

- (i) the person may:
 - (A) by giving a written and signed notice to the company, elect to be a member; or
 - (B) by giving a completed transfer form to the company, transfer the shares to another person; and
 - (ii) the person is entitled, whether or not registered as a member, to the same rights as the member.
- (b) On receiving an election under subparagraph (a)(i)(A) of this clause, the company must register the person as a member.
 - (c) A transfer under subparagraph (a)(i)(B) of this clause is subject to the same limitations, restrictions and provisions of this constitution relating to the right to transfer, and the registration of transfers of, shares, as apply to transfers generally.

ALTERATION OF CAPITAL

77 The company may by resolution, in accordance with section 254H of the Act, convert all or any of its shares into a larger or smaller number of shares.

LEVIES

- 78 (a) The board shall have the power to impose:-
- (i) an ordinary levy on members once in each financial year of the company;
 - (ii) a special levy on members from time to time and at such times as the board shall see fit;
- (b) 'Ordinary Levy' means a levy comprising two (2) elements, namely:-
- (1) an 'administration fund levy' to cover the day to day administration, maintenance or repair of the building for the twelve month period following imposition of the levy and shall include amounts sufficient to cover the liability of the company for:-
 - (i) Council Rates and all other amounts properly payable to municipal authorities;
 - (ii) Water sewerage and Drainage rates and all other amounts properly payable to water sewerage or drainage authorities;
 - (iii) Amounts payable for Federal or State Land Tax and any other charges and taxes imposed upon the land by any properly constituted body;

- (iv) Insurance premiums for insurance of the building in terms specified in clause 81;
 - (v) The cost of repairs and maintenance to the common property as are necessary to keep the building in first class order and condition;
 - (vi) The cost of cleaning of the common property including all cleaning materials, implements and labour;
 - (vii) The cost of electricity to the common property;
 - (viii) The wages of any caretaker or other employees of the company employed in the running, administration and maintenance of the building;
 - (ix) Any items of expenditure carried forward from the previous year;
 - (x) Any amount payable as director fees in accordance with this constitution;
 - (xi) Interest, bank charges and institutional or other ancillary charges payable upon any money borrowed or raised by the company;
 - (xii) Management, accounting, legal, secretarial and other professional charges including, without limiting the generality of the foregoing, any fees payable to the managing agent;
 - (xiii) Maintenance and repair of fire prevention equipment including the fire extinguishers within the units;
 - (xiv) Any other expenditure properly incurred by the company and the day to day running, administration and maintenance of the common property of the building as first class residential units: (the above known and the 'Administration Fund Component') and
- (2) a 'Sinking Fund Levy' being such contribution as the board may see fit to cover contingent or anticipated liabilities and expenses that are irregularly incurred by the company by reason of its ownership of the land and building.
- (c) 'Special Levy' means a levy imposed to cover payments of a capital, irregular or major nature and shall include amounts sufficient to cover the liability of the company for:-
- (i) the cost of painting and re-painting any part of the common property of the building;
 - (ii) the cost of acquisition of any personal property;

- (iii) the cost to renew or replace any fixtures, fittings or personal property owned by the company;
 - (iv) the cost of structural repairs to the building
 - (v) the amount that the company is liable to pay forthwith but is unable to pay unless such a levy is raised;
 - (vi) any amount payable by the company that cannot be paid by current funds.
- (d) Upon any levy being imposed under this clause 79, the secretary shall cause a notice of that levy in the form prescribed by Schedule 4 to this constitution or such other form as he deems necessary to be sent to each member. Each member shall be liable to pay to the company that proportion of the levy which bears the same ratio to the total number of issued shares. The amount levied on each member shall be payable within 30 days after service of the notice of levy, failing which;
- (i) the amount remaining unpaid shall bear interest at the prescribed rate or such other rate as the board may determine from time to time;
 - (ii) any member in default shall lose his entitlement to vote at general meetings of the company until all sums owing to the company by him are repaid.

FUNDS

79. (a) The board shall ensure that the Administration Fund described in clause 79(b)(1) and the Sinking Fund described in 79(b)(2) is used for the purposes set out in clause 79.
- (b) Funds contained in the Administration Fund shall not be transferred to the Sinking Fund (and visa versa) without the approval of the board.

INSURANCE

- 80 (a) The company shall adequately insure the building and keep the building insured under a damage and theft policy with an insurer approved under the Strata Act.
- (b) In addition to the insurance affected by the company pursuant to clause 81(a) the company shall effect insurance;
- (i) in respect of any occurrence against which it is required by law to insure, including any insurance required by reason of the provisions relevant workers compensation legislation or such other legislation as may be passed of a similar or like nature;
 - (ii) in respect to damage of property, death or bodily injury for which the company could become liable for damage;

- (iii) against the possibility of the occupier of any of the lots becoming jointly liable by reason of a claim arising in respect of any other occurrence against which the board pursuant to a special resolution decides to insure.

SPECIAL RIGHT OF LOT HOLDERS

- 81 Notwithstanding anything in this constitution, only members shall be entitled to hold shares granting rights to any utility lot.

DECISION TO CONVERT TO STRATA TITLE

- 82 Subject to availability of finance, a majority vote of 75% in favour of converting the building strata title shall be deemed sufficient.

CERTIFICATE AS TO MEMBER

- 83. The secretary upon receiving a written request and the amount of \$35.00, (or such fee as determined by the board from time to time) shall prepare and issue upon application by an intentional party, a certificate in the form of the certificate contained in Schedule 4 containing the following information;
 - (a) date of certificate;
 - (b) the share group referred to in the certificate;
 - (c) details of insurance policies held by the company, including
 - (i) name of insurer;
 - (ii) policy number for each policy;
 - (iii) amount of cover;
 - (d) name and address of directors of the company;
 - (e) name and address of the secretary of the company;
 - (f) name and address of the managing agent of the building (if applicable);
 - (g) the amount of levies imposed by the board in relation to the share group.

MANAGING AGENT

- 84 A Managing agent may be appointed by the board upon such terms as it thinks fit, and the board may from time to time revoke any such appointment, and or fill any vacancy arising from such revocation.

BY-LAWS

- 85 (a) The By-laws of the company shall be those set out in Schedule 1 to this constitution, as varied by resolution the board from time to time.

- (b) Upon the board becoming aware of any amendment to the By-laws contained in any Schedule 1 to the Strata Act, shall immediately give consideration to making a corresponding amendment to the company's By-laws.
- (c) The secretary shall supply and keep supplies each share group holder and each approved lessee with a copy of the By-laws in force from time to time.

SCHEDULE 1

BY-LAWS

1 Proprietors' attendance at Board Meetings

A member or, where that person is a corporation any company nominee of the corporation is entitled to attend a meeting of the board but may not address the meeting unless authorised by resolution of the board.

2 Noise

A member or occupier of a lot shall not upon the parcel create any noise likely to interfere with the peaceful enjoyment of the member or occupier of another lot or of any person lawfully using common property.

3 Vehicles

A member or occupier of a lot shall not park or stand any motor or other vehicle upon common property except with the written approval of the board.

4 Obstruction of Common Property

A member or occupier of a lot shall not obstruct lawful use of common property by any person.

5 Damage to Lawns, etc. on Common Property

A member or occupier of a lot shall not:-

(a) damage any lawn, garden, tree, shrub, plant or flower being part of or situated upon common property; or

(b) use for his own purposes as a garden any portion of the common property.

6 Damage to Common Property

A member or occupier of a lot shall not mark, paint, drive nails or screw or the like into, or otherwise damage or deface any structure that forms part of the common property without the approval in writing of the board.

7 Behaviour of Members

A member or occupier of a lot when upon common property shall be adequately clothed and shall not use language or behave in a manner likely to cause offence or embarrassment to the member or occupier of another lot or to any person lawfully using common property.

8 Children playing on common property in building

A member or occupier of a lot shall not permit any child of whom he has control to play upon common property within the building or unless accompanied by an adult exercising effective control, to be or remain upon common property comprising a laundry, car parking area or other area of possible danger or hazard to children.

9 Behaviour of Invitees

A member or occupier of a lot shall take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the member or occupier of another lot or of any person lawfully using common property.

10 Depositing rubbish, etc., on common property

A member or occupier of a lot shall not deposit or throw upon the common property any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the member or occupier of another lot or of any person lawfully using common property.

11 Drying laundry items

A member or occupier of a lot shall not, except with the consent in writing of the board, hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the building other than on any lines provided by the company for the purposes of these only for a reasonable period.

12 Cleaning Windows, etc

A member or occupier of a lot shall keep clean all glass in windows and doors on the boundary of his lot, including so much thereof as is common property.

13 Storage of inflammable liquids, etc

A member or occupier of a lot shall not, except with approval in writing of the board, use or store upon his land or upon the common property any inflammable chemical, liquid or gas or other inflammable material, other than chemical, liquids, gases or other materials used or intended to be used for domestic purposes or any such chemical liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

14 Moving furniture, etc, on or through common property

A member or occupier of a lot shall not transport any furniture or large object through or upon common property within the building unless he has first given to the board notice of his intention to do so sufficient in the circumstances to enable the company to arrange for its nominee to be present at the time he does so.

15 Floor covering

A member or occupier of a lot shall ensure that all floor space within his lot (other than that comprising kitchen, laundry, lavatory or bathroom) is covered or otherwise treated to any extent sufficient to prevent the transmission there from noise likely to disturb the peaceful enjoyment of the member or occupier of another lot.

16 Garbage Disposal

A member or occupier of a lot:-

- (a) shall maintain within his lot, or on such part of the common property as may be authorised by the board, in clean and dry condition and adequately covered a receptacle for garbage;
- (b) shall ensure that before refuse is placed in the receptacle it is securely wrapped or, in the case of tins or other containers, completely drained;
- (c) for the purpose of having the garbage collected shall, not more than twelve hours before the time at which garbage is normally collected place the receptacle within an area designated for that purpose by the board;
- (d) when the garbage has been collected shall promptly return the receptacle to his lot or other area referred to in paragraph (a);
- (e) shall not place anything in the receptacle of the member or occupier of any other lot except with the permission of that member or occupier; and
- (f) shall promptly remove anything which he or the garbage collector may have spilled from the receptacle and shall take such action as may be necessary to clean the area within which that thing was spilled.

SCHEDULE 2

(floor plan)

SCHEDULE 3

(Clause 78)

NOTICE OF LEVY

TO:

MEMBER
SHARE NUMBERS
LOT
TOTAL AMOUNT OF LEVY RAISED
YOUR % OF LEVY

Pursuant to a special resolution of the Board on _____ the day
20 an ordinary/special levy has been imposed:-

A YOUR GROUP PORTION

(a)	Administration Fund	\$
(b)	Sinking Fund	\$
(c)	TOTAL	\$
		<hr/>
		\$

B DATE OF LEVY DUE

(a) Full amount of levy due on _____ the day 20

OR

(b) (i) levy payable by _____ instalments
(ii) date upon which each instalment is due and payable:
20
20
20
20
(iii) first instalment due _____ 20

AMENDMENTS TO THE CONSTITUTION OF 2 PHILLIP STREET PTY LIMITED (ACN 111 363 029)
 IN ACCORDANCE WITH RESOLUTION OF MEETING OF MEMBERS ON 29 MARCH 2005

1. The definition of 'land' in clause 5 of the Constitution be amended by deleting the definition and inserting the words *"means the land comprised in lot F in Deposited Plan 340571"*.
2. The last two lines of clause 32(b) of the constitution be deleted and replaced with the words *"the company unless any such proposal is approved unanimously by a resolution of the holders of all shares in the company in a general meeting"*.
3. Paragraph 6 of the constitution of the Company be amended by deleting the existing table and inserting the following:

Share Numbers	Share Group Numbers	Lot (Unit) to which entitled
1-3,150	Cancelled	
3,151-291,146	1	1 + garage 287996
291, 147-530,814	2	2 239668
530, 815 -770,482	3	3 239668
770, 483-1,0101,50	4	4 239668

4483

Handwritten signature and initials in the bottom right corner of the page.

Certificate No. 14

Share Certificate

2 PHILLIP STREET PTY LIMITED

A.C.N. 111 363 029

Registered Under the Corporations Law

This is to certify that **Belinda Ann Seers**
of Unit 3/2 Phillip Street, STANMORE NSW 2048

is the holder of Two Hundred & Thirty Nine Thousand, Six Hundred & Sixty Eight (239,668) shares (numbered 530815 to 770482) and being share group number 3

on which the sum of one dollar per share is paid
and there remains no amount unpaid subject to the Constitution of the Company.

Dated this 6 October 2010

Executed in
accordance with
the Corporations
Law

..... Director

..... Secretary

Form of Transfer

I, _____ being the sole and full owner of the share(s) as shown above, in consideration of the sum of _____ paid to me
by _____ of _____ (hereinafter called the "Transferee") do hereby transfer to the said Transferee _____ to hold unto the said Transferee subject
share(s) numbered _____ in the Company the name of which appears above, a company incorporated in _____ to the several conditions on which I hold the same. And I the said Transferee hereby agree to take the said share(s) subject to the conditions aforesaid.

DATED the _____ day of _____ in the year _____

SIGNED BY THE Transferor:

SIGNED BY THE Transferee:

In the presence of:

in the presence of:

2 Phillip Street
Stanmore NSW 2048

Members Shareholdings

	<u>No of Shares</u>	<u>% of Total</u>
Unit 1	287,996	28.60%
Unit 2	239,668	23.80%
Unit 3	239,668	23.80%
Unit 4	239,668	23.80%
	1,007,000	

**ASIC**

Australian Securities & Investments Commission

Forms Manager

Registered Agents

Company: 2 PHILLIP STREET PTY LIMITED ACN 111 363 029

Company details

Date company registered 13-10-2004
 Company next review date 13-10-2017
 Company type Australian Proprietary Company
 Company status Registered
 Home unit company No
 Superannuation trustee company No
 Non profit company No

Registered office

BELINDA SEERS, 17 MALAKOFF STREET , MARRICKVILLE NSW 2204

Principal place of business

2 PHILLIP STREET , PETERSHAM NSW 2049

Officeholders

WOODGATE, DOROTHY

Born 11-07-1955 at LONDON UNITED KINGDOM

UNIT 2 , 2 PHILLIP STREET , STANMORE NSW 2048

Office(s) held: Director, appointed 11-06-2014

SEERS, BELINDA ANN

Born 26-03-1981 at BLACKTOWN NSW

17 MALAKOFF STREET , MARRICKVILLE NSW 2204

Office(s) held:

Secretary, appointed 11-06-2014

Company share structure

Share class	Share description	Number issued	Total amount paid	Total amount unpaid
ORD	ORDINARY	1007000	1007000.00	0.00

Members

SUTHERLAND , JAMES

UNIT 1 , 2 PHILLIP STREET , STANMORE NSW 2048

COOPER-SUTHERLAND , FIONA

UNIT 1 , 2 PHILLIP STREET , STANMORE NSW 2048

Share class	Total number held	Fully paid	Beneficially held
ORD	287996	Yes	Yes

SEERS , BELINDA ANN

17 MALAKOFF STREET , MARRICKVILLE NSW 2204

Share class	Total number held	Fully paid	Beneficially held
ORD	239668	Yes	Yes

WOODGATE , DOROTHY

10 WILLIAM STREET , SOUTH HURSTVILLE NSW 2221

Share class	Total number held	Fully paid	Beneficially held
ORD	239668	Yes	Yes

SAYED , SAM LATIF

15A ANGLO STREET , BURWOOD NSW 2134

NICHOLSON-SAYED , KIM MAREE

15A ANGLO STREET , BURWOOD NSW 2134

Share class	Total number held	Fully paid	Beneficially held
ORD	239668	Yes	Yes

Document history

These are the documents most recently received by ASIC from this organisation.

Received	Number	Form	Description	Status
16-11-2016	7E8528721	484	CHANGE TO COMPANY DETAILS	Processed and imaged
24-12-2014	7E6623061	484	CHANGE TO COMPANY DETAILS	Processed and imaged
24-12-2014	7E6623056	484	CHANGE TO COMPANY DETAILS	Processed and imaged

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ASIC

Australian Securities & Investments Commission

Australian Company

2 PHILLIP STREET PTY LIMITED
ACN 111 363 029

Extracted from ASIC's database at AEST 11:48:55 on 10/02/2017

Company Summary

Name: 2 PHILLIP STREET PTY LIMITED

ACN: 111 363 029

ABN: 14 111 363 029

Registration Date: 13/10/2004

Next Review Date: 13/10/2017

Status: Registered

Type: Australian Proprietary Company, Limited By Shares

Locality of Registered Office: MARRICKVILLE NSW 2204

Regulator: Australian Securities & Investments Commission

Further information relating to this organisation may be purchased from ASIC.

Current Company Extract for 2 PHILLIP STREET PTY LIMITED

Extracted from ASIC database on 18 December 2019 10:24 AM AEST

This extract contains information derived from the Australian Securities and Investment Commission's (ASIC) database under section 1274A of the Corporations Act 2001. Please advise ASIC of any error or omission which you may identify.

Organisation Details

Name: 2 PHILLIP STREET PTY LIMITED
 A.C.N: 111363029
 A.B.N: 14111363029
 Status: Registered
 Registered In: NSW
 Registration Date: 13/10/2004
 Review Date: 13/10/2020
 Name Start Date: 13/10/2004
 Type: Australian Proprietary Company
 Organisation Number Type: Australian Company Number
 Details Start Date: 13/10/2004
 Class: Limited By Shares
 Subclass: Proprietary Company
 Disclosing Entity: No
 Registered charity: No
 Document Number: 1E0357416

Organisation Address

Status	Address Type	Address	Start Date	Doc Number
Current	Registered Office	BELINDA SEERS 17 MALAKOFF STREET MARRICKVILLE NSW 2204	31/12/2014	7E6623061
Current	Principal Place of Business	2 PHILLIP STREET PETERSHAM NSW 2049	13/10/2004	1E0357416

Organisation Officers

Role	Officer Details	Address	Appointment Date	Court Details	Doc Number
Director	DOROTHY WOODGATE Date of Birth: 11/07/1955 Place of Birth: LONDON UNITED KINGDOM	UNIT 2 2 PHILLIP STREET STANMORE NSW 2048	11/06/2014		7E6530347
Secretary	BELINDA ANN SEERS Date of Birth: 26/03/1981 Place of Birth: BLACKTOWN NSW	17 MALAKOFF STREET MARRICKVILLE NSW 2204	11/06/2014		7E6623061

Share Structure

Share Class	No. Issued	Amount Paid	Amount Unpaid	Doc Number
ORD ORDINARY	1007000	\$1,007,000.00	\$0.00	1E0357416

Note: For each class of shares issued by a proprietary company, ASIC records the details of the twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

Shareholders

Class	No. Held	Beneficially Held	Fully Paid	Shareholder Details	Document Number
ORD	287996	Yes	Yes	JAMES SUTHERLAND UNIT 1 2 PHILLIP STREET STANMORE NSW 2048 FIONA COOPER-SUTHERLAND UNIT 1 2 PHILLIP STREET STANMORE NSW 2048	7E1111688

Class	No. Held	Beneficially Held	Fully Paid	Shareholder Details	Document Number
ORD	239668	Yes	Yes	DOROTHY WOODGATE 10 WILLIAM STREET SOUTH HURSTVILLE NSW 2221	7E6457903
ORD	239668	Yes	Yes	BELINDA ANN SEERS 17 MALAKOFF STREET MARRICKVILLE NSW 2204	7E6623061
ORD	239668	Yes	Yes	SAM LATIF SAYED 15A ANGLO STREET BURWOOD NSW 2134 KIM MAREE NICHOLSON-SAYED 15A ANGLO STREET BURWOOD NSW 2134	7E8528721

Documents

Form Code	Description	# of pages	Received	Processed	Effective	Doc Number
484	484N Change to Company Details Changes to (Members) Share Holdings	2	16/11/2016	16/11/2016	16/11/2016	7E8528721
484	484 Change to Company Details 484B 2 Change of Registered Address 484A1 Change Officeholder Name or Address 484A2 Change Member Name or Address		24/12/2014	24/12/2014	24/12/2014	7E6623061
484	484B Change to Company Details Change of Registered Address	2	24/12/2014	24/12/2014	24/12/2014	7E6623056
484	484 Change to Company Details 484B 2 Change of Registered Address 484A1 Change Officeholder Name or Address 484A2 Change Member Name or Address		24/12/2014	24/12/2014	24/12/2014	7E6623055
484	484A1 Change to Company Details Change Officeholder Name Or Address	2	18/11/2014	18/11/2014	18/11/2014	7E6530347
484	484A2 Change to Company Details Change Member Name or Address	2	21/10/2014	21/10/2014	21/10/2014	7E6457903
484	484E Change to Company Details Appointment or Cessation of A Company Officeholder	4	26/06/2014	27/06/2014	26/06/2014	028957316
484	484N Change to Company Details Changes to (Members) Share Holdings	8	06/12/2010	06/12/2010	06/12/2010	027359634
484	484E Change to Company Details Appointment or Cessation of A Company Officeholder	2	11/03/2010	11/03/2010	11/03/2010	7E2759561
370	370 Notification By Officeholder of Resignation or Retirement	3	27/02/2009	27/02/2009	27/02/2009	025402653
484	484 Change to Company Details 484B 5 Change of Registered Address 484E Appointment or Cessation of a Company Officeholder 484N Changes to (Members) Share Holdings		15/05/2007	15/05/2007	15/05/2007	7E1111688
484	484N Change to Company Details Changes to (Members) Share Holdings	0	13/06/2006		13/06/2006	022866242
484	484N Change to Company Details Changes to (Members) Share Holdings	5	30/06/2005	18/07/2005	07/07/2005	1F0013023
484	484 Change to Company Details 484M Notification of Share Cancellation - Other 484G Notification of Share Issue 484O Changes to Share Structure 484N Changes to (Members) Share Holdings	10	18/04/2005	10/05/2005	22/04/2005	021296447
201	201C Application For Registration as a 3 Proprietary Company		13/10/2004	13/10/2004	13/10/2004	1E0357416

Contact Address for ASIC use only

Note: The Address for ASIC Company Communications is for ASIC use only to correspond with the company. ASIC will forward notices such as the company statement, invoice statements and other correspondence where requested to this address.

Address	Start Date	Doc Number
PO BOX 63 ROOTY HILL NSW 2766	18/10/2016	

Risk Data

Summary

Court Actions:	0
Payment Defaults:	0
Insolvency Notices:	0
Mercantile Enquiries:	0
Credit Enquiries:	1
Critical ASIC Documents:	0
Credit Score:	695

Credit Report

Court Actions

Plaintiff	Action	Action Amount	Action Date	Nature of claim	Proceeding #	Location
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There are currently no court actions registered.

Court action information is supplied to CreditorWatch by the courts. We rely on the courts to provide up to date and accurate information and therefore CreditorWatch cannot guarantee that all actions are included. This report includes action information from the Magistrates courts in NSW, QLD, SA, VIC, and WA.

Payment Defaults

Default Posted By	Document Type	Amount Outstanding	Payment Due Date	Part Payment Made	Default Settled
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There are currently no defaults registered.

Insolvency Notices

Date	Title
------	-------

There are currently no insolvency notices registered.

Registered Mercantile Enquiries

Registered date	Mercantile Agent	Phone #
-----------------	------------------	---------

There are no mercantile enquiries registered.

Credit Score

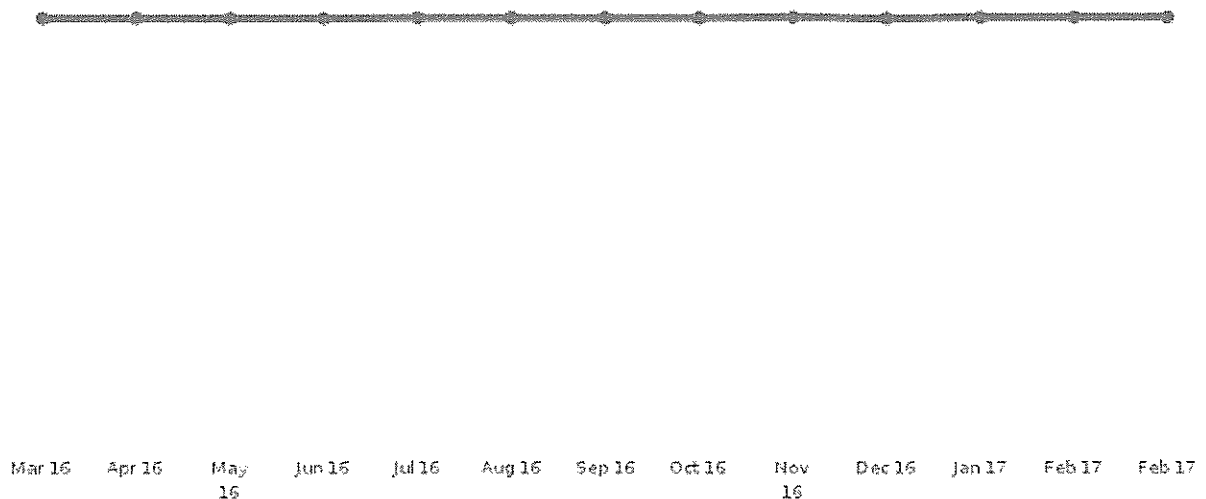
The score is a statistically based score indicating an entity's credit worthiness. The score ultimately ranks entities based on their riskiness and is designed to assist you in making more informed and consistent credit decisions.

The score is based between 0 and 850 index points with a higher score considered lower risk while lower scores are deemed to be riskier entities. It should be used in partnership with your internal credit procedures and policies.

Entity has acceptable creditworthiness. Extend terms within consideration.
Entity has a 1.20% chance of failure within the next 12 months.



Historical Credit Scores



Recommendations

Range	Risk level	Recommendation
0	Critical	Entity is deregistered or cancelled.
1 - 125	Critical	Entity has a critical status and significant adverse information present. Trading eligibility must be considered.
126 - 250	Very High	Entity has multiple pieces of adverse information present. COD trading highly recommended.
251 - 450	High	Entity has a below average creditworthiness score and some adverse information may be present. Trade with caution, monitor closely and consider your payment terms.
451 - 550	Moderate	Entity has moderate creditworthiness with or without adverse information. Monitor ongoing payment behaviour.
551 - 850	Low	Entity has acceptable creditworthiness. Extend terms within consideration.

score v.20150123a

Please note that the score and recommendation should be used in partnership with your company's internal credit procedures and policies. The score should not be used as the sole reason in making a decision about the entity.

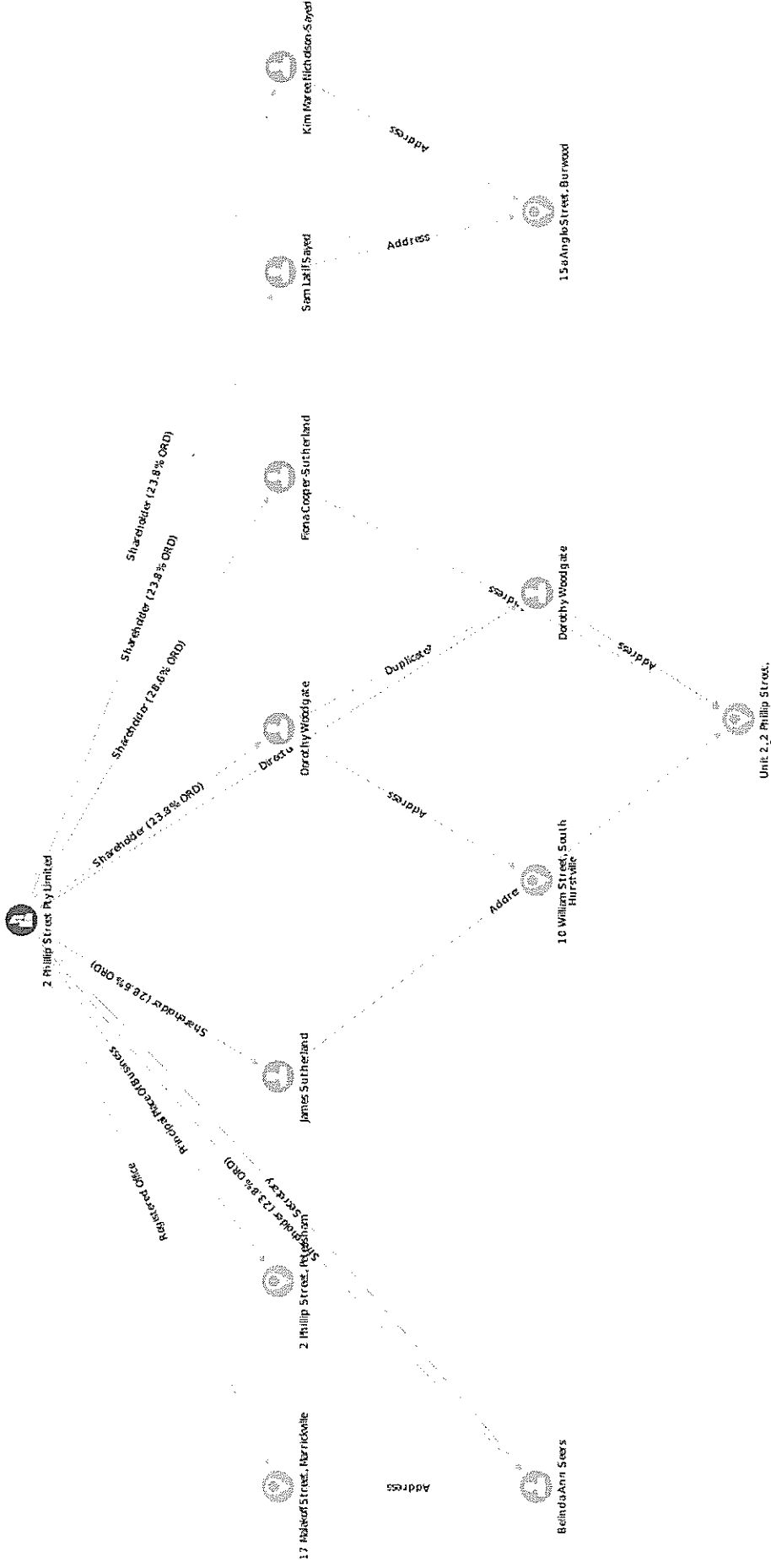
Historical Timeline

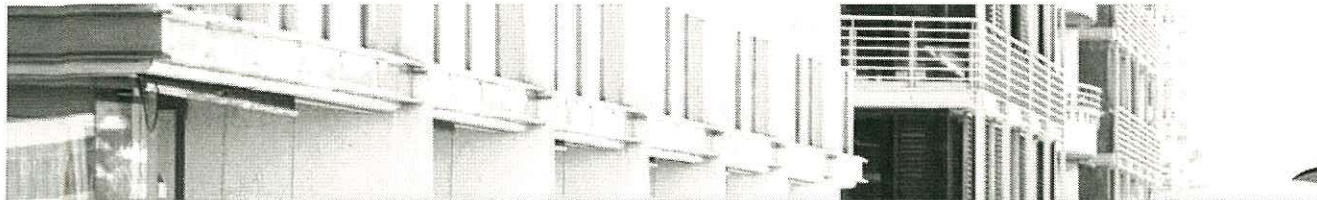
Date	Type	Notes
16-11-2016	ASIC Document	#7E8528721 Form 484 Change to Company Details Changes to (Members) Share Holdings
24-12-2014	ASIC Document	#7E6623061 Form 484 Change to Company Details Change of Registered Address Change Officeholder Name or Address Change Member Name or Address #7E6623056 Form 484 Change to Company Details Change of Registered Address #7E6623055 Form 484 Change to Company Details Change of Registered Address Change Officeholder Name or Address Change Member Name or Address
18-11-2014	ASIC Document	#7E6530347 Form 484 Change to Company Details Change Officeholder Name Or Address
21-10-2014	ASIC Document	#7E6457903 Form 484 Change to Company Details Change Member Name or Address
26-06-2014	ASIC Document	#028957316 Form 484 Change to Company Details Appointment or Cessation of A Company Officeholder
06-12-2010	ASIC Document	#027359634 Form 484 Change to Company Details Changes to (Members) Share Holdings
11-03-2010	ASIC Document	#7E2759561 Form 484 Change to Company Details Appointment or Cessation of A Company Officeholder
27-02-2009	ASIC Document	#025402653 Form 370 Notification By Officeholder of Resignation or Retirement
15-05-2007	ASIC Document	#7E1111688 Form 484 Change to Company Details Change of Registered Address Appointment or Cessation of a Company Officeholder Changes to (Members) Share Holdings
01-11-2004	Entity Status	The Entity Status was changed to Active
01-11-2004	Main Name	The Main Name was changed to 2 Phillip Street Pty Limited
01-11-2004	Main Business Physical Address	The Main Business Physical Address was changed to NSW 2217

Disclaimer

CreditorWatch is committed to ensuring that the information provided is accurate and comprehensive however due to data being received from sources not controlled by CreditorWatch we cannot guarantee that it is complete, verified or free of errors. The information should therefore be used in conjunction with your own investigations and you should not rely solely on this information when making credit or financial decisions. To the extent permitted by law, CreditorWatch will not be held responsible for any errors or omissions therein concerning the information sourced and published in its publications, websites, API or emails.

Appendix





Trademark
RESTORATION SERVICES

"QUOTE NUMBER 1"

Tuesday, 24 January 2017

Dorothy Woodgate
Unit 2, 2 Phillip St
STANMORE NSW 2048

REF: TM14320-1

**RE: 2 PHILLIP STREET, STANMORE
RECONSTRUCTION OF LAUNDRY SLAB & ASSOCIATED WORKS**

Scope of Works

We have based this quote on our site inspection and experience in carrying out similar work in the past. Engineering details and specification for the works were not made available at the time of preparing this quote.

We expect the following items of work to be undertaken as part of our proposal;

- ✧ Disconnect all laundry items (owners to relocate)
- ✧ Construct propping/formwork system below existing slab
- ✧ Dismantle and store lattice fencing
- ✧ Demolish brick upstands complete
- ✧ Demolish laundry slab complete
- ✧ Demolish stairs complete
- ✧ Notch-out bricks at building face as required
- ✧ Form up for stairs and slab
- ✧ Install steel mesh for new slab and stairs
- ✧ Pour new concrete slab and stairs
- ✧ Strip formwork after concrete has cured (7 days)
- ✧ Apply trafficable waterproof membrane to slab and stairs
- ✧ Construct new brick upstands and dividing wall (double brick)
- ✧ Re-install lattice fencing above walls
- ✧ Install new aluminium fencing to stairs
- ✧ Prepare and paint ceilings and walls to laundries and stairs
- ✧ Remove all debris created by the works
- ✧ Clean up site

Total Cost \$58,600.00 + GST

ABN 85 136 829 019

PO Box 141
Belmore NSW 2192
Sydney AUSTRALIA

T. 1300 45 65 98
E. info@tmrs.net.au
www.tmrs.net.au

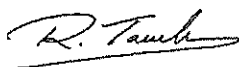


Clarifications

- ✧ All items on balcony must be removed by the owners/tenants prior to commencing the works.
- ✧ Access on to the balconies will be restricted for the full duration of the works.
- ✧ Owners/tenants are required to make alternative arrangements for use of laundry whilst works are being carried out. All personal items including washing machines and dryers will be disconnected and reconnect by us however these items will need to be relocated/stored by their owners as required. We would gladly assist with removing heavy items if this is required.
- ✧ The cost for engineering drawings and design is not included in our quote. We highly recommend engaging Bellmont Façade Engineering for advice and design work.
- ✧ We have assumed that power, water, toilet and a suitable storage area will be provided at no cost to our company.
- ✧ We envisage the works taking 6 weeks on site to complete. This duration excludes inclement weather and public holidays.
- ✧ Our tender is based on carrying out the works during normal business hours Monday to Friday, 7am-4pm.
- ✧ A deposit of 10% will be required prior to commencing the works.
- ✧ Invoice for the works will be submitted at 80% and 100% completion. Payment terms are strictly 10 days from date of submitted invoice.
- ✧ Our tender price remains valid for a period of 90 calendar days from the date hereof.
- ✧ We provide copies of our current insurances required for the works. Home Warranty certificate (HBCF) will be provided once a job specific application is submitted to the insurance underwriter.
- ✧ Please see attached project experience references for your perusal.

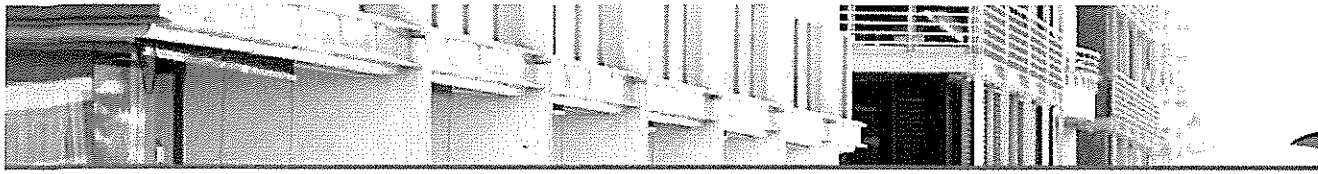
We trust our quotation is in line with your expectations and look forward to discussing the details of our proposal with you further.

Kind Regards,



Raoul Tawbe
Managing Director

Trademark Restoration Services Pty Ltd



Trademark

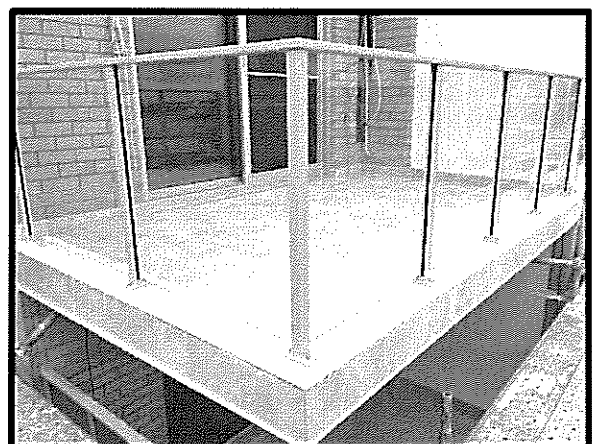
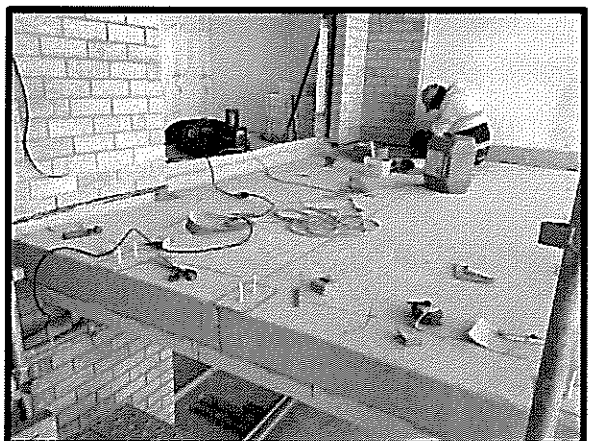
RESTORATION SERVICES

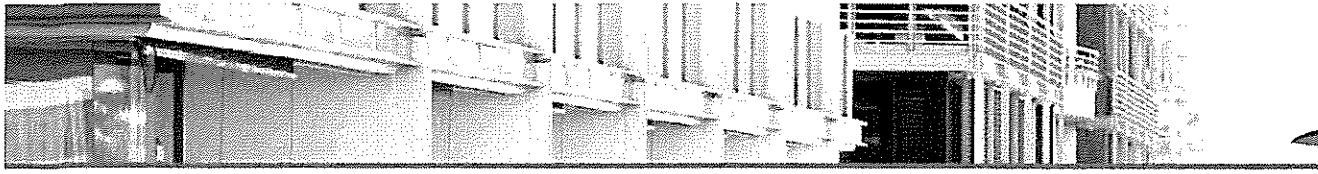
12 Woods Pde, Fairlight

Concrete Repairs (1500 Litres), Installation of Discrete Anodes & Sacrificial Anodes, Installation of Level Toppings, Balcony Waterproofing & Tiling, Installation of New Balustrades, Painting.

Completed: September 2016

Project Value: \$270K





Trademark

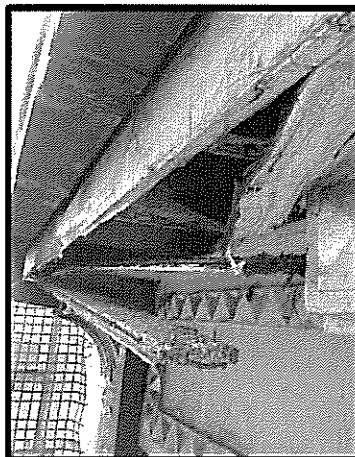
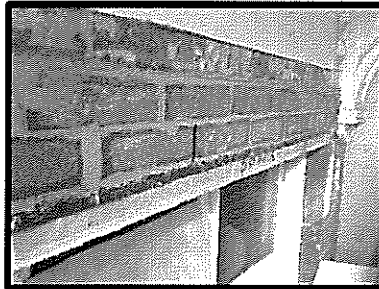
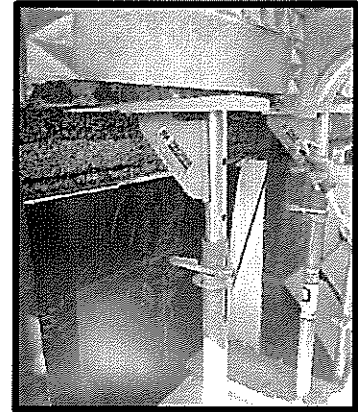
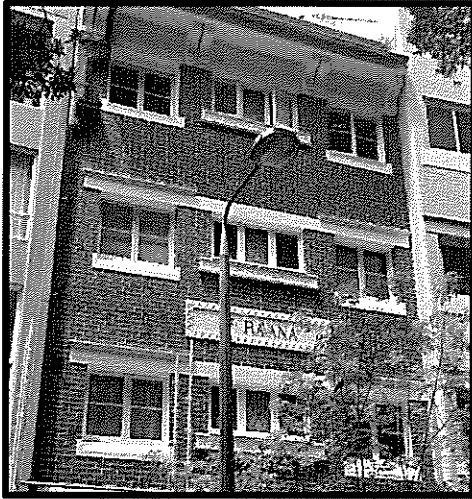
RESTORATION SERVICES

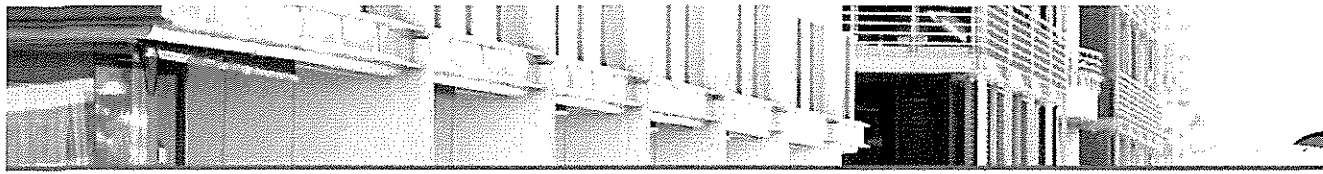
35-37 Elizabeth Bay Rd, Elizabeth Bay

Façade tuck-pointing, Window Lintel Replacement, Installation of Façade Brick Ties, Roof Structure & Eave Repairs, Render Repairs, Architectural Mouldings Leadlight Window Repairs, Painting of Windows & Façade

Completed: October 2016

Project Value: \$200K





Trademark

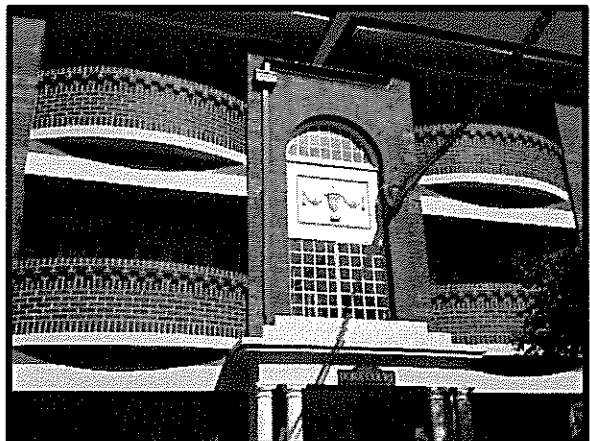
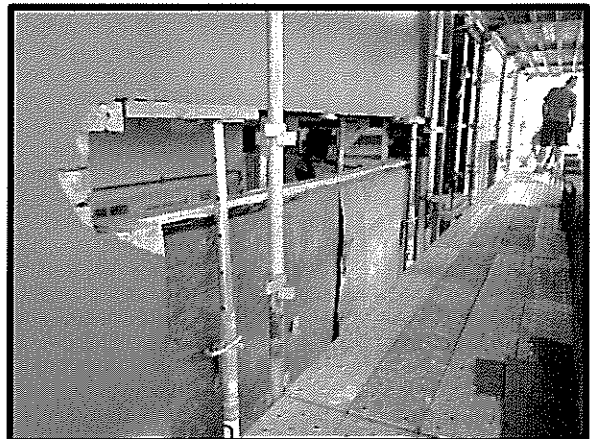
RESTORATION SERVICES

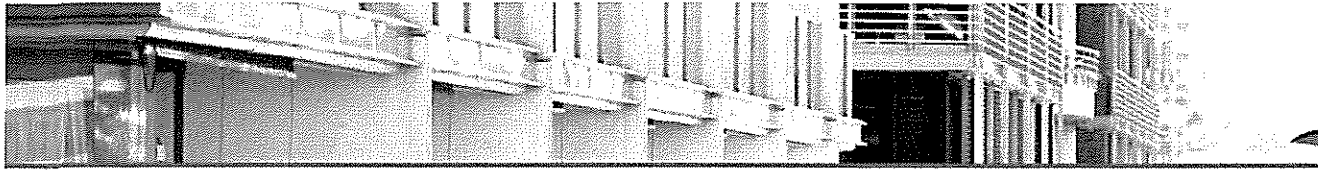
31 Marcel Ave, Randwick

Concrete Repairs (1800 Litres), Window Lintel Replacement, Construction of Balcony, Brick Repairs Upstands, Façade Repointing, Construction of Balcony Cantilever, Painting.

Completed: May 2016

Project Value: \$250K





Trademark

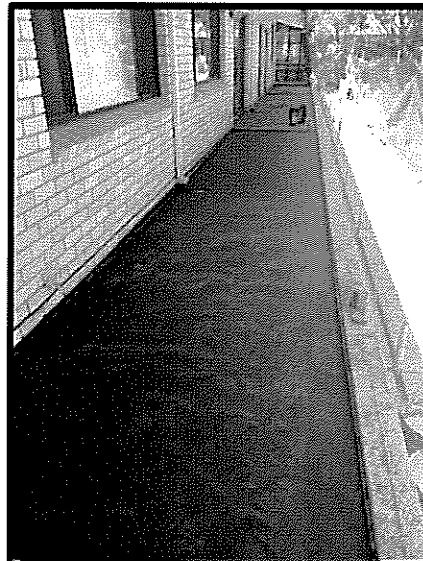
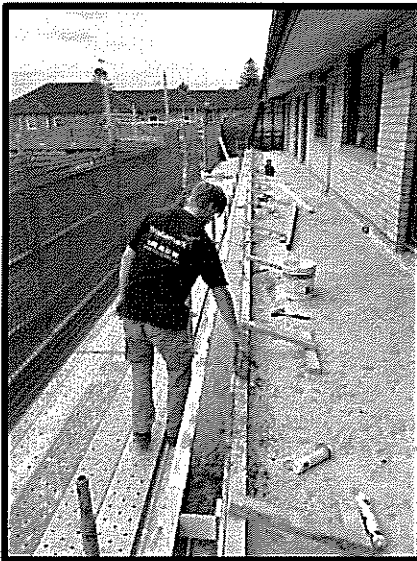
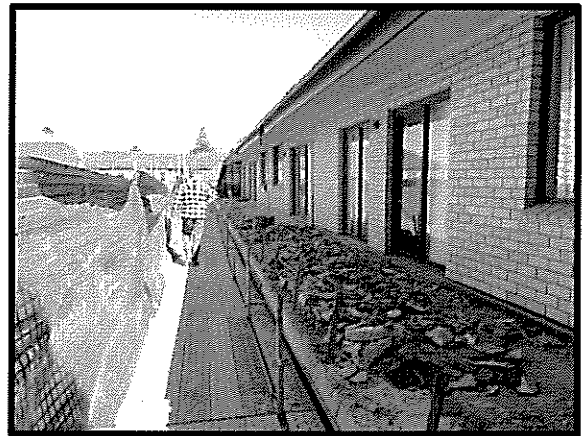
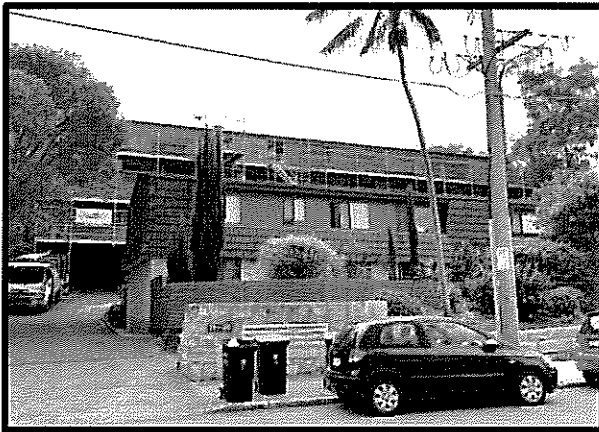
RESTORATION SERVICES

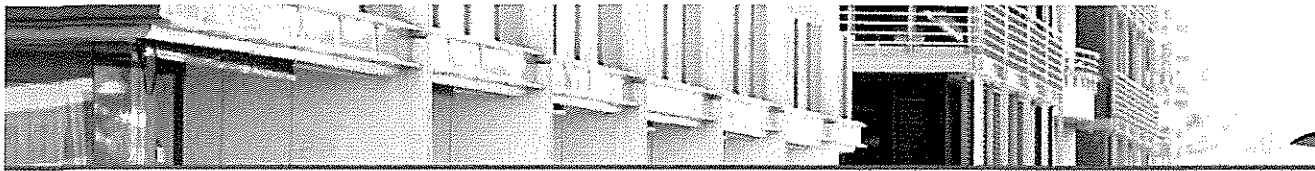
14 The Crescent, Manly

Demolition of balcony upstands, balcony Waterproofing and tiling (300m2), concrete repairs, render repairs, roof & facade repairs, frameless balustrades, Painting & other minor works.

Completed: Current

Project Value: \$490K





Trademark

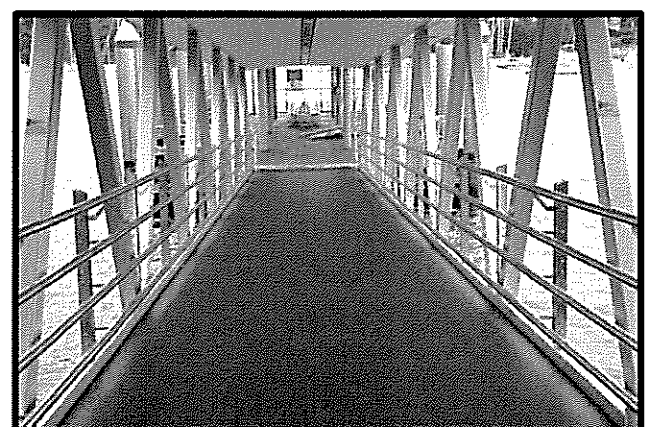
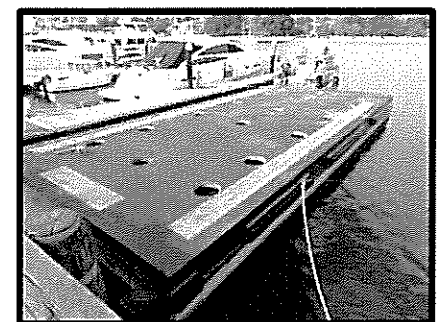
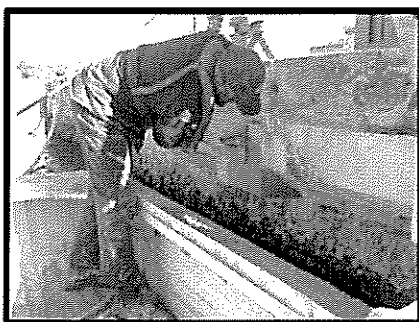
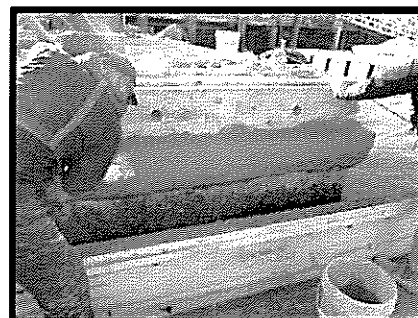
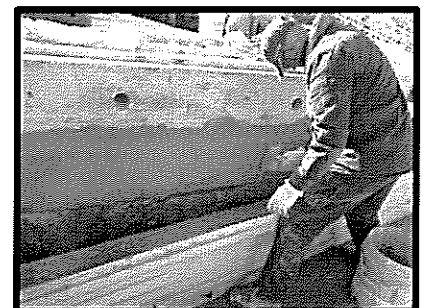
RESTORATION SERVICES

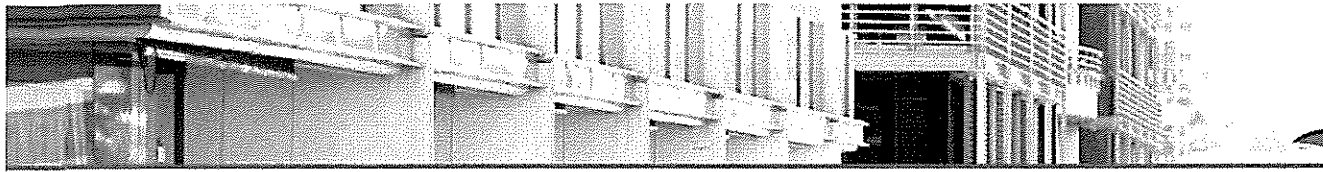
Mosman Bay Ferry Wharf

Concrete Repairs (1000 Litres), Pontoon Corbel Edge Repairs, Crack Injection (200m), Epoxy Surface Levelling (200m²), Silane Application (650m²), Epoxy Flooring Finish (200m²), Protective Painting.

Completed: March 2015

Project Value: \$140K





Trademark

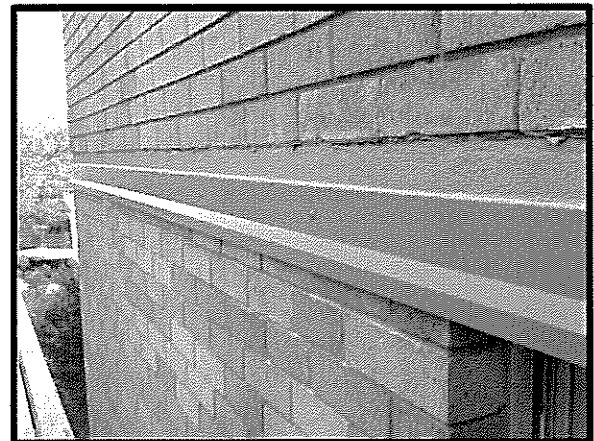
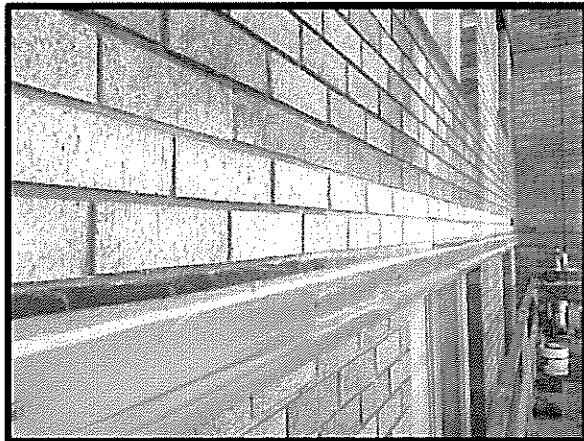
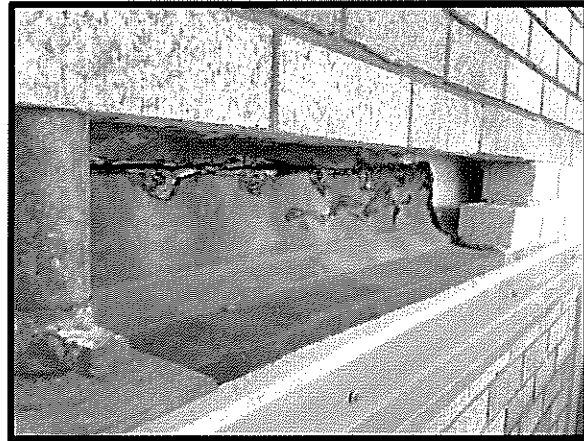
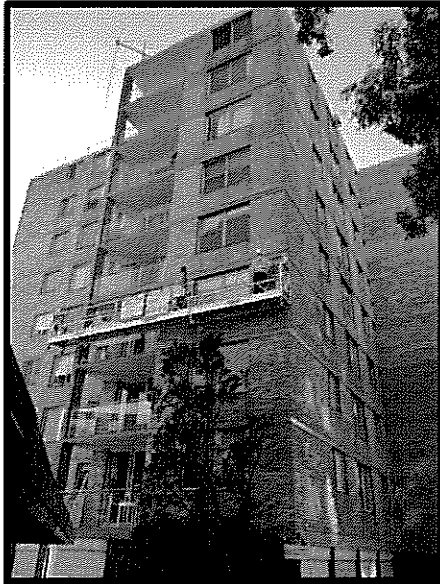
RESTORATION SERVICES

2 Bortfield Dr, Chiswick

Cavity flashing repairs, Installation of Building Slab Flashing (200m)

Completed: July 2016

Project Value: \$90K



26 August 2016

Policy Number: AP-193594

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 Construction
Insured Name: Trademark Restoration Services Pty Ltd
Territorial Limit: Within New South Wales
Current Period of Insurance: 12 August 2016 to 30 June 2017 at 4pm local time
Business Details: Builder - Residential and Commercial New and Alterations and additions

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.

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

Howaida Nakhla

SYDNEY
PO Box R1789
Royal Exchange NSW 1225

Tel: (02) 9252 1040
Fax: (02) 9252 1050

MELBOURNE
236a Lennox Street
Richmond VIC 3121

Tel: (03) 9421 6379
Fax: (03) 8562 9181

BRISBANE
PO Box 6037
Upper Mt Gravatt QLD 4122

Tel: (07) 3146 0100
Fax: (07) 3114 0445

PERTH
Suite 5, 996 Hay Street
Perth WA 6000

Tel: (08) 9322 4529

CERTIFICATE OF CURRENCY



GPO BOX 3915
SYDNEY NSW 2001

TRADEMARK RESTORATION SERVICES PTY LTD
PO BOX 141
BELMORE
NSW 2192

Dear Sir/Madam,

1. STATEMENT OF COVERAGE

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

This Certificate is valid from 31/08/2016 to 31/08/2017

The information provided in this Certificate of Currency is correct at: 22/08/2016

2. EMPLOYERS INFORMATION

POLICY NUMBER WC541454157
LEGAL NAME TRADEMARK RESTORATION SERVICES PTY LTD
ABN/ACN 85136829019

WorkCover Industry Classification Number (WIC)	Industry	Numbers of Workers+	Wages*
411100	House Construction	2	\$80,000

+ Number of workers includes contractors/deemed workers
* Total wages estimated for the current period

3. IMPORTANT INFORMATION

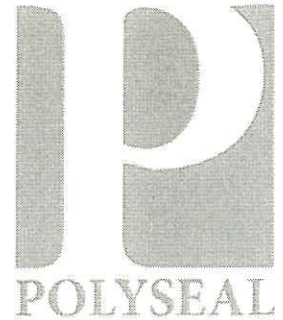
Principals relying on this certificate should ensure it is accompanied by a statement under section 175B of the *Workers Compensation Act 1987*. Principals should also check and satisfy themselves that the information is correct and ensure that the proper workers compensation insurance is in place ie. 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.

Phone: 13 10 10 Fax: 1300 666 346



"QUOTE NUMBER 2"



29th March 2016

Q00346
C / BELLMONT FAÇADE ENGINEERING
126-126 New Canterbury rd
Petersham NSW 2049

Attn: Peter Nguyen

Dear Peter,

RE : Remedial works 2 Phillip st Stanmore

Further to your invitation, we are pleased to submit our tender submission for the remedial building works at the above address.

Our quote is in accordance with the documentation provided, your amended scope of works dated 21 March 2016.

In addition to the above, we confirm we have inspected the site and submit the following

Please also note the following items

- No allowance for council fees or permits
- No allowance for latent condition
- Garage on northern elevation not included
- Pc sum of \$800 per window for removal and replacement of same lead light glass for windows in item D (included in sum)
- In option 2 item 1 to replace cold water shut off valves (approx. 7off) the assumption is that there is a main isolation to the building allowing us to isolate each valve

Programme

We currently have a lead time of 2-3 weeks from the written instruction to proceed and execution of a mutually acceptable Contract.

We anticipate a construction period of 14 weeks approx from commencement on site but this duration will be subject to the final extent of repair works required e.g. concrete repair and render repair and the impact of inclement weather.

Quoted Rates

Where a rate for repair has been nominated, these rates will be subject to a minimum measure of one whole unit per repair i.e. any one location of a minimum of 1 litre of concrete repair will be charged or, in the case of render repair a minimum of 1m² / 1m will be charged. Similarly with other rated items.

Polyseal Building & Remedial Services Pty. Limited
AFN 61 161 099 011

Level 11, 305 Princes Hwy, St Peters NSW 2044 P.O. Box 301 Earlwood NSW 2206
Tel: +61 2 8595 8400 Fax: +61 2 8595 8801 Email: polyseal@bigpond.com Web: www.polyseal.com.au

Concealed Services

As we have not been made aware of any services that may be concealed within the building or planter boxes, we have not allowed within our price to remove or relocate these services should they interfere with our works. Should services be uncovered or unintentionally be damaged during the works then additional costs will apply to any rectification or relocation found necessary.

Home building compensation fund

HBCF is included in our tender and will be confirmed prior to contract signing.

Contract notes

We have priced this tender on the basis of the following assumed Contractual provisions:

- A defect liability period of no more than 12 months.
- Progress claims being submitted on the 15th of each month, certified and paid by the 30th of each month.

General Clarifications

- Electricity, water and toilet facilities to be provided on site at no cost to ourselves.
- Space on site for construction of a site shed to be provided at no cost to ourselves.
- Working hours Monday – Friday 7.00AM to 3.30PM
- Contractor License No.244499C

We trust the above meets with your requirements and if you have any further queries please contact the undersigned. In the meantime we thank you for the opportunity to price these works.

Yours faithfully
Polyseal Building & Remedial Services

Kevin Duffell



Estimator

3 PRICING SCHEDULE

This completed pricing schedule is to be submitted at tender stage together with all requested supporting documentation. This schedule is intended as a guide only and not a complete list of all items required to complete the specified works. Where necessary, the contractor shall include any additional line items in the schedule so as to show the related costs. Note that where the quantity of works differs to the following provisional quantities, the rates provided will be used to adjust (+ or -) the contract sum.

Item	Provisional Quantity	Unit	Price (\$)	Rate for Extra Over*
Item A – Lintel Replacement and Head Flashings				
Supply and install new steel lintels and head flashings	ALL		16938	530
Brick work repairs	20	m ²	6250	313 m ²
Item B – Brick Tie Installation				
Supply and installation brick ties	ALL		18830	19
Item C – Façade Re-Pointing				
Supply and install new mortar to brickwork.	ALL		111790	103
Item D – Window Repairs/Replacement and Painting Works				
Remove and replace 4 bedroom windows to the west elevation with new timber windows	4		16900	4225
Costs associated with reusing existing stain glass			2500	
Replace Unit 3 lounge room window	1		2538	
Replace Unit 3 bathroom window assembly	1		1625	
Make good all internal and external areas			2750	
Window and door painting	ALL		13250	330
Window repairs (minor)	20	Locations	8250	413
Window repairs (major)	10	Locations	6875	688
Item E – Construction of New Slab and Waterproofing Works				
Demolition of existing concrete slab			4938	
Form, steel and concrete			9000	
New brick parapet and compliant rail			4500	
Waterproofing and tiling			2063	
Make good of laundries – render, paint, clean			2313	
Item F – Rear Stairwell Rails and Coating				
Replace stairwell rails			4300	538 LM.
Prepare and apply protective coatings to stairwell			1500	

BELLMONT

2 Phillip Street, Stanmore
Remedial Façade Works Specification

Item G – Miscellaneous				
Concrete repairs to underside of rear staircase	100	litres	4625	46
Supply and apply coating to fascias and external pipework	ALL		3250	
Installation of new pipe work			10438	
Building name replacement			625	
Item H – Completion				
Clean up and demobilisation			2000	
Overheads				
Site establishment costs			66650	
Site Dis-establishment costs			—	
Fees and Permits			—	
Work Period		14-16 wks		
Bellmont inspections of access, slab reinforcement and brick tie testing			\$ 3,000	
Sub Total			\$ 327698	
Contingency			\$ 20,000	
add 10% GST			\$ 34769	
TOTAL			\$ 382467	
Home Warranty Insurance Additional to above			\$ 5258	
Labour Rates for additional work				
Scaffold	875	/m/week	+gst	
Labourer	80	/hr	+gst	
Tradesman	85	/hr	+gst	
Site Supervisor	130	/hr	+gst	
Project Manager	170	/hr	+gst	

Item	Provisional Quantity	Unit	Total Fixed Price
Option 1 – Window Repairs Only and Painting Works			
Replacement of ALL timber sections to 4 bedroom windows to the front west elevation.	4		5500 +gst
Application of new coating to timber sections.	4		1000 +gst
Option 2 – Replacement of Plumbing Service Lines			
All ineffective plumbing shutoff valves and grey water plumbing services lines shall be replaced with new.	ALL		3568 +gst
Option 3 – Relocation of Gas Meters			
Relocate gas meters to the southern elevation of the building.	ALL		11875 +gst
Option 4 – Construction of Timber Box Around Gas Meters			
Construction of timber box structure to conceal the gas meters.	ALL		1000 +gst
Option 5 – Aluminium Glass Balustrade System (Refer Item E)			
Supply and install compliant aluminium glass balustrade system to new rear terrace slab	ALL		6175 +gst

NS15242JA

1 April 2016

Bellmont Façade Engineering
PO Box 273
PETERSHAM NSW 2049

Attn: Peter Nguyen

Ph: 9518 0775
Em: pnguyen@bellmont.net



SYDNEY
88 Vore Street, Silverwater NSW 2128
Ph: (02) 9748 8911 Fax: (02) 9748 8944

BRISBANE
73-75 Basalt Street, Geebung QLD 4034
Ph: (07) 3865 7644 Fax: (07) 3865 7944

Email: info@rbsa.com.au
Web: www.remedial.com.au

Dear Sir,

RE: 2 PHILLIP ST, STANMORE

Further to your recent request and our subsequent site inspection, we have pleasure in submitting our tender for the works at the above site as per the following tender documents.

SPECIAL NOTES

1. Client to supply free of charge to this firm:

- 240 volt power
- fresh clean water
- toilet facilities
- security access.



ISO/AS 9001:2008
ISO 14001:2004
AS/NZS 4801:2001



ISO/AS 9001:2008
ISO 14001:2004
AS/NZS 4801:2001

STATUTORY DECLARATION & INSURANCE INFORMATION

Public Liability CGU
 O1D 1301915 \$20M
 Expiry Date 26 September 2016

Construction Risk CGU
 O1D 1301915 \$3M
 Expiry Date 26 September 2016

Home Warranty Insurance QBE

Workers Compensation Rehabilitation Provider
Recovre Pty Ltd
Level 11, 2 Market Street
SYDNEY 2000
Contact Mark Cutts
Tel # 8114 1059

NEW SOUTH WALES

Workers Compensation ALLIANZ AUSTRALIA
 Policy No. MWP 007 1757 033
 Expiry Date 30 June 2016
 Limit of Cover Unlimited

Return to Work Coordinator

Sue Armstrong

Long Serv Leave Emp. # E904945
CBUS Employer # 60044
ACIRT 1434861
CTAS REM007
Builders Licence No. 122865C, Expiry Date: 15 March 2017

Remedial Building Services Australia Pty Ltd has an externally accredited Quality Assurance System in accordance with ISO / AS 9001: 2008.

Remedial Building Services Australia Pty Ltd has an externally accredited Environmental Policy in accordance with ISO 14001:2004.

Remedial Building Services Australia Pty Ltd has an externally accredited Occupational Health and Safety Management System Policy in accordance AS/NZS 4801:2001.

REMEDIAL STANDARD TERMS AND CONDITIONS

Notwithstanding any other document, representation or agreement to the contrary, the work carried out by Remedial Building Services Australia Pty Ltd (Remedial) will be performed on the following basis.

1. Design

To the extent permitted by law, Remedial is not responsible and will have no liability for or in connection with any defective work or materials where that work or material has been carried out or provided in accordance with the design, specification or instruction issued by or on behalf of you. The Client, by issuing the nominated specification and / or the acceptance of this quotation, has deemed themselves to be satisfied for all technical and practical aspects of the specification / quotation and as such, Remedial is not responsible for such technical and practical aspects.

2. Site conditions

Remedial will not be responsible for any site conditions or conditions affecting the site reasonably contemplated by Remedial prior to the commencement of the works.

If Remedial becomes aware of a site condition (including any prior work by others), which was not contemplated by Remedial prior to the commencement of the works, you must pay Remedial the reasonable costs incurred as a consequence of the condition.

3. Liability

3.1 Other consultants

You must indemnify Remedial for any liability incurred by Remedial in respect of any default or negligence of any other contractor or consultant you engage in relation to the works.

3.2 Limitation of liability

To the extent permitted by law, Remedial's liability for loss or damage in any way connected with the works whether arising out of a breach by Remedial of our agreement, at law, under any statute or in equity, is limited to any one of the following as determined by Remedial:

- a. the provision of the works again; or
- b. the payment of the cost of having the works provided again.

Any liability of Remedial in relation to damages for the late completion of the works, whether liquidated or unliquidated) is limited to 10% of the contract sum.

3.3 No consequential loss

Remedial will in no event be liable to you for any consequential or indirect financial loss, damage or expense including loss of revenue, loss of profit, loss of use, loss of financial opportunity or economic loss whether arising out of a breach by Remedial of our agreement, at law, under any statute or in equity.

4. Extensions of time for inclement weather

In addition to any other qualifying causes of delay for which Remedial is entitled to an extension of time, Remedial will be entitled to extensions of time to the date(s) or period(s) for completion for Inclement Weather.

For the purpose of this clause, Inclement Weather means: Rain, high wind, high humidity or any other weather condition which will affect the quality of work being provided and/or the health and safety of Remedial's employees.

5. Risk and title

5.1 Risk

Risk in any goods or materials (or works) supplied to you will pass to you upon delivery of the works to you or delivery at your direction.

5.2 Title

Title to the works will not pass to you but will remain in Remedial until the purchase price of the works has been paid in full.

Until title in the works passes to you:

- a. you will hold the works as fiduciary bailee and agent for Remedial; and
- b. if you incorporate the works into your property or that of a third party, then you will hold such part of the proceeds of the sale of that property as relates to the works in trust for Remedial. Such part will be deemed to equal in dollar terms the amount owing by you to Remedial for the works at that time.

If you:

- c. fail to make payments for the works as required; or
- d. commence to be wound up or are placed under official management or suffer a receiver or manager to be appointed or become insolvent or bankrupt or commit an act of bankruptcy,

you will deliver the works to Remedial upon demand. In the event you do not comply with a demand within 48 hours of receipt, Remedial will be entitled at any time to do all things necessary in order to take possession of the works. You will also pay on demand all costs associated with the exercise of Remedial's rights under this clause.

6. Agency

You agree that your third party agent, superintendent, strata manager, project manager, engineer (as applicable) is your agent for receiving payment claims and other notices under the Security of Payment Act.

For the purpose of this clause, Security of Payment Act means:

- a. where the site is in New South Wales, the Building and Construction Industry Security of Payment Act 1999 (NSW) as that Act is amended from time to time;
- b. where the site is in Victoria, the Building and Construction Industry Security of Payment Act 2002 (VIC) as that Act is amended from time to time; and
- c. where the site is in Queensland, the Building and Construction Industry Payments Act 2004 (QLD) as that Act is amended from time to time.

Additionally, if the Contract is between Remedial Building Services Australia Pty Ltd (the Builder) and a Body Corporate or other such organization, then Remedial Building Services Australia Pty Ltd will require an “authority to act as an agent” form signed by the Body Corporate or other such organization to formally recognise the Agent’s authority to act on the Owner’s behalf and issue instructions to the builder. The owner will be then bound by the acts of the Agent.

7. Warranties

Remedial will provide upon request the following types of warranties

- a. Warranty on materials from the relevant manufacturer where reasonably obtainable and on the terms offered by the manufacturer
- b. Warranty on labour from Remedial will be as per Government Statutory requirements, not as described elsewhere by specification, order, or contract, unless otherwise specifically stated within this quotation.

8. Terms Of Payment

Nett fourteen (14) days from date of invoice. Any payment not made by the due date shall attract interest at the rate of 12% from the due date until the date of payment, inclusive, without prejudice to any other rights which Remedial Building Services Australia Pty Ltd shall have. Invoices will be issued every seven (7) days unless otherwise agreed to prior to commencement or as may be designated by the specified contract document.

9. Deposits

Prior to commencement, Remedial Building Services Australia will require a 5% deposit of the total Contract amount (including GST). The invoice will be issued once this quotation is accepted and Home Owners Warranty insurance (NSW) has been issued.

10. Contract

This quotation / tender is not an offer. A Contract will only come into existence when the parties sign a formal written Contract.

NS15242JA – 2 PHILLIP ST, STANMORE

This quotation is firm for ninety (90) days from the above date and then subject to rise and fall. If this quotation is acceptable to your organisation, we will need a signed written Contract prior to our commencement.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Jeff Anderson', written in a cursive style.

Jeff Anderson

3 PRICING SCHEDULE

This completed pricing schedule is to be submitted at tender stage together with all requested supporting documentation. This schedule is intended as a guide only and not a complete list of all items required to complete the specified works. Where necessary, the contractor shall include any additional line items in the schedule so as to show the related costs. Note that where the quantity of works differs to the following provisional quantities, the rates provided will be used to adjust (+ or -) the contract sum.

Item	Provisional Quantity	Unit	Price (\$)	Rate for Extra Over*
Item A – Lintel Replacement and Head Flashings				
Supply and install new steel lintels and head flashings	ALL		47,290 -	
Brick work repairs	20	m ²	14,000 -	700 - m ²
Item B – Brick Tie Installation				
Supply and installation brick ties	ALL		21,552 -	
Item C – Façade Re-Pointing				
Supply and install new mortar to brickwork.	ALL		55,800 -	
Item D – Window Repairs/Replacement and Painting Works				
Remove and replace 4 bedroom windows to the west elevation with new timber windows	4		8,200 -	
Costs associated with reusing existing stain glass			4,000 -	
Replace Unit 3 lounge room window	1		1,800 -	
Replace Unit 3 bathroom window assembly	1		600 -	
Make good all internal and external areas		PS	5,000 -	
Window and door painting	ALL		25,000 -	
Window repairs (minor)	20	Locations PS	5,000 -	
Window repairs (major)	10	Locations PS	5,000 -	
Item E – Construction of New Slab and Waterproofing Works				
Demolition of existing concrete slab			8,290 -	
Form, steel and concrete			14,205 -	
New brick parapet and compliant rail			9,290 -	
Waterproofing and tiling			9,005 -	
Make good of laundries – render, paint, clean			2,330 -	
Item F – Rear Stairwell Rails and Coating				
Replace stairwell rails			8,400 -	
Prepare and apply protective coatings to stairwell			3,900 -	

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2 Phillip Street, Stanmore
Remedial Façade Works Specification

Item G – Miscellaneous				
Concrete repairs to underside of rear staircase	100	litres	8,500 -	85 -
Supply and apply coating to fascias and external pipework	ALL		6,200 -	
Installation of new pipe work			1,100 -	
Building name replacement			450 -	
Item H – Completion				
Clean up and demobilisation			1,000 -	
Overheads				
Site establishment costs			15,000 -	
Site Dis-establishment costs			3,000 -	
Fees and Permits			1,000 -	
Work Period			16 weeks	
Bellmont inspections of access, slab reinforcement and brick tie testing			\$ 3,000	
	Sub Total		\$ 287,812 -	
	Contingency		\$ 20,000	
	add 10% GST		\$ 28,781 -	
	TOTAL		\$ 336,593 -	
Home Warranty Insurance Additional to above			\$ AT COST	
Labour Rates for additional work				
Scaffold		250 - /m/week	} + GST -	
Labourer		85 - /hr		
Tradesman		95 - /hr		
Site Supervisor		110 - /hr		
Project Manager		120 - /hr		

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2 Phillip Street, Stanmore
Remedial Façade Works Specification

Item	Provisional Quantity	Unit	Total Fixed Price
Option 1 – Window Repairs Only and Painting Works			
Replacement of ALL timber sections to 4 bedroom windows to the front west elevation.	4		8,200 -
Application of new coating to timber sections.	4		3,000 -
Option 2 – Replacement of Plumbing Service Lines			
All ineffective plumbing shutoff valves and grey water plumbing services lines shall be replaced with new.	ALL	PS	10,000 -
Option 3 – Relocation of Gas Meters			
Relocate gas meters to the southern elevation of the building.	ALL	PS	10,000 -
Option 4 – Construction of Timber Box Around Gas Meters			
Construction of timber box structure to conceal the gas meters.	ALL		4,000 -
Option 5 – Aluminium Glass Balustrade System (Refer Item E)			
Supply and install compliant aluminium glass balustrade system to new rear terrace slab excl. stairwell	ALL		7,210

+ GST

"QUOTE NUMBER 3"

Ref: E160308

29th March 2016

Bellmont Façade Engineering
126 New Canterbury Road
Petersham NSW 2049

Attention: Peter Nguyen

Dear Peter,

**Re: 2 Phillip Street, Stanmore
Remedial Building Works**

Thank you for the opportunity to tender this project. Our tender comprises this letter, our clarifications and the tender schedules.

Based on the quantum of work we estimate a 12 week program. Commencement can be at the client's requirement but realistically 2 weeks after HBCFi is received.

We are enthusiastic to take on the refurbishment works to the building which is very near to our office, and we would welcome an opportunity to meet and discuss it further.

Yours faithfully
Preservation Technologies Pty Ltd



John O'Connell
Director

Clarifications

The following clarifications and provisos form part of our tender offer.

General

- We have allowed for no noise restrictions after 7.30am and up to 5pm. Working hours are 7.00am to 5.00pm. Some non-noisy Saturday work may need to be undertaken with client permission.
- Power, water to be provided by the client and access to internal areas should windows need to be replaced. We may store some materials in the side garage.
- We will need access into the side courtyard.
- All possessions, furniture, plants etc to be removed from the work areas.
- An increase in quantities may incur additional prelim and access costs.
- HBCFi has been allowed as a Prov Sum (including margin) subject to the project cost being finalised.
- All pricing excludes GST.

Work Items

- During the installation of brick ties, lintels, brick repair, repointing works etc internal render and fixtures may be affected. We are not responsible for such internal repair work, but we can carry out any such required repairs at day rates. Similarly no responsibility for hidden wall services.
- Services will be removed off the building wall where possible to allow the repointing works to be undertaken. In some instances we may not be able to get in behind services.
- Each unit owner will need to demonstrate the windows are operable, prior to commencement, for us to take on the risk after painting.
- Repairs to 4# timber windows are deemed to be external only and to the exposed section of sills.
- We have allowed a Prov Sum of \$3,000 for internal repair and painting works to the window surrounds.
- If putty needs replacing our rate is \$35 per lin.m, min of 1m per window.
- In terms of the replacement of sewer stackwork we have allowed for both sides of the building ie 1 x 100mm and 3 x 50mm stacks with new uPVC. We have allowed to connect back to the existing pipes inside the wall. We have allowed to replace the pipes up through the roof line and to re-flash.
- For the Cold Water shut off valves we have allowed for 7# valves. There has to be a main isolation to the building so we can isolate each valve.
- To isolate and re-locate the 4# Gas Meters lines to the other side of the building we have allowed to run the pipes under the building on the bearers. Connections will be made back to each units supply line at the closest possible points. We have made no allowance to upgrade or replace any existing pipework on the house service. We will have to discuss with the owners the downtime for gas supply to the units.
- For the rear stair balustrade we have allowed for Railsafe Design 3 "Elite" with 55x32mm rectangular top rail, 45x45mm square posts, 80x60x16 base plates, 18x19mm balusters and 38x19mm bottom rail with a maximum 125mm airspace below. 12mm stainless steel studs chemically anchored into concrete using Hilti Hy-150 epoxy mortars.
- New brick parapet built to full height ie 1.0m, no rail used.
- Laundry walls cleaned, patch render only (small area patched) then painted.
- Prov Sum of \$1k + GST allowed for building name replacement.

-As an alternative proposal to undertaking concrete repair works to the stairs, which may be an expensive exercise, and still end up with an old concrete stair, we can demolish it and cast a new stair in conjunction with the top slab. The cost of this new stair is \$11,200+GST. Then add back \$5,700 + GST for the new powder coated baluster system.

3 PRICING SCHEDULE

This completed pricing schedule is to be submitted at tender stage together with all requested supporting documentation. This schedule is intended as a guide only and not a complete list of all items required to complete the specified works. Where necessary, the contractor shall include any additional line items in the schedule so as to show the related costs. Note that where the quantity of works differs to the following provisional quantities, the rates provided will be used to adjust (+ or -) the contract sum.

Item	Provisional Quantity	Unit	Price (\$)	Rate for Extra Over*
Item A – Lintel Replacement and Head Flashings				
Supply and install new steel lintels and head flashings	ALL		17,500	
Brick work repairs	20	m ²	6,360	318 m ²
Item B – Brick Tie Installation				
Supply and installation brick ties	ALL		27,875	
Item C – Façade Re-Pointing				
Supply and install new mortar to brickwork.	ALL		43,800	
Item D – Window Repairs/Replacement and Painting Works				
Remove and replace 4 bedroom windows to the west elevation with new timber windows	4		19,760	
Costs associated with reusing existing stain glass			2,025	
Replace Unit 3 lounge room window	1		4,050	
Replace Unit 3 bathroom window assembly	1		1,755	
Make good all internal and external areas		Prov Sum	3,000	
Window and door painting	ALL		17,765	
Window repairs (minor)	20	Locations	4,000	200
Window repairs (major)	10	Locations	7,560	756
Item E – Construction of New Slab and Waterproofing Works				
Demolition of existing concrete slab			3,300	
Form, steel and concrete				
New brick parapet and compliant rail			3,810	
Waterproofing and tiling			2,110	
Make good of laundries – render, paint, clean			1,325	
Item F – Rear Stairwell Rails and Coating				
Replace stairwell rails			6,745	
Prepare and apply protective coatings to stairwell			1,190	

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2 Phillip Street, Stanmore
Remedial Façade Works Specification

Item G – Miscellaneous				
Concrete repairs to underside of rear staircase	100	litres	5,400	\$54 LTR
Supply and apply coating to fascias and external pipework	ALL		4,015	
Installation of new pipe work			11,240	
Building name replacement		PROV. SUM	1,000	
Item H – Completion				
Clean up and demobilisation			665	
Overheads				
Site establishment costs	including scaffolding			68,330
Site Dis-establishment costs	skips, supervision etc			
Fees and Permits				
Work Period	12 WEEKS			
Bellmont inspections of access, slab reinforcement and brick tie testing			\$ 3,000	
Sub Total			\$ 267,880	
Contingency			\$ 20,000	
add 10% GST			\$ 28,788	
TOTAL			\$ 316,668	
Home Warranty Insurance Additional to above			\$ 4,750	
Labour Rates for additional work				
Scaffold	\$1300 week		-1m/week	
Labourer	\$ 65		/hr	
Tradesman	\$ 80		/hr	
Site Supervisor	\$ 90		/hr	
Project Manager	\$ 150		/hr	

Plumber/Electrician @ 90

Materials/Plant @ Cost + 25%

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2 Phillip Street, Stanmore
Remedial Façade Works Specification

Item	Provisional Quantity	Unit	Total Fixed Price
Option 1 – Window Repairs Only and Painting Works			
Replacement of ALL timber sections to 4 bedroom windows to the front west elevation.	4		4,060
Application of new coating to timber sections.	4		880
Option 2 – Replacement of Plumbing Service Lines			
All ineffective plumbing shutoff valves and grey water plumbing services lines shall be replaced with new.	ALL		3,710
Option 3 – Relocation of Gas Meters			
Relocate gas meters to the southern elevation of the building.	ALL		11,310
Option 4 – Construction of Timber Box Around Gas Meters			
Construction of timber box structure to conceal the gas meters.	ALL		1,800
Option 5 – Aluminium Glass Balustrade System (Refer Item E)			
Supply and install compliant aluminium glass balustrade system to new rear terrace slab	ALL		2,480