

Commercial Client Contract

This is a lump sum regulated contract to be used for renovation, alteration, extension or building works for commercial construction works where the Contract Price is \$80,000.00 or more (GST inclusive).

An Architect or other person can be appointed to act as the Owner's Agent for design purposes

Date: 14/01/2023

Owner (and site details)

Client Details

Big Boss

Managing Director

ABC COMM COMPANY

1 STREET, ABC LAND, QLD

Australia

Phone: 0123456789

Project: 123 ABC COMMERCIAL STREET, QLD

Contractor

Contractor details

Company Name: Knights CBI

ABN-12345678910

Directors – xyz

Project manager – Noreen Abu-Obeid

Estimator/Contract administrator – Noreen Abu-Obeid

Postal Address: Knights CBI, 123 Mystreet, Myland, QLD

Telephone 1234567

Contract Price (GST inclusive)

(a) Building works component

\$301510

(GST inclusive)

(b) Total allowances for Prime Cost Items

\$0

(GST inclusive)

(c) Total allowances for Provisional Sum Items

\$618490

(GST inclusive)

(d) QBCC Home Warranty Insurance Premium

\$92000

(where applicable)

Contract Price ((a) + (b) + (c) + (d))

\$1012000

(GST inclusive)

The builder cannot demand or receive any of the contract price (including the deposit) until warranty insurance is in force and the owner is provided with a certificate of insurance.

Deposit

Deposit (percentage of Contract Price) (GST inclusive)	10%	\$101200
Deposit amount		\$101200

Scope of Works

Description of Scope of Works
Demolish existing building make site good then construct new change rooms and toilets as per scope and drawings provided.

DESIGN PHASE

- Demolish existing building and construct a new building.
- Your tender submission for the initial design must be based upon the concept drawing proposal.
- Consult with planning authorities to determine constraints
- Liaise with Power and Water and sewer connection during design phase
- Obtain planning permit required if require.
- Obtain Building permit
- Obtain AAPA clearance required.
- Obtain heritage approval required if require.
- Certification for drawings (Electrical, Plumbing, Structural, Glazing) as required from certifier.
- Ensure all OHS policies and procedures are followed
- Risk assessment
- All works to be to the latest Australian Standards and Building Codes of Australia

CCTV SYSTEM REQUIREMENTS

- A CCTV system to monitor all external building entry points to the facility.
- System must be compatible with Digifort systems.
- Have the capability of multiple remote access to all sites
- To program multiple user's with invigilate rights
- System must be remotely accessible from server via 4G mobile network.
- Camera must have a minimum capability of Day/night 100 Meter Infra-red 8 Mega pixel.
- Communicate alarms to telecommunication network.
- Advanced reporting and site research capabilities.
- Must have proven resources available to remotely change ,program analytics
- Remote access for copying of footage and system maintenance.
- Office capabilities to remote camera checks and produce camera conditions and system reports
- Recording system must be able to operate -5 to +65
- ELECTRICAL REQUIREMENTS
 - Power points in Bar/ Canteen - there are 4 x Double GPO's in each room. (8 x double GPO's)
 - Power in Office - 2 x Double GPO's
 - Power in Referee's Room - 2 x Double GPO's (4 x double GPO)

- Power in Medical room - 2 x Double GPO's (4 x Double GPO)
- Power in storage - 2 x Double GPO's for each area.
- Power in each change rooms - 2 x Double GPO's if possible. (4 x double GPO)
- Lighting to be suitable and meet standard requirement.

CONSTRUCTION PHASE

- Liaise with Power, Water and sewer connection during construction phase
- Certification (Electrical, Plumbing, Structural, Glazing) as required.
- Demolish existing building.
- Construct new building as per design drawing from engages architecture/Engineering Consultant firms.
- Provide construction programme and weekly report to client
- Demolish existing building and construction change rooms, toilets and canteen room, to be constructed at 123 Commercial St, QLD includes but is not limited to the following:
 - The erection of temporary fencing and gates around the construction site and the site office. The temporary fencing and gates are to be removed prior to handover of the works.
 - Locate and mark all underground services in the proximity of the proposed works.
 - The demolition and removal of all redundant services in the construction area. Retain all required service connection points for reuse.
 - The preparation of the building pad.
 - The extension and connection to existing water, power and sewer main. Liaise with Power and Water authority and the works to be carried by credits licence contractors/sub- contractors.
 - The design and certification of the Hydraulic trade.
 - The commissioning of the new services.
 - The installation of new concrete paving around the new building.
- Final clean up - General: Before practical completion, clean throughout, including interior and exterior surfaces exposed to view. Vacuum carpeted and soft surfaces. Clean debris from the site, roofs, gutters, downpipes and drainage systems. Remove waste and surplus materials
- Removal of plant and temporary materials - General: Within 10 working days after practical completion, remove temporary works and construction plant no longer required.
- Commissioning test for practical completion – Electrical services
- Knights CBI will provide Traffic Management Plans and erect all necessary fences, barricades, warning lights as may be necessary for the protection of the works and the safety of the public and vehicles all to conform to Australian Standard AS 1742.3 - 1996.

Land

123 ABC COMMERCIAL STREET, QLD

Documents

Drawings supplied by Contractor ☒ Owner ☐
Specifications supplied by Contractor ☒ Owner ☐
Foundations Data supplied by Contractor ☐ Owner ☒

Contractors Representative

Company Name: Knights CBI
Project manager – Noreen Abu-Obeid
Estimator/Contract administrator – Noreen Abu-Obeid
Postal Address: Knights CBI, 123 Mystreet, Myland, QLD
Telephone 1234567

Contractor's Margin

10%

*Date for Commencement*see amendments made 14/1/2023 attached below*

05/03/2023

Construction Allowance period

Bad weather – 5 days

Non-working days – 2 days

*Date for Practical Completion*see amendments made 14/1/2023 attached below*

05/08/2023

Finance

Is the Owner seeking finance for the Contract? Yes ☒ No ☐

Building Approval

Party responsible for obtaining building approval

Contractor ☒ Owner ☐

Site Access

To be provided by Contractor ☐ Owner ☒

Date for providing free and uninterrupted occupation of the Site: 5/03/2023

Delay Costs

Delay Costs rate (per Day)

\$800

Liquidated Damages

Liquidated Damages rate (per Day)

\$50

Payments

Monthly payments of \$84333.30 within 5 business days of receipt of invoice. Note the first payment will be less 10% initial deposit amount.

An interest rate of 4% per annum, calculated on a daily basis, will apply for delay in payment

Fixtures and Fittings

All fittings and fixtures are included in the Contract Price

Drawings, Specifications and Other Documents

Attachment included: Yes ☒ No ☐

Specifications

SPECIFICATIONS

EXTERNAL FINISHES			
LOCATION	MATERIAL	FINISH	COLOUR
Roof sheeting	Custom Orb	Colourbond	Surf mist
Flashings, cappings & trims	Sheet metal	Colourbond	Surf mist
Walls	Face blockwork	Wattyl poly U anti-graffiti	Sandstone
Lattice	Steel	Colourbond	Classic cream
Exposed structural steel	Steel	Exterior full gloss latex	Dulux Goanna grey PG2C8
Door frames	Pressed metal	Exterior full gloss latex	Dulux Goanna grey PG2C8
Doors	Sealeck Primaguard	Colourbond	Classic cream
Gates	Steel	Exterior full gloss latex	Dulux Jodhpurs P14F1
Paving	Concrete	Broom finish nitofloor FC100	Clear
INTERNAL FINISHES			
Floor	Concrete/Oxide	Polished	Oxide: Charcoal Epirez primer 123 and 2 coats of Eziseal Clear
Walls	Face Blockwork /Wall tiles 150 x 150mm x 6mm	Wattyl poly U anti-graffiti / ceramic	Sandstone/clear / white
Toilet Partitions	Compressed fibre cement	Polyurethane paint	Charcoal
Door frame	Pressed metal	Low VOC full gloss latex Bourne	Dulux Goanna Grey PG2C8
Timber door	Solid core	Low VOC full gloss latex Bourne	Dulux Jodhpurs P14F1
Fixed Furniture	Benchtop	2 pack polyurethane	Dulux Jodhpurs P14F1
	Steelframe	Powder coat	Charcoal
	shelf	melamine	white
FIXTURES			
Female toilet	Toilet suite	Britex Grandeur Pan 6/3 Litre flush	
	Wash trough	Britex Pattern Trough No. 3	

Female accessible tooilets	Toilet suite	Britex Grandeur Disabled	
	Grab rails	To comply with AS 1428.1	
Baby change	Hand basin	Britex HBS hand basin single tap hole	
cleaner	Cleaners sink	Caroma Vitreous China on bolt on brackets	
Male toilet	Toilet Suite Wash Trough Urinal	Britex Grandeur Pan 6/3 Litre flush Britex Pattern Trough No. 3 Britex Water Saving Urinal x 6	
Male accessible toilet	Toilet suite	Britex Grandeur Disabled	
	Grab rails	To comply with AS 1428.1	
tapware	Caroma and chrome plated		
Cover plates	Where exposed water lines emerge from wall, floor or ceiling finishes, provide cover plates of non-ferrous metal, finished to match the pipe, or of stainless steel	Pipe diameter: Up to 20 mm: plate = 65mm 21 mm to 50 mm: plate 100mm And Larger than 50 mm: 50mm larger than pipe	

- **Concrete**

Concrete Class to AS 1379 with grout S20 and N25 strength 20 MPa and structural concrete 25MPa with cement content 300kg/cubm

External Concrete Finish:

Broom finish: When most of the water glaze or sheen has disappeared and before the concrete becomes non-plastic, texture the whole surface of the pavement at right angles to the direction of the placing of the concrete by means of coarse brooms at least 500 mm wide with bristles of nylon or flexible wire. Wash brooms regularly to remove slurry.

Joints and edges: Finish with a jointing tool.

Finished pavement surface: Provide a surface uniform in appearance and free from depressions in which water can lie, with an average texture depth of 2 to 2.5 mm.

Internal Concrete Finish: Polished Concrete coated with Epirez primer 123 and 2 coats of Eziseal Clear Topcoat complete with glass beads between top coats

- **Structural Steel**

- o Materials And Components

Materials generally: To AS 4100 Section 2. Cold-formed sections: To AS/NZS 4600.

Grade 300+

Protective coating schedule to AS 1627 inorganic zinc silicate

- **Masonry**

Concrete masonry units to AS/NZS4455, blockwork with standard 200 series

Grading 20

Mortar joints finish – rodded and mortar mix 1:1:6

- **Roofing**

Use a proprietary system of preformed sheet and purpose-made accessories. Design and installation: To AS 1562.1 and to manufacturer's instructions.

Material: Proprietary item:

Thickness: Finish: Colour:

Metal roof sheeting Lysaght Custom Orb

0.48mm BMT

Colorbond

Refer to Finishes Schedule

- **Cladding**

- o Metal Cladding

Provide a proprietary system of prefinished profiled metal cladding complete with accessories, trim and flashings.

Proprietary item: Gramlat Lattice

Finish: Colorbond

Colour: Refer to Finishes Schedule.

Trim: Standard proprietary trims.

- **Doors**

- o SEALECK Doors

Proprietary Item: Sealeck Primaguard Door

Installation

Fit doors with an even tolerance of 2 to 3mm to the frames.

Door thickness: 42 mm.

- **Hardware**

- o Hardware Fixtures

GRAB RAILS

Type: Stainless steel grab rail standard to AS 1428.1.

Size and location: Shown on drawings.

TOILET ROLL HOLDERS

Proprietary item: Britex Stainless Steel Jumbo Toilet Roll Dispenser

Location: Adjacent to each WC.

PAPER TOWEL DISPENSERS

Proprietary item: Air Towel PTDRSS-A4093

Location: Adjacent to each Hand Basin or Wash Trough.

TOILET SHELF BRACKETS

Proprietary item: Lanes 'Strongline' no. 355 - 200 x 150 mm white. Fixing: Screw fix to wall at 600 max crs.

- **Partitions**

- o Toilet Cubicles

Description

Provide a proprietary cubicle system complete with doors and hardware

Partition System

SYSTEM: Partitions consisting of divisions, fronts, nibs and doors made from compressed fibre cement sheets with the necessary fixings and hardware, fixed where shown on the drawings or specified.

Proprietary Item: Kyissa K4 Partition Systems.

PANELS: Factory prefinished double faced compressed fibre cement sheets with square stone cut edges ground smooth and arrised, slightly nosed.

DIVISIONS: 18 mm thick in two sections joined horizontally with stainless steel threaded dowels and finished flush.

HEIGHT OF DIVISIONS OFF FLOOR: 150

FRONTALS: 18 mm thick compressed sheet fixed to floor with 55 mm x 6 mm diameter threaded stainless steel dowels and epoxy adhesive.

JOINTS: Join divisions to frontals with proprietary PVC trims screwed and epoxy adhesive fixed to the frontals and epoxy adhesive fixed to the divisions.

FIXING: Fix divisions and nibs to walls with threaded stainless steel dowels at 300 mm centres and epoxy adhesive.

HEAD CHANNEL: Aluminium channel continuous across fronts and screw fixed to tops of fronts and nibs. Form the channel into a box section over doorways by snapping in a mating channel insert.

FINISH: powder coated

DOORS: 18 mm thick high moisture resistant medium density fibreboard (HMR MDF) with hardware fixing holes completed before application of 2 pack polyurethane finish.

FINISH: Factory finished 2 pack polyurethane to APAS 2911 to give a high gloss long lasting finish.

COLOUR: Refer to the Finishes Schedule.

FURNITURE: Satin finished stainless steel sets consisting of:

- – Gravity Hold Open Hinges
- – Door privacy indicator with emergency access
- – Bumper and Staple
- – Rubber tipped bumper and coat hook.

Proprietary Item: Lincoln Sentry washroom partition hardware.

- **Benchtops**

Paint finish benchtops

Material: 32mm thick moisture resistant HMR MDF laminate finish.

Finish: 2 Pack Polyurethane paint.

Colour: Refer to the FINISHES SCHEDULE.

Installation: Scribe to walls. Fix to carcass at not less than twice per 600 mm length of benchtop.

Joint sealing: Fill joint with sealant matching finish and clamp with proprietary mechanical connectors.

Splashbacks / ceramic tiles

- **Waterproofing Wet Areas Standard**

To AS 3740 and to the requirements of the BCA.

Membrane

Use a proprietary liquid applied or sheet membrane. Use suitably qualified applicators. Floor wastes: Turn membrane down onto the floor waste puddle flanges, and adhere. Curing: Allow membrane to fully cure before tiling.

PRELIMINARIES

General conditions – all builders/tradespeople on site to be licenced appropriately

Site temporary works - Temporary works: Provide and maintain required barricades, guards, fencing, shoring, temporary roadways, footpaths, signs, lighting, watching and traffic flagging.

Site Accessways, services: Do not obstruct or damage roadways and footpaths, drains and watercourses and other existing services in use on or adjacent to the site. Determine the location of such services.

Site and Property: Do not interfere with or damage property which is to remain on or adjacent to the site, including adjoining property encroaching onto the site, and trees.

Decisions: Decisions will be made by the Contractor and Client signatories on this contract. All communication will be put in writing and must be agreeable by both parties, signed and dated. Refer to condition 8.

Conditions

GENERAL

The Conditions of Tendering have been prepared in accordance with the obligations of the Client contained in the Australian Standard 4120, Code of Tendering, which sets out the ethics and obligations of the Client and Tenderers in tendering in the construction industry.

Tenderers and Client shall comply with the requirements of this AS 4120. In particular attention is drawn to the obligations of Tenderers, in the preparation and submission of their tender for this project.

Without limiting the above obligations:-

- Tenderers shall not submit tenders without a firm intention to proceed.
- Tenderers must not engage in any form of collusive practice.
- Any Tenderer who directly or indirectly canvasses support from an elected or Council member will be disqualified.

It should be noted that in all contract documentation words importing a gender include every gender.

CONTRACTOR'S RESPONSIBILITY

It shall be the responsibility of the Contractor to ascertain all information relating to the services, the works and site conditions that may affect the progress or method of performing all services and works as specified within the scope of this contract and to prepare for every contingency that may arise. It is further understood that just provision for these contingencies have been accounted for, implicitly or explicitly within the lump sum price submitted.

A sales brochure provided by a product supplier/manufacturer, and inserted into a supply contract, is not necessarily an adequate technical specification for the product.

CONDITIONS OF CONTRACT

1. Extent of work
2. Scope of Work to meet Building code of Australia and NCC
3. Finishing schedules
4. Locality of where the site of works
5. Tender Enquiries – where they should be referred to
6. Contractors establishment and office workshop facility, as applicable - The Contractor shall provide and maintain an established office workshop facility. The facility shall include the following:
 - An approved workshop with equipment and capabilities sufficient to carry out work as requested under the Contract.
 - An approved office space with sufficient personnel necessary to take, record or pass on any emergency message that may be received, provide day to day information with regard to prices availability and delivery. Be sufficiently qualified to process and forward invoices for work carried out.
 - The tenderer shall be suitably qualification to carry out the work as detailed in this Specification. The tenderer's sub-contractors and their sub-contractors must have a suitable qualification and license if required, to carry out the sub- contracted work.
 - The contractor shall employ Sufficient qualified personnel employed to carry out the work as detailed elsewhere in this Specification. Due to the nature and anticipated workload of this Contract, it is envisaged that the successful Contractor shall be operating a business which employs at the least, a staff of two (2) tradesmen working from a fully equipped workshop and vehicles.
 - Tenderers for the work covered by this Specification must be experienced in the type of work specified and shall be required to offer or demonstrate proof of this experience and capability before acceptance of Tender.
 - The Contractor shall provide all general and specialised equipment, tools and materials to carry out and test the Work. It shall be the responsibility of the Contractor to be fully equipped on each attendance call.
 - The Contractor is expected to locate his own source of supply of the materials required to carry out any work under this Contract and should make satisfactory arrangements for such to be available.
7. Carrying out works
 - All repairs, maintenance and new work shall be carried out by personnel having relative trade qualifications and experience.
 - It is the Contractors responsibility to ensure that all work performed under this Contract is adequately supervised by a qualified and experienced member of the Contractor's staff and to the approval of the Superintendent.
 - All work shall be completed in accordance with all the latest editions of relevant or listed Australian Standards (defined hereafter as Standards) and Codes of Practice and conforming to all requirements of the Building Code of Australia (BCA).

- All materials, unless otherwise specified by the Superintendent, are to be new and of the highest quality and installed in accordance with the manufacturer's specifications and industry best practice.
 - The contractor shall clean the site to its original condition including reinstatements of all surfaces on completion of works.
8. Work Order Variations - Any variations from the contract documents will be managed in accordance with the contract provisions. All such variations must have prior approval and be authorised in writing by the concerned parties. WARNING The contract price may vary under this contract. The reasons for variations to the contract price include:
- planning and building approvals.
 - a survey being required.
 - a consultant being engaged to report on the site conditions.
 - an increase in a tax, charge or levy after this contract is signed.
 - variations to the building works
 - an adjustment for prime cost items and provisional sum items.
9. Outstanding Work - The Contractor shall submit to the Client a monthly written report detailing all uncompleted work, the progress made on each job and the expected completion date.
10. Invoice Particulars
- Invoices shall be submitted in accordance with the contract in the amount certified
 - All relevant sections of the form shall be completed and all scheduled and unscheduled items shall be shown separately, where applicable.
 - Invoices with any returned works order copies shall be submitted to the Client for approval for payment within thirty (30) days of completion of the work. Only invoices for completed work shall be submitted. Claims for part payment will not be accepted.
 - Should the Contractor fail to submit invoices with works order copies within the specified time, the extent and value of payment may be determined and paid by the Client
 - The Client reserves the right to inspect original invoices.
11. Program of work - Construction program: Show the following:
- Sequence of work.
 - Allowance for holidays.
 - Activity inter-relationships.
 - External dependencies including provision of access, document approvals and work by others.
 - Periods within which various stages or parts of the work are to be executed.
 - Time scale: Working days.
 - Updated program: Identify changes since the previous version and show the estimated percentage of completion for each item of work.
12. Completion of the works
- Final cleaning
 - General: Before practical completion, clean throughout, including interior and exterior surfaces exposed to view. Vacuum carpeted and soft surfaces. Clean debris from the site, roofs, gutters, downpipes and drainage systems. Remove waste and surplus materials.
13. Reinstatement
- General: Before practical completion, clean and repair damage caused by installation or use of temporary work and restore existing facilities used during construction to original condition.
14. Removal of plant
- General: Within 10 working days after practical completion, remove temporary works and construction plant no longer required. Remove the balance before the end of the defects liability period.
15. Payment for the works
- Anticipated progress payments
 - General: At commencement of the works, submit a schedule of anticipated progress claims which will be made throughout the contract. Submit a revised schedule with each progress claim.
16. Progress claims
- Break down: With each progress claim, submit a statement of amounts claimed in respect of each work section or trade heading designated in the specification.

17. Miscellaneous

- Permits: A Building Permit and an Occupancy Permit from a Building Certifier will be issued for this Project. Construct the Works in accordance with the conditions of the Building Permit, and prior to Practical Completion of the Works issue the completed Builder's Declaration and associated compliance certificates to the Client.
 - Notifiable Inspections: The Contractor is responsible for organising with the Building Certifier the required Notifiable Inspections listed on the Building Permit. Give sufficient notice so that Notifiable Inspections may be made. Where follow-up inspections are required due to non-approval by the Building Certifier, the Contractor will be responsible for organising and paying for the additional inspections.
 - Quality Assurance: Where applicable, insert hold points for the Notifiable Inspections into the inspection and test plans of the relevant trades.
 - Indemnification:
 - Dispute resolution: These refer to disagreements between contracted parties regarding payment claims (e.g. amount of money propose to be paid, full or partial payment, etc.) and should be resolved by the Project owner and Contractor initially; if all fails, in Court, as this is a breach of contract
 - Termination: If the Contract is terminated by the Owner or is terminated by the Contractor, the Contractor must refund to the Owner the Deposit (if received) less any costs reasonably incurred by the Contractor up to the date of termination of the Contract.
 - Liquidated damages: Contractor's obligations on receipt of claim for Liquidated Damages, the Contractor must within ten (10) Business Days after receiving a written claim from the Owner for Liquidated Damages:
 - pay or allow to the Owner the Liquidated Damages claimed; or
 - give to the Owner a written notice of dispute, that sets out:
 - the amount of the Liquidated Damages claimed by the Owner that the Contractor disputes; and
 - the Contractor's reasons for disputing that amount of the Liquidated Damages claimed,
 - and pay or allow to the Owner any undisputed amount of the Liquidated Damages claimed.
 - Force Majeur: will indicate that one party is excused from performing under the contract. The clause will identify that an unforeseen event occurring during the duration of the construction contract will excuse the party from performing. Such events cannot be controlled by either party, without any fault or negligence of the party that should be performing under the contract.
 - Stop Work Clause: stop-work orders may be issued for several reasons, including production or engineering considerations or changes in scope. Stop-work orders shall be issued when it is recommended to suspend work, pending a decision from the Contractor/Client or changes in scope that might affect the project duration
 - Stop Payment Clause: If there is a dispute then payment can be stopped until this is resolved
18. Completion: Prior to Practical Completion, submit a detailed schedule of defects and incomplete work to the Superintendent indicating that each item has been corrected or completed to the satisfaction of the Contractor. The Architect's Practical Completion inspection will only occur following submission of this schedule.
19. Collect the section 40 Certificates of Compliance from the subcontractors and the Final Inspection Certificate from the Building Certifier. Submit these with the Builder's Declaration to the Architect prior to Practical Completion. Practical Completion is contingent upon receipt of the Building Certifier's Occupancy Permit.

The Contractor and the Owner agree that the Contractor is to carry out and complete the Works, and the Owner is to pay the Contractor the Contract Price, as per the Contract, for the Works in accordance with the provisions of the Contract.

Knights CBI (Contractor)
Name: Noreen Abu-Obeid
Signature: *NAO*
Date: 7/02/2023

ABC COMM COMPANY (Client)
Name: Big Boss
Signature: *Big Boss*
Date: 7/02/2023

LAW LAW Associates
Name: Mr Law Law
Signature: *Law*
Date: 7/02/2023

WARRANTY INSURANCE ATTACHED HERE

The **builder** must not carry out any **building work** or demand or receive any part of the **contract price** until warranty insurance is in force and the **owner** is provided with the certificate of insurance.

WARRANTY INSURANCE – 10M
POLICY NUMBER - 789
NAME OF INSURER -GHI
DATE OF EXPIRY – 1/1/2025
PREMIUM PAYABLE: \$6000

AMENDMENTS MADE 14/1/2023 ATTACHED HERE

The Agreement is amended as follows:

The Date for giving possession of the site is changed from the original date of 25/02/2023 to new date of 5/03/2023 therefore the site access and commencement of the Project will be moved to the new date of 5/03/2023

The Date for Practical Completion is therefore pushed forward from the original date of 25/08/2023 to new date of 5/09/2023