

Renovation Contract

property address: 18 Quinn Street, Toowong

1. The renovation contractor will perform all the work that is required by this contract.
2. The renovation contractor will furnish all the labor, materials, and equipment necessary to complete the alterations and improvements described in the contract documents.
3. Owner will supply shower mixer, shower head, vanity, vanity bench, vanity basin, vanity basin mixer, toilet, mirror cabinet, tower rail, toilet paper holder, wall and floor tiles.

Renovate Project of bathroom. Includes following

1. Preparation 1 day

- 1A Homeowner to remove all wanted items in bathroom prior to job starting.
- 1B Homeowner to inform contractor of any other items wanted prior to demolition.
- 1C Contractor will order skip bin in front of house

2. Demolition 1 day

- 2A Remove vanity, toilet, shower screen, bath and all tapware accessories.
- 2B Remove entire wall tiles to existing lining or framing.
- 2C Remove entire floor to existing sub floor.

3. Framing 1 day

Make 1000×90×900(L×W×H)mm framing in shower as a shower platform.

4. Plumbing and electrical wiring 1 day

- 4A Install new shower wall mixer.
- 4B Relocate toilet supply water lugged and drainage to kitchen side wall about 200mm.
- 4C Add 50mm floor waste at the centre of bathroom floor and connect drainage.
- 4D Move vanity supply water pipe and 40mm drain pipe location to suit the further wall hang vanity location.
- 4E Remain the shower floor waste location.
- 4F Wire 2 outlets up the vanity and 1 outlet beside the toilet.

5. Wall lining 1 day

- 5A Install villaboard (6mm thickness cement boards) on all wall framing (2100mm high in shower area, 1500mm high on all other walls).
- 5B Apply 1 coat of tape on all villaboards joints that will be covered with tile.

6 Underlay 1 day

- 6A Nail and glue down tile underlay (6mm cement board) on all the bathroom subfloor.
- 6B Install PVC puddle flange in shower waste and bathroom waste.
- 6C Install 30mm aluminium water stop heavy duty angle between shower and bathroom floor (1200*1000 diamond shape shower).
- 6D Install 40mm aluminium water stop heavy duty angle between living room and bathroom floor.

7. Water proofing 3 days

- 7A Apply 1 coat of polyurethane sealant on all seams of villaboard in shower area.
- 7B Apply 1 coat of polyurethane sealant on all connections of wall and floor in all bathroom.

7C Apply 1 coat of polyurethane sealant on all connections of wall and wall in all bathroom(1.9m high from the finished floor in shower and 1.0m high in other area).

7D Apply 1st coat of WPA500 waterproof membrane with 200mm Reinforcing fabric at the seams and connections where polyurethane sealant have been applied.

7E Apply 1st coat of WPA500 waterproof membrane on all the walls(1.9m high from the finished floor)in the shower area, apply on the walls around vanity areas(1.0m high from the finished floor),apply on all the floor of whole bathroom.

7F Apply 2nd coat of WPA500 waterproof membrane on all the area where 1st coat has been applied.

7G Apply 3rd coat of WPA500 waterproof membrane on all the area where Reinforcing fabric installed.

8 Screeding 1 day

8A Screeding the shower floor to make water-fall to waste 1:70.

8B Screeding all the bathroom floor to make a 1:100 water-fall to waste and make flush with shower screeding floor.

8C Screeding thickness about be 30mm along the wall and about 20mm at the floor waste.

8D Install the tile insert floor waste.

9. Lay wall and floor tiles 2 days

9A Lay 200*200mm floor tile and 300*300mm wall tile where villaboard installed.

9B Install aluminium angle at all salient corner of tiling.

10. Grout and Silicone 1 day

10A Grout all the walls and floor with waterproofing no sand fine finished grout.

10B Apply waterproofing wetarea silicone at all the connection of wall and wall, wall and floor, window and niche.

10C Install tile insert floor waste in shower floor and bathroom floor.

10D Install aluminium angle at salient corner of tiling.

11. Finish Plumbing and accessories 2 day

11A Hook up vanity (drain, tapware, waste,)

11B Install toilet (seat, shut off valve)

11C Install shower head and finished shower mixer parts.

11D Install bathroom accessories(mirror cabinet, tower rail, toilet paper holder, door stop)

11E Install 2 outlets at vanity and 1 outlet beside toilet.

12.Door

12A The exiting bathroom door open direction is to east, change the door open direction to west.

12B Change the door lock direction to opposite.

12C Patch and paint the reveal.

13. Shower screen upto the factory

13A Order full-frame 2000mm high shower screen when tiling finished.

13B Install shower screen on finished tiling floor.

14.lisence

Contractors will sigh the forms for Plumbing, Electrician, Waterproofing and Tiling job with QBCC lisencc.

15.Waste and Clean

Contractor will remove all renovatinn related building waste from site and complete detailed clean of all rooms effected by renovation.

16. Cost

• \$ 7800

17. Payments

	amount	Paid	Singnature(contractor)	Receive date
1.signing contract(deposit)	\$ 500	yes	陈俊泉	16/09/2019
2. Starting of project	\$ 2,500			
3. Completion of waterproofing	\$ 1,500			
4. Completion of tiling	\$ 1,500			
5.Completion of all installation	\$ 1000			
6. Completion of project	\$ 800			

18. Terms

18A Payments are not necessary in order nor reflect the actually value of work described in each payment.

18B you may cancel a contract within 3 business days of signing with full refund of deposit. To notify, please call contractor.

18C Starting date yet to be determined Starting date may be delayed if homeowner selected a special order item that is beyond a long time wait.

18D Completion date will be within 3 weeks of starting project.

18E Completion date may be extended if homeowner request additional work or if issues were exposed during demolition and need to be corrected (rotten wood, illegal plumbing / electrical connections, are some examples)

I have clearly read & understand all terms & specifications of contract and agree as per my signature below.

Homeowner

Ethan Chen

chenyupiang

Date

16/09/2019

Contractor

Junquan Chen 陈俊泉

Date 16/09/2019