

NOTICE OF GENERAL MEETING FOR STRATA PLAN 84451
(Section 18 & Schedule 1 of Strata Schemes Management Act 2015 (NSW))

'Watermark', 1-9 Beach St, THE ENTRANCE NSW 2261

**** TENANTS **** This document is issued to you as a tenant of this property as per the requirements under the Strata Schemes Management Act 2015 and is purely for your information only. While tenants may attend the meeting, you are unable to vote on any matter. Additionally, tenants may be requested to leave the meeting whilst some matters are being discussed ie. financial.

20 January 2026

Dear Owner/s,

Please find attached the Notice for your upcoming General Meeting. The following pages include important information for the meeting and how to vote.

Your meeting will be held on **Saturday, 31 January 2026** at **The Entrance Leagues Club - 3 Bay Village Rd, Bateau Bay NSW 2261**. Your Strata Manager will be chairing the meeting under delegated authority and will commence at **09:00 AM**.

To participate in this meeting via Zoom, just prior to the meeting time, please phone **02-8015 6011** and when prompted please enter the meeting ID: **872 5979 5861** then enter **#**. In addition, access for Zoom is available from PC, iOS or Android: <https://cstm.zoom.us/j/87259795861> and joining by phone for international numbers is via: <https://cstm.zoom.us/u/kbCVIJIZqS>

Please find following:

- GM Motions to be voted upon
- Proxy Appointment form
- Pre-Meeting Electronic Voting Paper

Your Meeting Check List:

- Are you Financial?
- Is your **Voting Paper or Proxy** completed and submitted?
- Does CSTM hold your current Company Nominee form? If your lot is owned by a Company, under the SSMA a Company Nominee must be nominated and noted on the Strata Roll to be eligible to vote at meetings.

If you have any queries regarding this Notice, please do not hesitate to contact me.

Kind regards
Tahlia Tuxford
CSTM Central Coast
tuggerah@cstm.com.au

**General Meeting of Lot Owners Saturday 31st January 2026
SP84451 Watermark, 1-9 Beach Street, The Entrance NSW 2261**

Background, Context & Purpose

Purpose

1. To raise a Special levy of \$350,000 to fund:
 - a) Passive Fire Defect repairs - \$290,000
 - b) Replace existing Hot Water System - \$60,000
2. To consider and approve a quote to complete passive fire defect repairs as outline in EBS Consultancy report and scope of works of 16th October 2025.
3. To consider and approve a quote to replace existing Hot Water System.

Context & Background

Passive Fire Systems

Fire Services legislative requirements outlined in AS1851-2012 became mandatory from February 2025 with further enhancements to commence from February 2026. Whilst our building was previously deemed compliant for the purposes of our Annual Fire Safety Statement (AFSS), this is no longer the case. Central Coast Council has noted a partial AFSS for 2025 and allowed until 26th July 2026 to achieve full compliance.

As noted in Strata Committee meeting minutes of 24th June 2025, our fire services contractor, Datacom Fire, identified passive fire defects within the building that required further investigation and recommended the services of EBS Consultancy to complete an investigation and full audit of our passive fire systems.

EBS Consultancy was subsequently engaged to:

- a) Complete a full audit of passive fire systems,
- b) Prepare a scope of works to rectify identified passive fire defects,
- c) Complete a tender process to secure three (3) quotes for the repair of identified defects,
- d) Certify passive fire defect repair work already being undertaken by ADEPT Fire in Level 1, Basement 1 & Basement 2 Car parks.

EBS Consultants submitted a tender report and recommendation of 5th December 2025 which included the following quotes for defect repairs:

Contractor	Quote Inc GST
One Stop Fire	\$501,768
National Fire Passive	\$490,809
Ash Passive	\$495,350

EBS recommended acceptance of the quote from National Fire Passive. **Note:** Additional costs: EBS Inspections \$25,520 + recommended 10% Contingency \$49,080. Making total cost of project if supervised and certified by EBS Consultancy \$565,410.

Your Strata Committee reviewed the EBS Tender report on 8th December 2025 and resolved to secure further quotes from local Central Coast based passive fire contractors:

Contractor	Quote Inc GST
All Passive	\$235,070
SWOT FIRE	Pending as at 20/1/26

Whilst at the time of writing this report, the quote from SWOT Fire has not been received, your Strata Committee's recommendation is to accept the quote from All Passive as this company sub-contracts to our existing fire services contractor, Datacom Fire; avoids the additional cost of travel & accommodation of the Sydney based contractors and avoids the cost for EBS Consultants to certify completed defect repairs.

All Passive are licensed to certify completed defect repairs.

Note 1:

We need to add a contingency of 23% to All Passive quote for electrical, plumbing and any unforeseen additional work thus the request to approve a special level of \$290,000.

Note 2:

Longitude Insurance, was advised regarding passive fire defects and the Central Coast Council partial 2025 AFSS prior to the renewal of Building Insurance on 30th December 2025. It is critical that we complete all defect repairs and hold a complete 2026 AFSS certification before renewal due 30th December 2026.

Hot Water Heater System Replacement

Our existing bank of four (4) commercial grade hot water heaters are now 15 years old, extensively corroded internally and externally to the extent that sludge is now circulating around the building producing brown water when running the hot water. The building mains hot water pipe work was recently high pressure flushed however, brown water continues to circulate in branch lines to individual units.

Urgent replacement of the four (4) hot water heaters is required.

Multiple quotes from Plumbing contractors have been received and have been based on a standard scope of works to replace the existing 275L water heaters with tankless commercial grade water heaters. These heaters are based on an instantaneous gas system that heats water as it passes through. By moving to this system, we anticipate a 20% saving on gas; to minimise corrosion of the heaters; avoids the need to remove a structure that encloses the existing heaters and avoids additional cost of crane hire to transport heaters to the Level 7 roof.

Contractor	Quote Inc GST
ZC Plumbing	\$45,353
Turner & Co Plumbing	\$54,996
AMPS Plumbing	\$60,766
Dempsey Plumbing	\$63,682

The quote provided by ZC Plumbing is recommended for approval. The four (4) burner system has been designed for the building and is estimated to save 20% on existing gas consumption.

Approval to raise a Special Levy of \$60,000 is requested to allow for any contingency should this arise.

Why a Special Levy of \$350,000 given our Capital Account holds in excess of \$200,000 in available funds?

Our building is now more than 15 years old with known and ongoing planned maintenance likely to quickly erode available funds:

Known Maintenance Item	Estimated Cost
Unit 7 - Window flashing	\$4,000
Unit 28 - Window flashing	\$4,000

Unit 4 - Window flashing	\$4,000
Basement Fire Defects - ADEPT Fire	\$50,000
Rust Spot Removal & Painting	\$200,000
Unit 12 - bathroom	\$8,000
Unit 12 - Sliding door frame	\$4,000
Unit 8 - Water Ingress repair	\$3,000
Unit 15 - Balcony repair	\$3,000

Additionally, given the age of the building we need to ensure we hold adequate funds in the Capital Account to address any common property repair and maintenance requirement that may develop. The mandatory requirements of AS1851-2012 will also trigger increased cost as fire services assets progressively need to be replaced.

Attachments for review:

Passive Fire

- a) EBS Consultants 19841 Tender Analysis 050125
- b) All Passive Services Quote 221225

Note: Lot Owners should access our communications system, MIMOR to view the EBS full scope of works dated 16th October 2025 which lists all passive fire defects.

Hot Water System Replacement

- a) ZC Plumbing Quote
- b) Turner & Co Quote
- c) Dempsey Plumbing Quote
- d) AMPs Plumbing Quote

1 MINUTES

That the Owners Corporation determine the minutes of the last General Meeting of the Owners Corporation as a true record of the proceedings of that meeting.

2 ACCEPT QUOTATION - ALL PASSIVE FIRE

That the Owners Corporation determine to accept the attached quotation received from All Passive Fire in the amount of \$ 235,070.00

3 ACCEPT QUOTATION - ZC PLUMBING

That the Owners Corporation determine to accept the attached quotation received from ZC Plumbing in the amount of \$45,353.30

4 ACCEPT QUOTATION - TURNER AND CO PLUMBING

That the Owners Corporation determine to accept the attached quotation received from Turner & Co Plumbing in the amount of \$54,996.00.

5 ACCEPT QUOTATION - AMPS PLUMBING

That the Owners Corporation determine to accept the attached quotation received from AMPS Plumbing in the amount of \$60,766.00.

6 ACCEPT QUOTATION - DEMPSEY PLUMBING

That the Owners Corporation determine to accept the attached quotation received from Dempsey Plumbing in the amount of \$63,682.00.

7 SPECIAL LEVY

That a Special levy be raised in the amount of \$350,000.00 to fund Fire Safety and Hot Water Heater replacement works as per the attached All Passive Fire and C Plumbing quotations. This levy will be paid into the Capital Works Fund by the owners as per unit entitlement and will be due 23rd March 2026.

Date of this notice: 20 January 2026

IMPORTANT NOTES TO MEETING NOTICE

Clause 8, Schedule 1 Notice - Voting at the meeting

1. **Priority votes:** A vote at the meeting by an owner of a lot does not count if a priority vote in respect of the lot is cast in relation to the same matter. A "priority vote" is defined in cl 24(1) of Schedule 1 of the Act. It essentially means an owner's vote does not count if a vote is cast on the same motion by:
 - (a) the mortgagee shown on the Strata Roll for the lot;
 - (b) the covenant chargee shown on the Strata Roll for the lot; or
 - (c) in the case of multiple mortgagees or covenant chargees, the priority mortgagee or chargee shown on the Strata Roll for the lot;
2. **Contributions:** An owner of a lot or person with a priority vote in respect of a lot may not vote at the meeting on a motion (other than a motion requiring a Unanimous Resolution) unless payment has been made before the meeting of all contributions levied on the owner and any other amounts recoverable from the owner, in relation to the lot that are owing at the date of the meeting;
3. **Person or proxy:**
 - (a) if the addressee of this notice is not a corporation - voting and other rights conferred by Schedule 1 of the Act may be exercised in person or by proxy;
 - (b) if the addressee of this notice is a corporation - voting and other rights conferred by Schedule 1 may be exercised only by the Company Nominee in person, or by proxy appointed by the addressee;
4. **Proxy delivery:** A proxy instrument is ineffective unless it contains the date on which it is made and it is given to the secretary of the Owners Corporation:
 - (a) in the case of a large strata Scheme, at least 24 hours before the first meeting in relation to which the instrument is to operate; or
 - (b) in any other case, at or before the first meeting in relation to which the instrument is to operate: cl 26 (3), Schedule 1.

Quorum

Clause 17 of Schedule 1 of the Act states the following in relation to a quorum:

- "(1) **Quorum required for motion or election** A motion submitted at a meeting must not be considered, and an election must not be held at a meeting, unless there is a quorum present to consider and vote on the motion or on the election.
- (2) **When quorum exists** A quorum is present at a meeting only in the following circumstances:
 - (a) if not less than one-quarter of the persons entitled to vote on the motion or election are present either personally or by duly appointed proxy,
 - (b) if not less than one-quarter of the aggregate unit entitlement of the strata Scheme is represented by the persons who are present either personally or by duly appointed proxy and who are entitled to vote on the motion or election,
 - (c) if there are 2 persons who are present either personally or by duly appointed proxy and who are entitled to vote on the motion or election, in a case where there is more than one owner in the strata Scheme and the quorum otherwise calculated under this subclause would be less than 2 persons.
- (3) A person who has voted, or intends to vote, on a motion or at an election at a meeting by a permitted means other than a vote in person is taken to be present for the purposes of determining whether there is a quorum.
- (4) **Procedure if no quorum** If no quorum is present within the next half-hour after the relevant motion or business arises for consideration at the meeting, the chairperson must:
 - (a) adjourn the meeting for at least 7 days, or
 - (b) declare that the persons present either personally or by duly appointed proxy and who are entitled to vote on the motion or election constitute a quorum for considering that motion or business and any subsequent motion or business at the meeting.
- (5) **Quorum for adjourned meeting** If a quorum is not present within the next half-hour after the time fixed for the adjourned meeting, the persons who are present either personally or by duly appointed proxy and who are entitled to vote on the motion or election constitute a quorum for considering that motion or business and any subsequent motion or business at the meeting."

GENERAL INFORMATION

Limitations on Proxies

Limitations on proxies apply. In particular, clause 27(7) of Schedule 1 of the Act provides:

"The total number of proxies that may be held by a person (other than proxies held by the person as the co-owner of a lot) voting on a resolution are as follows:

(a) if the strata Scheme has 20 lots or less, one,

(b) if the strata Scheme has more than 20 lots, a number that is equal to not more than 5% of the total number of lots.

Before providing your proxy form you should contact your proxy to determine whether or not they hold any other proxy forms.

Types of Motions

Motions listed requiring a Unanimous or Special Resolution will be clearly indicated.

A *Special Resolution* is a resolution against which not more than one quarter of the value of votes are cast.

A *Unanimous Resolution* is a resolution where there cannot be any votes cast against the motion.

Voting Eligibility & Financial Status

Clause 23(8) of Schedule 1 of the Act provides that voting rights cannot be exercised if the contributions for your lot have not been paid. The relevant consideration is whether or not the owner of the lot was an un-financial owner at the date notice of the meeting was given and did not pay the amounts owing before the meeting. This does not affect voting rights on a motion requiring a Unanimous Resolution

What does this mean?

If, as at the date of the meeting notice, you owe any contributions or interest, for example \$1.00 you must pay that \$1.00 prior to the actual meeting. If you do not, you are an un-financial member and cannot vote unless the motion requires a Unanimous Resolution.

Your Strata Manager, under their strata managing agreement, does not accept cash payments. Any payment of contributions, interest or other amounts owing are deemed received when they are received in cleared funds.

All references in this notice to the *Act* refer to the *Strata Schemes Management Act 2015* and all references to the Regulations are to the *Strata Schemes Management Regulations 2016* unless otherwise indicated.

PROXY APPOINTMENT FORM

Strata Schemes Management Act 2015 Clauses 13, 20 and 43

I/We _____ Date ___/___/___

The owners of Lot No. _____ in Strata Plan No. **84451**

1. Appoint _____ of _____ as my/our Proxy for the purposes of Meetings of the Owners Corporation (including adjournments of Meetings). **OR**
2. I/We appoint _____ of _____ as my/our Proxy for the purposes of Meetings of the Owners Corporation (including adjournments of Meetings) if _____ already holds the maximum number of proxies that may be accepted.

Period or number of Meetings for which appointment of proxy has effect:

* 1 Meeting or * ___ Meetings OR

* 1 month or * ___ months OR

* 12 months or 2 consecutive Annual General Meetings.

* *Circle or complete and circle whichever applies*

(Note. The appointment cannot have effect for more than 12 months or 2 consecutive AGM's, whichever is the greater.)

*1. This form authorises the proxy to vote on my/our behalf on all matters. **OR**

*2. This form authorises the proxy to vote on my/our behalf on the following matters only:

[Specify the matters and any limitations on the matter in which you want the proxy to vote.]

* Delete paragraph 1 or 2, whichever does not apply.

I/We request that the Proxy record my/our vote as follows: (Circle 'YES' or 'NO' for each motion on the agenda)

Motion 1 Yes/No	Motion 2 Yes/No	Motion 3 Yes/No	Motion 4 Yes/No	Motion 5 Yes/No
Motion 6 Yes/No	Motion 7 Yes/No			

Committee:

Do you wish to be elected to the Strata Committee (one nomination per lot) Yes / No

Name of Nominated Person

Signature of Nominee as Consent

Preferred Position if elected (in order of preference 1-4): ___ Chairperson ___ Treasurer ___ Secretary ___ Member

Note: The above only to be completed if Committee positions are to be elected/appointed as per the attached Agenda Notice.

- *3. If a vote is taken on whether (the Strata Managing Agent) should be appointed or remain in office or whether another Managing Agent is to be appointed, I/we want the proxy to vote as follows:

* Delete paragraph 3 if proxy is not authorised to vote on this matter. For examples, read note 1 below.

- *4. I understand that, if the Proxy already holds more than the permitted number of proxies, the Proxy will not be permitted to vote on my/our behalf on any matters.

Signature of Owner/s _____

Return Proxy to: CSTM Central Coast, 6/19 Reliance Dr, Tuggerah NSW 2259 E: tuggerah@cstm.com.au

IMPORTANT INFORMATION ON PROXY APPOINTMENT

Notes on appointment of proxies

1. This form is ineffective unless it contains the date on which it was made and it is given to the secretary of the owners corporation at least 24 hours before the first meeting in relation to which it is to operate (in the case of a large strata scheme) or at or before the first meeting in relation to which it is to operate (in any other case).
2. This form will be revoked by a later proxy appointment form delivered to the secretary of the owners corporation in the manner described in the preceding paragraph.
3. This form is current from the day on which it is signed until the end of the period (if any) specified on the form or the first anniversary of that day or at the end of the second annual general meeting held after that day (whichever occurs first).
4. If a person holds more than the total number of proxies permissible, the person cannot vote using any additional proxies. The total number of proxies that may be held by a person (other than proxies held by the person as the co-owner of a lot) voting on a resolution are as follows:
 - (a) if the strata scheme has 20 lots or less, one,
 - (b) if the strata scheme has more than 20 lots, a number that is equal to not more than 5% of the total number of lots.
5. A provision of a contract for the sale of a lot in a strata scheme, or of any ancillary or related contract or arrangement, is void and unenforceable to the extent that it:
 - (a) requires the purchaser of a lot, or any other person, to cast a vote at a meeting of the owners corporation at the direction of another person, or
 - (b) requires the purchase to give a proxy at the direction of another person for the purpose of voting at a meeting of the owners corporation (that is a person cannot rely on any such proxy to cast a vote as a proxy).

Notes on rights of proxies to vote

1. A duly appointed proxy:
 - (a) may vote on a show of hands (or by other means approved by general resolution at a meeting of the owners corporation), subject to any limitation in this form, or may demand a poll, and
 - (b) may vote in the person's own right if entitled to vote otherwise than as a proxy, and
 - (c) if appointed as a proxy for more than one person, may vote separately as a proxy in each case.
2. A proxy is not authorised to vote on a matter:
 - (a) if the person who appointed the proxy is present at the relevant meeting and personally votes on the matter, or
 - (b) so as to confer a pecuniary or other material benefit on the proxy, if the proxy is a strata managing agent, building manager or on-site residential property manager, or
 - (c) if the right to vote on any such matter is limited by this form.

PRE-MEETING ELECTRONIC VOTING PAPER

(Clause 15 Strata Schemes Management Regulation 2016)

GENERAL MEETING

This Pre-Meeting Electronic Voting Paper is to be received **no later than 24 hours via email (NOT via post) prior to the commencement of the meeting**, being Saturday, 31 January 2026 to commence at 09:00 AM.

Strata Plan: 84451 ~ Lot: _____ ~ Unit: _____ ~ Units of Entitlement (UE): _____

Note: Units of Entitlement (UE) must be completed if the motion is a special resolution. If you do not know your lots' UE, please contact our office.

Owner Name as recorded on the Strata Roll: _____

Note: If the lot is owned by a Company, only the Company Nominee noted on the Strata Roll is entitled to vote. Please contact our office if you are unsure or if you require a Company Nominee form.

I, _____ hold the voting rights to

Lot _____ in Strata Plan 84451 and in the capacity of (select from list below):

- | | |
|--|--|
| <input type="checkbox"/> Lot Owner | <input type="checkbox"/> First Mortgagee |
| <input type="checkbox"/> Appointed Proxy Nominee | <input type="checkbox"/> Covenant Chargee |
| <input type="checkbox"/> Company Nominee | <input type="checkbox"/> Mortgagee In Possession |

If your vote is cast as a proxy, specify the following in respect of the person who gave you the Proxy:

(a) Name: _____

(b) Capacity of that person: (ie. Lot Owner, Proxy, Mortgagee) _____

Voting Table:

Motion 1 Yes/No	Motion 2 Yes/No	Motion 3 Yes/No	Motion 4 Yes/No	Motion 5 Yes/No
Motion 6 Yes/No	Motion 7 Yes/No			

Committee:

Do you wish to be elected to the Strata Committee (one nomination per lot) Yes / No

Name of Nominated Person

Signature of Nominee as Consent

Preferred Position if elected (in order of preference 1-4): ___ Chairperson ___ Treasurer ___ Secretary ___ Member

Note: The above only to be completed if Committee positions are to be elected/appointed as per the attached Agenda Notice.

Voting Conditions:

This voting paper must be completed and received by our office electronically (NOT via Post) no later than 24 hours prior to the commencement of the meeting for it to be counted as a valid vote.

Signature of Owner/s: _____ **Date:** ___ / ___ / ___

Name of Owner/s: _____

**Return this Pre-Meeting Electronic Voting Paper to:
CSTM Central Coast at tuggerah@cstm.com.au**

IMPORTANT INFORMATION ON PRE-MEETING ELECTRONIC VOTING

How to complete this Voting Paper:

1. To ensure your vote is counted your pre-meeting electronic voting paper must:
 - be received by our office not less than 24 hours prior to the commencement of the meeting;
 - be received by electronic means, facsimile or email; (NOT by post)
 - the lot must be financial, being no money outstanding;
 - signed by the voting party;
 - contain the following details:
 - i. your name
 - ii. lot number
 - iii. capacity in which you are voting
 - iv. if the motion is a special resolution, your unit entitlement; and
 - v. if you are voting by proxy, the name and capacity of the person who gave you the proxy.

Pre-Meeting Electronic Voting Notice:

2. If the motion is to be determined **partly** by pre-meeting voting. This means that you may vote either by pre-meeting electronic voting or by attending the meeting itself. If you choose to cast a pre-meeting electronic vote, you should be aware that the motion may be amended at the general meeting after pre-meeting electronic voting has taken place. If that occurs your pre-meeting vote may have no effect
3. If the motion is to be decided **only** by pre-meeting electronic voting. This means that the motion cannot be amended at the meeting for which the pre-electronic meeting is conducted and that you will not be able to vote on the motion at the meeting itself.

EBS

C O N S U L T A N T S

bca + fire + access + defects



Project

1-9 Beach Street, The Entrance

Report

Tender Analysis Report

Client

Ross Elsley
watermarktheentrance@gmail.com

Date

05 December 2025

Reference

19814-Tender Analysis-1

Contact

Matthew Harriman
matthew@ebs.sydney
1300 300 327

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1.0 PROJECT OVERVIEW

1.1 Summary of Defects

Reference is made to our recent engagement by the Owners Corporation to prepare a tender document pertaining to the rectification of passive fire defects based off issues raised by the AFSS contractor.

Our office has since issued this tender document to the competitive market and obtained tender submissions from reputable and qualified contractors.

A copy of this tender document is attached in **Appendix B** of this report.

1.2 Scope of Works

The proposed scope of works to rectify the passive fire defects throughout the building.

1.3 Contractors

EBS Consultants invited the following contractors to provide a competitive tender submission for various components of work as outlined within the tender document.

The invited contractors are known to our office. We have no hesitation in recommending any of these companies and we are confident that all contractors can undertake the upgrading works in a professional manner and provide a high level of workmanship. We have project managed many upgrade works utilising the services of these contractors on recent projects in which have been completed satisfactorily.

A copy of the individual tender submissions is contained with **Appendix A** of this report.

1.3.1 Passive

- > One Stop Fire
- > National Fire Passive
- > Ash Passive

1.4 Contingency Sums

A contingency sum is an amount of money that the Owners Corporation should set aside for any additional works that may arise during the proposed upgrade works. Due to the nature of existing buildings, it is our experience that as contractors commence works that other defects are identified which were unforeseen. This is common where ceilings and shafts are opened for repair works.

Therefore, for budgetary purposes, once a successful contractor is selected, we recommend that the Owners Corporation set aside a minimum contingency of 5-10% of the final contract amount to allow for any unforeseen works.

1.5 Provisional Sums

A provisional sum or provisional quantity is either a cost amount or quantity that is allocated for upgrading works which are not fully specified in the Contract when the contract is entered into. Again, due to the nature of existing buildings, it is common that provision sum/quantity amounts are included for certain items where the full extent of the works are not currently known.

Where a provisional sum/quantity has been provided, we have requested the contractors to provide a schedule of additional rates which is a set rate for works that are unknown and/or not within the current

scope of works. This rate forms part of the contract agreement and ensures that the contractor applies this rate for works required under the provisional sum/quantity allocated.

At the completion of works, the remaining amount of the provisional sum/quantity can be off set against the contracted amount. If the works are less than that allowed for, this would result in a credit to the Owners Corporation. Similarly, the reverse can occur where this provisional sum/quantity may be exceeded and result in additional costs to the Owners Corporation. Where these amounts are provided, these have been provided conservatively by our office as the extent of the works is unknown.

1.6 Staging of Works

We have requested contractors to provide a quotation that is valid for 6 months based on undertaking a single core at a single time over a period of two (2) months each.

The contractors have been instructed to account for a fixed price contract and lock in all rates to accommodate any inflation and changing industry markets where the costs of labour and material may rise or fall. This is not uncommon in the building and construction industry.

2.0 TENDER COMPARISON

2.1 Tender Submissions

The following tender submissions were received by our office. We recommend that the Owners Corporation compare the lump sum prices. The individual cost breakdown for various items of work is provided as a pricing guide only.

2.1.1 Passive Works

The following lump sum prices were obtained for the proposed passive works.

	One Stop Fire	National Fire Passive	Ash Passive
Contract Period	32 weeks	32 weeks	32 weeks
Passive Fire Services	\$428,880.00	\$419,890.00	\$353,872.50
Provisional Sum: Electrical Contractor	Included. (\$5,000.00)	Included. (\$5,000.00)	\$5,000.00
Provisional Sum: Plumbing Contractor	Included. (\$15,000.00)	Included. (\$15,000.00)	\$15,000.00
Provisional Sum: Mechanical Contractor	Included. (\$50,000.00)	Included. (\$50,000.00)	\$50,000.00
HBCF Estimate	\$30,000.00	\$26,300.00	\$29,089.87
GST	\$42,888.00	\$44,619.00	\$42,387.25
TOTAL LUMP SUM PRICE	\$501,768.00	\$490,809.00	\$495,349.62

Comments:

The highest tender submission received for the rectification works was received from One Stop Fire for a lump sum cost of \$501,768.00 incl GST. Their contract duration period is of 32 weeks.

The second highest tender submission received for the rectification works was received from Ash Passive for a lump sum cost of \$495,349.62 incl GST. Their contract duration period is of 32 weeks. This tender submission is \$4,540.62 greater than that of the lowest tender submission.

The lowest tender submission received for rectification works was received from National Fire Passive for a lump sum cost of \$490,809.00 incl GST. Their contract duration is 32 weeks.

Recommendations:

Generally, the tender submissions received are generally within a comparable price range and are not considered excessive, taking into consideration the extent and requirements of the proposed project. We are therefore confident that an accurate representation of the value of the works has been achieved.

Based on economics alone, we acknowledge that the decision made by the owner’s corporation would ultimately be based on cost and as such it is recommend that National Fire Passive be engaged to undertake the upgrade works.

3.0 OVERALL COST SUMMARY

EBS Consultants have assessed the entire scope and investigated the full extent of the works required to Watermark The Entrance. EBS Consultants have assessed the provisional sum budgets, fixed fees and propose the financial forecast for the remainder of the project as below:

DISCIPLINE	COMMENTS	COSTS INCL GST
Passive Fire	Fixed Price	\$413,809.00
Service Relocation (Electrical, Plumbing and Mechanical)	<i>Provisional Sum</i>	<i>\$77,000.00</i>
SUB TOTAL COSTS		\$490,809.00
10% Contingency	Based on current costs received.	\$49,080.90
EBS Inspections	Based on a contract 32 weeks. 1 inspection per fortnight at \$1,595.00 per inspection incl GST.	\$25,520.00
TOTAL COSTS		\$565,409.90

4.0 CONCLUSION

The selection of the winning contractors is solely at the discretion of the Owners Corporation. EBS Consultants have provided various recommendations throughout this report to assist the Owners Corporations identify and understand the extent of the upgrade works and what the various contractors are willing to provide to serve the clients best interests.

After the selection of a Contractor, EBS Consultants will prepare relevant contracts and engage the selected contractors on behalf of the Owners Corporation.

For further information or clarification, please do not hesitate to contact the undersigned.

Sincerely,



Matthew Harriman
Director
EBS Consultants



Johnny Lam
Building Regulations Consultant
EBS Consultants

ANNEXURE A – TENDER SUBMISSIONS

ANNEXURE B – EBS SPECIFICATION

All Passive Services Pty Ltd
 1-3/9 Blackett St
 West Gosford NSW 2250
 024324 2022
 info@allpassiveservices.com.au
 ABN 41 166 248 853



Quote

ADDRESS

CSTM Strata
 Maree O'Flaherty
 CSTM Strata
 6/19 Reliance Drive Tuggerah
 NWS 2259

QUOTE NO. 4641
DATE 22/12/2025
EXPIRATION DATE 23/02/2026

SITE

SP 84451 - 1-9 Beach St

CONTACT

Mark Coleman

ACTIVITY	QTY	RATE	GST	AMOUNT
Supply materials and labour to rectify defects raised within the EBS inspection report conducted on the 16th of October 2025. Certification and AFSS endorsement included as well as site establishment costs, project management an allowance for scaffolding if needed, Allowed in quote - Relocating sprinkler head, skip bin, EWP, project management, fire dampers and bricklayer for the main switch room No allowance for plasterboard repairs or relocating cables and pipes.	1	213,700.00	GST	213,700.00

Please note it appears there are some PVC pipes in the car park that can't have fire collars installed due to the clearances. These pipes may need to be assessed by a plumber to sum up the possibility of provided a little more clearance to ensure compliance.

SUBTOTAL	213,700.00
GST TOTAL	21,370.00
TOTAL	A\$235,070.00

Accepted By

Accepted Date

For direct payments please use the following bank details -

Account name: All Passive Services Pty Ltd
 BSB: 062 806

Acc No 1039 6152

Agenda Page 21 of 45 number in payment description to ensure payment is allocated correctly

Quote Approval/Acceptance – Terms and Conditions

- Payment for goods and services for customers with approved accounts is due 30 days from date of invoice unless other terms have been specified.
- Payment for good and services for first time customers will be required prior to commencement of works.
- Payment for good and services for customers who have not opened an account with All Passive Services will be 7 days from invoice date as per Security of Payments act 1999 (NSW)
- Credit card payments are available with a 2.5% surcharge.
- Retention shall not apply.
- Any expenses, costs and disbursements incurred by All Passive Services in recovering any outstanding moneys including debt collection agency fees and solicitor's costs shall be paid by the client.
- *Certification* - If required, a Certificate of Compliance will be issued upon completion of the works and receipt of payment in full.
- If the building was built prior to Dec 31, 2003 - All Passive Services must be supplied with a maintained and updated Asbestos Register as per the WORK HEALTH AND SAFETY REGULATION 2011 - REG 425
- Any instructions received from the client for the supply of goods and services by All Passive Services shall constitute acceptance of the terms and conditions contained herein.
- The client accepts and acknowledges that any quotation offered by All Passive Services is based on the exclusion for scaffolding or elevated platform plant that may be required unless otherwise specified in quotation.
- Where more than one client has entered into this agreement, the client shall be jointly liable for all payments of the price.
- If required, the client shall at its own cost ensure that all smoke alarms on the relevant floor are disabled whilst work is being carried out.
- If access panels are required onsite there will be an additional cost of \$400 + GST per panel.
- All Passive Services reserves the right to change the price in the event of a variation to the quotation. Any variation from the plan of scheduled works will be charged for based on day rate (labour and materials) and will be shown as variations on the invoice.
- All Passive Services may submit a detailed payment claim at intervals as agreed to between the client and All Passive Services for work performed up to the end of each interval. The value of work so performed shall include the reasonable value of authorised variations and the value of materials delivered to the site but not yet finished.
- At All Passive Services discretion, a deposit may be required before commencement of works.
- Prices quoted shall remain firm and valid for 60 days from the date of this quotation only, after which time All Passive Services reserve the right to revise the quotation notwithstanding any purported acceptance by the client.
- The quoted lump sum price above is based upon: Working hours between 7:00am to 5:00pm weekdays (excluding public holidays and interstate work). Any work required outside these hours shall attract an additional fee.
- One site establishment of continuous and uninterrupted work has been allowed. If access is not available and works are not able to be carried out, quote will be invalid and variations will be charged.
- All rubbish generated by All Passive Services during the works will be placed into site rubbish bins and left on the site. If All Passive Services is requested to remove generated waste, a dumping fee will be incurred by the client.
- No allowance for off-site parking.
- No allowance for removal of other trades services,
- The client shall inspect goods and services upon delivery or completion of works and shall within seven (7) days notify All Passive Services of any alleged defect, shortage in quantity, damage or failure to comply with the description or quote. The client shall allow All Passive Services an opportunity to inspect goods and services within a reasonable time following delivery or completion. If the client shall fail to comply with these provisions, the goods shall be presumed to be free from any defect or damage. All Passive Services liability is limited to either replacing the goods and services or repairing it except where the client has acquired goods as a consumer within the meaning of the Trade Practices Act 1974 or the Fair Trading Act, and therefore is entitled to, at the consumers discretion either a refund of the purchase price of the goods, or repair, or replacement of goods.
- All Passive Services will take all reasonable care when performing works however All Passive Services accepts no liability for any damage to installed surroundings and appliances.
- A cancellation fee of \$400.00 + GST per unit entry will apply where access by notices or verbal agreement was agreed but not made available on the day.
- If works are cancelled onsite due to detection of asbestos; scheduled hours will be charge per man/per day.
- All Passive Services quotation is based on the use of our own project management systems and an admin fee will be charged where customers require All Passive Services to use external programs.
- If quotation is based on reports/information provided; any changes to scope identified whilst on site will be advised and charged as a variation.



84451: 1-9 Beach, THE ENTRANCE c/o
CSTM Strata Groupe
1-9 Beach Street
The Entrance
New South Wales, 2261

Site Address
1-9 Beach Street
The Entrance, 2261
New South Wales

Job Number: ZC-4779
ABN: 22655161032
Quote Date: 24th Dec 2025
Valid Until: 22nd Feb 2026

Accept Quote

Quote

Thank you for the opportunity to price the work on your property.

Our mission is to make every customer a repeat customer. As part of our service all quoted work comes with a 12 month workmanship guarantee. Customer service is everything to us and we have the systems in place so that we deliver on our promises.

We have provided you with our best value price based on the information we have, we are always open to a conversation on our quoted amount, please call or email the office if you have any queries about this price.

	Quantity	Price	Total
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Quote – Supply & Installation of Commercial Hot Water System Upgrade

Supply of Equipment

Supply a new bank of commercial hot water systems comprising of:

- 4 x Thermann Commercial Natural Gas 32L Tankless Hot Water Systems
- 2 x Frame assemblies to suit unit configuration
- 4 x Open flue adaptors
- 4 x Flue terminals
- 1 x Recirculating dual pump system
- Electric stair trolley to assist with safe handling and transport of units

Site Works & Decommissioning

- Attend site and coordinate shutdown of hot water service to the apartment block
- Isolate and shut down existing hot water systems
- Drain existing hot water units into approved rooftop drainage points to prevent water damage
- Disconnect existing hot water units from gas, water, and electrical services
- Carefully transport removed units to ground level via fire stairs using electric stair trolley due to unit weight and stair access
- Remove and dispose of existing hot water systems from site
- Cut out and remove redundant gas and water pipework associated with existing units

Installation of New Hot Water Systems

- Supply and install four new commercial tankless hot water units as specified
- Install new frame assemblies and securely mount all units
- Supply and install valve kits to each unit
- Supply and install new copper pipework for hot water, cold water, and gas services to units
 - Main gas feed and gas meter to remain unchanged
- Supply and install insulation to all new hot water pipework
- Interconnect hot water units to ensure balanced and equal draw across all systems

Recirculation & Pressure Control

- Supply and install new recirculating dual pump system
- Connect recirculation system to existing building hot water return line
- Purge recirculating system at tank end to remove air and ensure correct operation
- Assist with clearing any blockages or air locks within the system following commissioning
- Supply and install new 40mm pressure reduction valve

Fluing & Ventilation

- Supply and install flue systems for each hot water unit
- Penetrate roof and connect flues in accordance with manufacturer and Australian Standards
- Supply and install additional fixed ventilation grills to enclosure as required
 - No fans to be installed
 - Venting designed to ensure adequate combustion air supply

Electrical Works

- Use all existing electrical outlets for hot water units
- Connect electrical components as required for system operation

Commissioning & Completion

- Connect all hot water units using manufacturer-supplied connection kits
- Test gas, water, electrical, and recirculation systems
- Commission hot water system to ensure correct operation and balanced load
- Confirm hot water delivery throughout the building
- Leave plant room and work areas clean and tidy

Material & Labour	1.00	\$41,230.00	\$41,230.00
			\$41,230.00

Subtotal	\$41,230.00
GST Amount	\$4,123.00
Total	\$45,353.00

All our work is covered by a 12 month guarantee on workmanship. Materials supplied by us have a manufacturer guarantee of not less than one year.

We look forward to working with you on your project. Please let us know if you have questions or comments.

All quotes are valid for 30 days. All our work is kept on record and quote prices don't normally change much in 6 months.

CUSTOMER QUOTATION NO. 2272

CSTM

Site: SP 84451 - 1-9 Beach Street,
The Entrance
Site Address: 1-9 Beach Street
The Entrance NSW 2261
Salesperson:
Date: 14/01/2026
Valid Until: 31/01/2026

OPTION 1 - Tankless, more gas efficient option

THIS OPTION WILL SAVE APPROXIMATELY 20% ON GAS USAGE

THIS OPTION ALSO HAS NO HOLDING TANK, NO ANODES TO CORRODE

Source new bank of hot water systems, comprising of:
4 x Thermann Commercial NG 32L Tankless Gas Hot Water Systems
2 x Frame Assembly
4 x Open Flue Adaptors
4 x Flue Terminals
1 x Recirculating Dual Pump System

Source electric stair trolley to assist in moving units.

Attend site.

Shut down hot water service to the apartment block.

Drain existing hot water units into appropriate roof top drain to prevent damage.

Disconnect and remove hot water units.

Carefully take hot water units to ground level through the fire stairs, utilising electric stair trolley due to units weight and amount of stairs.

Dispose of old hot water systems from site.

Cut out existing gas and water pipework, disposing of from site.

Supply and install 4 x new commercial hot water units as above.

Supply and install valve kits.

Supply and install copper to replace hot, cold and gas lines to unit (leaving the main gas feed and gas meter).

Supply and install insulation for hot water lines.

Supply and install new recirculating dual pump system, connecting to existing outlet heading into the building.

Supply and install flues, penetrating the roof, connected to the hot water units.

Supply and install new 40mm pressure reduction valve.

Supply and install extra venting as required to the enclosure to ensure adequate air supply (no vans, only fixed grills).

Connect hot water units together to ensure equal draw on units.

Supply and install electrical outlets for hot water units.

Connect all hot water systems together using supplied connection kit.

Purge recirculating hot water system at tank end.

Assist with any units that have any blockages or air pockets after installation.

Test works.

CUSTOMER QUOTATION NO. 2272

OPTION 1 - Tankless, more gas efficient option

Total	\$54,961.47
Incl. GST of	\$4,996.50

OPTION 2 - Tankless + Storage Tank, less efficient

THIS OPTION WILL BE LESS GAS EFFICIENT THAN OPTION 1

THIS OPTION ALSO HAS A HOLDING TANK DUE TO THE LESSER TANKLESS HOT WATER SYSTEMS

Source new bank of hot water systems, comprising of:
 3 x Thermann Commercial NG 28L Tankless Gas Hot Water Systems
 1 x Thermann Commercial 315L Storage tank
 1 x Frame Assembly
 3 x Open Flue Adaptors
 3 x Flue Terminals
 1 x Recirculating Dual Pump System

Source electric stair trolley to assist in moving units.

Attend site.
 Shut down hot water service to the apartment block.
 Drain existing hot water units into appropriate roof top drain to prevent damage.
 Disconnect and remove hot water units.
 Carefully take hot water units to ground level through the fire stairs, utilising electric stair trolley due to units weight and amount of stairs.
 Dispose of old hot water systems from site.
 Cut out existing gas and water pipework, disposing of from site.
 Supply and install 4 x new commercial hot water units as above including 1 x 315L storage tank.
 Supply and install valve kits.
 Supply and install copper to replace hot, cold and gas lines to unit (leaving the main gas feed and gas meter).
 Supply and install insulation for hot water lines.
 Supply and install new recirculating dual pump system, connecting to existing outlet heading into the building.
 Supply and install flues, penetrating the roof, connected to the hot water units.
 Supply and install new 40mm pressure reduction valve.
 Supply and install extra venting as required to the enclosure to ensure adequate air supply (no vans, only fixed grills).
 Connect hot water units together to ensure equal draw on units.
 Supply and install electrical outlets for hot water units.
 Connect all hot water systems together using supplied connection kit.
 Purge recirculating hot water system at tank end.
 Assist with any units that have any blockages or air pockets after installation.
 Test works.

Total	\$47,489.48
Incl. GST of	\$4,317.23

CUSTOMER QUOTATION NO. 2272

By accepting this quote, you are agreeing to our Terms & Conditions at the bottom of this PDF.

Sub-Total ex GST	\$93,137.22
GST	\$9,313.73
Total inc GST	\$102,450.95

Please review these carefully before accepting.

Variation costs will apply to any unforeseen work or conditions.

TURNER & CO PLUMBING PTY LTD

Terms and Conditions

1 INTRODUCTION

These terms and conditions (**Terms**), together with any Quote (as defined in clause 3(a)), set out this agreement (**Agreement**) under the terms of which Turner & Co Plumbing Pty Ltd (ACN 665 080 795) ("**Turner & Co Plumbing**") provides goods and/or services to you or the company which you represent ("**Customer**").

2 HOW TO READ THIS AGREEMENT

Capitalised words and phrases used in these Terms have the meaning given:

- (a) by the words immediately preceding any bolded and bracketed word(s) or phrase(s); or
- (b) in the definitions in clause 25.1 of this agreement.

3 APPLICATION OF THIS AGREEMENT

- (a) These terms will apply to all the Customer's dealings with Turner & Co Plumbing, including being incorporated in all agreements, quotations or orders under which Turner & Co Plumbing is to provide services to the Customer (each a "**Quote**" for the purposes of this Agreement) together with any additional terms included in such Quote.
- (b) The Customer will be taken to have accepted these Terms if the Customer signs these Terms or otherwise indicates its assent (whether in writing or verbally), or if the Customer orders, accepts or pays for any services provided by Turner & Co Plumbing after receiving or becoming aware of these Terms.
- (c) This Agreement commences once these Terms have been accepted in accordance with clause 3(a) and expires in accordance with the Quote and this Agreement (**Term**).
- (d) In the event of any inconsistency between these Terms and any Quote the clauses of these Terms will prevail to the extent of such inconsistency, except that any "**Special Conditions**" (being terms set out and described as such in a Quote) will prevail over these Terms to the extent of any inconsistency.
- (e) The Customer is responsible for confirming that the Quote accurately specifies (if applicable):
 - (i) the quantity and specifications of the Goods and/or Services required; and
 - (ii) the agreed Fees.

4 SUPPLY OF GOODS AND/OR SERVICES

- (a) Turner & Co Plumbing and the Customer agree that Turner & Co Plumbing will provide the Goods and/or Services to the Customer in accordance with the Quote on the terms and conditions contained in this Agreement.
- (b) The Quote is valid for 30 days and is merely an invitation to treat, and is not binding on Turner & Co Plumbing until Turner & Co Plumbing has accepted it. The Quote is subject to changes in price including, without limitation, parts, price fluctuations and other fees/costs that may have been unforeseeable in the initial Quote.
- (c) The Quote becomes binding on Turner & Co Plumbing upon written acceptance by Turner & Co Plumbing or at the time Turner & Co Plumbing commences supply of the Quote, whichever comes first. Turner & Co Plumbing may, in its discretion, accept or reject in whole or part any Quote.
- (d) Once the Quote is accepted by Turner & Co Plumbing, the Customer will be committed to purchase the Goods and/or Services and cannot cancel or revoke the Quote except to the extent as expressly permitted by this Agreement.
- (e) The Customer acknowledges and agrees that the supply of Goods and/or Services under an accepted Quote remains subject to availability and if, for any reason Turner & Co Plumbing is unable to proceed with the supply, Turner & Co Plumbing reserves the right to cancel the order (in which case Turner & Co Plumbing will refund all amounts paid for the Quote). This is the Customer's only remedy in these circumstances and Turner & Co Plumbing will not be liable to pay any other amount to the Customer.

5 FEES AND PAYMENT

- (a) (**Fees**) Turner & Co Plumbing will provide a tax invoice(s) to the Customer for all amounts payable by the Customer at the times specified in the Quote. The Customer must pay the Fees set out in the Quote at the times specified in the tax invoice(s).
- (b) (**Time for payment**) Unless otherwise agreed, the Customer must pay:
 - (i) the Deposit (if any) prior to Turner & Co Plumbing commencing the provision of the Services; and
 - (ii) the remaining balance of the Fees on completion of the Goods and/or Services.

- (c) (**Payment method**) The Customer must pay all Fees in accordance with the payment method specified in the Quote.
- (d) (**No refunds**) To the maximum extent permitted under the *Competition and Consumer Act 2010* (Cth) any Fees paid in accordance with this Agreement, including any Deposit, are non-refundable.
- (e) (**GST**) Unless otherwise indicated, amounts stated in a Quote do not include GST. In relation to any GST payable for a taxable supply by Turner & Co Plumbing, the Customer must pay the GST subject to Turner & Co Plumbing providing a tax invoice.
- (f) (**Late payments**) If the Customer does not pay an amount due under this Agreement on or before the date it is due:
 - (i) the Customer must pay to Turner & Co Plumbing interest at the rate of 10% per annum, accruing daily, from the date the amount was due until it is paid in full;
 - (ii) Turner & Co Plumbing may suspend all or part of the Services indefinitely until payment of the outstanding Fees are made in full;
 - (iii) Turner & Co Plumbing may seek to recover the amount due by referring the matter to debt collectors; and
 - (iv) the Customer must reimburse Turner & Co Plumbing for any costs it incurs, including any legal costs, in recovering the amount due or enforcing any of its rights under this Agreement.
- (g) (**Card surcharges**) Turner & Co Plumbing reserves the right to charge credit card surcharges in the event payments are made using a credit, debit or charge card (including Visa, MasterCard or American Express).
- (h) Where Turner & Co Plumbing orders materials on behalf of the Customer, the Customer will be liable to reimburse Turner & Co Plumbing the costs of such materials (even where the Customer instructs Turner & Co Plumbing to order incorrect materials). Refunds will not be provided unless otherwise agreed by Turner & Co Plumbing in writing. If Turner & Co Plumbing determines that additional materials are required for the provision of the Services then the Customer will be liable for the payment of any additional materials (except where caused by the negligent act or omission of Turner & Co Plumbing).

6 PROVISION OF SERVICES & GOODS

- (a) The provision of the Goods and/or Services will take place through the delivery schedule as set out in the Quote or as otherwise agreed between the parties.
- (b) Any estimates for delivery of Goods and/or Services provided by Turner & Co Plumbing are an estimate only and are non-binding on Turner

& Co Plumbing and subject to change without notice. Turner & Co Plumbing endeavours to provide the Goods and/or Services on time, however cannot guarantee the Goods and/or Services will be delivered/performed by such delivery dates. To the extent permitted under the ACL, Turner & Co Plumbing will not be responsible for any Losses suffered by the Customer in the event of any delay.

- (c) The Customer must pay all costs of delivery of the Goods at the time nominated by Turner & Co Plumbing (if delivery fees are payable) and must take receipt of the Goods when they are tendered for delivery by Turner & Co Plumbing.
- (d) In the event that the Goods are left by Turner & Co Plumbing on the site where the Services are to be provided (such as the Customer's premises) and the Goods are stolen, the Customer acknowledges and agrees that they must still pay Turner & Co Plumbing for the Goods in accordance with this Agreement (and such Goods will be deemed to have been supplied to the Customer) and any replacement Goods that Turner & Co Plumbing is required to purchase.

7 VARIATIONS

- (a) The scope of the Goods and/or Services is as specified in the Quote.
- (b) Should the Customer require amendments to the Goods and/or Services specified in the Quote, then the Customer may request Turner & Co Plumbing provide such amendments, and Turner & Co Plumbing may accept or reject such request at its sole discretion. Any requests for the removal or reduction of any of the scope of Goods and/or Services must be made within the cancellation period prescribed in the Quote (if any) and are subject to Turner & Co Plumbing accepting or rejecting such request at its sole discretion. If Turner & Co Plumbing accepts such requests then it will provide an additional quote (with additional fees if required to be paid as advised by Turner & Co Plumbing at the time of request) and if accepted by the Customer, an invoice will be issued to accommodate these scope changes.
- (c) If Turner & Co Plumbing determines that additional Goods and/or Services (including materials) are required to be carried out, then Turner & Co Plumbing will make all reasonable attempts to contact the Customer and not commence such additional work until further instructions are provided by the Customer.
- (d) The Customer is solely liable for the payment of any additional Goods and/or Services outside of the scope specified in the Quote.

8 CUSTOMER OBLIGATIONS

8.1 PROVIDE INFORMATION

The Customer must provide Turner & Co Plumbing with all documentation, information and assistance

reasonably required for Turner & Co Plumbing to provide the Services. This includes:

- (a) identifying and advising Turner & Co Plumbing of all services above and below ground at the Premises, including water, sewerage, drainage, power and telephone services; and
- (b) providing Turner & Co Plumbing with 'dial before you dig' or other similar reports (as applicable).

8.2 PREMISES

- (a) The Customer grants (or must procure the grant to) Turner & Co Plumbing and its agents, employees, contractors and any other nominees an irrevocable licence to occupy the Premises for the purpose of fulfilling its obligations under this Agreement, as well as a licence to pass through any other areas as required for the provision of the Services.
- (b) The Customer must ensure that the Premises is completely free and has easy access.
- (c) The Customer must ensure that the Premises is compliant with any applicable Work Health and Safety laws and is otherwise in a suitable condition for Turner & Co Plumbing's Personnel to perform the Services.
- (d) The Customer must obtain any relevant authorisations or permissions for Turner & Co Plumbing to provide Services at the Premises, for example, strata approval if necessary.

9 CUSTOMER SUPPLIED SERVICES OR GOODS

- (a) If certain manual labour is required before the Services can be performed (**Works**), and the Customer opts to perform the Works themselves or hire their subcontractor for any aspect of the Works, Turner & Co Plumbing shall not be held liable for the quality or completion of tasks delegated to the customer or their subcontractor.
- (b) In the event the Works are found to be incomplete, unsatisfactory, or affect the overall completion of the Services:
 - (i) Turner & Co Plumbing reserves the right to refuse to undertake the Services and/or provide a separate quotation to rectify or complete the deficient workmanship, subject to availability and schedule.
 - (ii) if Turner & Co Plumbing is required to return to the Premises due to incomplete or unsatisfactory Works, a call-out fee will be applied. The call-out fee will be determined based on Turner & Co Plumbing's standard rates and shall be communicated to the Customer beforehand.
- (c) Turner & Co Plumbing shall not be held responsible for any delays, additional costs, or liabilities arising from work performed by the customer or their subcontractor.

- (d) Both parties acknowledge and agree that any Works performed by the Customer or their subcontractor is at their own risk, and Turner & Co Plumbing shall not be held accountable for the quality or completion of the Works.
- (e) If in performing the Services Turner & Co Plumbing is required to use any materials and/or Goods supplied by the Customer:
 - (i) the Customer accepts the risk of defects or deficiencies in such Goods and/or materials;
 - (ii) Turner & Co Plumbing will not be required to investigate the suitability, quality or fitness for purpose of existing or proposed materials and/or Goods;
 - (iii) the Customer will be required to pay additional fees if it requests that Turner & Co Plumbing correct any defects or issues with such materials and/or Goods.

10 INSTALLATION SERVICES

In providing the Services to the Customer, Turner & Co Plumbing will take every reasonable precaution however, will not be liable in respect of:

- (a) the structural integrity of the Customer's premises;
- (b) the premises' ability to carry the weight of any installed goods;
- (c) any effect installation of the goods has on the Premises; or
- (d) any damage to the premises including damage to walls, internal or external flooring, ceiling, appliances or any items on the premises which is not directly due to Turner & Co Plumbing' negligence or breach of this Agreement.

11 FIXTURES

If the Customer is unavailable to confirm fixture placement, Turner & Co Plumbing will use its discretion to place fixtures in a reasonable location based on industry standards and practicality. Should the Customer request relocation or adjustments to the fixtures after installation, Turner & Co Plumbing will issue a new quotation for the additional work required.

12 THIRD PARTY GOODS AND SERVICES

- (a) If Turner & Co Plumbing is required to acquire goods or services supplied by a third party, the Customer may be subject to the terms and conditions of that third party (**'Third Party Terms'**).
- (b) Provided that Turner & Co Plumbing has notified the Customer of such Third Party Terms and provided the Customer with a copy of those terms, the Customer agrees to any Third Party Terms applicable to any goods or services supplied by a third party that the Customer or Turner & Co Plumbing acquires as part of providing the goods or services and Turner &

Co Plumbing will not be liable for any loss or damage suffered by the Customer in connection with such Third Party Terms.

- (c) The Customer has the right to reject any Third Party Terms. If the Customer rejects the Third Party Terms, Turner & Co Plumbing cannot provide the Goods or **Services** to the Customer and clause 18 will apply.

13 SUBCONTRACTING

Turner & Co Plumbing may subcontract any aspect of providing the Goods or Services and the Customer hereby consents to such subcontracting.

14 ACCEPTANCE AND DEFECTIVE GOODS AND/OR SERVICES

14.1 GENERAL

- (a) Subject to the following terms, Turner & Co Plumbing agrees to provide the following remedies for Goods and/or Services deemed defective in accordance with this clause.
- (b) The Customer must notify Turner & Co Plumbing in writing of any evident defect in the Goods and/or Services immediately on supply/installation/provision of the Goods and/or Services.

14.2 DEFECTIVE GOODS

- (a) For Goods, the Customer must allow Turner & Co Plumbing unimpeded access to inspect such Goods. Turner & Co Plumbing may also require the Customer to send photographic proof of any defect in the Goods.
- (b) Returns will only be accepted by Turner & Co Plumbing provided that:
 - (i) the Customer has complied with its obligations under this Agreement and has not attempted to repair the Goods itself or through any third party;
 - (ii) Turner & Co Plumbing has agreed (in its reasonable opinion) that the Goods are defective;
 - (iii) the Goods are returned to Turner & Co Plumbing as soon as possible and within a timeframe that in the Turner & Co Plumbing' opinion is reasonable for the specific type of Goods after installation, at the Customer's cost, or as otherwise agreed between the parties; and
 - (iv) the Goods are accompanied by all original documentation provided by Turner & Co Plumbing.
- (c) Except as required by law, for each Good that is deemed defective and returned in accordance with this clause, Turner & Co Plumbing will only be liable to provide a replacement Good, a refund or a repair.
- (d) For the avoidance of doubt, this clause only applies to Goods supplied by Turner & Co Plumbing.

14.3 DEFECTIVE SERVICES

- (a) The Customer must provide written notice of any defective services as soon as possible upon becoming aware of them and within a timeframe that in the Turner & Co Plumbing' opinion is reasonable for the specific type Service. Turner & Co Plumbing may also require the Customer to provide evidence of any defect in any Services supplied.
- (b) Turner & Co Plumbing will decide in its sole discretion if the Services are defective (acting reasonably).
- (c) Except as required by law, for each Service that is deemed defective in accordance with this clause, Turner & Co Plumbing' liability will be limited to the supplying of the Services again or the payment of the cost of having the Services supplied again (to remedy such defect) and such replacement Services will not be carried out until the Customer's account is paid in full. If any works are required outside of the timeframe that in the Turner & Co Plumbing' opinion is reasonable for the specific type of Service, it will be deemed a new scope and a new Quote will be provided to the Customer.
- (d) Where a service or item not supplied by Turner & Co Plumbing is faulty and the Customer requires Turner & Co Plumbing to attend to check or repair it, Turner & Co Plumbing may charge the Customer a call out fee as specified by Turner & Co Plumbing for having one of its Personnel attend the site. Such call out fee will be payable at the date as specified on the invoice.

14.4 EXCLUSION OF LIABILITY

Notwithstanding any other clause in this Agreement, Turner & Co Plumbing will only be responsible for defects in the Services, Goods and components that Turner & Co Plumbing supplies. To the extent permitted by law Turner & Co Plumbing will not be liable for or required to provide any remedy for:

- (a) any components or materials supplied by the Customer;
- (b) any services carried out by third parties; or
- (c) any defect or damage where such defect or damage is caused by or arises as a result of, or directly or indirectly in connection with, the Customer (or the Customer fails to take reasonable steps to prevent them from becoming defective), any other person (such as the Customer's other contractors, staff and agents), fair wear and tear, or any accident or circumstance outside the reasonable control of Turner & Co Plumbing.

15 DAMAGES

In the event the provision of the Goods and/or Services (being the works provided) are damaged or destroyed through no fault of Turner & Co Plumbing, then any additional cost and expenses incurred as a result of such damage or destruction shall be

chargeable to the Customer and the Customer is solely liable to pay such amounts.

16 WARRANTIES

- (a) The warranties contained in this clause must be valid at all times during the term of the Agreement and will be continuing warranties which will survive the termination or expiration of this Agreement.
- (b) The Customer warrants to Turner & Co Plumbing that as at the date of this Agreement and for the duration of this Agreement:
 - (i) the information contained in this Agreement is true and correct;
 - (ii) the Customer is not entering this Agreement as trustee for any trust (unless disclosed);
 - (iii) it has the legal right and power to enter into this Agreement;
 - (iv) the execution, delivery and performance of this Agreement by the Customer has been duly and validly authorised by all necessary corporate action on its part;
 - (v) this Agreement is a valid and binding Agreement on the Customer, enforceable in accordance with its terms;
 - (vi) the Customer is not bankrupt or insolvent and no receiver, liquidator, administrator or receiver and manager has been appointed over any part of its assets and no such appointment has been threatened;
 - (vii) no proceedings have been brought or threatened for the purpose of bankrupting or winding up the Customer;
 - (viii) no partner, director or shareholder of the Customer is bankrupt, a discharged bankrupt or in any form of receivership, administration or liquidation; and
 - (ix) it has the capacity to make the payment in accordance with this Agreement

17 LIABILITY & WARRANTIES

17.1 LIABILITY

To the maximum extent permitted by law, the total liability of each party in respect of loss or damage sustained by the other party in connection with this agreement is limited to the amount paid by the Customer to Turner & Co Plumbing under the most recent Quote.

17.2 CONSEQUENTIAL LOSS

To the maximum extent permitted by law, neither party will be liable for any incidental, special or consequential loss or damages, or damages for loss of data, business or business opportunity, goodwill, anticipated savings, profits or revenue in connection with this agreement or any goods or services provided by the **Service Provider**, except:

- (a) in relation to a party's liability for fraud, personal injury, death or loss or damage to tangible property; or
- (b) to the extent this liability cannot be excluded under the *Competition and Consumer Act 2010* (Cth).

17.3 WARRANTIES

- (a) To the maximum extent permitted by applicable law, all express or implied representations and warranties not expressly stated in this agreement are excluded.
- (b) Nothing in this agreement is intended to limit the operation of the ACL. Under the ACL, the Customer may be entitled to certain remedies (like a refund, replacement or repair) if there is a failure with the goods or services provided.

18 TERMINATION

18.1 TERMINATION FOR CONVENIENCE

Either party may terminate this agreement for convenience by providing 5 Business Days' notice to the other party.

18.2 TERMINATION FOR BREACH

- (a) Either party may terminate this agreement immediately by written notice if there has been a Breach of this agreement.
- (b) A "**Breach**" of this agreement means:
 - (i) a party (**Notifying Party**) considers the other party is in breach of this agreement and notifies the other party;
 - (ii) the other party is given 10 Business Days to rectify the breach; and
 - (iii) the breach has not been rectified within 10 Business Days or another period agreed between the parties in writing.

18.3 EFFECT OF TERMINATION

Upon termination of this agreement, each party must:

- (a) return all property and Confidential Information to the other party;
- (b) comply with all obligations that are by their nature intended to survive the end of this agreement;
- (c) the Customer must pay any outstanding Fees for Services already performed or Goods purchased up to the date of termination;
- (d) if the Customer terminates this agreement in accordance with clause 18.1, then the Customer must pay Turner & Co Plumbing's pre-estimated genuine losses as a result of the Customer ending this agreement, being:
 - (i) the cost of any materials purchased for provision of the

- Services, including any associated freight; and
- (ii) loss of revenue due to the disruption to schedule, being Turner & Co Plumbing's standard charge out rate multiplied by number of hours allocated for the Services.
- (e) if Turner & Co Plumbing terminates this agreement in accordance with clause 18.2, then the Customer must pay Turner & Co Plumbing's pre-estimated genuine losses as a result of the Customer ending this agreement, being:
 - (i) the cost of any materials purchased for provision of the Services, including any associated freight; and
 - (ii) loss of revenue, being the charge out rate multiplied by number of hours allocated for the Services.
- (f) The Customer acknowledges and agrees that Turner & Co Plumbing can retain the Deposit for partial or whole fulfilment (as the case may be) of the cancellation fees payable under clause 18.3(d) or 18.3(e).
- (g) if the Customer terminates this agreement in accordance with clause 18.2, then Turner & Co Plumbing will refund any amounts paid by the Customer for Services not provided as at the date of termination.

18.4 SURVIVAL

Any clause that by its nature would reasonably be expected to be performed after the termination or expiry of this Agreement will survive and be enforceable after such termination or expiry.

19 OWNERSHIP, RISK AND ASSIGNMENT

- (a) Notwithstanding anything to the contrary express or implied in this Agreement, the parties agree that Turner & Co Plumbing retains full title to the Goods and title will not at any time pass to the Customer until the purchase price for the Goods and all other amounts owing in respect of the Goods are paid to Turner & Co Plumbing notwithstanding:
 - (i) the delivery or collection of the Goods to/by the Customer (as the case may be);
 - (ii) installation in or attachment of the Goods to the Customer's property; and/or
 - (iii) the possession and use of the Goods by the Customer.
- (b) Even if Turner & Co Plumbing retains ownership of the Goods, all risk for the Goods passes to the Customer on delivery of the Goods to the Customer or the nominee of the Customer.

- (c) If any of the Goods are damaged or destroyed following delivery but prior to ownership passing to the Customer, Turner & Co Plumbing is entitled to:
 - (i) receive payment for the Goods; and
 - (ii) receive all insurance proceeds payable for the Goods. The production of this Agreement by Turner & Co Plumbing is sufficient evidence of Turner & Co Plumbing's rights to receive the insurance proceeds without the need for any person dealing with Turner & Co Plumbing to make further enquiries.
- (d) The Customer acknowledges and agrees that:
 - (i) it will not agree, attempt, offer or purport to sell, assign, sub-let, lend, pledge, mortgage, let, hire or otherwise part or attempt to part with personal possession of or otherwise deal with the Goods without the express written consent of Turner & Co Plumbing;
 - (ii) it will, if requested by Turner & Co Plumbing, return the Goods to Turner & Co Plumbing following non-fulfilment of any obligation of the Customer (including payment of monies) without limiting any other right Turner & Co Plumbing may have;
 - (iii) it will deliver up the Goods to Turner & Co Plumbing upon demand by Turner & Co Plumbing and give Turner & Co Plumbing or its agents or authorised representatives the right to enter any premises occupied by the Customer and any premises where it believes any Goods may be stored (without liability for trespass or any resulting damage) and to use the name of the Customer and to act on its behalf, if necessary, to recover possession of the Goods and agrees to indemnify Turner & Co Plumbing and its agents and/or authorised representatives from any damage, injury and/or loss arising from such recovery or attempted recovery of the Goods from the Customer's possession or control;
 - (iv) it holds the proceeds, book debts and accounts receivable arising from selling or hiring of the Goods on trust for and as agent for Turner & Co Plumbing immediately when they are receivable or are received; and
 - (v) Turner & Co Plumbing may recover as a debt due and immediately payable by the Customer all amounts owing by the Customer to Turner & Co Plumbing in any respect even though title to the Goods has not passed to the Customer.

20 CONFIDENTIALITY & PRIVACY

20.1 PRIVACY

The parties must comply with:

- (a) if applicable, their respective obligations under the *Privacy Act 1988* (Cth); and

- (b) Turner & Co Plumbing's privacy policy as in force from time to time.

- (g) The process in this clause does not apply where a party requires an urgent injunction.

20.2 CONFIDENTIAL INFORMATION

- (a) Except as contemplated by this Agreement, each party must not, and must not permit any of its officers, employees, agents, contractors or related companies to, use or disclose to any person any Confidential Information disclosed to it by the other party without its prior written consent.
- (b) This clause 20.2 does not apply to:
 - (i) information which is generally available to the public (other than as a result of a breach of this Agreement or another obligation of confidence);
 - (ii) information required to be disclosed by any law; or
 - (iii) information disclosed by Turner & Co Plumbing to its subcontractors, employees or agents for the purposes of performing the Services or its obligations under this Agreement.

21 DISPUTE RESOLUTION

- (a) If an issue between the parties arises under this Agreement that cannot be resolved day-to-day, the parties will make genuine efforts in good faith to participate cooperatively in mediation, at equal shared expense of the parties.
- (b) The parties will conduct mediation through the Australian Disputes Centre (**ADC**) and in accordance with the ADC's Guidelines for Commercial Mediation (as current at the time of the dispute).
- (c) The parties will follow the mediator's recommendations on the extent of mediation required, and when to stop mediation if the issue cannot be resolved.
- (d) If mediation does not resolve the issue, the parties must:
 - (i) if they haven't already done so, engage independent legal representation at their own expense to understand the strength of their arguments; and
 - (ii) based on that advice, if settlement is not achieved, participate in arbitration (or other dispute resolution mechanism agreed in mediation) through the ADC at equal shared expense.
- (e) The parties will follow the binding outcome of arbitration (or other agreed mechanism).
- (f) Either party may at any time during this process make an offer for settlement. The parties acknowledge and agree it is in their best interests to properly consider all genuine settlement offers. The parties will use best endeavours to avoid litigation and reach a prompt settlement.

22 FORCE MAJEURE

- (a) A '**Force Majeure Event**' means any occurrence beyond the control of the Affected Party which prevents the Affected Party from performing an obligation under this agreement (other than an obligation to pay money), including any:
 - (i) act of God, lightning strike, meteor strike, earthquake, storm, flood, landslide, explosion or fire;
 - (ii) strike or other industrial action;
 - (iii) war, terrorism, sabotage, blockade, revolution, riot, insurrection, civil commotion, epidemic, pandemic; or
 - (iv) decision of a government authority in relation to COVID-19, or other epidemic or pandemic,
 - (v) to the extent the occurrence affects the Affected Party's ability to perform the obligation.
- (b) If a party (**Affected Party**) becomes unable, wholly or in part, to carry out an obligation under this agreement (other than an obligation to pay money) due to a Force Majeure Event, the Affected Party must give to the other party prompt written notice of:
 - (i) reasonable details of the Force Majeure Event; and
 - (ii) so far as is known, the probable extent to which the Affected Party will be unable to perform or be delayed in performing its obligation.
- (c) Subject to compliance with clause 22(b), the relevant obligation will be suspended during the Force Majeure Event to the extent that the obligation is affected by the Force Majeure Event.
- (d) The Affected Party must use its best endeavours to overcome or remove the Force Majeure Event as quickly as possible and resume performing the relevant obligation.

23 NOTICES

- (a) Any notices required to be sent under this Agreement must be sent via email using the party's email addresses most commonly used by the parties to correspond in relation to this Agreement at the time the notice is sent.
- (b) The notice will be considered to be delivered 24 hours after it was sent, unless the sender has reason to believe the email failed to send or was otherwise not delivered or received.

24 GENERAL

- (a) **(Governing law & jurisdiction)** This Agreement is governed by the law applying in New South Wales, Australia. Each party irrevocably submits to the exclusive jurisdiction of the courts of New South Wales, Australia and courts of appeal from them in respect of any proceedings arising out of or in connection with this Agreement. Each party irrevocably waives any objection to the venue of any legal process on the basis that the process has been brought in an inconvenient forum.
- (b) **(Amendments)** This Agreement may only be amended in accordance with a written agreement between the parties.
- (c) **(Waiver)** No party to this Agreement may rely on the words or conduct of any other party as a waiver of any right unless the waiver is in writing and signed by the party granting the waiver.
- (d) **(Severance)** Any term of this Agreement which is wholly or partially void or unenforceable is severed to the extent that it is void or unenforceable. The validity and enforceability of the remainder of this Agreement is not limited or otherwise affected.
- (e) **(Joint & several liability)** An obligation or a liability assumed by, or a right conferred on, two or more persons binds or benefits them jointly and severally.
- (f) **(Assignment)** A party cannot assign, novate or otherwise transfer any of its rights or obligations under this Agreement without the prior written consent of the other party.
- (g) **(Entire agreement)** This Agreement embodies the entire agreement between the parties and supersedes any prior negotiation, conduct, arrangement, understanding or agreement, express or implied, in relation to the subject matter of this Agreement.

25 DEFINITIONS & INTERPRETATION

25.1 DEFINITIONS

In this Agreement unless inconsistent with the context or subject matter:

- (a) **"ACL"** means the Australian Consumer Law (as set out in Schedule 2 to the *Competition and Consumer Act 2010* (Cth));
- (b) **"Claim"** means any claim, action, demand or proceeding however arising (including under contract, statute, common law or equity) in respect of any Loss or alleged Loss;
- (c) **"Confidential Information"** means information relating directly or indirectly to Turner & Co Plumbing, its assets and the operation and affairs of Turner & Co Plumbing, including without limitation, this Agreement and the Goods and Services;

- (d) **"Deposit"** means the percentage of the Fees as set out in the Quote payable in accordance with clause 5(b);
- (e) **"Fees"** means the price payable for the Goods and/or Services set out in the Quote as set out in clause 5(a);
- (f) **"Goods"** means those goods that Turner & Co Plumbing agrees to supply to the Customer pursuant to the Quote;
- (g) **"GST"** has the meaning given to it in the *A New Tax System (Goods and/or Services Tax) Act 1999* (Cth);
- (h) **"Loss"** includes (without limitation) the following, whether direct or indirect, special or consequential in nature:
 - (i) loss, damage, costs (including legal costs on a solicitor and own Customer basis), action or expense of any kind; and
 - (ii) to the extent not covered in the preceding subclause, loss of profits, opportunity, use, revenue, goodwill, bargain, production, sales turnover, income, reputation (or damage to it), employment, corruption or destruction of data, customers, loss relating to or in connection with any other contract, business or anticipated savings, reduction in value, any delay or financing costs or increase in operating costs, or any other financial or economic loss; and
 - (iii) anything referred to in the preceding subclauses relating to or arising out of or in connection with:-
 - (A) personal injury (including death or disease) to the Customer;
 - (B) personal injury (including death or disease) to any third party; or
 - (C) loss of or damage to the property of Turner & Co Plumbing, the Customer or any third party; and
 - (D) a breach or non-compliance by Turner & Co Plumbing or the Customer with any law;

- (i) **"Premises"** means the premises where the Goods and/or Services will be provided as set out in the Quote;
- (j) **"Services"** means those services that Turner & Co Plumbing agrees to supply to the Customer pursuant to the Quote;
- (k) **"Term"** has the meaning given in clause 3(c).

25.2 INTERPRETATION

- (a) **(singular and plural)** words in the singular includes the plural (and vice versa);
- (b) **(defined terms)** if a word or phrase is given a defined meaning, any other part of speech or grammatical form of that word or phrase has a corresponding meaning;

- (c) **(this Agreement)** a reference to a party, clause, paragraph, schedule, exhibit, attachment or annexure is a reference to a party, clause, paragraph, schedule, exhibit, attachment or annexure to or of this Agreement, and a reference to this Agreement includes all schedules, exhibits, attachments and annexures to it;
- (d) **(headings)** headings and words in bold type are for convenience only and do not affect interpretation;
- (e) **(includes)** the word “includes” and similar words in any form is not a word of limitation; and
- (f) **(adverse interpretation)** no provision of this Agreement will be interpreted adversely to a party because that party was responsible for the preparation of this Agreement or that provision.



CSTM Central Coast Pty Ltd

Date : 15/1/2026

Tuggerah NSW 2259

Job Address: SP84451: 1-9 Beach Street

Client Ref No: 608575

Amps Ref No: 51027

QUOTATION

We are pleased to submit our quotation price, for the installation of the proposed plumbing works, located at the above job address.

9am Thursday - Quote on replacement of 4 gas hot water heaters. Site contact Ross 0418 690 569 -Quote request : Please attend site yo quote on replacement of 4 gas hot water heaters. Site contact Ross 0418 690 569

Quotation – Replacement of Centralized Hot Water System

Project Description

This quotation is for the replacement of the existing bank of four (4) Rheem 275-litre gas storage hot water systems that are currently contributing to dirty and inconsistent hot water supply throughout the building. the proposed configuration of three x Rheem commercial instantaneous hot water heaters in conjunction with 1 x 440 Ltr Rheem storage unit.

AMPS recommends upgrading the system to a high-efficiency configuration consisting of three (3) instantaneous gas hot water units combined with one (1) 440 liter hot water storage tank. This system will be connected via a purpose-built circulating manifold with two (2) new circulation pumps to ensure all apartments have continuous access to hot water at any time of day, with minimal delay.

The existing hot water systems will be safely removed via the roof access stairs and elevator and disposed of off-site in accordance with relevant regulations.

Scope of Works

The scope of works includes, but is not limited to, the following:

This is a payment claim under the Building & Construction Industry Security of Payment Act 1999
Payments can be made by direct deposit to:A & R Plumbing Pty Ltd; BSB [(BU) Payment BSB]; Account Number: [(BU) Payment Acc.]
or mail payments [Mailing Address 1] [Mailing Suburb State PostCode]. EFTPOS facility is also available.
PLEASE send all remittances to accounts@ampsplumbing.com.au and QUOTE INVOICE NUMBER [Invoice Number] WITH ALL PAYMENTS.

The above price would, however be subject to: our standard rock clause if it is necessary to excavate through rock whilst completing the outlined quote; an additional fee may also apply if underground services are compromised whilst work carried out.





Job Number: 608575

Job Address: SP84451: 1-9 Beach Street

- *Isolate, disconnect and remove the existing gas hot water systems*
- *Safely transport the removed units from the roof and dispose of them off-site*
- *Deliver and position the new hot water systems to the rooftop plant area*
- *Supply and install three (3) instantaneous gas hot water units and one (1) storage tank*
- *Install all required manifolds, circulating pumps, pipework, valves, fittings and supports*
- *Install flue systems for the instantaneous units through the roof in compliance with Australian Standards*
- *Commission and test the new system to ensure correct operation*
- *Clean the work area and leave the site safe, neat and tidy upon completion*

Sub Total \$55,242.40

GST Total \$5,524.24

Total **\$60,766.64**

If you have any queries regarding this quotation, please do not hesitate to contact me either by phone or email.

Kind Regards

Amps Plumbing Team

4367 0011

jobs@ampsplumbing.com.au

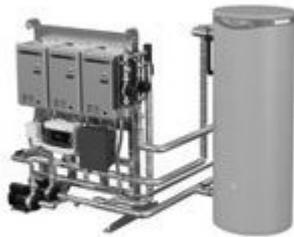
This quote was estimated by: Brayden I'Anson



Job Number: 608575

Job Address: SP84451: 1-9 Beach Street

Proposed installation





Job Number: 608575

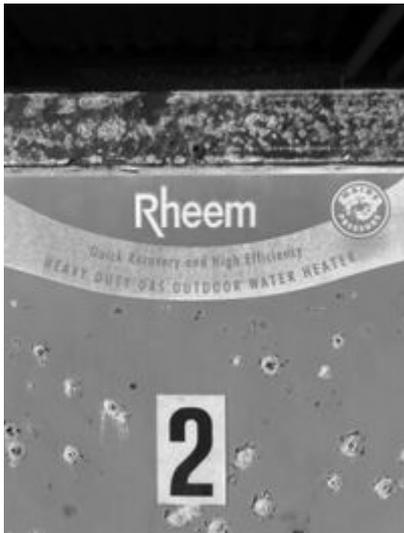
Job Address: SP84451: 1-9 Beach Street





Job Number: 608575

Job Address: SP84451: 1-9 Beach Street





**Job
Number:** 608575

**Job
Address** SP84451: 1-9 Beach Street



Job Number: 608575

Job Address: SP84451: 1-9 Beach Street

We would like to thank you for the opportunity to submit this quotation, and please feel free to contact us directly if there is anything in this quote you would like to discuss.

Amps Plumbing is a locally owned and operated business, and we have been in operation for 30+ years on the Central Coast.

Our business is fully insured and we hold public Liability insurance of \$20,000,000 as well as Workers Compensation Insurance, in case of any unforeseen accidents, so you can rest assured.

We offer 100% service satisfaction guarantee, and all jobs will be carried out to Australian Standards AS3500.

We are fully licensed - so you can rest assured all of our plumbers are fully qualified to complete the task at hand.

Our staff are all trained in Workers Health and Safety, and carry green cards at all times.

Our entire team wear well-presented uniforms to make ourselves easily identifiable and are at all times polite and courteous.

We look forward to working with you in the future – The Amps Plumbing Team

Trusted Plumbing Solutions

[CLICK HERE TO VISIT OUR WEBSITE](#)

Draft Quote

QT00342

Tahlia CSTM
Tuggerah
New South Wales
2259
Australia

Date 15 September 2025
Expiry Date 14 March 2026
ABN 24651145050

Building Details

Plan Number: 84451
Strata Manager: Tahlia Tuxford
Agency: CSTM Strata Group
Location: 1-9 Beach St, THE ENTRANCE, 2261, NSW

Scope of Work

We propose to supply and install a complete central hot water system and distribution for the 45-unit building. Work includes design allowances, equipment supply, new copper piping reticulation, insulation, circulating pumps and commissioning.

Specific tasks:

- Supply and install a central hot water plant sized to service 45 units (domestic hot water generation and storage as required by demand).
- **Supply and install primary and secondary hot water storage tanks/heaters, safety devices, controls, and associated valves and fittings.**
- Supply and install new copper reticulation piping
- Supply and install two (2) circulating pumps configured duty/standby with isolation valves, check valves
- Install expansion vessel, pressure relief valves, and temperature/pressure gauges
- Pipework testing, flushing, commissioning, including performance test and demonstration to the client.

- Typical lead time for plant supply: 2–5 weeks from order, depending on equipment selection and availability.
- On-site installation period (indicative): 1–2 weeks, depending on building access, riser lengths and complexity.

We have talked over the quote with Ross, thanks, and added in some more information

Payment Terms

- 30% deposit with order for long-lead items.
- Final payment on practical completion and handover.

Subtotal	57,893.00
Total GST	5,789.30

Total AUD 63,682.30

Should this proposed solution be ineffective after completion, additional charges will apply for any extra work not included in this original quote.

For digging/excavation work - quote variations will apply should we encounter unforeseen earth materials - eg. sandstone or asbestos

Quotes are valid for 6 months.

Regular cleaning of drains and gutters every 6-12 months will be required at a cost to maintain any warranties.