$140,000.00 being within the allocated provisional sum of $200,000.00. Accordingly a rebate for this component would be provided to the Owners Corporation for this difference. The policy will be presented to the *Owners Corporation* prior to the commencement of any works and approval of any payment claims under Contract.

1.6 Design and Building Practitioners Act / Regulations – General background

In response to the significant quantity of defects occurring within the residential construction sector, the NSW Government has implemented a number of industry reforms aimed at improving the quality of construction and restoring consumer confidence in the residential construction industry.

This has been in the form of the *Design and Building Practitioners (DBP) Act 2020*, and *DBP Regulations (2021)*. The latter has come into effect from 1 July 2021 and under these reforms, it requires that certain building work on Class 2 buildings cannot be undertaken without regulated designs and compliance declarations being submitted on the NSW Planning Portal prior to works commencing.(https://www.fairtrading.nsw.gov.au/trades-and-businesses/construction-and-trade-essentials/design-and-building-practitioners/new-obligations-design-and-declaration#new).

This regulation is primarily focused on new residential construction or work that is carried out under a Development Application (DA), however, it also extends to the remedial sector. The new requirement for regulated designs in remedial projects is subject to the nature of the work being undertaken, however we note that almost all waterproofing works undertaken on a remedial project are now subject to these reforms wherein regulated designs by a registered design practitioner will need to be submitted to the NSW Planning Portal prior to works commencing. Any work involving regulated designs will also need to be carried out by a suitably registered Building Practitioner.

1.6.1 Impact of DBPR on Proposed Remedial Works

Based on the nature and extent of proposed remedial works, we confirm that this project (wholly or in part) will be bound under the new legislation and will require regulated designs to be prepared and declared by a registered design practitioner in accordance with the DBP Act/Regulations. Our office is currently preparing waterproofing regulated designs for the proposed works.

2. TENDER REVIEW / ASSESSMENT

2.1 Tender costings

We provide the following table outlining the total lump sum pricing submitted by each tendering contractor, including the cost difference when compared with the most competitive tenderer.

LEGEND	
	= competitive
	= reasonable
	= inflated

All works	JBuild	Renfay	SBM	WYNN
TOTAL (inclusive of GST)	$1,575,728.00*	$1,704,101.80	$1,778,074.82	$1,868,812.00
Cost difference ($)	-	$128,373.80	$202,346.82	$293,084.00
Percentage difference (%)	-	8.15%	12.84%	18.60%

*There is a discrepancy/miscalculation in JBuild's tender submission. As a part of our tender assessment we have assessed as per the correct value.

Each of the tenderers (with the exception of JBuild) have included pricing for the 'replacement of the Unit 69 windows and associated works' in the above tender pricing. Given these works are being carried out as an independant scope/contract we provide the following table with this work item (Section 6.3) removed.

Section 6.3 removed	JBuild	Renfay	SBM	WYNN
TOTAL (inclusive of GST)	$1,575,728.00*	$1,685,319.30	$1,757,864.35	$1,848,396.00
Cost difference ($)	-	$109,591.30	$182,136.35	$272,668.00
Percentage difference (%)	-	6.95%	11.56%	17.30%

The tender submission received from *WYNN* is the highest of the four received tenders, being ~17% more expensive than the lowest tender submission (*JBuild*). Our office has undertaken an in-house assessment of what we perceive to be fair and reasonable to carry out the proposed works and we are of the opinion that the tender submission from *WYNN* is excessive in this instance. Accordingly, in the interest of economics we would recommend that *WYNN's* tender be disregarded.

The second and third most competitive tenders were submitted by Renfay and SBM respectively, with a difference between them of ~4%. Each of these costings is generally in line with our estimation for the works and we would consider these costings to be fair and reasonable. With this said, these costings are ~$110,000.00 and ~$180,000.00 higher than the most competitive tenderer and accordingly we would also recommend these tenders be disregarded in the interest of economics.

The most competitive tender submission was submitted by JBuild. It is our opinion that *JBuild* has submitted a competitive costing for the works which represents good value for the Owners Corporation.

We note that as a part of their tender submission JBuild has included a $20,000.00 + GST allowance for the supply of the large fixed glazing panels, and we expect this costing to be exceeded by approximately $20,000.00. In addition, JBuild has also included a $10,000.00 for council permits and fees as required which has not been included by the other tendering contractors. With this said, neither of these allowances/costs will affect JBuild being the most competitive tenderer for the works.

2.2 Additional rates

There are no significant provisional quantities allocated within the Specification and accordingly, we do not envisage the additional rates will have a significant impact of the final contract sum. Accordingly, we do not believe the submitted additional rates should factor into the decision of the Owners Corporation.

2.3 Project Duration

The below table outlines the project duration submitted by each tendering contractor.

Duration	*JBuild*	*Renfay*	*SBM*	*WYNN*
Weeks	18	28-30	20	34

For a project of this nature/scale, we would expect the work to be approximately four to five months (17-22 weeks) depending on the Contractors chosen staging of the works.

Both JBuild and SBM have submitted durations in line with our expectation. Renfay and WYNN have submitted longer project durations may be attributed to their chosen staging of the works as well minimising risk given the reliance on good weather for all work items.

As the majority of the works are external in nature and therefore subject to weather conditions, it is highly likely that the final project duration will vary from what has been nominated by the tendering contractors. With this considered, the durations noted above should not be relied upon and can at best be considered an approximate guide.

Prior to the commencement of the project a construction programme would be obtained from the successful contractor.

3. RECOMMENDATION AND CONSIDERATIONS

3.1 Recommended Contractor

Based on the above, we believe *JBuild* has submitted a competitive and cost-effective tender for specified remedial works, and we would recommend they be considered for the remedial works. Our office is currently supervising projects being undertaken by JBuild and are confident in their ability to carry out these works.

Ultimately, the decision as to which tenderer to be engaged to perform the works and any staging belongs solely to the *Owners Corporation*.

3.2 Contingency

Although the Specification outlines the overall remedial building works, we would recommend the *Owners Corporation* set aside a contingency sum of approximately 10% of the contract value for bona fide variations that may be encountered during the project.

3.3 Council conditions

The remedial works in our opinion are not likely to attract Council approval and would be considered as 'maintenance' in nature. The Owners Corporation can at their own discretion carry out their own inquiries.

3.4 Impact on residents

In relation to the work methodology and associated impact on the residents, the intention of the Specification is to carry out the works utilising external access provisions to minimise the impact on residents. We note that there will be noise and dust generated during the project which is unavailable.

Given the complexity of the works and materials involved we would also expect intermittent closing of McDonald Street to allow for works such as the craning of materials to the balconies.

4. ONGOING SERVICES / BUDGET

4.1 Ongoing Services

We provide our ongoing services fee structure for consideration.

Item 1: Preparation of Contracts

- Preparation of contract documents to reflect AS4905 Superintendent Administered, Master Builder (BC4), or NSW Fair Trading, contract conditions;
- Remedial Building Specification / Tender Document to be incorporated into the contract documents including approved tender;
- Draft contracts to be issued for review and feedback from Principal and chosen Contractor;
- Finalise contracts and arrange for contract documents to be executed via DocuSign.

Item 2: Superintendent Role

In accordance with AS4905, the role of the Superintendent is summarised as follows:

- Conduct regular site inspections with respective representatives;
- Conduct site inspections with the Contractor during Hold Points;
- Issue regular status reports detailing the progress of works under contract (WUC);
- Supervision of building works to ensure compliance with the following:
    - Tender document/ Remedial Building Specification;
    - Addendum/s (if any);
    - Current Building Code of Australia/National Construction Code;
    - Relevant Australian Standards for the respective building item.
- Administer the conditions of contract between the parties;
- Resolve any disputes between the Principal and Contractor that may arise throughout the course of a project;
- Assess the quality of the work under contract undertaken by the Contractor;
- Assess payment claims submitted by the Contractor;
- Certify and issue payment certificates to the Principal;
- Assess variation claims submitted by the Contractor and issue certificates;
- Assess extensions of time (EOT) submitted by the Contractor;
- Issue certificate of practical completion for the project once practical completion has been established by the Superintendent.

4.1.1 Fees

Our professional consultancy services fees are:

		Exc. GST:	Inc. GST:
Item 1	Preparation of Contracts	$2,000.00	$2,200.00
Item 2	Superintendent Role (8% of the adjusted contract sum + GST) – estimate	$114,598.40	$126,058.24

4.2 Project estimated budget

We provide the following estimated budget for review by the *Owners Corporation* to assist in preparing for these remedial works. This table has been prepared under the assumption that *JBuild* are selected as the Contractor for the works.

Estimated Project Cost (inclusive of GST)		
Contract preparation fee	$	2,200.00
Contract sum	$	1,575,728.00
Rebate component of HBCF	$	-74,000.00
Contingency (10%)	$	157,572.80
Superintendent fee (8%) -estimate	$	126,058.24
Total	**$**	**1,787,559.04**

5. SIGN OFF

We trust this *Tender Assessment Report* is satisfactory and outlines the requirements of the *Owners Corporation*. Should you require further information please do not hesitate to contact our Office.

Regards,
For Landlay Consulting Group



Daniel Green | BE (Civil)
Senior Remedial Engineer



John Vikiarellis
Director

6. TENDER SUBMISSIONS

6.1 JBuild Construction Group

05 August 2023

Daniel Green

Landlay
68 Meeks Road, Marrickville,
NSW 2204

Site Address- 'Cote D'Azur' 1 McDonald Street, Cronulla

Dear Daniel,

Thank you for the opportunity to provide a tender for the works at the above mentioned site. I confirm I have inspected the site and I submit the tender proposed for the remedial works.

Lump Sum total: $ $1,576,728.00 Incl Gst
(One Million, five hundred and seventy six thousand, Seven hundred and twenty eight dollars only.)

Additional Provisional sums allowed in Total Lump sum:

6.1 Project access requirements, Council permits and fees: $10,000.00
6.2.12 Supply of 2x large fixed Glazing Units, Subject to design: $20,000.00

Our tender is based on the documents provided by Landlay Ref:23-065 SPEC 230510 for Strata Plan 50785

John Venetsanos - 0431249753
John@jbuildcg.com.au
ABN: 95609426815
License number: 300691C

1. **Program**

Our current lead time is 6 weeks from written instruction to proceed.
The projected construction period is approximately **18 working weeks** from commencement on site for the full remedial works to be completed. The period is subject to the impact of inclement weather, final extent of repairs, approved scope and any other factor beyond our direct control.

2. **Concealed Services**

We have made no allowance to relocate, remove, upgrade or replace any existing services in our tender.

3. **Home Building Compensation Fund Insurance**

Our allowance for Home Building Compensation Fund insurance represents a provisional amount.

4. **Asbestos Removal**

Should any asbestos materials be found, a suitable qualified and experienced asbestos subcontractor will be engaged to carry out the disposal of such material.
Our quotation makes no allowance for the fees or costs associated with asbestos removal.

5. **General Notes**

- All works have been priced to be carried out during the hours of 7.00am – 5.00pm Monday to Friday.
- Water and electricity shall be provided on site for the duration of the works.
- All obstructing property is to be moved by the occupant.
- This quotation will remain valid for sixteen (16) weeks only.
- Our ability to match existing finishes will be attempted as best as possible and is also dependent on the availability of local manufacturers and suppliers' current stocks.
- All works are carried out in accordance with Australian Standards, Work Health and Safety Practices and WorkCover Legislation.
- Balance payment to be made within 14 days of receipt of JBuild invoice. If the owner fails to pay the amount of a claim in part or full by the due date and fails to give notice, interest at the current bank rate will be payable.

If you have any questions or we can be of further assistance please do not hesitate in contacting us at any time.

John Venetsanos
Director
Jbuild Construction Group

APPENDIX A TENDER FORM

Address of Project: **'COTE D'AZUR' 1 MCDONALD STREET, CRONULLA**

Tenderer (Company name).....Jbuild Construction Group Pty Ltd.....

Address or registered business office address.....PO Box 721 Cronulla 2230.....

.....

ABN: .....95609426815..... Licence Number: .....300691C.....

Telephone: ..... Facsimile: .....

Email: .....John@jbuildcg.com.au..... Date: .....5...../.....08...../..2023.....

TENDER

I/We hereby tender to execute the work for the above project as described with the Specification, and for the lump sum of:

…….....$1,576,728.00.....

…….....

(Total lump sum in words and figures from the Work Package below including GST)

I/We acknowledge ……0…… Addendum(s) to the Specification.

I/We acknowledge, and agree, this tender remains open for consideration for (*26 weeks)* from the closing tender date.

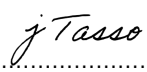
Project duration will be .....18 weeks..... from the official date of site possession until practical completion.

Tenderer's signature



.....

Witness' signature



.....

Tenderer's name

……John Venetsanos…….

Witness' name

……Joanna Tasso……

WORKS PACKAGES

Project Name: **COTE D'AZUR' 1 MCDONALD STREET, CRONULLA**

Name of Tenderer (company): ……Jbuild Construction Group……

3.0	Preliminaries	$85,800.00
4.0	Insurance under Home Building Compensation Fund (**Provisional sum**)	**$200,000.00**

BUILDING WORK ITEMS

6.1	Project access requirements	$124,050.00
6.2	Re-waterproofing of nominated balconies	
6.2.7	Demolition	$87,720.00
6.2.9	**Provisional quantity -** 260 litres concrete spalling repairs	$16,900.00
6.2.10	Temporary membrane application	$7,200.00
6.2.11	Installation of full cavity flashing detail	$45,500.00
6.2.12	Replacement of balcony doors and glazing units	$300,660.00
6.2.13	Stormwater drainage works	$13,520.00
6.2.13.4	**Provisional sum** – Additional stormwater drainage works	**$30,000.00**
6.2.14	Installation of new waterproofing membrane system	$102,120.00
6.2.15	Installation of new screed	$55,230.00
6.2.16	Application of efflorescence barrier	$29,880.00
6.2.17	Installation of new tiling	$123,890.00
6.2.18	Modification of balustrading	$58,640.00
6.2.18	**Provisional sum** – Structural Engineer design and certification	**$5,000.00**
6.2.18	**Provisional sum** – Standoff and handrail replacement	**$20,000.00**
6.2.19	Re-waterproofing of planterboxes	$45,110.00
6.2.19.9	**Provisional sum** – Irrigation works, fill material, planting	**$10,000.00**
6.2.20	**Provisional sum** – Roller door modification	**$10,000.00**
6.2.21	**Provisional quantity –** 50m^2 render application	$9,000.00
6.2.21	**Provisional quantity –** 100m^2 skim render	$13,000.00
6.2.22	External painting works	$16,260.00
6.2.23	Installation of cappings to dividing walls	$1,500.00
6.2.24	**Provisional sum** – Consequential damage repairs	**$20,000.00**
6.3	Replacement of Unit 69 windows and associated works	N/A
6.3.14	**Provisional sum** – Consequential damage repairs	**N/A**
6.4	Investigation works	$1,500.00
SUB TOTAL		$1,432,480.00
GST		$144,248.00
TOTAL LUMP SUM PRICE		**$1,576,728.00**

ADDITIONAL RATES:

Material (material, labour, preliminaries & margin)	Rate
Painting (external)	50/m^2
Painting (internal)	40/m^2
Concrete spalling	70/litre
Render repairs	200/m^2
Skim render	150/m^2
Brickwork reconstruction	600/m^2
Brickwork repointing	150/m^2
Resealing works	40/lineal m
Articulation joints	800/lineal m
Installation of new cavity flashing	600/lineal m
Screed (1m^2 at 100mm thickness)	80/area
uPVC 60	150/6m length
uPVC 100	250/6m length
100mm core hole	250/each
60mm spitter core	150/each
Relocation of air conditioning condenser unit (permanent wall mount)	850/each

Labour	Rate
Waterproofer	100/hr
Tiler	90/hr
Painter	80/hr
Plumber	100/hr
Electrician	100/hr
Labourer	70/hr
Site Supervisor	100/hr
Project Manager	110/hr

Builders margin	
A. Preliminaries/overheads	10%
B. Profit margin	15%
Contractor's margin (A+B)	25%

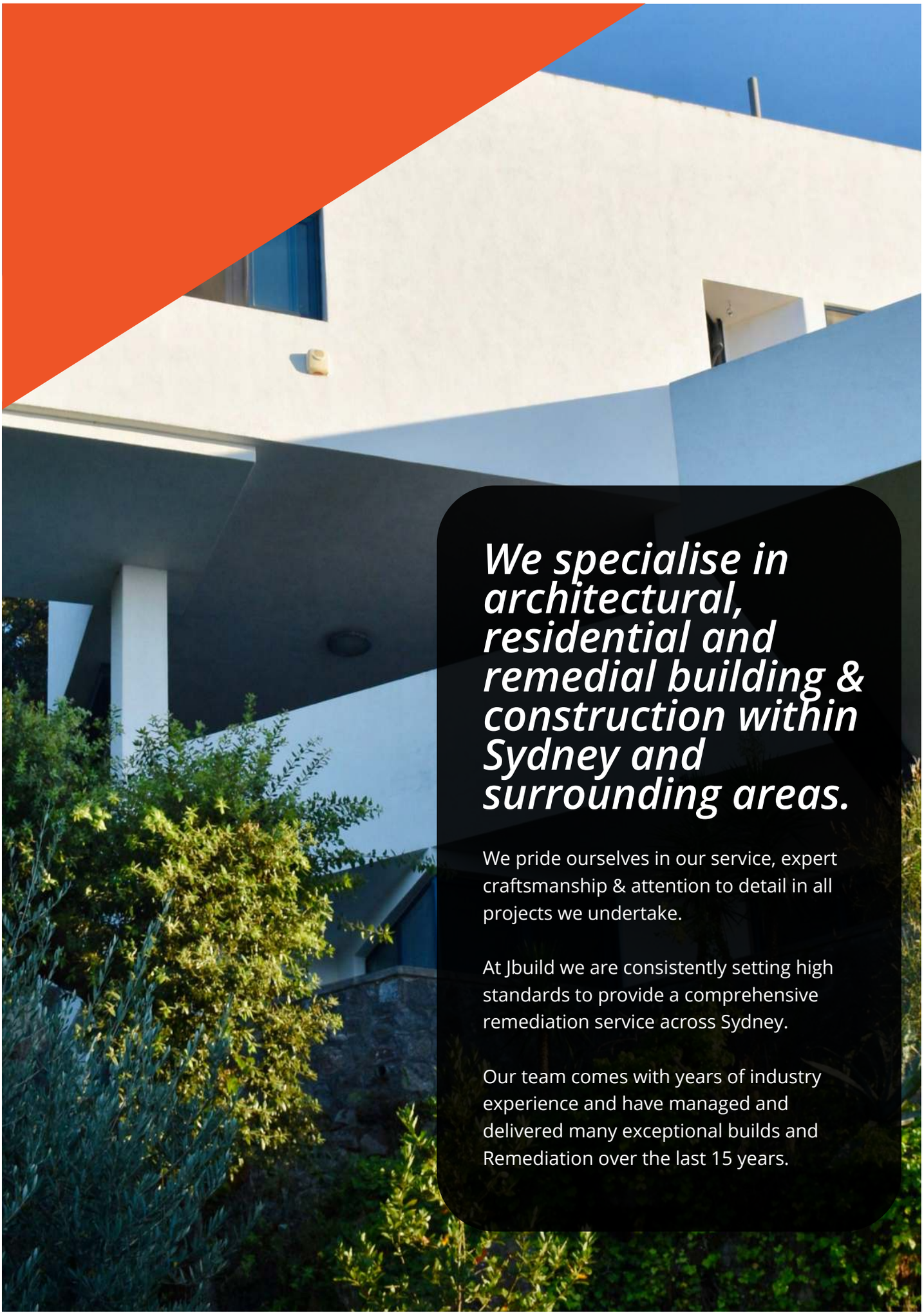
WE DON'T JUST BUILD. WE CREATE.



JBUILD CONSTRUCTION GROUP PTY LTD

John Venetsanos
Director
john@jbuildcg.com.au
0431249753
@jbuild_cg

License number: 300691C
MBA Member: 1263095



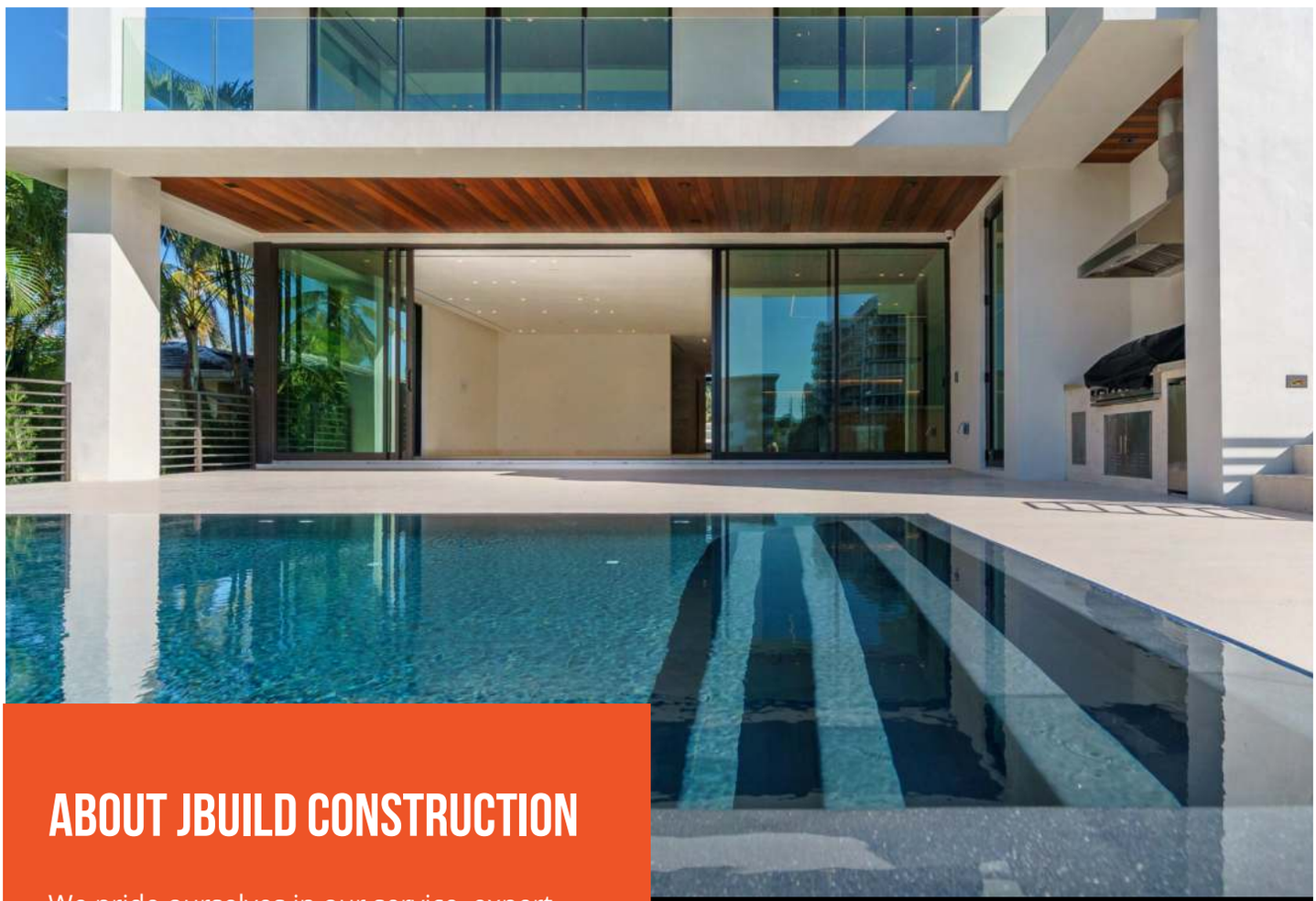
We specialise in architectural, residential and remedial building & construction within Sydney and surrounding areas.

We pride ourselves in our service, expert craftsmanship & attention to detail in all projects we undertake.

At Jbuild we are consistently setting high standards to provide a comprehensive remediation service across Sydney.

Our team comes with years of industry experience and have managed and delivered many exceptional builds and Remediation over the last 15 years.

WE DON'T JUST BUILD, WE CREATE.



ABOUT JBUILD CONSTRUCTION

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PROFESSIONAL BUILDERS

Jbuild is a team of professional builders and licensed trades focused on design, quality and customer satisfaction.

Our talented team bring a wealth of knowledge with over 42 years of experience throughout the building and remedial fields.

REMEDIAL SERVICES

Jbuild also specialises in remedial building across Sydney. We focus on rectification solutions to reinstate structural and aesthetic integrity to Multi residential buildings.

We have developed a reputation across Sydney of high quality work and customer service.

TRADING DETAILS

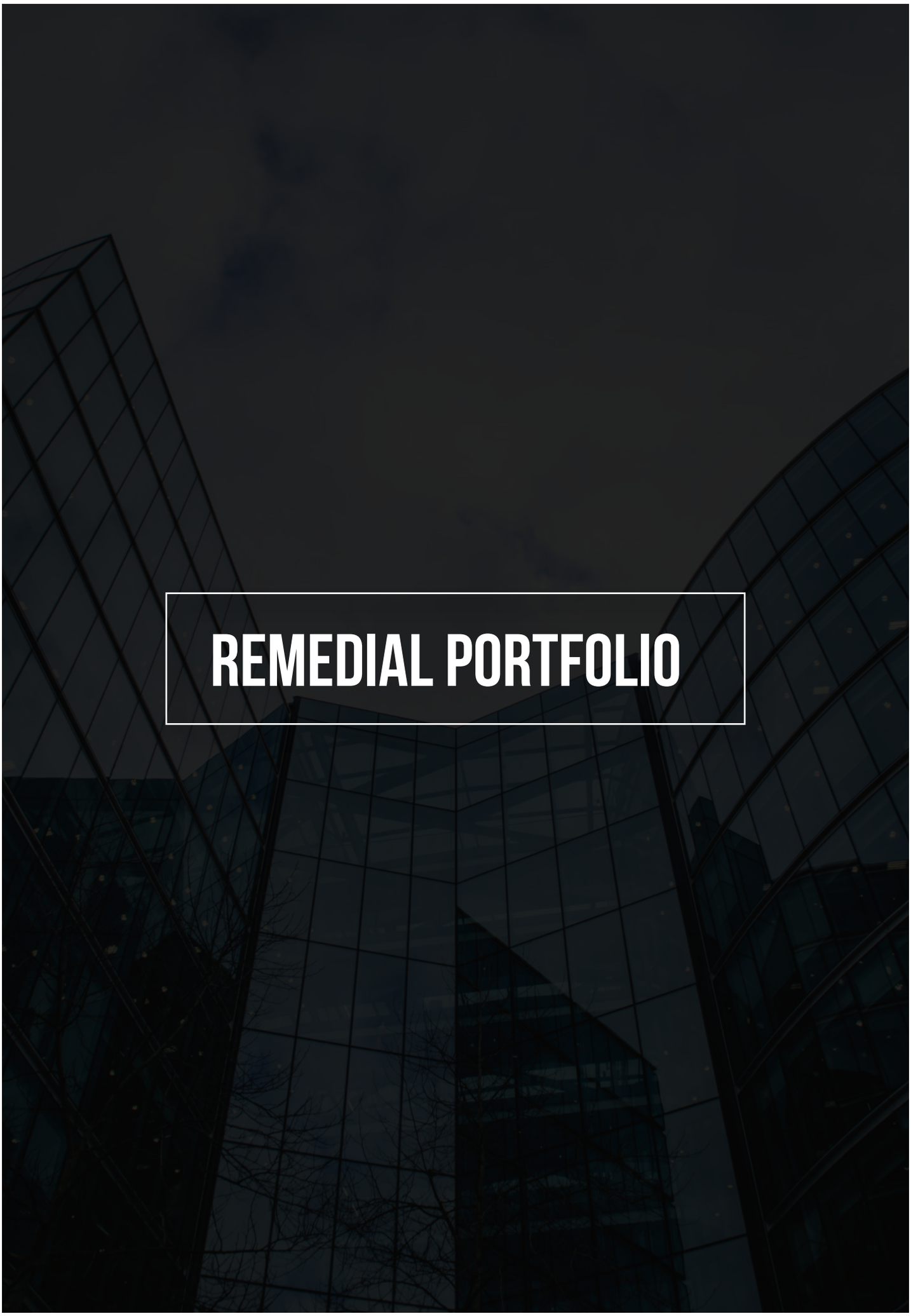
JBuild Construction Group

ACN
609 426 851
ABN
95609426815

Trading & Postal Address
PO BOX 721 Cronulla NSW 2230

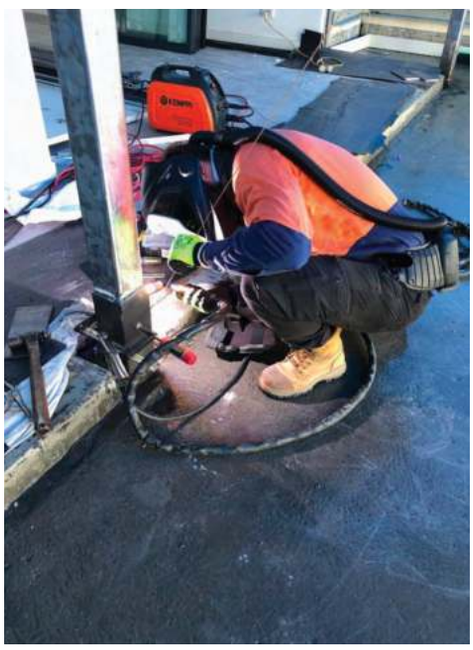
Contact Details
John Venetsanos
john@jbuildcg.com.au





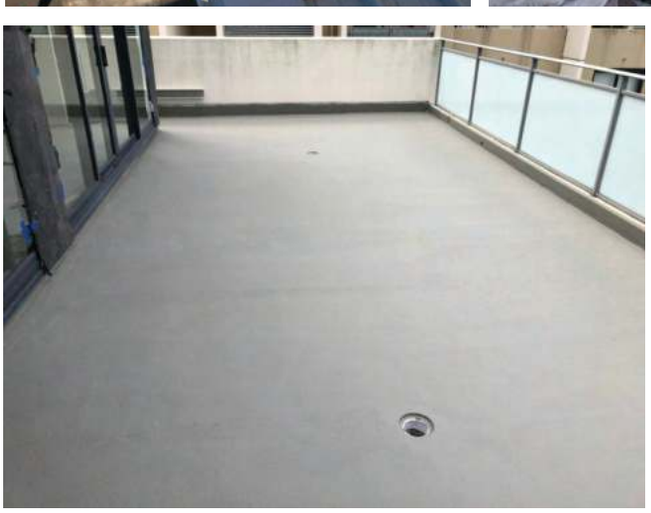
REMEDIAL PORTFOLIO

2-14 EVE ST ERSKINEVILLE









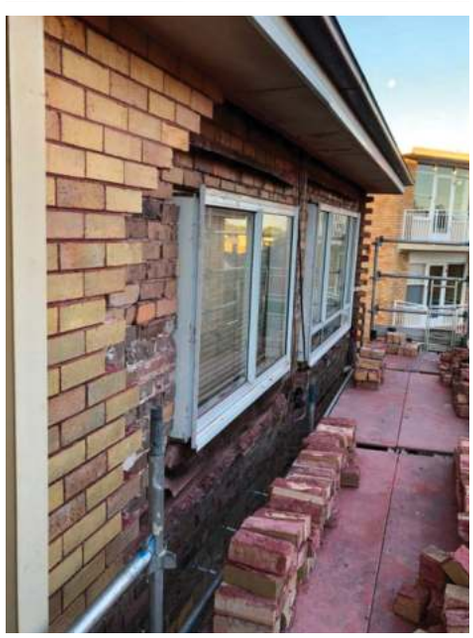
DURATION: 2 Months

- Liquid & sheet membrane
- Removal & reinstatement of sliding doors
- Structural steel columns strengthening
- Tiling
- Protective coating
- Abselling facade repairs

22 BURKE RD, CRONULLA









DURATION: 2 Months

- Lintel & flashing replacement
- Crack stitching
- Face brickwork reconstruction
- Power supply upgrade
- Dryfix wall ties
- Painting

99 ELOUERA RD, CRONULLA

JBUILD CONSTRUCTION GROUP PTY LTD





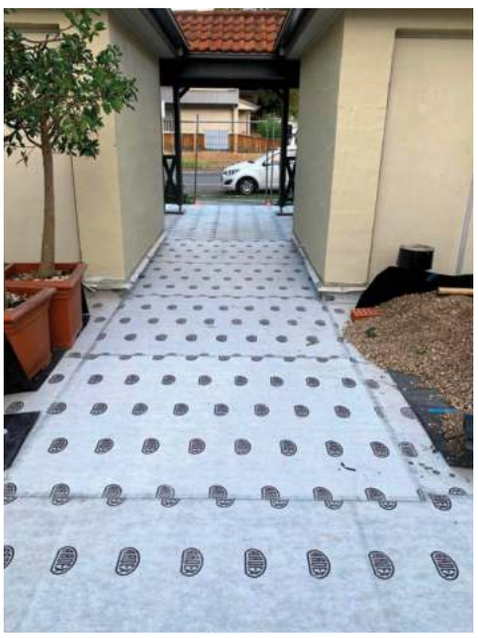


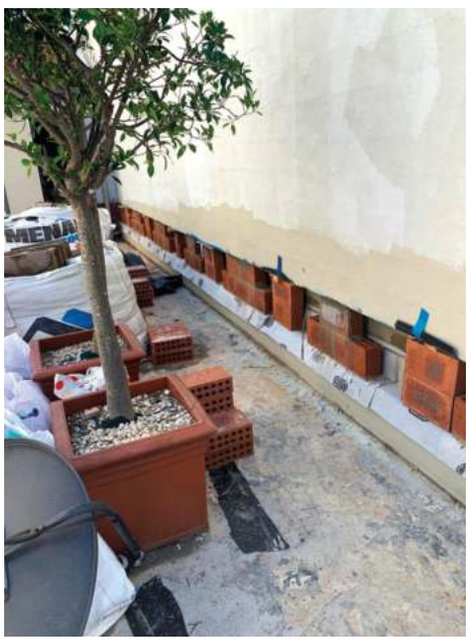

DURATION: 1 Month

- Concrete spalling
- Crack stitching
- Topping on concrete slab
- Trafficable membrane
- Balustrading

69A ALLEN ST,LEICHHARDT











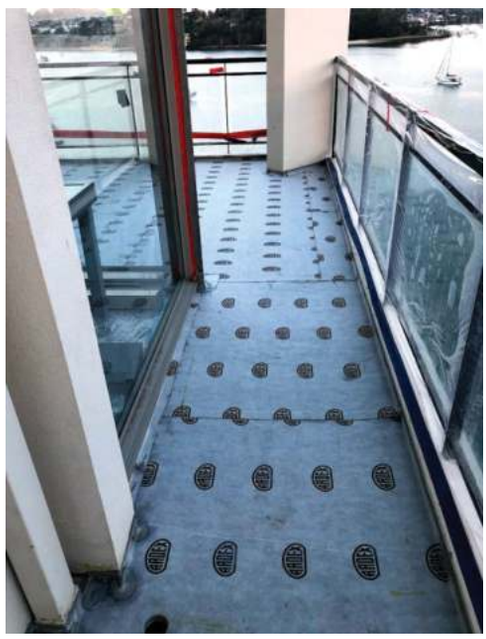




DURATION: 2 Months

- Liquid & sheet membrane
- Cavity flashings
- Drainage upgrade
- Rendering
- Protective coatings
- Paving

CABARITA





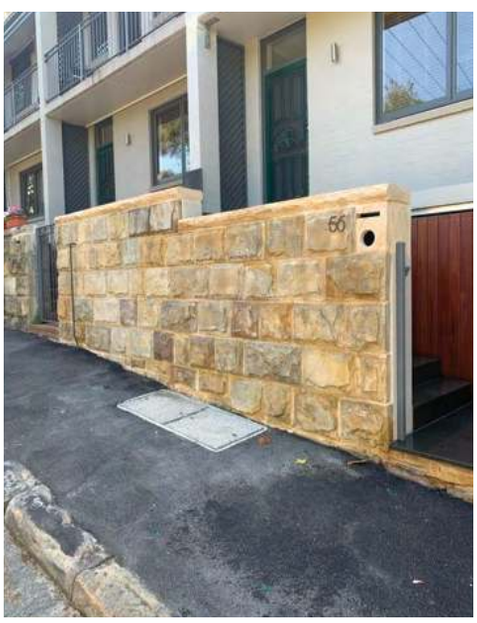

DURATION: 4 Weeks

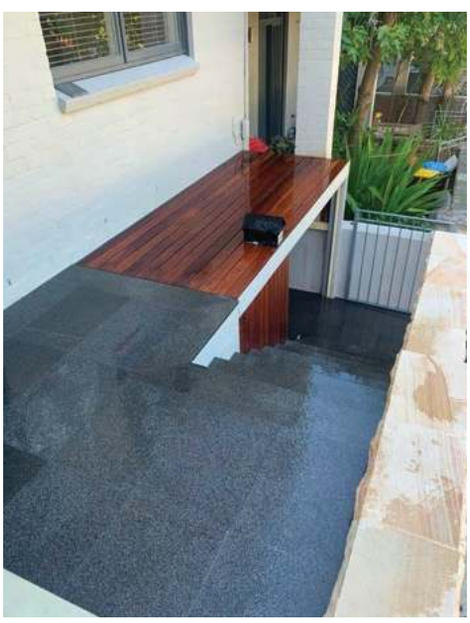
- Re-waterproofing of balcony

BALMAIN REMEDIATION







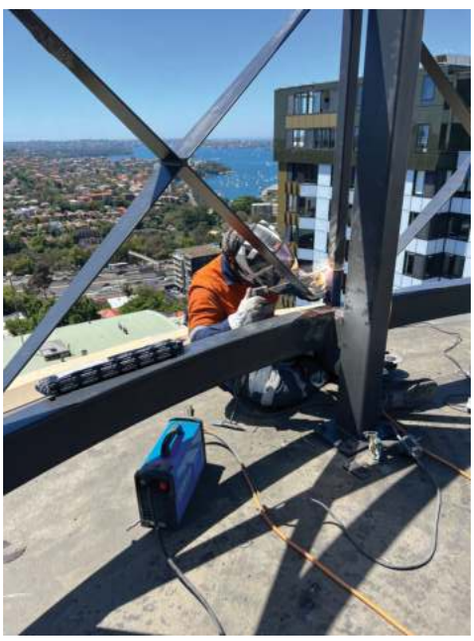




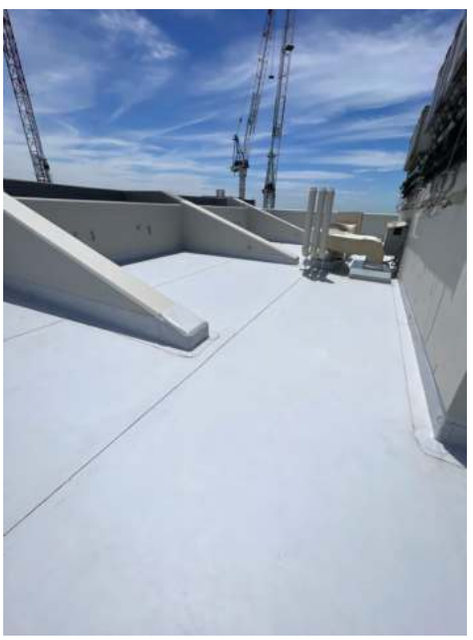
DURATION: 6 Weeks

- Reconstruction of front courtyard

NORTH SYDNEY



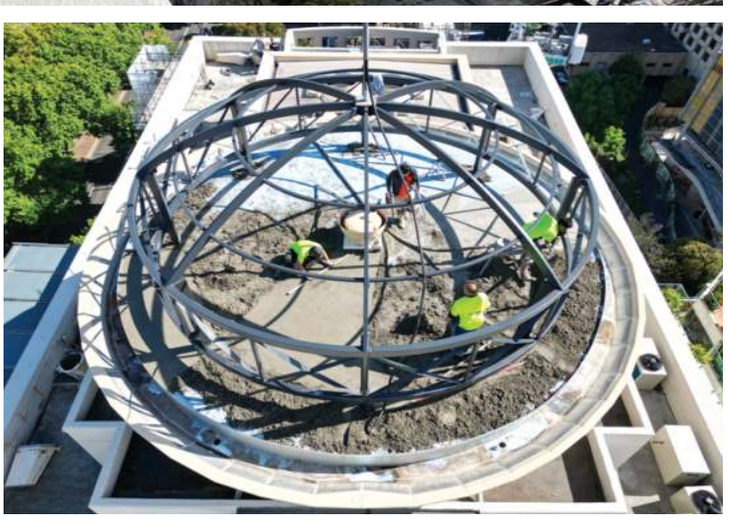




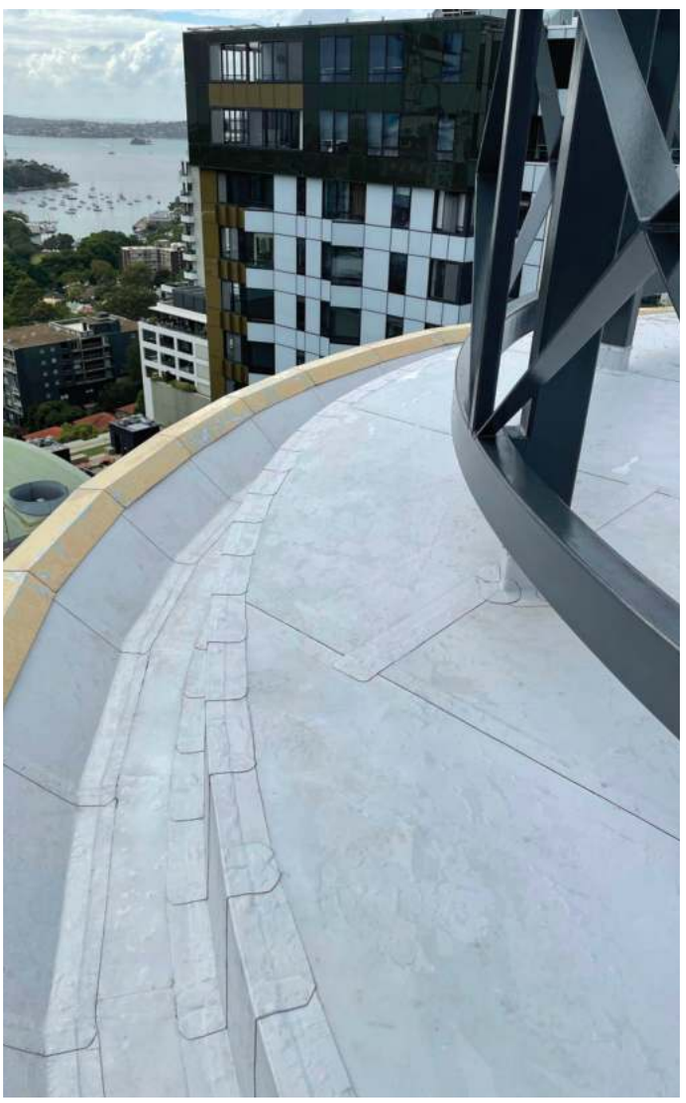


DURATION: 8 Weeks

- Re-waterproofing of rooftop
- Façade membrane coatings



NORTH SYDNEY

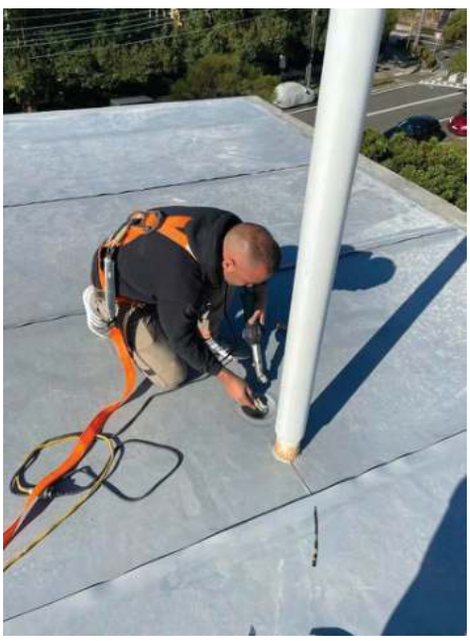




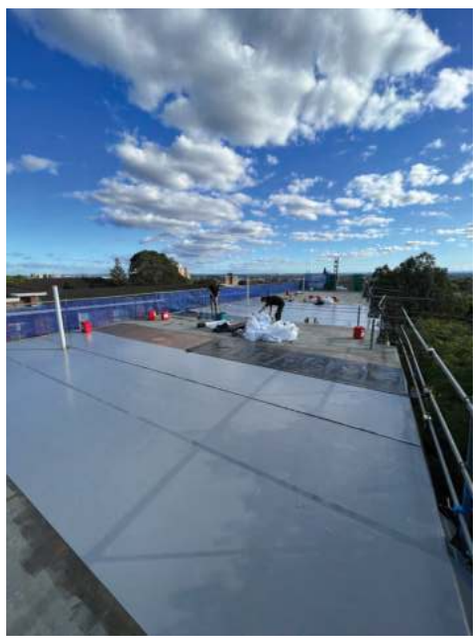




WOLLSTONECRAFT





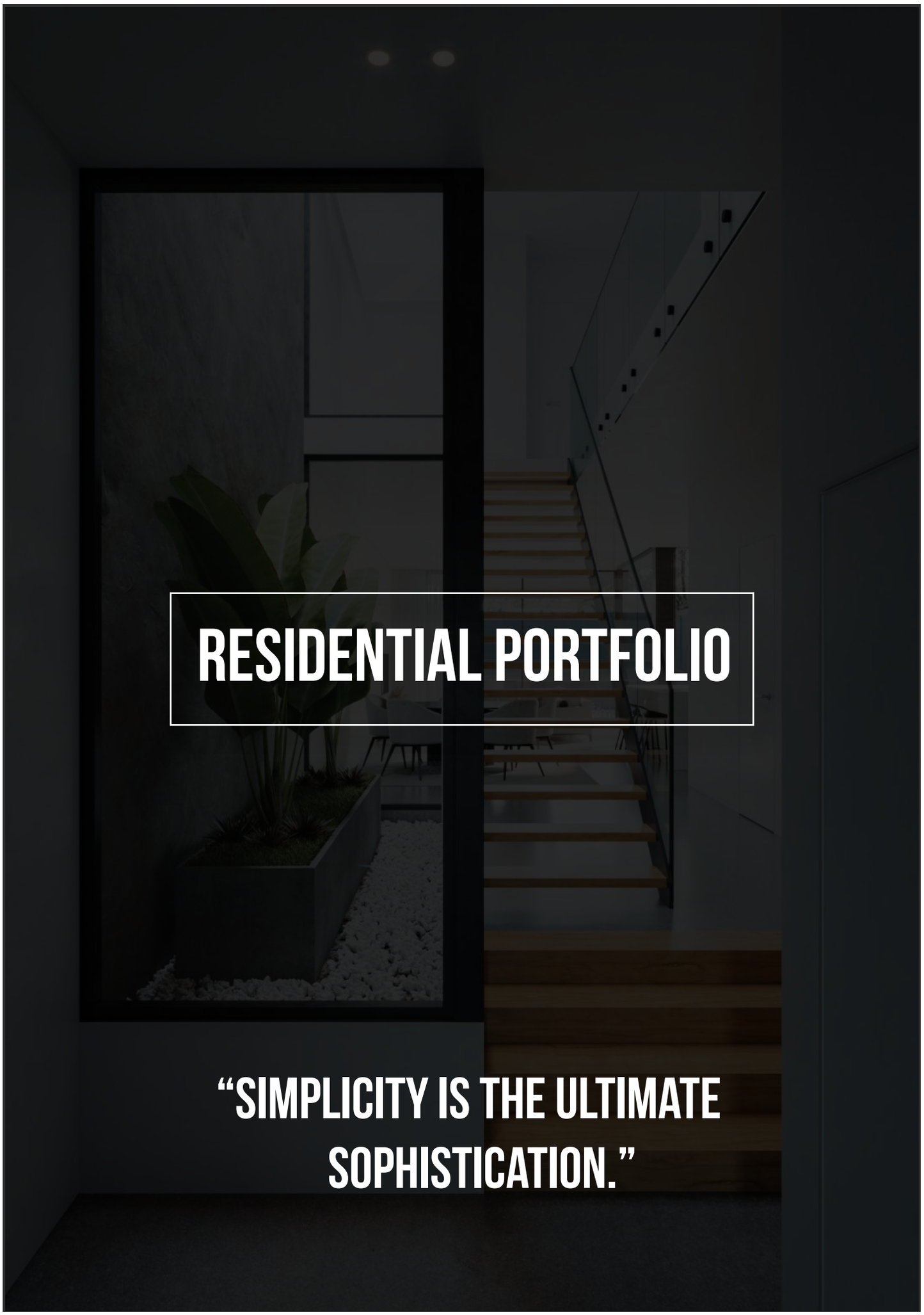






DURATION: 8 Weeks

- Re-waterproofing of rooftop



RESIDENTIAL PORTFOLIO

"SIMPLICITY IS THE ULTIMATE SOPHISTICATION."

29 OLD FERRY RD, ILLAWONG









DURATION: 11 months

- Residential architectural newbuild
- Double brick
- Concrete slabs

GYMEA











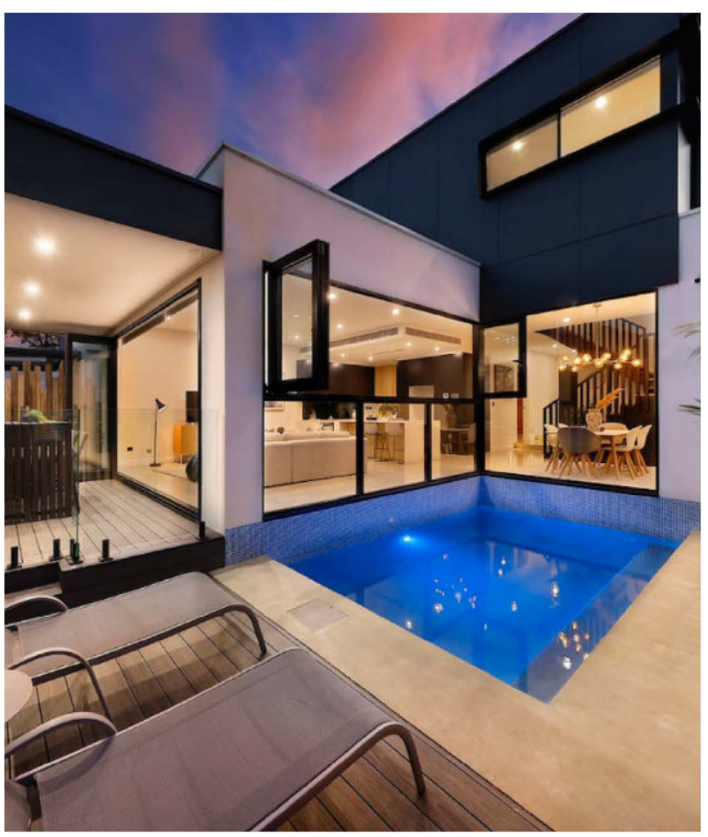
DURATION: 10 Months

- Construction of dual occupancy

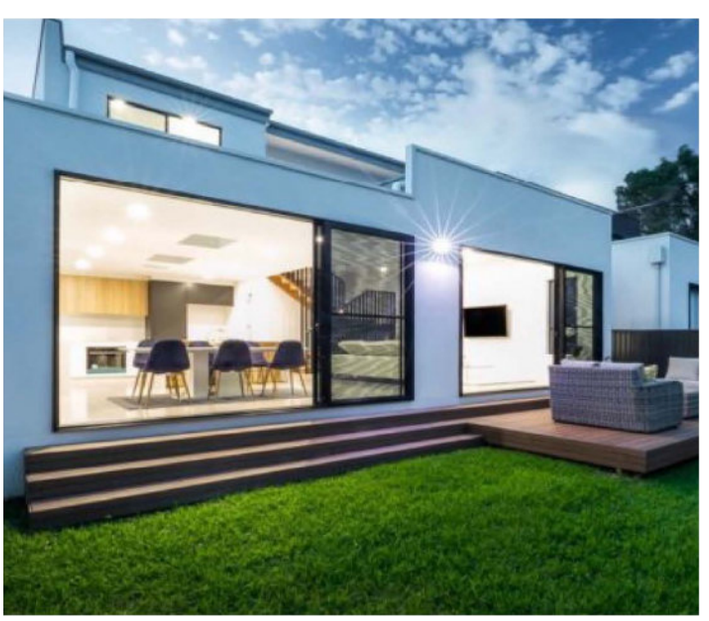
26A & 26B BILGA ST, KIRRAWEE

JBUILD CONSTRUCTION GROUP PTY LTD









DURATION: 6 Months

- Detached dual occupancy
- Concrete slab
- Brick veneer
- Lightweight structure

OUR TESTIMONIALS

“I have been working with JBuild for approximately two years, as the representative of the Owners Corporation, on a significant remedial programme. Our building consists of 36 apartments over four levels.

Initially, JBuild came in response to an urgent request to investigate/repair water ingress inside several apartments. They completed temporary repairs after the testing/discovery work. The work was originally scheduled to be completed by another builder who had not started the project due to covid/rain. We were so happy with JBuild's work that we requested they complete the remainder of the waterproofing work rather than the original remedial builder.

JBuild were next involved in discovering the root cause of further waterproofing issues throughout the building to assist our Engineer in developing a specification for the third stage of our remedial programme.

In that stage, JBuild waterproofed and replaced large windows on one facade, over four floors, making good internally and externally. Several other windows and balconies required waterproofing and retiling with the sliding doors replaced. Two large planter boxes were leaking into the car park. They were emptied of soil, waterproofed and refilled. The surrounding area was also waterproofed and re-tiled.

All communications with JBuild were very responsive and good. Their project manager liaised directly with residents to access apartments. When working inside apartments, the team was careful to protect residents’ belongings and after they finished their daily work, the team cleaned up thoroughly. I only received positive feedback from residents about JBuild's team - polite, on time and helpful.

There were no delays of any significance - of course, rain impacted them slightly but there was never a case of them going off and working on other projects and leaving us "high and dry" - as had been the case with other builders in the past. The work was completed on time and within budget.

As a general comment, having dealt with several builders during the five years I have worked on the Strata Committee, I can say that JBuild have been a pleasure to work with. The quality of their work is excellent and I highly recommend them.”

JACKIE DONALD - MAY 2023
Chairperson/Secretary

OUR TESTIMONIALS

“JBuild recently completed remedial works at a scheme I manage in Corrimal; they were professional and helpful throughout the process.
The committee, in particular, praised JBuild for their efficiency and diligence. The project progressed smoothly and efficiently, thanks to their well-coordinated efforts. JBuild worked to meet deadlines and ensure that the works were completed satisfactorily.

Overall, JBuild’s professionalism, helpfulness, and ability to navigate challenges with ease made them an asset to the project. JBuild displayed unwavering commitment to excellence and customer satisfaction throughout.”

EMMA CONGDON
Strata Manager



CERTIFICATE OF CURRENCY

icare | Workers Insurance

Certificate of currency

002043 1401 EMAIL
John Venetsanos
JBUILD CONSTRUCTION GROUP PTY LTD
21 Craigholm Street
SYLVANIA NSW 2224

Issue date:
15/11/2022

Statement of coverage

The following policy of insurance covers the full amount of the employer's liability under the *Workers Compensation Act 1987 (NSW)*.

Employer name:	Policy number:	Valid:
JBUILD CONSTRUCTION GROUP PTY LTD	123171901	31/12/2022 - 31/12/2023
Business name:	**ABN:**	**ACN:**
	95 609 426 815	609 426 815

Industry classification number (WIC)[3]	Number of workers[1]	Wages/units[2]
411200 Residential Building Construction nec	5	$312,930.00

1. Number of workers includes contractors/deemed workers
2. Total wages/units estimated for the current period
3. The policy covers all workers employed by the entity named on this certificate in the course of its primary business activity or any other activities ancillary to its primary business activity as required.

Important information

Principals relying on this certificate should ensure it is accompanied by a statement under section 175B of the *Workers Compensation Act 1987 (NSW)*. Principals should also check and satisfy themselves that the information is correct and ensure that the proper workers compensation insurance is in place, i.e. compare the number of employees on site to the average number of employees estimated; ensure that the wages are reasonable to cover the labour component of the work being performed; and confirm that the description of the industry/industries noted is appropriate. A principal contractor may become liable for any outstanding premium of the sub-contractor if the principal has failed to obtain a statement or has accepted a statement where there was reason to believe it was false.

Yours faithfully,

Peter Meighan
Underwriting Operations Manager
icare Workers Insurance

MECON Insurance Pty Ltd
A.B.N 29 059 310 904
AFSL 253106

www.mecon.com.au

06 July 2023 **Policy Number: AUSAP-661979**

CERTIFICATE OF CURRENCY

Dear Sir/Madam
This is to certify that the undermentioned policy is current to the due date shown below.

Type of Insurance:	Annual Project
Insured Name:	Jbuild Construction Group Pty Ltd
Territorial Limit:	Within New South Wales
Current Period of Insurance:	08 July 2023 to 08 July 2024 at 4pm local time
Business Details:	Residential Builder
Maximum Project Duration:	12 months

Interested Party:

Section 1 - Material Damage

1.02 Maximum Project Value	$1,800,000 E.E.E.
1.03 Principal Supplied Materials	Not Covered
1.04 Existing Structures	Not Covered
1.05 Contractors Plant, Tools and Re-useable Equipment	$20,000 E.E.E.
1.06 Variations and Escalation	$360,000 E.E.E.
1.07 Removal of Debris	$182,000 E.E.E.
1.08 Professional Fees	$180,000 E.E.E.
1.09 Expediting Costs	$90,000 E.E.E.
1.10 Mitigation Costs	$90,000 E.E.E.

E.E.E. means each and every event

Section 2 - Public Liability

6.01 Public Liability	$20,000,000 E.E.O.
Sub Limits	
6.02 Products Liability	$20,000,000 A.O.P.I.
6.03 Vibration Weakening or the Removal of Support	$20,000,000 A.O.P.I.
6.04 Property in Care, Custody and Control	$250,000 A.O.P.I.

E.E.O. means each and every occurrence
A.O.P.I. means in the aggregate of all occurrences in any one period of insurance

INSURER	PERCENT
AIG Australia Limited (AIG), ABN 93004727753, AFSL 381686	100.00%

Yours Faithfully

Sheila Lazaro

This Certificate of Currency is issued as a matter of information only and provides no rights to the holder. It does not amend, extend or alter the cover provided by the Policy. It is only a summary of the cover provided by the Policy. (Reference must be made to the current Policy wording and Schedule for full details). It is current at the date of issue only.

Transaction Ref: 663077

CERTIFICATE OF ELIGIBILITY

Certificate of Eligibility for insurance with the Home Building Compensation Fund

Insurance and Care NSW (icare) provides services to the insurer, the NSW Self Insurance Corporation (icare hbcf), under section 10 of the *State Insurance and Care Governance Act 2015* in relation to the provision of insurance under Part 6 of the *Home Building Act 1989* (the Act).

icare hbcf has issued this Certificate of Eligibility subject to the following limitations and conditions (and any other conditions separately imposed). This Certificate of Eligibility is not to be used as a Certificate of Insurance as required under the Act. Homeowners are not automatically covered as a result of this Certificate of Eligibility, and separate Certificates of Insurance are required in respect of individual building projects.

Details of Eligibility

Name of Insured Building Contractor:	Jbuild Construction Group Pty Ltd
Building Contractor's Licence Number:	300691c
Approved Open Job* Value:	$4,950,000
Approved Open Job* Number:	15

*Open jobs represent the maximum aggregate contract value and number of insured projects permitted to be incomplete at any point in time.

Maximum Contract/Project Value by Construction Type

Construction Type	Maximum Contract Value
New Dwelling Construction	$1,450,000
Building Work to an Existing Residential Apartment Building	$1,450,000
New Residential Apartment Building Construction	$1,000,000
Building Work to an Existing Dwelling	$1,000,000
Swimming Pools	$100,000

Date of issue of certificate: 22 Mar 2023

Date of expiry of certificate: 21 Mar 2026

hbcf Certificate of Eligibility © State of New South Wales through NSW Self Insurance Corporation 2017

icare hbcf

LICENSES

CONTRACTOR LICENSE

NAME : JBUILD CONSTRUCTION GROUP PTY LTD
LICENSE NO. : 300691C
EXPIRY DATE : 22/08/2027

PO BOX 721
CRONULLA NSW 2230
This license is issued as a matter of information only

SUPERVISOR LICENSE

NAME : JOHN VENETSANOS
LICENSE NO. : 78580S
EXPIRY DATE : 22/08/2027

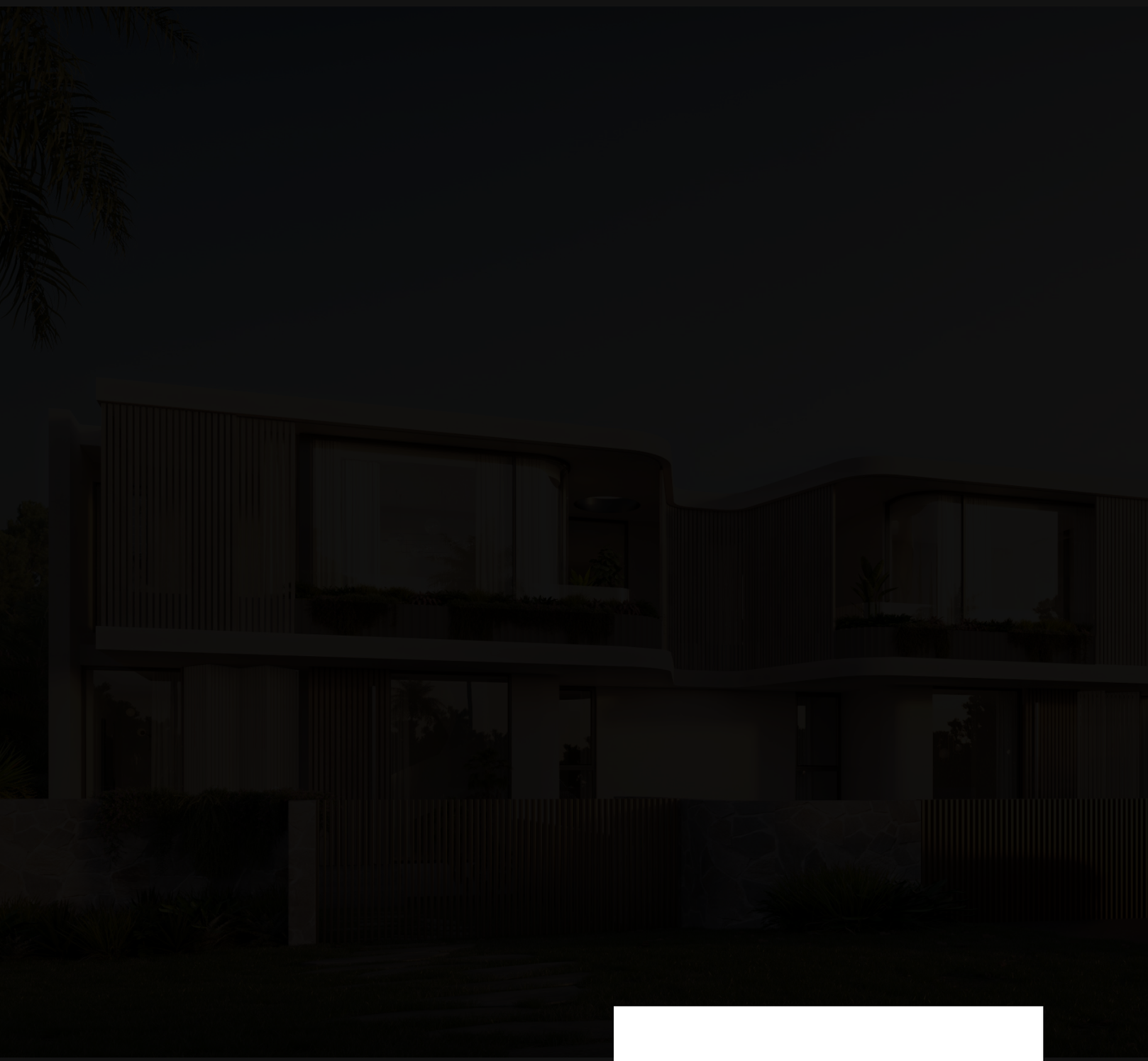
PO BOX 721
CRONULLA NSW 2230
This license is issued as a matter of information only

BUILDING PRACTITIONER

BUP0001588
Building practicioner registration -
Body Corporate Nominee

BUP0002135
Building practicioner registration -
Body Corporate

This license is issued as a matter of information only



JBUILD CONSTRUCTION GROUP PTY LTD

John Venetsanos

Director

john@jbuildcg.com.au

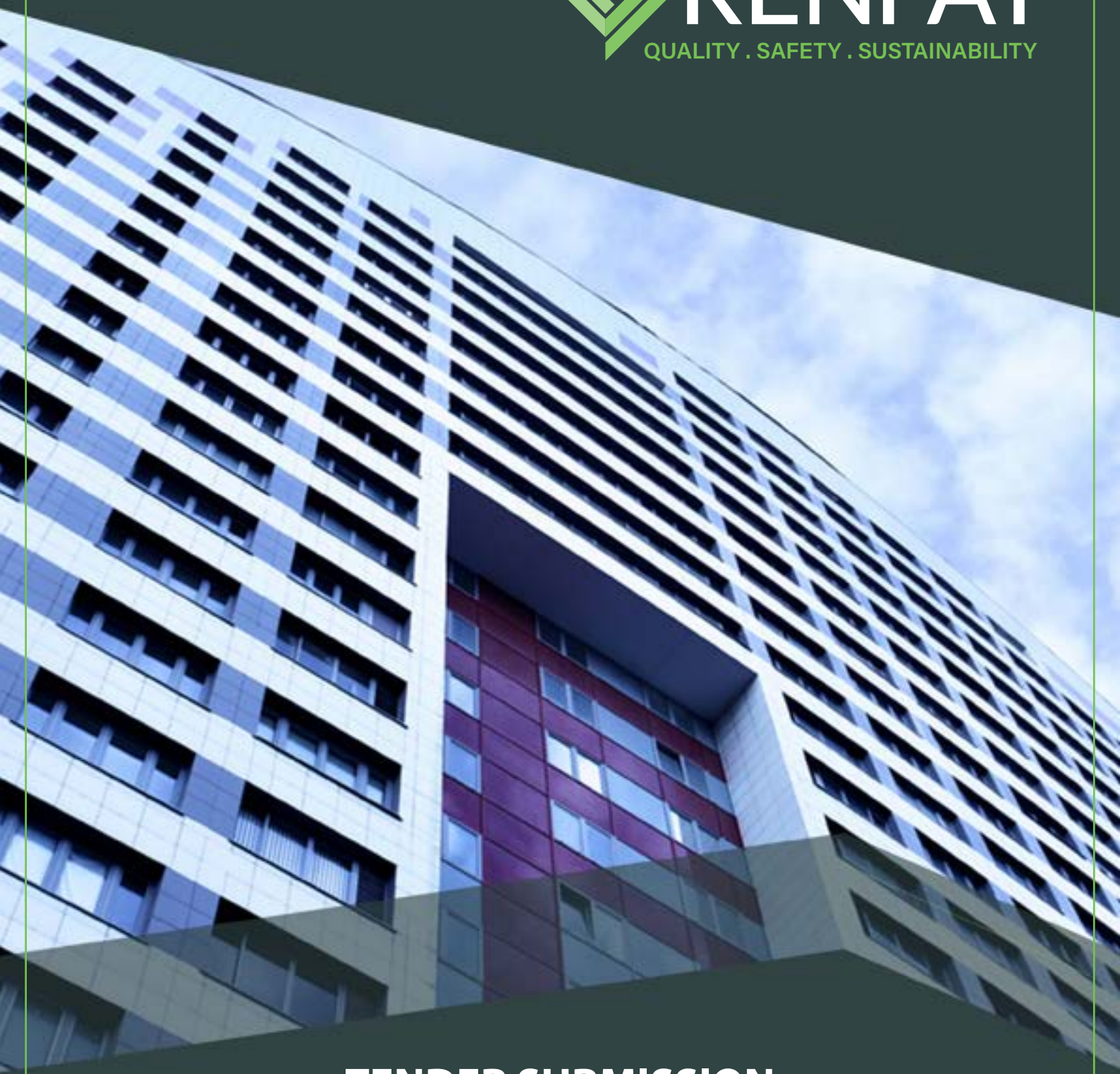
0431249753

@jbuild_cg

6.2 Renfay Projects

RENFAY

QUALITY . SAFETY . SUSTAINABILITY



TENDER SUBMISSION

BUILDING AND CONSTRUCTION SERVICES

Strata Plan 50785
1 McDonald St,
Cronulla NSW 2230

28/07/2023

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2. TENDER FORM

3. COMPANY PROFILE

1 McDonald St, Cronulla NSW 2230

COVER LETTER

PHONE 1300 RENFAY (736 329)
EMAIL info@renfayprojects.com.au
WEBSITE renfayprojects.com.au

#7050
28th July 2023

LandLay Consulting Group
Po Box 388
Leichardt, NSW 2040

Attention: Daniel Green

Dear Daniel,

RE: 1 McDonald St, Cronulla SP 50785

Thank you for providing the opportunity to submit our tender for the abovementioned address.

Lump Sum Total: $1,704,101.78 incl. GST

(One Million Seven Hundred Four Thousand One Hundred One and Seventy-Eight Hundredths)

Qualifications/ Allowances

1. **Glazing allowance for Capral or Alspec equivalent**
2. **Waterproofing primary membrane allowance for WA98 on substrate and WPM1000 sheet. Renfay assumes existing moisture content suitable for direct installation of sheet membrane.**
3. **Consequential damage repair provisional sum given in tender to be used for all repairs needed due to glazing removals.**
4. **Provisional sum of $2,000+GST for all service works**
5. **No allowance for any council permits, work zone or any other approvals/provisions.**
6. **Provisional sum of $3,000+GST for engagement of structural engineer or any other consultancy required.**

Notes:

1. **The projected time frame for rectification works is 28-30 (pending weather which may cause delays).**
2. **Renfay assumes:**
   - **Site parking for cars (4) and storage.**
   - **Access to site water, electricity and amenities. Owners/ Site to provide the use at no charge to power, water, dry storage room, amenities and other site requirements. Variations may apply if GPO's in the vicinity of works area does not hold enough voltage for the required tools.**
3. **Home Building Compensation Fund Insurance will be charged at an extra cost if required. If HBCF price is stated above it represents a Provisional Amount and is subject to change dependent on legislation rises.**
4. **This quotation remains valid for acceptance for a period of ninety (90) days from the date of this letter.**
5. **Owners/ Site to provide the use at no charge to power, water, dry storage room, amenities and other site requirements. Variations may apply if GPO's in the vicinity of work areas do not hold enough voltage/power for the required tools.**
6. **No allowance for Council or Certifying Authority applications, permits, approvals, certifications etc.**

7. **Owners are responsible for removing all assets/goods to the immediate work area(s) prior to Renfay commencing works. Where assets are required to be removed by Renfay, no liability will be taken by Renfay Projects in case any damage occurs to the goods during the works, which may be due to ageing of the goods themselves. This is especially valid for" fittings, fixtures, furniture, metalware, glass, etc."**
8. **The terms of this letter will only form a binding agreement after a formal contract has been executed by the parties.**
9. **Contract period of works will not be accurate as it is subject to selections, provisional sums, access to repair areas etc. Upon acceptance of the quote, a construction program will be formalised with the clients.**
10. **Commencement date to be advised upon approval of this quote.**
11. **This Quote replaces each previously submitted Quote with regards to the same Work order/Quote Request.**
12. **This quote/Scope of Works is not to be passed on for use with others than the intended parties stated on the document. Distribution to other parties including contractors will incur a charge for documentation provided.**
13. **Renfay Projects is certified for ISO:9001 Quality Management, ISO:14001 Environmental Management System & AS/NZS 4801 Occupational Health and Safety.**
14. **Renfay Projects will only guarantee workmanship on completed works carried out by Renfay personnel. We will not be responsible for other defects that may arise in the area and we will not take warranty of rectification works where the original Builder's guarantee/warranty should be responsible. (Building liability is to remain with the original builder.)**
15. **All works are carried out in accordance with Australian Standards, Work Health and Safety Practices and WorkCover Legislation.**
16. **Variations may arise during works. Renfay Projects may charge a variation on the spot due to a safety issue or a must complete rectification. In other cases, Renfay Projects will receive verbal or written acceptance of variations while on site. Other works required, which are not stipulated on this quote or that are found in the subsurface that was initially unable to be visually inspected, will incur variations.**
17. **In most cases it is expected that newly repaired areas will not match the existing areas exactly. Some trade off appearance must be anticipated by stakeholders.**
18. **As required under law, if these works are to be conducted under a Strata plan, full funding of the contract must be in place prior to the works commencing. By signing the approval, you confirm that there are sufficient funds for these works to be carried out.**
19. **Our quotation assumes clear, uninterrupted access to nominated work areas. Disruption to/or prevention of prearranged access will likely lead to additional costs/variations.**
20. **Renfay Projects will not be responsible for damaged goods left within the work area. It is the responsibility of the client to remove all items in the work area prior to Renfay Projects arriving on site unless otherwise agreed.**
21. **All works are covered by Public Liability of $20,000,000.**
22. **Renfay will commence works only when we have received a work order and payment of deposit.**
23. **These conditions do not negate any conditions expressed or implied by the Trade Practices Act.**
24. **No allowance for subsurface service repairs (including but not limited to plumbing, electrical, telecommunication etc.) unless otherwise stated in the quotation.**

25. **Work stipulated in this quotation will comply with Statutory of Warranties as outlined by The Department of Fair Trading. All works over $20,000 are covered by Home Building Compensation Fund Insurance as detailed under the Act.**
26. **At Renfay's sole discretion, if there are any disputes or claims for unpaid goods or services then the provisions of the Building & Construction Industry Act 2009 may apply.**
27. **A 10% deposit to cover upfront labour and material on acceptance of quote is required and payable by direct deposit into our nominated account. Balance payment to be made within 7 days of receipt of Renfay invoice or a penalty of 7% per week will occur.**
28. **Renfay has allowed to demolish and lay a screed thickness up to 50mm thick. No assessment to existing falls and thicknesses have been taken prior to providing our tender.**
29. **Renfay will take all due care to minimize consequential disturbance from resulting vibrations although cannot guarantee nil damage to the surrounding assets.**
30. **Renfay will take all due care during demolition works either to the cavity, surface, or ground, to not disturb any services however cannot guarantee nil damage**
31. **Renfay has made no allowance to remove hazardous materials or excavate through rock/ACM (where applicable), that may be found upon commencement of works.**
32. **Where an engineer is not engaged, Renfay advocate engagement of a practising engineer for consultation and to design scope of works, Renfay can only provide recommendations and cannot be held liable.**
33. **No allowance for damage caused due to water ingress from failures in the building as part of Renfay conducting flood/spray testing or water application, in which water may enter the property and cause consequential damage.**
34. **Renfay will take all due care to maintain water tightness of exposed roofs/balconies where rewaterproofing/replacement works are being conducted although cannot guarantee nil damage against temperamental weather conditions prior completion of remediation works.**
35. **Compliance with the Design and Building Practitioners Act (2020) (the Act) has come into effect from the 1 July 2021 and the level of additional reporting and administration requirements on registered practitioners is yet to be understood by the industry and has not been allowed for in this quote. Although Renfay are Registered Building Practitioners, a certified engineer needs to be sourced at the responsibility of the client, to design and ensure compliance with the Act and all other relevant design instructions. Renfay can only provide quotations and limited recommendations where an engineer is not engaged and extinguishes all current and future legislative rights and obligations owed to Renfay applicable to the design instruction including but not limited to: The Design and Building Practitioners Act (NSW), The Home Building Act 1989 (NSW), National Construction Code (NCC)/Building Code of Australia (BCA) and Relevant Australian Standards.**

1 McDonald St, Cronulla NSW 2230

TENDER FORM

APPENDIX A TENDER FORM

Address of Project: **'COTE D'AZUR' 1 MCDONALD STREET, CRONULLA**

Tenderer (Company name) Renfay Projects

Address or registered business office address: Unit 2 6-20 Braidwood Street Strathfield South

ABN: 86 109 509 711 Licence Number: 243961C

Telephone: 1300 RENFAY

Email: info@renfayprojects.com.au Date: 28/07/2023

TENDER

I/We hereby tender to execute the work for the above project as described with the Specification, and for the lump sum of:

$1,704,101.78

One Million Seven Hundred Four Thousand One Hundred One and Seventy-Eight Hundredths

I/We acknowledge 0 Addendum(s) to the Specification.

I/We acknowledge, and agree, this tender remains open for consideration for (*26 weeks)* from the closing tender date.

Project duration will be 28-30 from the official date of site possession until practical completion.

Tenderer's signature	Witness' signature
Justin Sassine	*Rebecca Succar*
Tenderer's name	Witness' name
Justin Sassine	Rebecca Succar

WORKS PACKAGES

Project Name: **COTE D'AZUR' 1 MCDONALD STREET, CRONULLA**

Name of Tenderer (company): Renfay Projects

3.0	Preliminaries	$166,873.90
4.0	Insurance under Home Building Compensation Fund (**Provisional sum**)	**$200,000.00**

BUILDING WORK ITEMS

6.1	Project access requirements	$148,654.75
6.2	Re-waterproofing of nominated balconies	
6.2.7	Demolition	$131,865.33
6.2.9	**Provisional quantity -** 260 litres concrete spalling repairs	$19,435.00
6.2.10	Temporary membrane application	$13,397.50
6.2.11	Installation of full cavity flashing detail	$64,686.35
6.2.12	Replacement of balcony doors and glazing units	$212,615.45
6.2.13	Stormwater drainage works	$16,468.00
6.2.13.4	**Provisional sum** – Additional stormwater drainage works	**$30,000.00**
6.2.14	Installation of new waterproofing membrane system	$99,111.60
6.2.15	Installation of new screed	$65,222.83
6.2.16	Application of efflorescence barrier	$38,681.40
6.2.17	Installation of new tiling	$75,642.40
6.2.18	Modification of balustrading	$72,919.32
6.2.18	**Provisional sum** – Structural Engineer design and certification	**$5,000.00**
6.2.18	**Provisional sum** – Standoff and handrail replacement	**$20,000.00**
6.2.19	Re-waterproofing of planterboxes	$23,920.00
6.2.19.9	**Provisional sum** – Irrigation works, fill material, planting	**$10,000.00**
6.2.20	**Provisional sum** – Roller door modification	**$10,000.00**
6.2.21	**Provisional quantity –** 50m^2 render application	$8,625.00
6.2.21	**Provisional quantity –** 100m^2 skim render	$7,475.00
6.2.22	External painting works	$65,650.77
6.2.23	Installation of cappings to dividing walls	$3,450.00
6.2.24	**Provisional sum** – Consequential damage repairs	**$20,000.00**
6.3	Replacement of Unit 69 windows and associated works	$12,075.00
6.3.14	**Provisional sum** – Consequential damage repairs	**$5,000.00**
6.4	Investigation works	$2,413.85
SUB TOTAL		$1,549,183.44
GST		$154,918.34
TOTAL LUMP SUM PRICE		**$1,704,101.78**

ADDITIONAL RATES:

Material (material, labour, preliminaries & margin)	Rate
Painting (external)	$65 /m^2
Painting (internal)	$65 /m^2
Concrete spalling	$92 /litre
Render repairs	$210 /m^2
Skim render	$92 /m^2
Brickwork reconstruction	$630 /m^2
Brickwork repointing	$250 /m^2
Resealing works	$50 /lineal m
Articulation joints	$370/lineal m
Installation of new cavity flashing	$690/lineal m
Screed (1m^2 at 100mm thickness)	$160 /area
uPVC 60	$100 /6m length
uPVC 100	$100 /6m length
100mm core hole	$460 /each
60mm spitter core	$460 /each
Relocation of air conditioning condenser unit (permanent wall mount)	$1000 /each

Labour	Rate
Waterproofer	$105 /hr
Tiler	$105 /hr
Painter	$80.50 /hr
Plumber	$103.50 /hr
Electrician	$103.50 /hr
Labourer	$80.50 /hr
Site Supervisor	$126.50 /hr
Project Manager	$138.00 /hr

Builders margin	
A. Preliminaries/overheads	10 %
B. Profit margin	20 %
Contractor's margin (A+B)	30 %

1 McDonald St, Cronulla NSW 2230

COMPANY **PROFILE**

Experience, Insurances, and People Involved.







RENFAY
REMEDIAL





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ABOUT US

Why Renfay Projects?





INTRODUCTION

Renfay Projects mission is to provide sound solutions for buildings across NSW and Queensland. Our focus is on the rectification of buildings which range from high density residential through to commercial and industrial settings. Providing construction solutions in live environments is our ongoing speciality where our methodical and structured approach are our key differentiators.

OUR STORY

Renfay Projects provides construction solutions in the remedial sector, where we not only reinstate asset values in dilapidated or poorly constructed buildings, but also provide exceptional project management services with a tailored approach to a rapidly growing corner of the construction industry that is the Remedial Industry.

Our expertise ranges from single dwelling remediation, through to multi-million dollar industrial, commercial, and high-density residential buildings. Working in conjuction with Engineers, Building Consultants, Strata Managers, Building Managers and Industry professionals . We have successfully refurbished thousands of buildings across Sydney and Queensland since 2007.

Our team at Renfay Projects consistently deliver outstanding results to all our clients and stakeholders. Our successes are underpinned by an inhouse culture of regular training and upskilling across our staff. At Renfay we are not only providing a highly experienced construction management team, we provide a holistic remediation service where we truly are setting the standard.



TRADING DETAILS

COMPANY NAME
RENFAY PROJECTS PTY LTD

ACN
109 509 711

ABN
86 109 509 711

TRADING IN AUSTRALIA SINCE
2007

TRADING ADDRESS
Unit 2, 6-20 Braidwood St Strathfield South NSW 2136

CONTACT PERSON(S)

PRIMARY
1300 RENFAY
info@renfayprojects.com.au

SECONDARY
FADY BECHARA
0420 301 366
fady@renfayprojects.com.au

MATTHEW GEORGES
0432 232 210
matthew@renfayprojects.com.au

ROBBIE GHAMRAWI
0403 255 349
robbie@renfayprojects.com.au

WEBSITE
www.renfayprojects.com.au



CAPABILITIES

Setting the standard with remediation and refurbishments across NSW and QLD.

Project Management | Remedial and Rectification Works
Project Solutions | Project Feasibility | Planning

Building Refurbishment | Residential Construction
Commercial Fit Outs and Interiors | Development | Bill of Quantities

WATERPROOFING
- Liquid Membrane
- PVC & Butynol Sheet Membrane
- Torch Membrane
- Negative Tanking Membrane
- Cavity Flashing
- Caulking
- Crack Injection
- Damp Proof Courses

PLUMBING
- Stormwater
- Gas
- Gutter
- Sewage
- CCTV Plumbing Investigation

GLAZING
- PVC
- Aluminium
- Timber
- Sliding

BALUSTRADES
- Aluminium
- Steel
- Cast Iron

PAINT/PROTECTIVE COAT
- Approved Applicators of Taubman & Dulux
- Elastomeric

STRUCTURAL
- Underpinning
- Shoring
- Concreting
- Steel Works
- Resin Injection
- Demolition
- Precast Concrete

FACADES
- Render
- Cladding
- Curtain Wall

FACADES CONT.
- Protective Coating/Paint
- Expansion Joints
- Hebel
- Epoxy
- Steel Coatings
- Acrylic

ROOFING
- Flashing
- Valleys
- Fascia
- Sheeting
- Roof Tiling
- Back Trays

BRICKWORK
- Base
- Common Brickwork
- Corns & Decorative
- Crack Stitching
- Repointing
- Brick Tie Replacement

PLASTERBOARD
- Fire Rated
- Acoustic Rated

ELECTRICAL
- Load Upgrade
- Substations
- Temporary Boards
- Fire

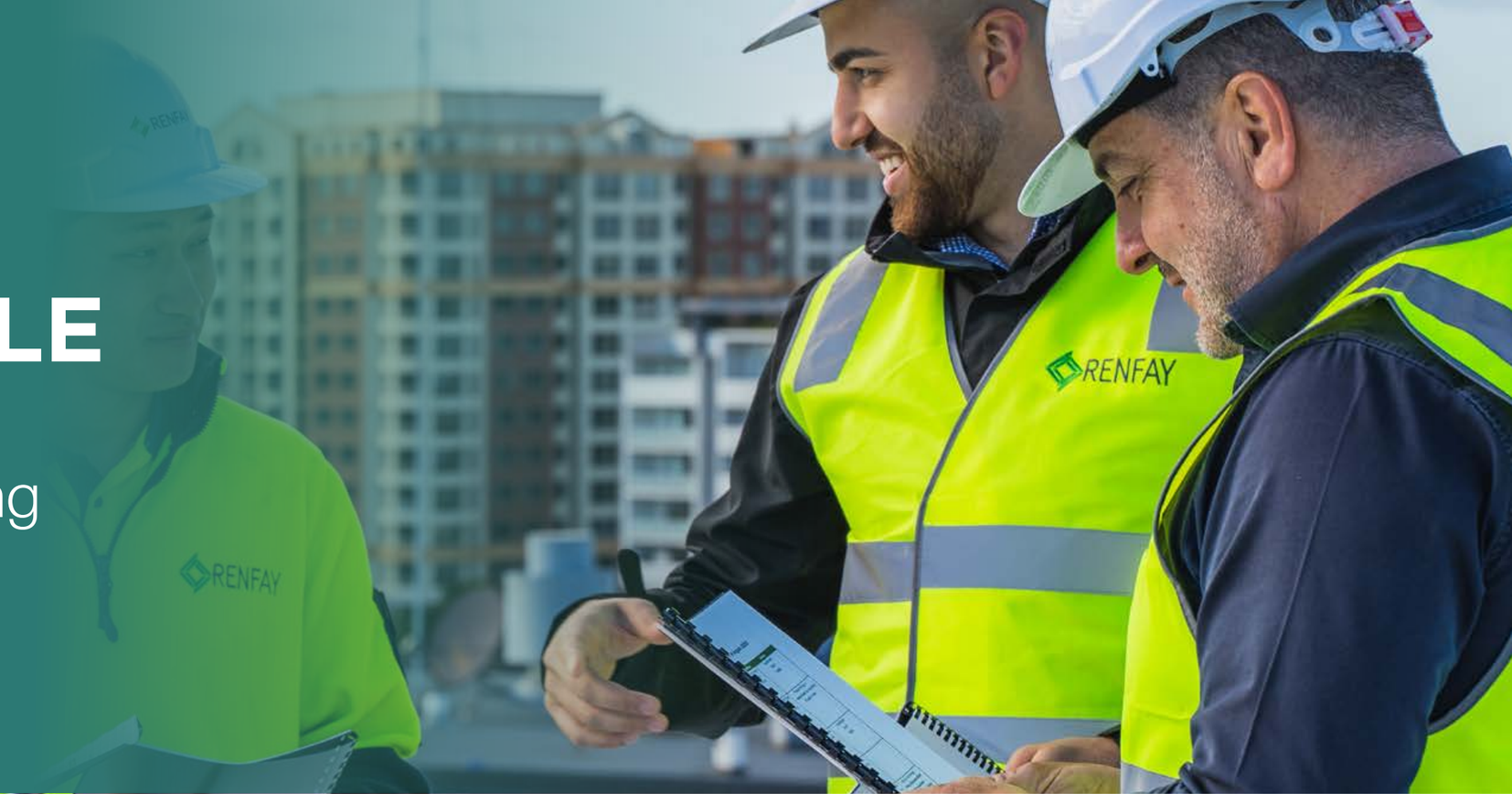
FITOUT
- Commercial
- Shopfront Tenancy
- Make Goods
- Carpentry

INVESTIGATION
- Moisture Metre Reading
- Consultancy
- Flood Testing

NEWPOOLS & REFURBISHMENTS

OUR PEOPLE

We are a team of highly skilled building professionals and industry specialists.

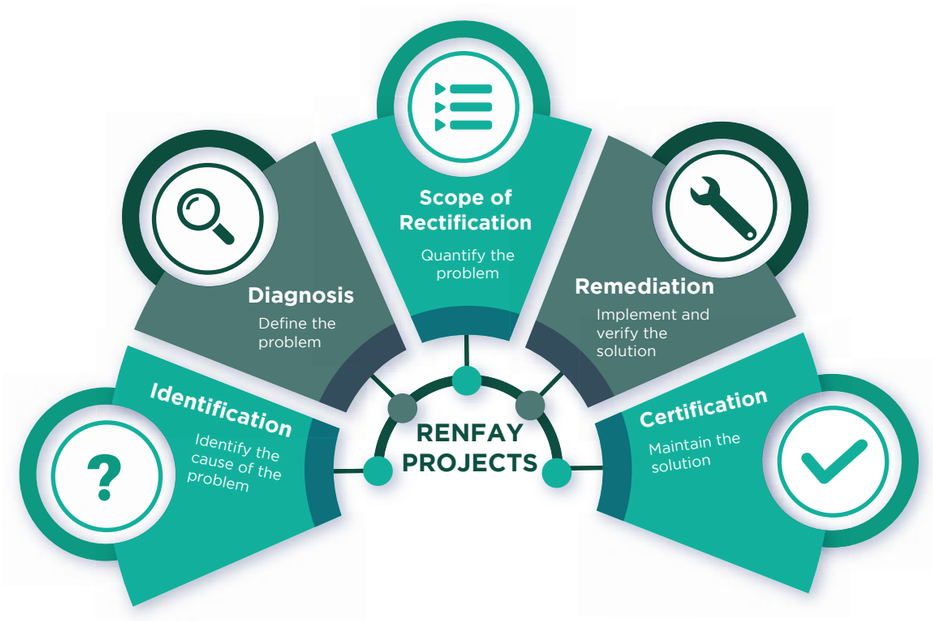


At Renfay we believe the foundation and success of any company is based on its people. We hire experienced industry specialists and professionals, continually investing in our people through fostering a culture of learning and development. This ensures our teams knowledge and skills are at the forefront of the industry.

We are a vibrant and driven team who pride ourselves on our precision and high quality of work. Our tightly knit team of project managers, trades people, accounts and business support are collaborative in approach, which is testament to our success. Renfay is client focussed, and a passionate group of true building professionals committed to end line client satisfaction and outstanding construction results.

Renfay strongly support the principles of equal employment opportunities in the workplace. We have assistance programs in the development of equal opportunity within the organisation for all our potential and existing employees. Our recruitment and promotion are based on merit regardless of gender, race, marital status or religion.

THE RENFAY WAY



KEY PERSONNEL



FADY BECHARA
CEO
22 Years Experience

QUALIFICATIONS / EXPERIENCE
- Bachelor of Building Major in Construction Management
- Builders Licence/ Qualified Supervisor

ROLE & RESPONSIBILITIES
- Overall management of Renfay Projects staff in addition to providing regular project updates/ consultations with the client
- Responsible for governance, operations, and estimation



NICHOLAS GIAKOUMELOS
HEAD OF CONSTRUCTION DISCIPLINE LEAD
37 Years Experience

QUALIFICATIONS / EXPERIENCE
- Bachelor of Science in Construction
- Cert IV Building and Construction
- Advanced Diploma in Applied Science in Construction Management
- Degree in Design Technology Construction
- Right of Entry
- Working at Heights Supervisor
- Occupational First Aid Officer
- Work Health and Safety Supervisor and Manager

ROLE & RESPONSIBILITIES
- Oversee all current projects
- Ensure compliance of works in accordance with the specifications and Australian Standards
- Quality Assurance
- WHS and Risk Management
- Streamline communication between internal team members, clients, subcontractors and suppliers



JASMIN ALI
PEOPLE & CULTURE & ACCOUNTS MANAGER
20 Years Experience

QUALIFICATIONS / EXPERIENCE
- Advance Diploma in Accounting
- Over 20 years of experience in accounting, bookkeeping and business management

ROLE & RESPONSIBILITIES
- Invoices
- HR Duties
- Payment Security
- Bookkeeping
- Payroll
- Payables & Remittances



MATTHEW GEORGES
PROJECT DIRECTOR
8 Years Experience

QUALIFICATIONS / EXPERIENCE
- Bachelor of Civil Engineering (Hons)
- Cert IV Building and Construction

ROLE & RESPONSIBILITIES
- Ensures compliance of works in accordance with the specifications.
- Day to day allocation of staff
- Estimating
- Project management
- Quality assurance
- Allocation of team members
- WHS and risk management
- Environmental management plans



KHALIL MOURCHED
PROJECT MANAGER

QUALIFICATIONS / EXPERIENCE
- Bachelor of Civil Engineering (Hons)
- Diploma in Professional Engineering Practice

ROLE & RESPONSIBILITIES
- Ensures compliance of works in accordance with the specifications
- Day to day allocation of staff
- Project management
- Quality assurance
- Allocation of team members
- WHS and risk management
- Environmental management plans

KEY PERSONNEL

EDDIE MOUJALI
PROJECT MANAGER

QUALIFICATIONS / EXPERIENCE
- Bachelor of Construction Management
- NSW Builders License

ROLE & RESPONSIBILITIES
- Ensures compliance of works in accordance with the specifications
- Day to day allocation of staff
- Project management
- Quality assurance
- Allocation of team members
- WHS and risk management
- Environmental management plans



ROBBIE GHAMRAWI
SITE SUPERVISOR
27 Years Experience

QUALIFICATIONS / EXPERIENCE
- Accredited Builder
- Certificate III in Carpentry, Concreting and Building
- Experience in the management of several projects
- Experience in managing site, staff, and allocation to projects
- Accredited first aider
- Working at heights ticketed
- Waterproofing accredited
- Concreting accredited

ROLE & RESPONSIBILITIES
- Responsible for the day to day on site management ensuring works are undertaken in accordance with the plans and specifications
- Implementation of Quality Assurance, OH&S and Environmental Management Plan
- Ensuring site compliance
- Streamline communications with subcontractors, supplier, and the internal team members



ROCCO PASQUA
SITE SUPERVISOR

QUALIFICATIONS / EXPERIENCE
- Accredited first aider
- Working at heights accredited
- Experience in the management of several projects
- Experience in managing site, staff and allocation to projects

ROLE & RESPONSIBILITIES
- Responsible for the day to day on site management ensuring works are undertaken in accordance with the plans and specifications
- Implementation of Quality Assurance, OH&S and Environmental Management Plan
- Ensuring site compliance
- Streamline communications between subcontractors, supplier, and the internal team members

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RICARDO RYOU
SITE SUPERVISOR

QUALIFICATIONS / EXPERIENCE
- Accredited first aider
- Working at heights accredited
- Experience in the management of several projects
- Experience in managing site, staff and allocation to projects

ROLE & RESPONSIBILITIES
- Responsible for the day to day on site management ensuring works are undertaken in accordance with the plans and specifications
- Implementation of Quality Assurance, OH&S and Environmental Management Plan
- Ensuring site compliance
- Streamline communications between subcontractors, supplier, and the internal team members



JOE KHALIL
SITE SUPERVISOR
18 Years Experience

QUALIFICATIONS / EXPERIENCE
- Certificate IV in building
- Asbestos Removal
- Experience in the management of several projects
- Working at heights
- Experience in managing site, staff, and allocation to projects
- Accredited first aider

ROLE & RESPONSIBILITIES
- Responsible for the day to day on site management ensuring works are undertaken in accordance with the plans and specifications
- Implementation of Quality Assurance, OH&S and Environmental Management Plan
- Ensuring site compliance
- Streamline communications between subcontractors, supplier, and the internal team members

KEY PERSONNEL

PHILIP HAWKE
SITE SUPERVISOR

QUALIFICATIONS / EXPERIENCE
- Certificate IV of Building & Construction
- Certificate III in Bricklaying & Block Laying

ROLE & RESPONSIBILITIES
- Responsible for the day to day on site management ensuring works are undertaken in accordance with the plans and specifications
- Implementation of Quality Assurance, OH&S and Environmental Management Plan
- Ensuring site compliance
- Streamline communications between subcontractors, supplier, and the internal team members

BARNABAS FARLO
SITE SUPERVISOR - QLD

QUALIFICATIONS / EXPERIENCE
- Certificate IV of Building & Construction
- Certificate III in Carpentry

ROLE & RESPONSIBILITIES
- Responsible for the day to day on site management ensuring works are undertaken in accordance with the plans and specifications
- Implementation of Quality Assurance, OH&S and Environmental Management Plan
- Ensuring site compliance
- Streamline communications between subcontractors, supplier, and the internal team members

JUSTIN AJAKA
CONTRACT ADMINISTRATOR

QUALIFICATIONS / EXPERIENCE
- Bachelor of Engineering (hons)
- Majoring in Civil/Bachelor of Business: Majoring in Finance

ROLE & RESPONSIBILITIES
- Updating daily software program
- Assist supervisors with quotations for trades, products, services and materials
- Contract management
- Prepare job folders for site
- Prepare notice of commencement signs, site set up, project schedules
- Overlook booked quotes/tenders



EMMA BOURNE
CADET

QUALIFICATIONS / EXPERIENCE
- Bachelor of Construction Project Management

ROLE & RESPONSIBILITIES
- Updating daily software program
- Assist supervisors with quotations for trades, products, services and materials
- Contract management
- Prepare job folders for site
- Prepare notice of commencement signs, site set up, project schedules
- Overlook booked quotes/tenders



ELLIE NOL
CADET

QUALIFICATIONS / EXPERIENCE
- Bachelor of Civil Engineering (Hons) (In progress)
- Diploma of Professional Engineering Practice (In progress)

ROLE & RESPONSIBILITIES
- Updating daily software program
- Assist supervisors with quotations for trades, products, services and materials
- Contract management
- Prepare job folders for site
- Prepare notice of commencement signs, site set up, project schedules
- Overlook booked quotes/tenders



YOUSSEF KBAILI
CADET

QUALIFICATIONS / EXPERIENCE
- Bachelor of Civil Engineering (Hons) (In progress)
- Diploma of Professional Engineering Practice (In progress)

ROLE & RESPONSIBILITIES
- Updating daily software program
- Assist supervisors with quotations for trades, products, services and materials
- Contract management
- Prepare job folders for site
- Prepare notice of commencement signs, site set up, project schedules
- Overlook booked quotes/tenders

KEY PERSONNEL



JUSTIN SASSINE
SENIOR
ESTIMATOR

QUALIFICATIONS / EXPERIENCE
- Bachelor of Civil Engineering (Hons)
- Certificate IV in Building and Construction

ROLE & RESPONSIBILITIES
- Attending site tender meetings
- Estimating price of works for tenders
- Estimating price of works for quote requests



XAVIER CHAU
ESTIMATOR

QUALIFICATIONS / EXPERIENCE
- Bachelor of Civil Engineering (Hons)
- Diploma in Professional Engineering Practice

ROLE & RESPONSIBILITIES
- Ensures compliance of works in accordance with the specifications
- Day to day allocation of staff
- Project management
- Quality assurance
- Allocation of team members
- WHS and risk management
- Environmental management plans



REBECCA SUCCAR
ADMINISTRATIONS
ASSISTANT

QUALIFICATIONS / EXPERIENCE
- Bachelor of Architectural Studies (In progress)

ROLE & RESPONSIBILITIES
- Assisting with development projects
- Management of incoming quotes and tenders
- Prepare quote folders for estimators
- Assist with receiving quotes for products, materials and contractors
- Assisting accounts with ad-hoc tasks
- Reception duties

ORGANISATION CHART



FINANCIALS

Renfay Projects have been successfully managing steady financial growth since 2007. The Company is heavily focused on strategical business initiatives, to ensure end line client dependability for our builds and peace of mind for all our staff. This ensures long term employment security, and fantastic opportunities for career development.

Our Company upholds a $30,000,000.00 Project Management portfolio, operating with a cash capital position of over $5,000,000.00.

At Renfay we are consistently achieving annual financial targets. This monetary stability underpins our vision for growth and is a testament to why we have become a well renowned builder in the remediation construction space.



INTEGRATED MANAGEMENT SYSTEM & WHS

Renfay Projects has a fully accredited Integrated Management System and a customised Renfay software created to optimise our structure and streamline process for quality and efficiency control

Our fully accredited Integrated Management System (IMS) has been established in accordance with standards:

- **ISO 9001:2015 - Quality Management Systems**
- **ISO 45001-2018 - Occupational Health & Safety**
- **ISO 14001:2015 - Environmental Management Systems**
- **JAS-ANZ accreditation**

OUR WHS OBJECTIVES ARE:

- Provide safe equipment, written procedures and instructions to ensure safe systems of work
- Ensure compliance with legislative requirements, current industry standards and the requirements of AS/NZS 4801:2001
- Provide information, instructions and training to ensure stakeholder's safety.
- Continually improve our OHS systems material and performance through predetermined targets and objectives



Renfay provides end to end construction and project management solutions for Remediation and refurbishment - ranging from minor repairs through to multi-million dollar commercial and residential rectifications.

POINT OF DIFFERENCE

At Renfay we are a vibrant and driven team who pride ourselves on our precision and high quality of work.

Renfay Projects strives to provide exceptional service for our clients and stakeholders.

We achieve this through:

- Retaining the majority of trades in house, especially when dealing with liquid and sheet membranes. The Remedial Industry consists of specialised trades which requires the upskilling of staff for execution.
- Following precise project management methodologies to deliver quality outcomes, giving our clients peace of mind from inception to completion.
- Hiring the best talent the building industry has to offer, employing building industry specialists with decades of experience and highly skilled trades who know the importance of an impeccable finish.
- Nurturing client relationships, we truly value our client's and understand the importance of communication, high quality work and client satisfaction is our ultimate goal.

ASSOCIATIONS

strata community association NSW member

Australasian Corrosion Association INC.

acra

Master Builders Association MEMBER MASTER BUILDER, BETTER BUILDER

REMEDIAL PORTFOLIO

Our comprehensive project completion strategy provides assurance to our clients.

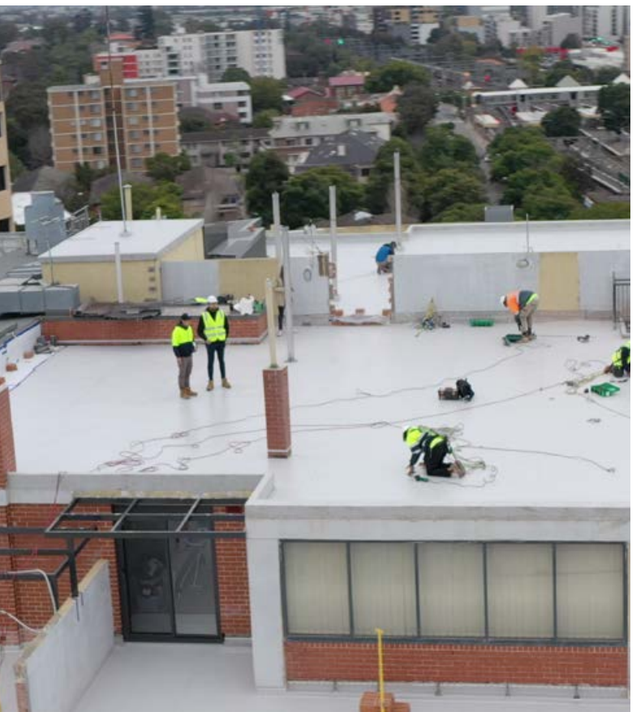
1-3 Beresford Rd.
STRATHFIELD

$4 M **10 MONTHS**

Waterproofing | Roofing | Render | Crack Stitching | Paint/Protective Coating
Internal Wall Linings | Damage Repairs | Concrete Cancer | Balustrades | Abseiling
Cavity Flashings | Expansion Joints | Sheet Membrane | Brickwork



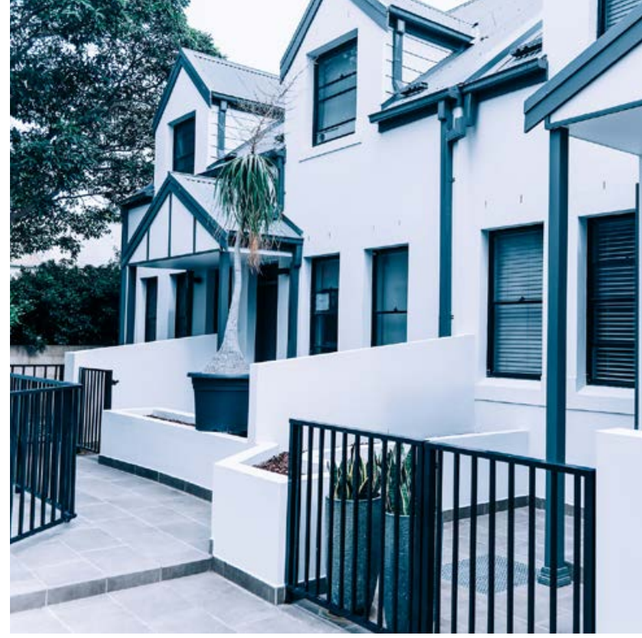














15-23a Knight St.
ERSKINEVILLE

$3 M **7 MONTHS**

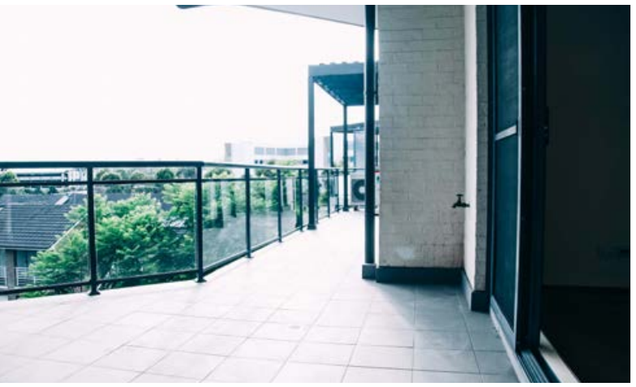
Concreting | Coroded Elements | Glazing/Sliding Doors | Roofing | Stormwater Upgrades
Fence Reconstruction | Carpentry | Cavity Flashing | Tiling | Concrete Cancer
Butynol Sheet Membrane | Brickwork | Crack Stitching | Render | Protective Coating

12 Parkside Cres.
CAMPBELLTOWN

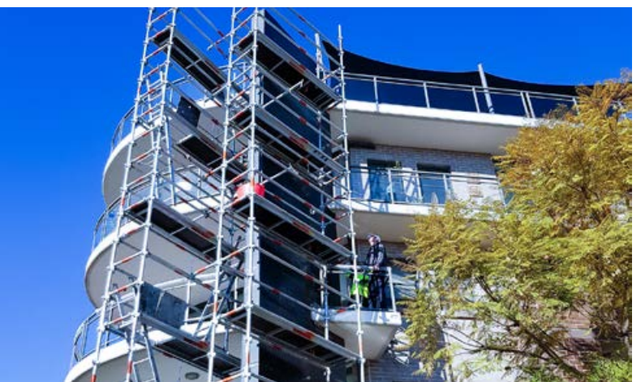
$2.8 M **8 MONTHS**

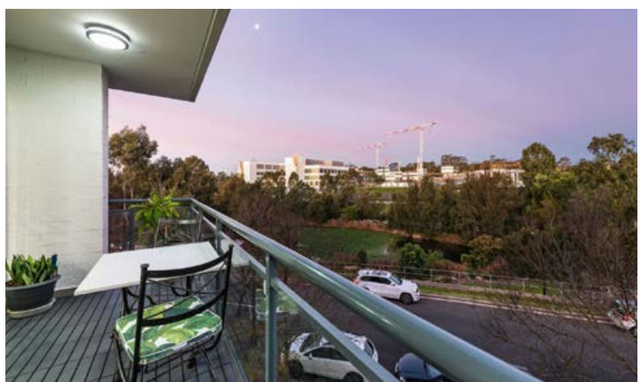
Roofing | Render | Tiling | Glazing Windows & Sliding Doors | Crack Stitching
Paint/Protective Coating | Roofing | Internal Wall Linings | Concrete Cancer | Balustrades
Abseiling | Cavity Flashings | Bathrooms | Sheet Membrane



















21-25 Coulson St.
ERSKINEVILLE

$2 M **6 MONTHS**

Structural Steel Repairs | Render | Tiling | Metal Protective Coating
Protective Coating | Internal Floor & Wall Linings | Abseiling | Bathrooms
Liquid & Sheet Membrane | FC Cladding/Sheeting | Expansion Joints

237 - 243 Maroubra Rd.

MAROUBRA

$1.7 M **6 MONTHS**

Glazing/Window Replacement | Crack Stitching | Brickwork | Concrete Cancer
Gutter and Downpipes | Internal Floor & Wall Linings | Roofing | Lintels
Render | Protective Coating















4-22 Admiralty Drive.

BREAKFAST POINT

$1.5 M **5 MONTHS**

Concrete Cancer | Metal Protective Coating | Crack Stitching | PVC Sheet Membrane
Cavity Flashings | Window Sealing | Protective Coating/ Paint | Render

8 Hickson Rd.
THE ROCKS

$1.2 M **4 MONTHS**

Hydraulics | Metal Protective Coating | Negative Side Membrane
Stormwater | Crack Stitching



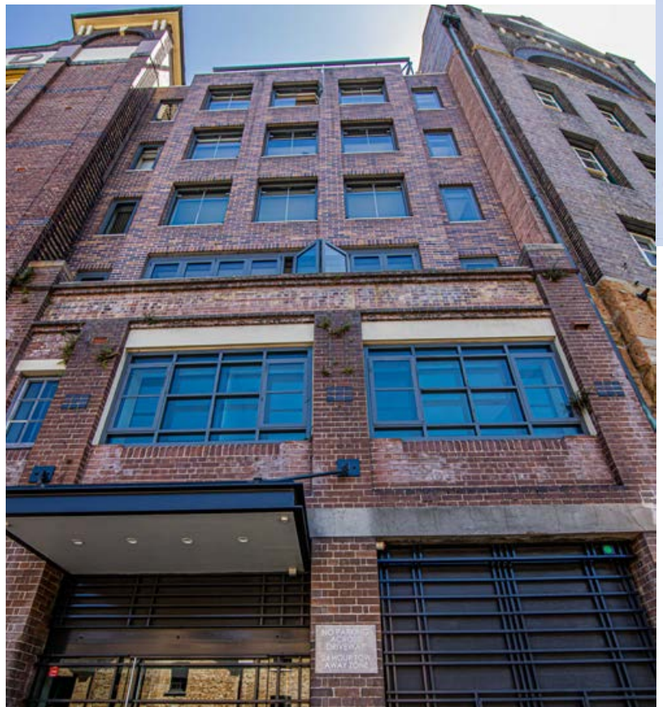












7-13 Herbert St.
ST.LEONARDS

$1.2 M **5 MONTHS**

Concrete Cancer | Metal Protective Coating | Crack Stitiching
PVC Sheet Membrane | Render

362 - 372 Canterbury Rd.
DULWICH HILL

$1.1 M **6 MONTHS**

Rooftop Sheet Membrane | Render | Connex Hallways Membrane | Concrete Cancer Tiling | Protective Coating | Control Joints | Rooftop Safety













Dixon St.
HAYMARKET

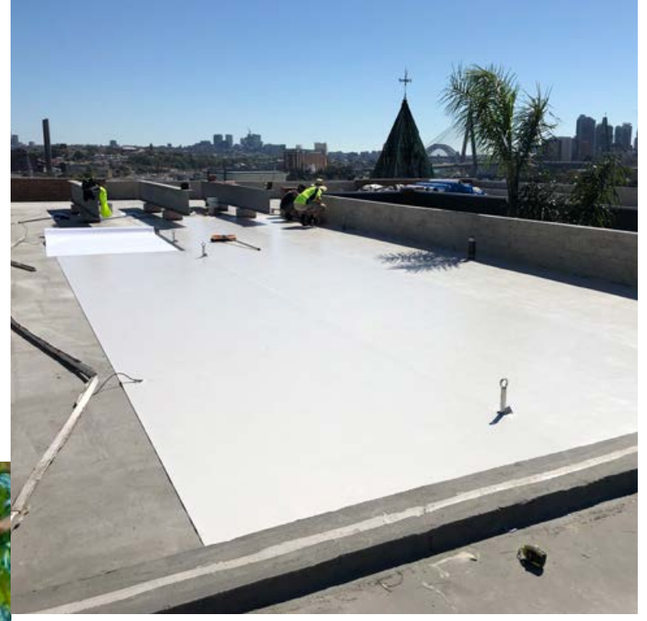
$1.1 M **8 MONTHS**

Heritage Upgrade | Structural Steel | Structural Support | Cracking Repairs Concrete Cancer | Brickwork | Pointing | Render | Protective Coatings | Glazing Heritage Timber | Chinese Heritage Roof Tiles and Detailing Storm-water | Electrical Traffic Management Imperative Due To Main Thoroughfare/ Access Way For Pedestrians

280 Liverpool St.
DARLINGHURST

$800K **6 MONTHS**

Heritage Upgrade | Brickwork | Pointing | Concrete Foundations | Underpinning
Cast Iron Heritage Balustrade | Sandstone | Structural Steel | Timber Heritage
Replacement | Storm-Water | Electrical















268 Johnston St.
ANNANDALE

$800K **8 MONTHS**

Rooftop Sheet Membrane | Asbestos Removal | Levelling | Rooftop Safety

15 Wilga St.
BONDI

$750K **8 MONTHS**

Glazing/ Window Replacement | Carpentry | Crack Stitching
Protective Coating | Brickwork





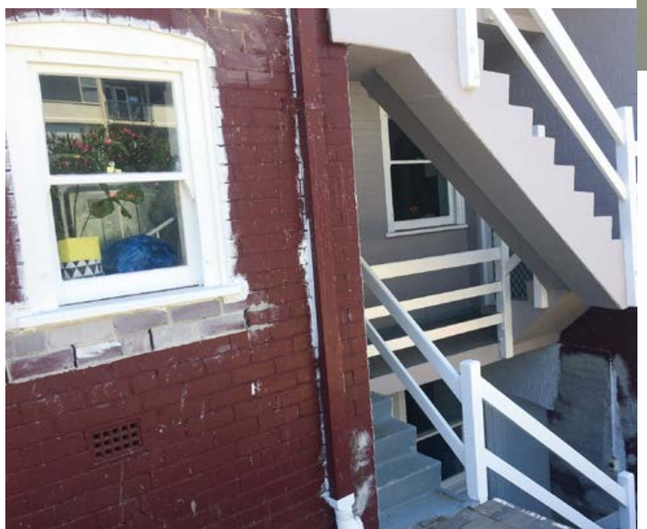












76-82 Bellevue Rd.
BELLEVUE HILL

$700K **2 MONTHS**

Retaining Wall | Tiling | Negative Membrane | Liquid & Sheet Membrane
Render | Basement Stormwater | Roofing | Protective Coating
Glazing | Cladding | Balustrades

541-549 Darling St.
BALMAIN

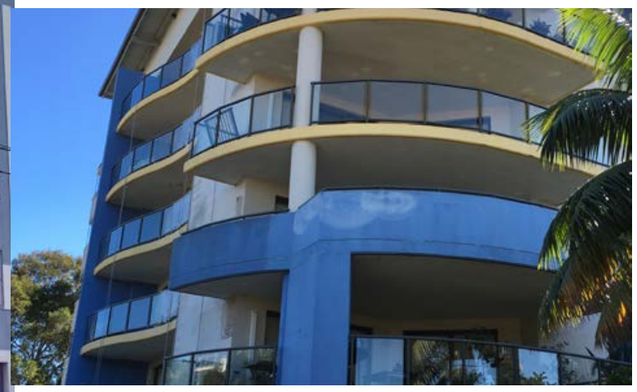
$650K **5 MONTHS**

Internal Door & Wall Linings | Protective Coating | Lintels | Balustrades | Concrete Cancer Tiling | Render | Window Glazing & Door Replacements | Crack Stitching















1-9 Torrens Ave .
THE ENTRANCE

$600K **4 MONTHS**

Abseiling | Protective Coating | Render | Cavity Flashing | Crack Stitching
Balustrading | Concrete Cancer | Liquid & Sheet Membrane | Control Joints | Tiling

155-179 Missendan Rd.
NEWTOWN

$750K **6 MONTHS**

Pool Upgrade Membrane | Carpentry | Cladding & Decking
Courtyard Membrane | Tiling

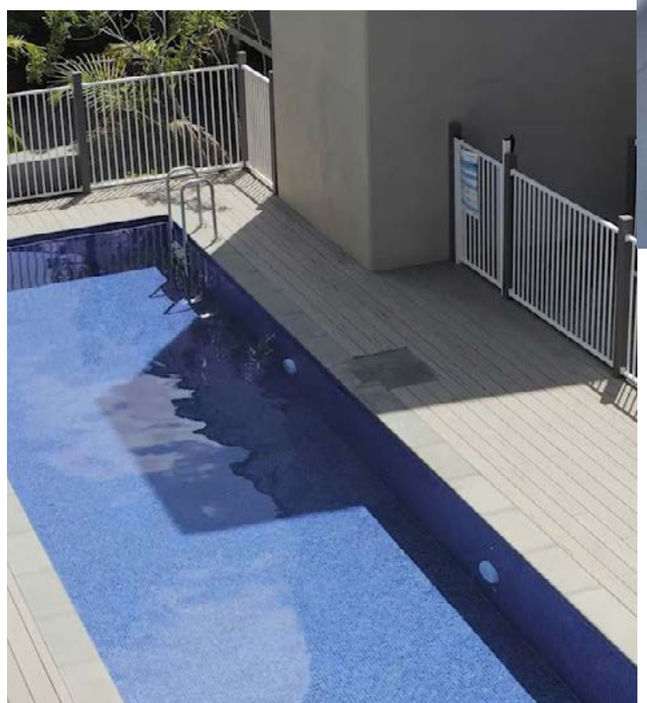
















1 Ralph St.
ALEXANDRIA

$500K **4 MONTHS**

Cavity Flashing | Protective Coating | Liquid & Sheet Membrane | Structural Steel
Crack Stitching | Tiling | Pergolas | Brickwork | Cladding | Glazing | Render | Balustrades

1 Shepperd St.
CHIPPENDALE

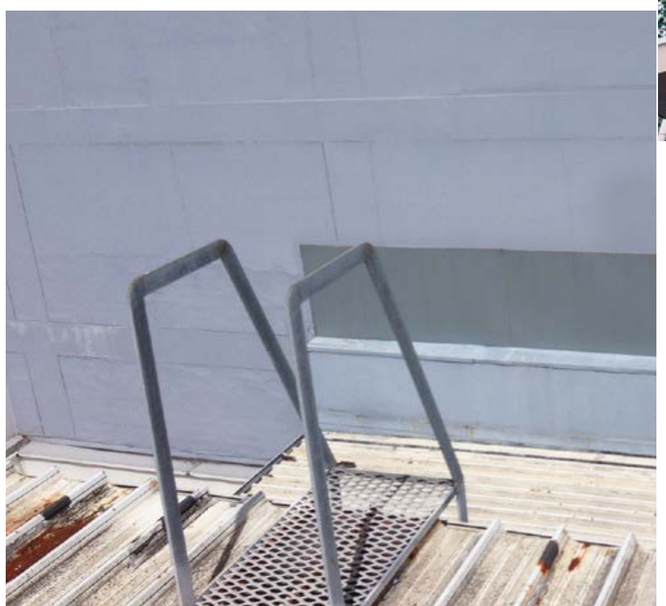
$ 500 K **3 MONTHS**

Cladding | Render | Concrete Spalting | Protective Coating | Crack Stitching
Brickwork | Cavity Flashing | Glazing | Roof Safety Rails

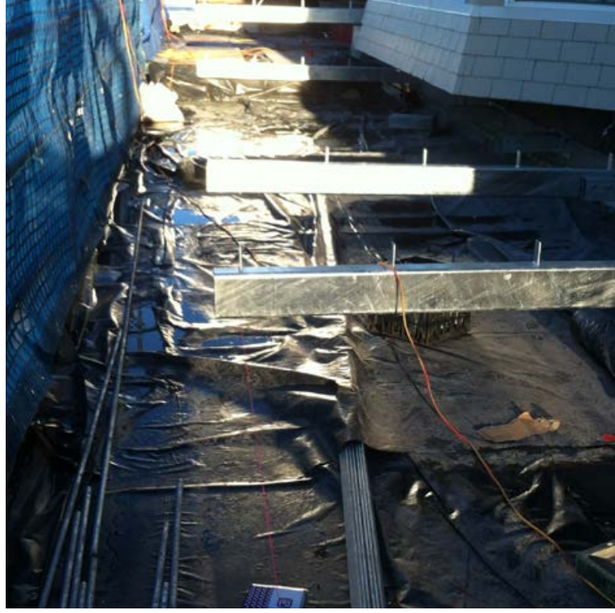
















70 Campbell Pde.
BONDI

$ 400K **3 MONTHS**

Structural Steel Awning

559-563 Darling St.
ROZELLE

$ 450K **4 MONTHS**

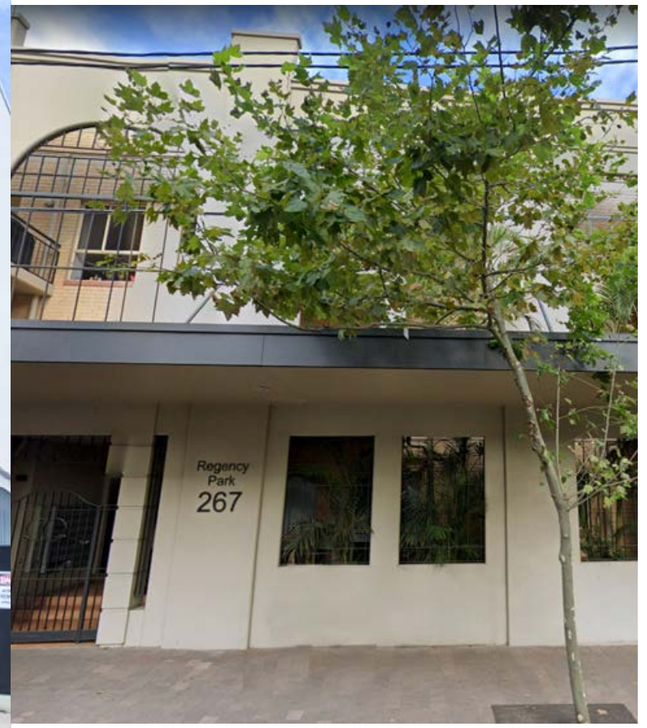
Cavity Flashing | Protective Coating | Liquid & Sheet Membrane | Structural Steel
Crack Stitching | Tiling | Pergolas | Brickwork | Bathrooms | Cladding
Glazing | Render | Balustrades



















267 Miller St.
NORTH SYDNEY

$ 400K **3 MONTHS**

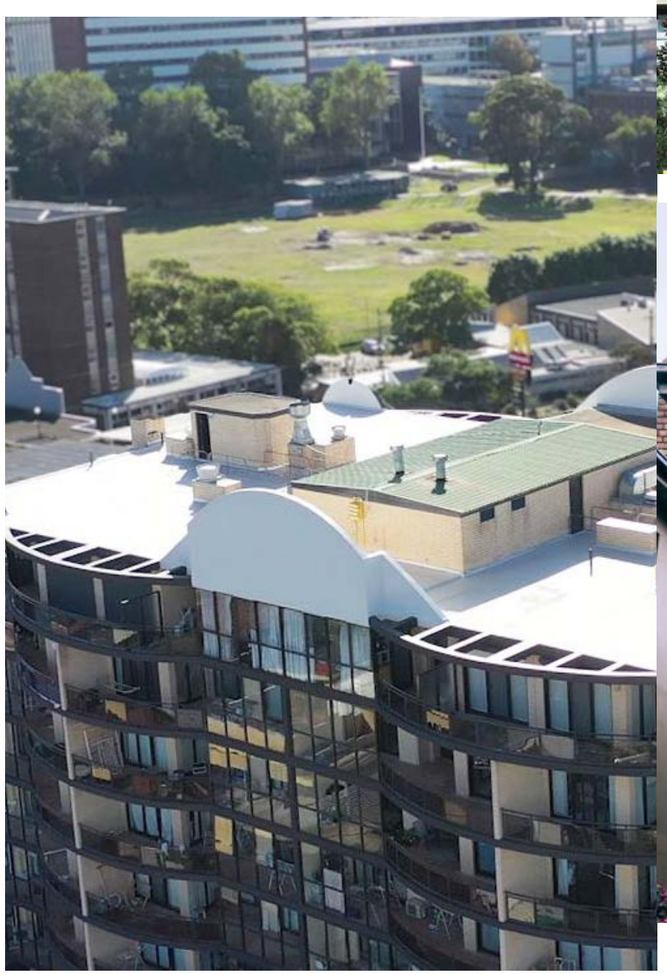
Roofing | Tiling | Carpentry | Landscaping | Planterbox | Capping
Balcony Membrane | Cavity Flashing

255 Anzac Pde.
KINGSFORD

$ 400K **3 MONTHS**

Rooftop Sheet Membrane | Asbestos Removal | Levelling
Connex Hallways Membrane | Rooftop Safety

















129 Hastings Pde.
BONDI

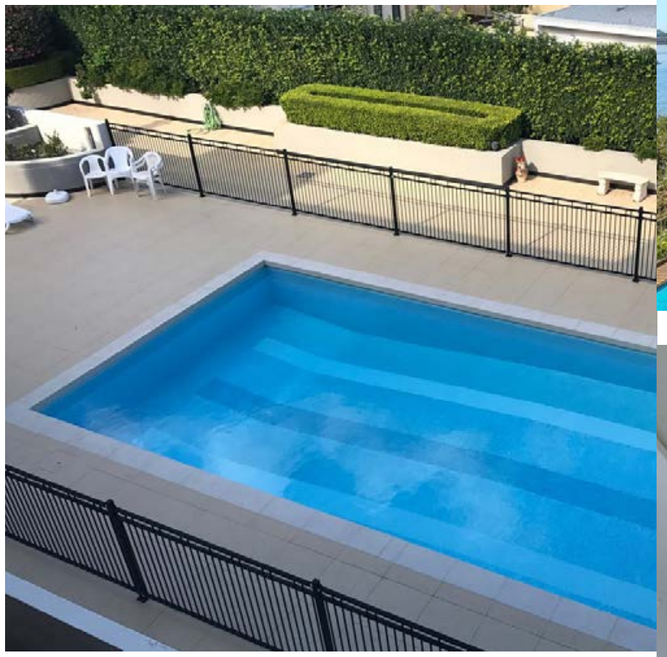
$ 350K **3 MONTHS**

Carpentry | Glazing | Timber Shingle | Structural Timber Repairs | Roofing
Cladding | Protective Coating









50 St Georges Cres.
DRUMMOYNE

$ 150K **1 MONTH**

Cavity Flashing | Protective Coating | Liquid & Sheet Membrane







1 Georgina St.
NEWTOWN

$ 350K **3 MONTHS**

New Pool Repairs | Render | Membrane & Tiling





3 Defries Ave.
ZETLAND

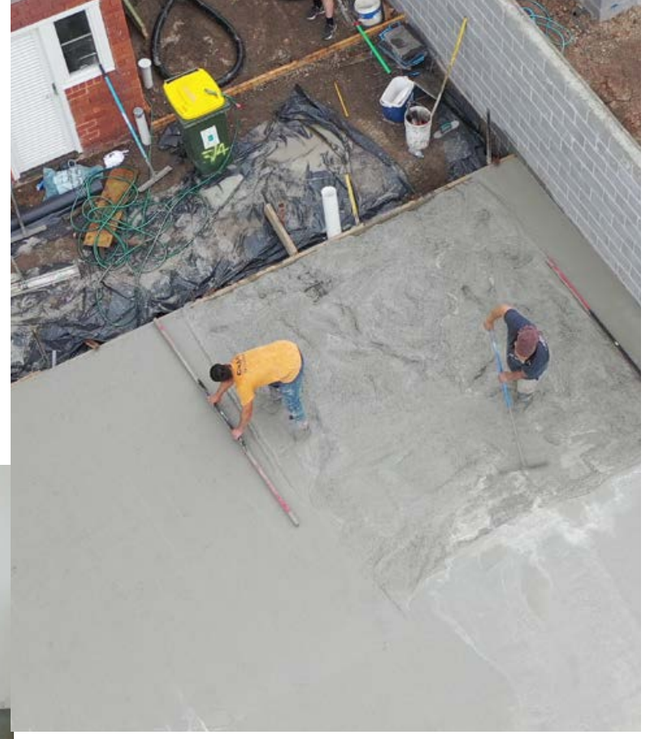
$ 3 K **1 Week**

Flood Testing | Investigative Works

















73 Macquarie Rd.
AUBURN

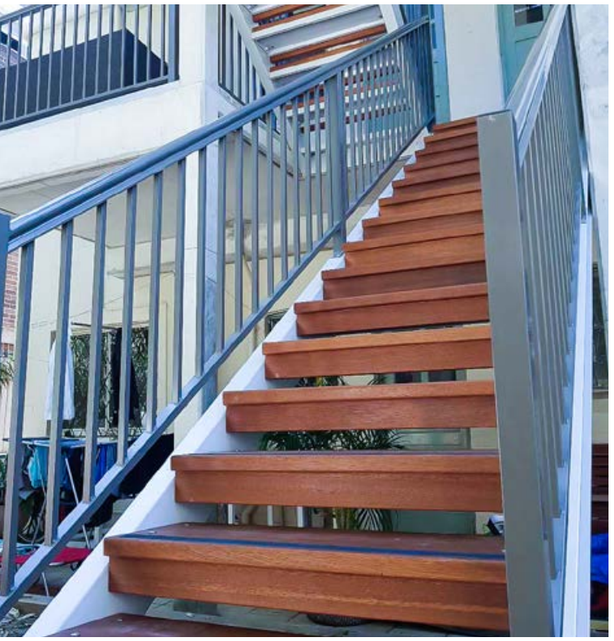
$1.4 M **16 WEEKS**

Balcony Refurbishments | Masonry and Render Repair Works | Concrete Works | Balustrading Plumbing Works | Roof Replacement | Bathroom and Kitchen Refurbishment | Door and Window Replacement

22 Lamrock Ave.
BONDI BEACH

$ 280 K **3 MONTHS**

Structural Stairs | Paving | Carpentry | Landscaping
Liquid & Sheet Membrane | Balustrade | Tiling













3 Milson Rd.
CREMORNE POINT

$690K **2 MONTHS**

Ornate Timber Detailing | Timber Window Replacement | Shingles Replacement
Lintel Replacement | Crack Stitching | Protective Coating

24 Milson Rd.
CREMORNE POINT

$500K **3 MONTHS**

Dry Fixing Brickwork | Lintel Replacement | Concrete Spalling Rectification
Tuck Pointing Brickwork | Crack Stitching









122-124 Milson Rd.
CREMORNE POINT

$650K **5 MONTHS**

Brickwork Repointing | Dry Fixing Brickwork | Underpinning
Crack Stitching | Protective Coating

2-6 Birtley Pl.
ELIZABETH BAY

$850K **3 MONTHS**

Basement Stormwater Upgrade | Negative Side Membrane | Stormwater Pits
Additional Floor Drains | Drip Tray | Angle Deflections | Control Joints

















501 New South Head Rd.
DOUBLE BAY

$500K **3 MONTHS**

Fire Stair Replacement | Tiling | Glazing | Crack Stitching
Paint/Protective Coating | Cavity Flashing| Rendering

10-16 Vaughan St.
LIDCOMBE

$ 300 K **2 MONTHS**

Colourbond Roof Replacement including Framwork















402-420 Pacific Highway.
CROWS NEST

$500K **3 MONTHS**

Fire Stair Replacementl | Tiling | Glazing | Crack Stitching
Paint/Protective Coating | Cavity Flashing| Rendering









282-288 Botany Rd.
ALEXANDRIA

$1.5 M **10 MONTHS**

Scaffolding | Project Management | Concrete Spalling | Tile Supply | Carpet Painting | Sliding Doors Replacement | Plasterboard Repairs









78 Wolseley Rd.
POINT PIPER

$600K **4 MONTHS**

Colonial Feature Window Replacements | Concrete Spalling | Protective Coating Painting | Timber & Joinery | Work Rendering

LICENSES & INSURANCES

Renfay is fully insured to operate in NSW & QLD

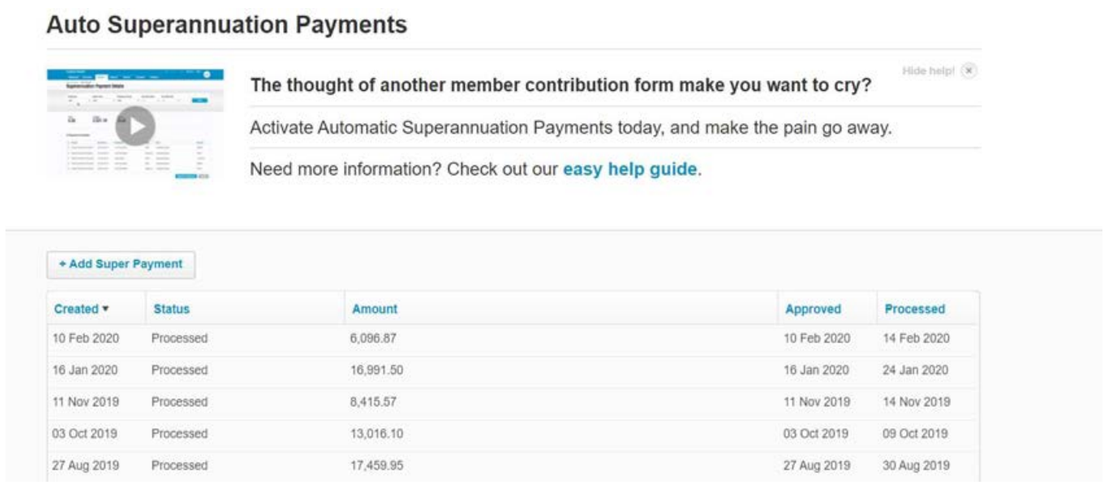
INSURANCES SUMMARY

Insurance Type	Policy No	Extent of Cover		Expiry Date	Name of Insurer
		Per incident	Aggregate		
Workers Compensation	129351701	$593,484.06		29/2/2024	Icare
Public Liability	LP253033	$20,000,000 any one occurrence	$ 20,000,000	30/01/2024	Certain Underwriters At Lloyd's Of London
Contract Plants & Motor vehicle Insurance	49734770	Per Market Value	Per Market Value	8/9/2023	National Transport Insurance
	171 AN00602VSD	Per Market Value	Per Market Value	8/9/2023	Allianz
Contract Works	Contract Plants & Motor vehicle Insurance	$2,500,000		30/1/2024	SURA Construction
HBCF	HBCF Certifiate of Eligibility	$100,000 - $5,000,000		19/10/24	NSW Self Insurance Corporation

SUPERANNUATION

Superannuation Details

Renfay is paying directly through XERO which pays under our ABN number 86 109 509 711



LICENSES SUMMARY

License Type	License No	Expiry Date
NSW Contractor License	243961C	16/01/2026
NSW Nominee Builder License	168755C	23/02/2028
QLD Builder License	1258700	08/05/2023
QLD Nominee Builder License	1258697	03/06/2025

LONG SERVICE

Long Service Details

Employer Number E14666839
Registered Business Name Renfay Projects Pty Ltd

Workers
COMPENSATION

icare | Workers Insurance

Certificate of currency

[redacted]
Jasmin Ali
RENFAY PROJECTS PTY LTD
Unit 2 6-20 Braidwood Road
STRATHFIELD SOUTH NSW 2136

Issue date:
14/03/2023

Statement of coverage

The following policy of insurance covers the full amount of the employer's liability under the *Workers Compensation Act 1987 (NSW)*.

Employer name:	Policy number:	Valid:
RENFAY PROJECTS PTY LTD	12935170I	28/02/2023 - 28/02/2024
Business name:	**ABN:**	**ACN:**
	86 109 509 711	109 509 711

Industry classification number (WIC)[3]	Number of workers[1]	Wages/units[2]
411200 Residential Building Construction nec	35	$3,000,000.00

1. Number of workers includes contractors/deemed workers
2. Total wages/units estimated for the current period
3. The policy covers all workers employed by the entity named on this certificate in the course of its primary business activity or any other activities ancillary to its primary business activity as required.

Important Information

Principals relying on this certificate should ensure it is accompanied by a statement under section 175B of the *Workers Compensation Act 1987 (NSW)*. Principals should also check and satisfy themselves that the information is correct and ensure that the proper workers compensation insurance is in place, i.e. compare the number of employees on site to the average number of employees estimated; ensure that the wages are reasonable to cover the labour component of the work being performed; and confirm that the description of the industry/industries noted is appropriate. A principal contractor may become liable for any outstanding premium of the sub-contractor if the principal has failed to obtain a statement or has accepted a statement where there was reason to believe it was false.

Yours faithfully,

Peter Meighan
Underwriting Operations Manager
icare Workers Insurance

Public LIABILITY

25 January 2023

Certificate of Currency

POLICY NUMBERS:	LP253033
TYPE:	Public / Products Liability Insurance
BUSINESS ACTIVITIES:	Builder
NAMED INSURED:	RENFAY PROJECTS PTY LTD
INTERESTED PARTY:	NIL
INSURERS:	Lloyds of London
PERIOD OF INSURANCE:	30th of January 2023 to 30th January 2024
SITUATION:	Commonwealth of Australia
LIMIT(S) OF LIABILITY:	Public Liability $20,000,000 Products Liability $20,000,000 The policy is subject to a number of sub-limits to specific policy benefits or extensions



Yianni Gourlas
Director
Signed for on and behalf of Coverforce MAL Pty Ltd

IMPORTANT NOTICES

This certificate is a summary of the policy and is not intended to amend, extend, replace or override the policy terms and conditions. In the event of any inconsistency between this certificate and the policy, the policy prevails

Contract Works
INSURANCE

8 March 2023

Certificate of Currency

POLICY NUMBERS:	A-SURA-CONS-759409
TYPE:	Contract Works Insurance
BUSINESS ACTIVITIES:	Builder
NAMED INSURED:	RENFAY PROJECTS PTY LTD
INTERESTED PARTY:	NIL
INSURERS:	Lloyds of London
PERIOD OF INSURANCE:	30th of January 2023 to 30th January 2024
SITUATION:	Anywhere in NSW, ACT and QLD south of Lat. 25 degrees
LIMIT(S) OF LIABILITY:	Maximum Contract Value: $2,500,000



Yianni Gourlas
Director
Signed for on and behalf of Coverforce MAL Pty Ltd

IMPORTANT NOTICES

This certificate is a summary of the policy and is not intended to amend, extend, replace or override the policy terms and conditions. In the event of any inconsistency between this certificate and the policy, the policy prevails

HBCF

Certificate of Eligibility for insurance with the Home Building Compensation Fund

Insurance and Care NSW (icare) provides services to the insurer, the NSW Self Insurance Corporation (icare hbcf), **under** section 10 of the *State Insurance and Care Governance Act 2015* in relation to the provision of insurance under Part **6 of** the *Home Building Act 1989* (the Act).

icare hbcf has issued this Certificate of Eligibility subject to the following limitations and conditions (and any other co**nditions** separately imposed). This Certificate of Eligibility is not to be used as a Certificate of Insurance as required under the **Act.** Homeowners are not automatically covered as a result of this Certificate of Eligibility, and separate Certificates of In**surance** are required in respect of individual building projects.

Details of Eligibility

Name of Insured Building Contractor:	Renfay Projects Pty Ltd
Building Contractor's Licence Number:	243961C
Approved Open Job* Value:	$12,00**0,000**
Approved Open Job* Number:	**47**

*Open jobs represent the maximum aggregate contract value and number of insured projects permitted to be incomplete at any point in time.

Maximum Contract/Project Value by Construction Type

Construction Type	Maximum Contract Value
New Single Dwelling Construction	$2**,000,000**
Single Dwelling Alterations / Additions - Structural	$2**,500,000**
Single Dwelling Renovations - Non Structural	$2**,500,000**
New Duplex, Dual Occupancy, Triplex and/or Terrace (Attached) Construction	$3**,000,000**
New Multiple Dwellings Construction (<= 3 storeys)	$5**,000,000**
Multiple Dwellings Alterations / Additions - Structural	$5**,000,000**
Multiple Dwellings Renovations - Non Structural	**$5,000,000**
Swimming Pools	**$100,000**

Date of issue of certificate: **20 Oct 2021**

Date of expiry of certificate: **19 Oct 2024**

hbcf Certificate of Eligibility © State of New South Wales through NSW Self Insurance Corporation 2017

This is not a HBCF Certificate of Insurance

Licenses
NSW & QLD

CONTRACTOR LICENSE

NAME: RENFAY PROJECTS PTY LTD

LICENSE NO. 243961C

EXPIRY DATE: 16/01/2026

U 2 6-20 BRAIDWOOD RD STRATHFIELD SOUTH NSW 2136

This license is issued as a matter of information only

CONTRACTOR LICENSE

NAME: FADY BECHARA

LICENSE NO. 168755C

EXPIRY DATE: 23/02/28

U 2 6-20 BRAIDWOOD RD STRATHFIELD SOUTH NSW 2136

This license is issued as a matter of information only

NOMINEE SUPERVISOR LICENSE

NAME: FADY BECHARA

LICENSE NO. 1258697
EXPIRY DATE: 03/06/25

LICENSE CLASS: BUILDER - OPEN

COMPLETE DETAILS OF THIS LICENSE ARE AVAILABLE ONLINE WWW.QBCC.QLD.GOV.AU

CONTRACTOR LICENSE

NAME: RENFAY PROJECTS PTY LTD

LICENSE NO. 1258700

EXPIRY DATE: 08/05/23

LICENSE CLASS: BUILDER - OPEN

COMPLETE DETAILS OF THIS LICENSE ARE AVAILABLE ONLINE WWW.QBCC.QLD.GOV.AU

Builders Practioner REGISTRATION

NSW GOVERNMENT | Fair Trading

Building Practitioner Registration

Registration number:	**BUP0000464**
Issue to:	**Renfay Projects Pty Ltd**
Issue date:	**09 Aug 2021**
Expiry date: (unless surrendered or cancelled)	**08 Aug 2026**

As per the Deemed Registration terms described in Division 2 of the regulations your registration and supporting documents will be checked and confirmed to ensure that you meet the requirements to hold the relevant registration.

Practitioners who hold a deemed registration are permitted to carry out the work of their occupation until registration is confirmed or cancelled by NSW Fair Trading unless cancelled by you.

If any of your circumstances change, such as contact details, you should notify NSW Fair Trading by completing the Change of Details form available on our website at www.fairtrading.nsw.gov.au.

Your deemed registration will continue for a period of 1, 3 or 5 years until confirmed by us or cancelled. Deemed registration can be applied for during the transitional period which begins on 1 July 2021 and ends on 31 December 2021.

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Disclaimer: This publication provides a general summary of some of the provisions under the *Design and Building Practitioners Act 2020* and *Design and Building Practitioner Regulations 2021*. Compliance with the *Design and Building Practitioners Act 2020* and the *Design and Building Practitioner Regulations 2021* is a legal requirement. This publication does not provide or purport to provide legal advice. Users are reminded of the need to ensure that the information upon which they rely is accurate and up to date by checking the currency of the information at the NSW Fair Trading website, a division of NSW Department of Customer Service, or with the user's independent legal adviser.



REFERENCES

Recommended by Industry experts

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johnv@landlay.com.au

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Clear View Business Solutions | Chartered Accountant
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robert@cvbs.com.au

Angelo R D'Angelo
D'Angelo | Solicitor
02 9713 9155
angelo@d-angelosolicitors.com.au

RENFAY

NEW SOUTH WALES

Unit 2 / 6-20 Braidwood Street,
Strathfield South NSW 2136

P: 1300 RENFAY (736329) | 02 8376 6900

QUEENSLAND

408/42 Surf Parade,
Broadbeach QLD 4218

P: 07 5677 0525 | F: 07 5677 0535

info@renfayprojects.com.au | renfayprojects.com.au







6.3 Structural Building Maintenance

Built to Measure.

ABN 12 151 351 996
Licence 238720C
Tel (02) 9181 4779
Email info@sbm.build
PO Box 332 Oatlands NSW 2117
www.sbm.build

2 August 2023

Attention: Daniel Green
Landlay
E: danielg@landlay.com.au
M: 0416 757 255

Subject **1 McDonald St, Cronulla – Rev A**
Remedial Rectification Works

Dear Daniel,

It is with pleasure that we provide for you our quotation to carry out the remedial rectification works for the above-mentioned property. Our quotation has been based on specification document **23-065 SPEC 230510** and **23-065--5July2023-1255pm**.

Our Offer

We refer you to our completed tender form for information on our offer. Further we would direct you to our "Clarification of Works" below to understand our quotation in more detail.

Clarification of Works

1) We have allowed for free access to all applicable area (prior notice will be provided)
2) We have allowed for a provisional sum of $200,000+GST for HBCF insurance. If there is a variation (or sequential / cumulative variations) to the contract and value of it exceeds 20% of the original contract price, the premium will be adjusted with a top-up from Icare plus 20% builder mark-up
3) We have allowed for all provisional sums, quantities and cost in the specification
4) We have allowed for a provisional cost of $55,000+GST for internal makegood following door replacement
5) Although care will be taken during the course of the works the client should be aware that the nature of the repairs involves a risk of water damage. Neither SBM and/or any

of their employees will be held liable for any water damage or any consequential damage

6) We confirm our allowance for preparing exposed slab areas is for treating minor slab defects such as small voids or ridges only. Any major repairs to existing substrates such as concrete spalling or cracked areas found necessary would involve a variation to the contract when the total quantity is beyond the provisional quantity. Concrete spalling repair, if required, will be charged for min. 1L per repair location
7) Render repairs, if required, will be charged for min. 1m2 per repair location for broad area or min. 1Lm per repair location for slab edges
8) We have allowed for works to be carried out during normal business hours
9) We will require a suitable dedicated area to store our materials
10) We assume that the cost of water and power will be supplied by the owners including any costs for provision of temporary power if common power is not available or not suitable
11) We require access to ablution facilities for the duration of the works, if facilities are not available the cost of a temporary toilet will be charged to the owners as a variation to the contract
12) We will require access to two car spaces and / or street permits for the duration of the works
13) Ensure the removal of all personal items and belongings prior to work commencing. If SBM is required to assist with the removal / relocation, $120/hr/man+GST will be charged as a variation. If items are not removed, SBM will not be held liable for any damage caused
14) Subject to the final regulated design by the superintendent or engineer, SBM reserve the right to amend our quotation accordingly
15) SBM are not designers, any design calculations to be provided by the superintendent or engineer engaged by the owners or by SBM.

Exclusions

1) We have not allowed for any professional fees, except of the given provisional allowance
2) We have not allowed for any fees or permits (council etc.)
3) We have not allowed for any Asbestos Contained Materials (ACMs) related works. If ACMs were found, works in the vicinity of the affected area will be ceased immediately and further action will be taken according to the instruction from the Superintendent
4) We have not allowed for any other works apart from what is stated above / in our tender form

Should you require any further information please do not hesitate to contact me on the number below.

Kind Regards

Structural Building Maintenance Pty Ltd

T/As Structural Building Management



Wayne Wehbe

Senior Estimator / Director

PO Box 332, OATLANDS NSW 2117
M. 0411 173 464
P. 02 9181 4779
E. wayne@sbm.build

APPENDIX A TENDER FORM

Address of Project: **'COTE D'AZUR' 1 MCDONALD STREET, CRONULLA**

Tenderer (Company name)....Structural Building Maintenance PTY LTD.....

Address or registered business office address.....57 Parramatta Rd, Concord NSW 2137.....

.....

ABN: .....12 151 351 996..... Licence Number: .....238720C.....

Telephone: .....02 9181 4779..... Facsimile: .....N/A.....

Email: .....wayne@sbm.build..... Date: .....2...../.....08...../.....23.....

TENDER

I/We hereby tender to execute the work for the above project as described with the Specification, and for the lump sum of:

One Million, Seven Hundred and Seventy Eight Thousand, Seventy Four Dollars and Eighty Two Cents
.....

($1,778,074.82)
.....

(Total lump sum in words and figures from the Work Package below including GST)

I/We acknowledge .....Issue 1..... Addendum(s) to the Specification.

I/We acknowledge, and agree, this tender remains open for consideration for (*26 weeks)* from the closing tender date.

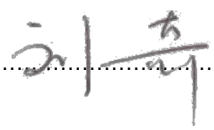
Project duration will be .....20 weeks..... from the official date of site possession until practical completion.

Tenderer's signature



.....

Witness' signature



.....

Tenderer's name

Wayne Wehbe
.....

Witness' name

Qi Liu
.....

WORKS PACKAGES

Project Name: **COTE D'AZUR' 1 MCDONALD STREET, CRONULLA**

Name of Tenderer (company): Structural Building Maintenance PTY LTD

3.0	Preliminaries	$ 94,588.00
4.0	Insurance under Home Building Compensation Fund (**Provisional sum**)	**$200,000.00**

BUILDING WORK ITEMS

6.1	Project access requirements	$ 91,000.00
6.2	Re-waterproofing of nominated balconies	
6.2.7	Demolition	$ 134,409.80
6.2.9	**Provisional quantity -** 260 litres concrete spalling repairs	$ 24,206.00
6.2.10	Temporary membrane application	$ 27,171.90
6.2.11	Installation of full cavity flashing detail	$ 35,112.00
6.2.12	Replacement of balcony doors and glazing units	$ 322,330.00
6.2.13	Stormwater drainage works	$ 25,802.00
6.2.13.4	**Provisional sum** – Additional stormwater drainage works	**$30,000.00**
6.2.14	Installation of new waterproofing membrane system	$ 141,166.20
6.2.15	Installation of new screed	$ 78,496.60
6.2.16	Application of efflorescence barrier	$ 36,229.20
6.2.17	Installation of new tiling	$ 149,226.00
6.2.18	Modification of balustrading	$ 54,397.00
6.2.18	**Provisional sum** – Structural Engineer design and certification	**$5,000.00**
6.2.18	**Provisional sum** – Standoff and handrail replacement	**$20,000.00**
6.2.19	Re-waterproofing of planterboxes	$ 30,204.30
6.2.19.9	**Provisional sum** – Irrigation works, fill material, planting	**$10,000.00**
6.2.20	**Provisional sum** – Roller door modification	**$10,000.00**
6.2.21	**Provisional quantity –** 50m^2 render application	$ 12,302.50
6.2.21	**Provisional quantity –** 100m^2 skim render	$ 23,275.00
6.2.22	External painting works	$ 17,955.00
6.2.23	Installation of cappings to dividing walls	$ 2,527.00
6.2.24	**Provisional sum** – Consequential damage repairs	**$20,000.00**
6.3	Replacement of Unit 69 windows and associated works	$ 13,373.15
6.3.14	**Provisional sum** – Consequential damage repairs	**$5,000.00**
6.4	Investigation works	$ 2,660.00

SUB TOTAL	$ 1,616,431.65
GST	$ 161,643.17
TOTAL LUMP SUM PRICE	**$** 1,778,074.82

ADDITIONAL RATES:

Material (material, labour, preliminaries & margin) Excl. GST	Rate
Painting (external)	$91 /m^2
Painting (internal)	$78 /m^2
Concrete spalling	$91 /litre
Render repairs	$325 /m^2
Skim render	$165 /m^2
Brickwork reconstruction	$455 /m^2
Brickwork repointing	$185 /m^2
Resealing works	$91 /lineal m
Articulation joints	$285 /lineal m
Installation of new cavity flashing	$550 /lineal m
Screed (1m^2 at 100mm thickness)	$175 /area
uPVC 60	TBC /6m length
uPVC 100	TBC /6m length
100mm core hole	$390 /each
60mm spitter core	$325 /each
Relocation of air conditioning condenser unit (permanent wall mount)	$1500 /each

Labour	Rate
Waterproofer	$130 /hr
Tiler	$130 /hr
Painter	$130 /hr
Plumber	$130 /hr
Electrician	$130 /hr
Labourer	$120 /hr
Site Supervisor	$150 /hr
Project Manager	$180 /hr

Builders margin	
A. Preliminaries/overheads	10 %
B. Profit margin	20 %
Contractor's margin (A+B)	30 %

MECON Insurance Pty Ltd
A.B.N 29 059 310 904
AFSL 253106

www.mecon.com.au

05 April 2023 **Policy Number: AP-56781**

CERTIFICATE OF CURRENCY

Dear Sir/Madam
This is to certify that the undermentioned policy is current to the due date shown below.

Type of Insurance:	Annual Project
Insured Name:	Structural Building Maintenance Pty Ltd T/as Structural Building Management
Territorial Limit:	Within Australia but not north of 26th parallel south
Current Period of Insurance:	05 April 2023 to 05 April 2024 at 4pm local time
Business Details:	Commercial Upgrades & Fit Outs. Residential Repairs. New Dwellings, Constructions of New Multi Unit, Retail, Alterations & Additions to Existing Dwellings & Multi Units, Minor Waterproofing Works, Project Management of insureds own projects. Project management for third party construction sites: Project Superintendents and Project Manager / Site Supervisor but only for the manual activities they engage in on a building site and not for their professional duties performed on that site for a fee.

Interested Party:

Section 1 - Material Damage

1.02 Maximum Project Value	$4,900,000 E.E.E.
1.03 Principal Supplied Materials	$50,000 E.E.E.
1.04 Existing Structures	$100,000 E.E.E.
1.05 Contractors Plant, Tools and Re-useable Equipment	$50,000 E.E.E.
1.06 Variations and Escalation	$990,000 E.E.E.
1.07 Removal of Debris	$510,000 E.E.E.
1.08 Professional Fees	$495,000 E.E.E.
1.09 Expediting Costs	$252,500 E.E.E.
1.10 Mitigation Costs	$252,500 E.E.E.

E.E.E. means each and every event

Section 2 - Public Liability

6.01 Public Liability	$20,000,000 E.E.O.
Sub Limits	
6.02 Products Liability	$20,000,000 A.O.P.I.
6.03 Vibration Weakening or the Removal of Support	$20,000,000 A.O.P.I.
6.04 Property in Care, Custody and Control	$100,000 A.O.P.I.
Contractors Pollution Liability	$250,000 A.O.P.I.

E.E.O. means each and every occurrence

This Certificate of Currency is issued as a matter of information only and provides no rights to the holder. It does not amend, extend or alter the cover provided by the Policy. It is only a summary of the cover provided by the Policy. (Reference must be made to the current Policy wording and Schedule for full details). It is current at the date of issue only.

Transaction Ref: 640464

MECON Insurance Pty Ltd
A.B.N 29 059 310 904
AFSL 253106

www.mecon.com.au

A.O.P.I. means in the aggregate of all occurrences in any one period of insurance

INSURER	PERCENT
AIG Australia Limited (AIG), ABN 93004727753, AFSL 381686	100.00%

Yours Faithfully

Michael Cao

This Certificate of Currency is issued as a matter of information only and provides no rights to the holder. It does not amend, extend or alter the cover provided by the Policy. It is only a summary of the cover provided by the Policy. (Reference must be made to the current Policy wording and Schedule for full details). It is current at the date of issue only.

Transaction Ref: 640464

icare | Workers Insurance

Certificate of currency

001631 1878 EMAIL
Wayne Wehbe
STRUCTURAL BUILDING MAINTENANCE PTY LTD
57 Parramatta Road
CONCORD NSW 2137

Issue date:
13/06/2023

Statement of coverage

The following policy of insurance covers the full amount of the employer's liability under the *Workers Compensation Act 1987 (NSW)*.

Employer name:	**Policy number:**	**Valid:**
STRUCTURAL BUILDING MAINTENANCE PTY LTD	114133401	31/07/2023 - 31/07/2024
Business name:	**ABN:**	**ACN:**
Structural Building Management	12 151 351 996	151 351 996

Industry classification number (WIC)[3]	Number of workers[1]	Wages/units[2]
411100 House Construction	21	$1,456,000.00

1. Number of workers includes contractors/deemed workers
2. Total wages/units estimated for the current period
3. The policy covers all workers employed by the entity named on this certificate in the course of its primary business activity or any other activities ancillary to its primary business activity as required.

Important information

Principals relying on this certificate should ensure it is accompanied by a statement under section 175B of the *Workers Compensation Act 1987 (NSW)*. Principals should also check and satisfy themselves that the information is correct and ensure that the proper workers compensation insurance is in place, i.e. compare the number of employees on site to the average number of employees estimated; ensure that the wages are reasonable to cover the labour component of the work being performed; and confirm that the description of the industry/industries noted is appropriate. A principal contractor may become liable for any outstanding premium of the sub-contractor if the principal has failed to obtain a statement or has accepted a statement where there was reason to believe it was false.

Yours faithfully,

Peter Meighan
Underwriting Operations Manager
icare Workers Insurance

NSW GOVERNMENT Fair Trading

Building Practitioner Registration

Registration number: **BUP0000378**

Issue to: **Wayne Wehbe**

Issue date: **14 Jul 2021**

Expiry date: **13 Jul 2026**
(unless surrendered or cancelled)

As per the Deemed Registration terms described in Division 2 of the regulations your registration and supporting documents will be checked and confirmed to ensure that you meet the requirements to hold the relevant registration.

Practitioners who hold a deemed registration are permitted to carry out the work of their occupation until registration is confirmed or cancelled by NSW Fair Trading unless cancelled by you.

If any of your circumstances change, such as contact details, you should notify NSW Fair Trading by completing the Change of Details form available on our website at www.fairtrading.nsw.gov.au.

Your deemed registration will continue for a period of 1, 3 or 5 years until confirmed by us or cancelled. Deemed registration can be applied for during the transitional period which begins on 1 July 2021 and ends on 31 December 2021.

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Disclaimer: This publication provides a general summary of some of the provisions under the *Design and Building Practitioners Act 2020* and *Design and Building Practitioner Regulations 2021*. Compliance with the *Design and Building Practitioners Act 2020* and the *Design and Building Practitioner Regulations 2021* is a legal requirement. This publication does not provide or purport to provide legal advice. Users are reminded of the need to ensure that the information upon which they rely is accurate and up to date by checking the currency of the information at the NSW Fair Trading website, a division of NSW Department of Customer Service, or with the user's independent legal adviser.

Your obligations as a registered practitioner

As a practitioner registered under the *Design and Building Practitioner Act 2020*, you will be required to follow a set of prescribed conditions. These are detailed in Division 2 (36) of the Design and Building Practitioner Regulations 2021.

These conditions include:

- You must continue to hold the class of licence that was required to satisfy the qualification requirements for the class of registration under Schedule 2 in which you are registered.
- You must comply with the code of practice:
  a) for a prescribed practitioner - set out in Schedule 4, Part 2, Division 1, or
  b) for a registered professional engineer - set out in Schedule 4, Part 2, Division 2.

Registrations in the fire system classes of Design Practitioner issued in accordance with Pathway 1 clause 94 of the regulations, must also comply with the requirements and conditions in clause 94(3), 94(4) and (94)5.

A Design Practitioner - Architectural registration holder must be fully registered as an architect within the meaning of the *Architects Act 2003* and be recorded as a practising architect in the register maintained by the Registrar of the NSW Architects Registration Board constituted under that Act.

Your obligations as a Body Corporate

Body Corporates are required to follow a set of conditions prescribed under the *Design and Building Practitioner Act 2020*. These are detailed in Division 2 (36) or (37) of the Design and Building Practitioner Regulation 2021.

These conditions include:
A registered body corporate that holds a Building Practitioner - Body Corporate class of registration is authorised to make a building compliance declaration for building work, but only by way of a nominated person as described in Division 3 (26) of the Design and Building Practitioners Regulation 2021.

Any Building Practitioner nominated by a body corporate must hold a supervisor certificate authorising them to do general building work under the *Home Building Act 1989*.

If the body corporate at any time no longer has an employee who is registered in a particular practitioner class, the body corporate:

a) must not do anything that relies on it having an employee who is registered in that class, and
b) must, give written notice within 7 days to NSW Fair Trading that it no longer has an employee who is registered in that class.

Your obligations as a Professional Engineer

As a practitioner registered under the *Design and Building Practitioner Act 2020*, you will be required to follow a set of prescribed conditions. These are detailed in Division 2 (37) of the Design and Building Practitioner Regulations 2021.

These conditions include:

a) you must continue to hold the recognition or registration under a recognised engineering body's recognition or registration scheme, or
b) you must continue to hold the recognition or registration by a professional body of engineers that operates with a professional standards scheme.

NSW Fair Trading

CONTRACTOR LICENCE

Builder

NSW GOVERNMENT | Fair Trading

STRUCTURAL BUILDING MAINTENANCE PTY LTD

57 PARRAMATTA RD
CONCORD NSW 2137

NUMBER
238720C

EXPIRES
01/08/2024

ISSUED UNDER HOME BUILDING ACT 1989

- All contracts must show the name and licence number shown on the front of this licence card.
- The following must be quoted in any advertisement:
  - Licence number
  - Name of licence holder or registered business name (if applicable)
- All business documentation must bear the licence number and name shown on this licence card.
- The licence is not transferable and is to be produced on demand.

Signature of Licence holder



238720C

Certificate of Eligibility for insurance with the Home Building Compensation Fund

Insurance and Care NSW (icare) provides services to the insurer, the NSW Self Insurance Corporation (icare hbcf), under section 10 of the *State Insurance and Care Governance Act 2015* in relation to the provision of insurance under Part 6 of the *Home Building Act 1989* (the Act).

icare hbcf has issued this Certificate of Eligibility subject to the following limitations and conditions (and any other conditions separately imposed). This Certificate of Eligibility is not to be used as a Certificate of Insurance as required under the Act. Homeowners are not automatically covered as a result of this Certificate of Eligibility, and separate Certificates of Insurance are required in respect of individual building projects.

Details of Eligibility

Name of Insured Building Contractor:	Structural Building Maintenance Pty Ltd
Building Contractor's Licence Number:	238720C
Approved Open Job* Value:	$30,000,000
Approved Open Job* Number:	31

*Open jobs represent the maximum aggregate contract value and number of insured projects permitted to be incomplete at any point in time.

Maximum Contract/Project Value by Construction Type

Construction Type	Maximum Contract Value
New Single Dwelling Construction	$1,000,000
Single Dwelling Alterations / Additions - Structural	$500,000
Single Dwelling Renovations - Non Structural	$150,000
New Duplex, Dual Occupancy, Triplex and/or Terrace (Attached) Construction	$1,000,000
New Multiple Dwellings Construction (<= 3 storeys)	$500,000
Multiple Dwellings Alterations / Additions - Structural	$14,080,000
Multiple Dwellings Renovations - Non Structural	$3,000,000
Swimming Pools	$60,000

Date of issue of certificate: 03 Mar 2022

Date of expiry of certificate: 2 Mar 2025

hbcf Certificate of Eligibility © State of New South Wales through NSW Self Insurance Corporation 2017

Where a Builder wishes to contract for projects outside their Details of Eligibility as set out in this Certificate they should contact their approved icare hbcf distributor for assistance. This may require the provision of additional financial and/or technical information and will be subject to icare hbcf agent's approval.

This Certificate of Eligibility is not to be used as a Certificate of Insurance as required under the Act. Homeowners are not automatically covered as a result of this Certificate of Eligibility, and separate Certificates of Insurance are required in respect of individual dwellings within each building project.

1 This Certificate creates no contract of insurance, nor does it give any right to insurance in relation to any particular building work.

2 icare hbcf, acting through its agent, reserves the right to refuse any or all applications for insurance and seek additional information from the builder from time to time. This information will include, but is not limited to financial reports, project details and technical references.

3 The Builder's ongoing eligibility will be subject to the Builder meeting and complying, on a continuous basis, with icare HBCF eligibility conditions and review requirements.

4 This Certificate of Eligibility can be cancelled at any time at the absolute discretion of icare hbcf. Events that may cause cancellation include, but are not limited to: failure to address claim notifications, adverse construction performance, changes in financial structure, stability or performance, and/or failure to provide additional information fairly and reasonably required. icare hbcf may, at any time, review matters which it has previously considered when deciding whether to continue Eligibility.

5 The Eligibility Manual published on the icare website is a key reference source for applying for and maintaining Eligibility with the Home Building Compensation Fund.

6 Withdrawal of Eligibility may result in the imposition of a condition on a Builder's contractor licence under the Act limiting the Builder to contracting for work not requiring insurance under Part 6 of the Act.

7 If, under the Act, a Builder's contractor licence is not issued or renewed/restored, or it is surrendered, cancelled or suspended this Eligibility will not apply and will be cancelled without notice. Reinstatement of Eligibility following any of these events may be subject to a new review/assessment.

8 Work in relation to the Construction Types set out on page one of this Certificate of Eligibility may only be undertaken/contracted where permitted by the Builder's contractor licence issued under the Act. Descriptions of the work covered by the different licence classes are available on the NSW Fair Trading website at www.fairtrading.nsw.gov.au. It is an offence under the Act for a Builder to contract/undertake work not covered by their licence.

9 It is a condition of the contractor’s eligibility that they pay an additional premium where, for any project covered by a HBCF policy, the building contract is subject to a variation (or cumulative variations) exceeding 20% of the previous contract price. The additional premium will be calculated on a pro rata basis for the difference to the previous contract price.

10 It is an offence under s.103EA of the Act to give false and misleading information in an application for insurance. If you have given false and misleading information to procure this Eligibility, icare hbcf will cancel the eligibility and report the matter to the relevant authority.

11 References on this Certificate to Builder include and apply to trade contractors and other building contractors (e.g. electricians, plumbers, carpenters, swimming pool builders etc.).

12 Eligibility is issued by icare HBCF for a period of 3 years. During this period some builders may be subject to annual or (in special circumstances) more regular reviews.

For Builders not required to submit an annual review:

- 60 days' notice of the expiry of eligibility will be given.
- Unless a builder advises that eligibility is no longer needed, the Builder’s eligibility will be automatically renewed, as long as they have purchased at least one Certificate of Insurance since their current Certificate of Eligibility was issued.
- If a Builder has not purchased a Certificate of Insurance since their current Certificate of Eligibility was issued, they will need to submit to an eligibility assessment to determine whether their eligibility can be renewed.

This is not a HBCF Certificate of Insurance

hbcf Certificate of Eligibility © State of New South Wales through NSW Self Insurance Corporation 2017

6.4 WYNN Construction Group

WYNN
CONSTRUCTION GROUP

28th July 2023

Mr. Daniel Green
Senior Remedial Engineer
Landlay Consulting Group Pty Ltd
39-40, 76B Edinburgh Road
Marrickville NSW 2204

Dear Daniel,

Re: Tender / 1 McDonald Street Cronulla NSW 2230 / SP 50785

Thank you for the opportunity to submit a tender for work to be carried out at the above-mentioned address.

The tender is based on a Remedial Building Specification prepared by Landlay Consulting Group Pty Ltd dated 24th May 2023, and a site inspection carried out by Rodney Daher on 24th May 2023.

Accordingly, our tender price is One Million Eight Hundred and Sixty-Eight Thousand Eight Hundred and Twelve Dollars including GST ($1,868,812 including gst).

The tender price is valid for a period of 30 days.

I trust the above is satisfactory, however please feel free to contact the undersigned on 0410 410 579 or via email @ rodney@wynnconstructiongroup.com.au if you have any further queries or questions.

Yours faithfully,

Rodney Daher
Project Manager
Wynn Construction Group

p. PO Box 723 Kogarah NSW 1485
t. 02 9579 5966
e. info@wynnconstructiongroup.com.au
abn: 16 099 892 332
www.wynnconstructiongroup.com.au

APPENDIX A TENDER FORM

Address of Project: **'COTE D'AZUR' 1 MCDONALD STREET, CRONULLA**

Tenderer (Company name). DM Holding Group P/L T/As Wynn Construction Group

Address or registered business office address. Suite 901, 24 Montgomery St. Kogarah NSW 2217

ABN: 160 99 892 332 Licence Number: 176813C

Telephone: 9579 6966 Facsimile: —

Email: rodney@wynnconstructiongroup.com.au Date: 28 / 07 / 2023

TENDER

I/We hereby tender to execute the work for the above project as described with the Specification, and for the lump sum of:

One Million Eight Hundred and Sixty-Eight Thousand Eight Hundred and Twelve Dollars $1,868,812

(Total lump sum in words and figures from the Work Package below including GST)

I/We acknowledge — Addendum(s) to the Specification.

I/We acknowledge, and agree, this tender remains open for consideration for *(26 weeks)* from the closing tender date.

Project duration will be 34 weeks from the official date of site possession until practical completion.

Tenderer's signature

Witness' signature

Tenderer's name

RODNEY DAHER

Witness' name

GEORGE MALOUF

WORKS PACKAGES

Project Name: **COTE D'AZUR' 1 MCDONALD STREET, CRONULLA**

Name of Tenderer (company): I.D.M. Holding Group P/L T/AS Wynn Construction Group

3.0	Preliminaries	$ 185,370
4.0	Insurance under Home Building Compensation Fund (**Provisional sum**)	**$200,000.00**

BUILDING WORK ITEMS

6.1	Project access requirements	$ 165,390
6.2	Re-waterproofing of nominated balconies	
6.2.7	Demolition	$ 146,520
6.2.9	**Provisional quantity -** 260 litres concrete spalling repairs	$ 20,800
6.2.10	Temporary membrane application	$ 15,255
6.2.11	Installation of full cavity flashing detail	$ 73,450
6.2.12	Replacement of balcony doors and glazing units	$ 236,430
6.2.13	Stormwater drainage works	$ 18,650
6.2.13.4	**Provisional sum** – Additional stormwater drainage works	**$30,000.00**
6.2.14	Installation of new waterproofing membrane system	$ 111,000
6.2.15	Installation of new screed	$ 73,260
6.2.16	Application of efflorescence barrier	$ 44,070
6.2.17	Installation of new tiling	$ 85,880
6.2.18	Modification of balustrading	$ 81,030
6.2.18	**Provisional sum** – Structural Engineer design and certification	**$5,000.00**
6.2.18	**Provisional sum** – Standoff and handrail replacement	**$20,000.00**
6.2.19	Re-waterproofing of planterboxes	$ 27,120
6.2.19.9	**Provisional sum** – Irrigation works, fill material, planting	**$10,000.00**
6.2.20	**Provisional sum** – Roller door modification	**$10,000.00**
6.2.21	**Provisional quantity –** 50m² render application	$ 10,170
6.2.21	**Provisional quantity –** 100m² skim render	$ 9,040
6.2.22	External painting works	$ 74,580
6.2.23	Installation of cappings to dividing walls	$ 4,520
6.2.24	**Provisional sum** – Consequential damage repairs	**$20,000.00**
6.3	Replacement of Unit 69 windows and associated works	$ 13,560
6.3.14	**Provisional sum** – Consequential damage repairs	**$5,000.00**
6.4	Investigation works	$ 2,825

SUB TOTAL	$ 1,698,920
GST	$ 169,892
TOTAL LUMP SUM PRICE	**$ 1,868,812**

ADDITIONAL RATES:

Material (material, labour, preliminaries & margin)		Rate
Painting (external)	$60	/m²
Painting (internal)	$45	/m²
Concrete spalling	$40	/litre
Render repairs	$100	/m²
Skim render	$50	/m²
Brickwork reconstruction	$600	/m²
Brickwork repointing	$80	/m²
Resealing works	$60	/lineal m
Articulation joints	$200	/lineal m
Installation of new cavity flashing	$400	/lineal m
Screed (1m² at 100mm thickness)	$200	/area
uPVC 60	$120	/6m length
uPVC 100	$200	/6m length
100mm core hole	$200	/each
60mm spitter core	$300	/each
Relocation of air conditioning condenser unit (permanent wall mount)	$900	/each

Labour		Rate
Waterproofer	$90	/hr
Tiler	$90	/hr
Painter	$60	/hr
Plumber	$90	/hr
Electrician	$90	/hr
Labourer	$50	/hr
Site Supervisor	$100	/hr
Project Manager	$160	/hr

Builders margin		
A. Preliminaries/overheads	10	%
B. Profit margin	10	%
Contractor's margin (A+B)	20	%

CONTRACTOR LICENCE

BUILDER

NSW GOVERNMENT | Fair Trading

DM HOLDING GROUP PTY LTD

NUMBER
176813C

SUITE 901 24 MONTGOMERY ST
KOGARAH NSW 2217

EXPIRES
19/08/2027

NSW GOVERNMENT

icare | Workers Insurance

Certificate of currency

000987 1333 EMAIL
Gabriel Abdallah
DM HOLDING GROUP PTY LIMITED
PO Box 1171
PARRAMATTA NSW 2124

Issue date:
28/11/2022

Statement of coverage

The following policy of insurance covers the full amount of the employer's liability under the *Workers Compensation Act 1987 (NSW)*.

Employer name:	Policy number:	Valid:
DM HOLDING GROUP PTY LIMITED	121521101	30/11/2022 - 30/11/2023

Business name:	ABN:	ACN:
Wynn Construction Group No1	16 099 892 332	099 892 332

Industry classification number (WIC)[3]	Number of workers[1]	Wages/units[2]
411100 House Construction	5	$1,250,000.00

1. Number of workers includes contractors/deemed workers
2. Total wages/units estimated for the current period
3. The policy covers all workers employed by the entity named on this certificate in the course of its primary business activity or any other activities ancillary to its primary business activity as declared.

COPY

Important information

Principals relying on this certificate should ensure it is accompanied by a statement under section 175B of the *Workers Compensation Act 1987 (NSW)*. Principals should also check and satisfy themselves that the information is correct and ensure that the proper workers compensation insurance is in place, i.e. compare the number of employees on site to the average number of employees estimated; ensure that the wages are reasonable to cover the labour component of the work being performed; and confirm that the description of the industry/industries noted is appropriate. A principal contractor may become liable for any outstanding premium of the sub-contractor if the principal has failed to obtain a statement or has accepted a statement where there was reason to believe it was false.

Yours faithfully,

Peter Meighan
Underwriting Operations Manager
icare Workers Insurance

ATC Insurance Solutions Pty. Ltd.
Address: Level 11, 17 Castlereagh Street, Sydney NSW 2000

p: 02 9928 7102 f: 03 9867 5540 e: info@atcis.com.au
w: www.atcis.com.au
ABN: 25 121 360 978 AFS Licence No. 305802

Certificate of Currency

This document certifies that the policy referred to below is currently intended to remaining force until 4:00pm on the expiry date shown and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the *'Insurance Contracts Act 1984'*.

Insurer:	Certain Underwriters at Lloyd's of London (UMR B184022YIM5054, B184022YIM5058, B184022YIM5021)
Product Issuer:	This policy is issued by ATC Insurance Solutions Pty. Ltd. (ACN121 360 978, AFS License No. 305802) acting on behalf of Certain Underwriters at Lloyd's of London.
Insured:	DM Holding Group Pty Ltd t/as Wynn Construction Group
Policy No:	ATCCW01453
Class of Insurance:	Construction Material Damage & Liability Insurance
Business Description:	Maintenance and renovation of residential and commercial buildings
Insured Contract(s):	Contracts Transferred
Territorial Limits:	Material Damage - Anywhere in Australia below the 26th Parallel South Liability - Worldwide except USA and Canada
Period of Insurance:	31 Aug 2022 to 31 Aug 2023 at 4:00pm
	Maximum Construction Period: 18 Months **Maximum Maintenance Period:** 12 Months **Testing and Commissioning Period:** 4 Weeks

Material Damage:

Cover Item	Insured Property	Sum Insured	
1 (a)	Contract Value (Including Principal Supplied Materials)	$2,000,000	aoO
1 (b)	Named Insured's Plant & Equipment (on-site)	$50,000	aoO

aoO = any one Occurrence

Legal Liability:

Limit of Liability:		
Public Liability	$20,000,000	aoO
Products Liability and Completed Operations Liability	$20,000,000	aoOaitA
Property owned by Insured or in its care, custody and control	$100,000	aoOaitA
Vibration, removal, weakening of support	$20,000,000	aoO

Signature:

Shane Sheppard

Date: 25 August 2022

IMPORTANT:
In arranging this certificate, we are acting under an authority given to us by the insurer named above to issue certificates on their behalf. It does not reflect in detail the