



LOGAN CITY DEMOLITIONS & RECYCLING

"Demolition with a Difference"

40 Years Strong

Kevin McKiernan (Class DM1)

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Demolition | Asbestos Removal | Remediation | Recycling | Earthworks | Waste Management | Plant Hire | Labour Hire

15/12/2021

QUOTE NO: 12040

QUOTATION

TO: Core4Service
ATTN: Guy Cartwright

PH: 0456 736 066
EMAIL: gcartwright@core4service.com

Thank you for the opportunity of allowing us to submit the following quotation:

LOCATION: LANA PLACE - 296 VULTURE STREET, KANGAROO POINT.

DESCRIPTION	TOTAL
Demolish and remove: - o Totally remove the existing timber awning/patio structure - o Totally remove floor tiles to podium deck area (ensure care not to damage any existing downpipes or posts) - o Totally remove skirting tiles - o Totally remove screed level and grind any residue to concrete slab (ensure care not to damage any existing downpipes or posts) - o Cut out drains to allow installation of puddle flange and waterproof membrane (co-ordinate with service and waterproofing contractor on works required for the installations) • Secure all doors to patio during works and safety protection to stair while balustrade is down. • Ensure SWMS in place and being followed • Adequate signage and exclusion zones	\$60,000.00 + GST
TOTAL	\$60,000.00 + GST
GST	\$6,000.00
Total Including GST (valid for 3 months)	\$66,000.00

Please **add** the following fees to the above quote if required:

☐	Demolition Permits: \$1000 +GST (Brisbane CBD & Surrounding Suburbs) PER PROPERTY
☐	Power Abolishment: \$900 +GST (fixed rate) PER PROPERTY
☐	Gas Abolishment: \$760 +GST (if applicable) PER PROPERTY
☐	Capping of Sewer and water (Form 4 only by plumber): \$1000 +GST (if applicable) PER PROPERTY
☐	Plumbing and drainage permits and council inspection (Form 1 and 7 / inspection) \$ 2000.00 + GST.
☐	Septic Pump Out ONLY \$500 + GST
☐	Septic pumping permits and council inspection (Form 1 and 7 / inspection) \$2000.00 + GST
☐	Install Silt Fencing up to \$7 per meter

1. ALL prices include the QUEENSLAND STATE LEVY
2. Quote is valid for three (3) months only
3. All works will be carried out in accordance with the relevant Authority and code of practise for demolition and asbestos removal
4. Prices are based on works being carried out during normal business hours
5. Once quote/contract and all terms and conditions are understood Client must sign
6. Once this document is signed this is a binding Contract
7. Salvageable items remain the property of Logan City Demolitions Pty Ltd
8. Proof of Asbestos Dockets are available upon request
9. Ipswich City Council charge an extra fee for Demolition Permits (therefore there is a variation of prices)
10. Due to new asbestos laws if any lino floor is in the premises this will have to be tested to make sure it is bonded or Friable this cost will be passed on to the owners of property or the contractors (invoice will be supplied after testing is done by third party) if it has been tested prior LCD will need documentation of testing
11. Access to site must be suitable for heavy machinery and vehicles. This must be done prior, and this is the client's responsibility
12. If any trees are blocking the Entry for large machinery this is the client's responsibility to clear access and get permission from Council
13. All boundaries and services to be clearly marked with ribbon before commencement of work so no discrepancies can occur. Logan City Demolitions will not be held responsible for any damages caused by root bound services.
14. If you engage LCD to do your plumbing, this will be additional price as you can request for capping inside boundary or outside where plumber will have to organise inspection with council authority

15. Plumbing work for Capping of Sewer + water (form 4 only will be supplied)
16. Plumbing outside property this will have to be stated to Logan City Demolitions prior to commencement. The price of the capping outside the boundary will be extra charge, as sewer permits must be obtained and FORM 1 and 7 must be done and submitted to council. Also booking with council plumber must be arranged.
17. Access to water needs to be provided on site to assist with dust control. If no water can be provided, a water truck may need to be hired and will attract additional charges. This will be added as a variation
18. All assets from Energex - electrical boxes, council water meters, and gas meters must be removed before any demolition. If only asbestos removal, power must be isolated by a qualified electrician prior to us carrying out any work
19. When a property is closer than 10 metres to the neighbours, an exclusion zone must be put in place. This means you should notify the neighbours so they have nothing close to the Demolition area that can be damaged or animals that are close to Demolition site in case of injury. Enough notice must be given
20. All boundary fences on sides and back will not be removed without full permission from neighbouring owners and council permission if a tree is very close to boundary or shared between properties we will not remove unless we have written permission from the neighbour. Front fence is always taken unless requested otherwise by client
21. Front fence is always taken out unless requested otherwise by client, no footings under the front fence will be removed as they may be close to underground services which could be damaged in the removal.
22. No retainer wall will be included unless prior arrangement and quoted for. If retainer wall is too close to neighbour's fences or walls LCD will not remove. If the retainer wall is removed LCD are not responsible for any damage it may cause to neighbouring property. We will always advise the client of the likelihood of Damage before proceeding unless there is anything unforeseen underground
23. Driveways within property boundary will be removed but driveways on council footpath will remain, unless council permits are provided
24. Vegetation/ all / stated in quotation only (page 1) relates to small vegetation around demolition area only. NO other vegetation on the project will be removed unless client stated CLEAN SITE. No trees will be removed if no prior arrangement
25. No trees will be removed from council footpaths even if council permit is supplied, they will only be cut to ground level as it may damage service cables beneath root base
26. All trees close to any boundary fences will only be cut to ground level as the removal of these trees can cause damage to neighbouring properties
27. Large Trees (over 3 metres) to be removed will need approval by council (gum trees etc.). Prior to any removal. And LCD will need to view all permits prior. If not in original quotation large trees will incur an extra charge.
28. If you have not provided permits to remove big gum trees or other protected vegetation, or some documentation from council with conditions equal to, or more than 40 centimetres in girth (circumference) measured at 1.3 metres above average ground level irrespective of the domain or LAP or equal to or more than four metres in height in the rural, park living, or emerging community's domains. Approved MCU/ROL LAYOUT Plans must be provided, or these will not be included in quotation
29. When part/hand demolition or asbestos removal is being done on out buildings, any vegetation (vines) or others should be removed prior to us commencing. LCD can remove it but there will be an extra cost
30. Removal of any slabs is to natural ground level only. Removal of slabs deeper than this will incur extra costs

31. Footings, piles or any other foundations or material deeper than 1 metre beneath ground level will be extra cost
32. Any saw or concrete cutting required that has not been specified before commencement will be a variation
33. Logan City Demolitions will leave site as level as possible, using an excavator bucket only if client requires complete levelling for their next build, this can be done by others
34. If Client requires the site to be cut and levelled for new building this will be done by others. (It can be arranged by Logan City Demolitions, but this will be an extra charge)
35. If any unforeseen asbestos is found in the ground, behind walls, floors or ceilings, concrete slabs or any friable asbestos is found, this will incur extra costs
36. If any unforeseen bricks or rubbish is found underneath the ground, this will incur extra cost
37. If any unforeseen polystyrene in ground or stuck on back of concrete this will incur extra cost
38. Silt management (will incur an extra cost) and must be required before work commences
39. If any pools are removed and fill is required, this will incur an extra charge to import fill and hourly hire to level, and will only be compacted by excavator while filling hole and rolling over at time of job
40. If client requires pool compaction (Level 1 Compaction Certification), this can be arranged by Logan City Demolitions at an extra cost to client - or client can organise it to be done elsewhere
41. Pools may be pumped out onsite, where this is not a possibility and other arrangements are needed this will be a variation
42. All sites will be left in a clean and tidy condition/demolition site. We will not be digging and will not be doing any levelling off the ground, this is up to the client to organise or (it can be arranged by Logan City Demolitions, but this will be an extra charge).
43. Air Monitoring and/or Clearance will incur extra costs should it be required and must be requested before works commence.
44. Evacuating septic tanks, and disconnecting power and gas is the responsibility of the Client (arrangements can be made through LCD - additional charges will apply).
45. If client requires LCD to organise Abolishment of Electricity or Gas, client will be required to supply us with all meter numbers prior to us submitting request to Utility retailers (additional charge will apply as per clause 16.)
46. Any traffic control needed to complete work is required to be supplied by the Client. (Arrangements can be made through LCD and additional charge will apply). Prior to commencement of any works
47. Council regulations and permits are the responsibility of the Client. (Arrangements can be made through LCD - an additional charge will apply)
48. Extra Truck Hire – LCD will supply trucks for the demolition. However, when additional truck hire is required for works, due to client deadlines, this will incur extra costs, as these are additional resources not specified in original agreement.
49. Equipment hire – If any equipment needs to be hired to reach specific points, e.g. working at height or smaller machinery is required to access other unforeseen/difficult to access areas, this will incur extra costs.

50. Any boom lifts, knuckle booms, cranes etc are not included in the price of works and will incur extra costs unless specified.
51. Any items that are NOT listed in the initial quotation will incur an extra charge should the client require this.
52. If the client needs extra equipment hire for faster turn around and completion of works, this will be at an extra cost to the client.
53. The quotations provided are provisional. Other fees and charges may apply. Variations may and can occur, which will be transparent, and at an extra cost to the client should they wish to proceed.
54. Any additional charges will attract a 10% admin fee that will be applied.
55. Any concrete cutting will incur an extra cost. If concrete cutting is required, this is at an extra cost as this will be done by a third party.
56. A minimum of one extra day will be required for every wet day that occurs, and will incur a delay in works due to weather.
57. Time frames of works to be completed, are subject to change at any time, due to unforeseen circumstances, weather and variations.
58. 25% Deposit is required before commencement of works when contract is signed
59. 25% Deposit SECOND STAGE
60. 50% Final Payment when job is finished
61. LCD will hold full discretion to commence works or deem any agreement to be null & void and terminate any such obligation/agreement. If deposit is not received in the first stage
62. All paperwork asbestos clearance demolitions permit if LCD have obtained them for you plumbing certificates any documents that you will need will be email to you when final payment has been made
63. When client requires deposit back, a percentage of the deposit will only be refunded
64. If any permits or abolishment have been done on behalf of the client by LCD this will be taken out of the refund and additional admin charges will apply for the work and time that those documents took LCD to obtain. At a rate of 2% per day
65. Deposits are usually non-refundable, if you pay a deposit and then change your mind about the service that we are to provide we may not return your deposit.
66. Invoices will be rendered for work done and is due. It is STRICTLY payable upon completion of works unless otherwise stated by LCD Director. Non-compliance will result in a surcharge of 2% of total invoice amount each calendar month that payment is late
67. No cheques will be accepted unless prior arrangement is made.
68. Payment to be made on completion of project unless stated in writing prior to this contract being signed

69. If payment is not made by due date, legal action may occur and may result in you having to pay legal costs, interest and could impact your credit history or your company history.
70. Interest on overdue invoices shall accrue daily from the date when payment becomes due until the date of payment, at the rate of 2% per calendar month and such interest shall compound monthly at such a rate after as well as before any judgement
71. The Supplier, Logan City Demolitions Pty Ltd, reserves the right to refer the collection of any outstanding accounts to a debt collection agency without notice to the Customer
72. The Client agrees to be liable for any recovery costs and expenses the Supplier Logan City Demolitions Pty Ltd incurs because of the referral of the debt to a debt collection agency and furthermore the Customer agrees that section 27 (1) of the Debt Collectors (Field Agents and Collection Agents) Act 2014 (Qld) does not apply to this agreement
73. If the collection of the debt is referred to the Logan City Demolitions Pty Ltd lawyers, the Customer accepts liability for and indemnifies the Supplier for all the Suppliers legal costs on a solicitor-client basis.
74. If payment is not made and you have not made attempts to finalise payment or part payment or have not contacted LCD organise other method, all materials from your property will be returned to your property (site).
75. Please note our payment terms override any terms set by your company unless a variation contract is sent through and both parties sign the agreement.
76. If you are a company, we need to see your contract not just a purchase order or subcontract agreement but your MAIN contract. No works will commence until LCD can view the document.
77. Once you have read and understood this quote and signed this will become your contract with LCD.

Should you require any further information, please contact our office on (07) 3800 1445

Thank you for the opportunity to quote on the above job.

Maggie McKiernan
Principal Director
Logan City Demolitions Pty Ltd



If accepting this Quote/ Contract, please sign below and email or fax to our office

Date:

Client signature:

Date:

Contractor signature:

WORK AUTHORISATION FROM

CLIENT DETAILS: QUOTE NUMBER:

