

SM MORRIS & SC MORRIS T/A COMBINED WATERPROOFING & FLOOR COATINGS
PO BOX 745
DEERAGUN
QLD 4818

Attention: Steve Morris

Dear Sir,

PROJECT: 70 THE STRAND Townsville QLD

Please find attached the Subcontract Agreement for your works on the Project.

We draw your attention to the following:

Execution of the Subcontract Agreement

Please review the Subcontract Agreement including all the annexed or referenced project documents. We request that you promptly sign (including initialling each page), date and return the Subcontract Agreement. Upon receipt of a properly signed Subcontract Agreement from yourselves, we will sign and issue you a copy.

No alterations to the Subcontract Agreement will be accepted without prior agreement and approval.

Health, Safety and Environmental Requirements for Subcontractors

You are required to comply with our health, safety and environmental (HSE) requirements and further information on these is available upon request.

We require you to provide a Site Safety Management Plan and Safe Work Method Statements to cover all your works on the Project. This must be specific to the Project and your works – generic documents will be rejected.

Please submit your HSE documentation promptly as it needs to be reviewed and assessed by RCQ, allowing time for amendments (if required), prior to your commencement on Site.

Progress Claims, RCTI's and Payments

We draw your attention to the payment terms in the Subcontract Agreement including the reference dates for submitting payment claims, the methods of service for submitting payment claims.

Unless stated otherwise, we have agreed that Recipient Created Tax Invoices (RCTI's) apply to this Subcontract Agreement. RCQ will issue an RCTI with all progress payments which shall be the tax invoice.

Under the RCTI agreement you are required to submit progress claims and you will NOT issue tax invoices.

We look forward to a mutually rewarding and successful project.

Yours faithfully,

Andrew Collyer

Andrew Collyer
Project Manager

SUBCONTRACT AGREEMENT

DATED 02/03/2021

BETWEEN: **RCQ Projects Pty Ltd T/A RCQ Construction** (ACN 614 089 066)
 QBCC Licence No. 15028054
 ABN 72 614 089 066
 of Level 1, Tenancy 212, Emporio Place,
 Maroochydore, Queensland 4558 ("**the Builder**")

AND:

SM MORRIS & SC MORRIS T/A COMBINED WATERPROOFING & FLOOR COATINGS		
of: PO BOX 745 DEERAGUN QLD 4818		
ABN	30 653 017 569	("the Subcontractor")
ACN		
QBCC Licence No.	103 0446	

(if the Subcontractor is a company, directors' guarantees are required)

AND:

Director		
of:		
Director		
of:		("the Guarantors")

The Subcontractor will diligently undertake and complete the Works specified in the current project documents and the Builder's directions as issued from time to time, in a proper and workmanlike manner in accordance with the Builder's construction programme and the terms of contract at:

The Site

70 THE STRAND Townsville QLD	('the Site')
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The Works

WATERPROOFING (as further described in the Subcontract Agreement, Scope of Works and other Project documents)	('the Works')
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Commencement date	02 MAR 21 (to meet the Builders programme unless a date is stated)
Completion date (this date if shown is current as at the date of this Subcontract and may be adjusted from time to time by the Builder)	(to meet the Builders programme unless a date is stated)

Contract sum (excluding GST) ONE HUNDRED AND FOUR THOUSAND NINE HUNDRED AND SEVEN DOLLARS ONLY (includes all labour, equipment, materials and tools necessary to complete the Works)		\$104,907.00
Proprietor	STS TSV PTY LTD	
Head Contract	AS4902.2000 Amended	
Subcontractor's representative		Steve Morris
Reference date (clause 7)	25th of each month until Completion; on Completion; and upon expiry of the last defects liability period	
Methods of Service (clause 7)	By Email: accounts@rcq.net.au ; By Post: PO Box 1132, Maroochydore QLD 4558; and/or By Hand: 212/2 Emporio Place, Maroochydore QLD 4558	
Due date for payment (from date of receipt of progress claim) (clause 7)	25 Business days	
Liquidated damages (clause 6.3)	\$3,070.00 / Per day	
Head Contract Defects Liability Period (clause 8)	12 months from the Builder's date of practical completion under the Head Contract.	
Recipient Created Tax Invoices ("RCTI") (clause 7.11)	Applies	

Project documents

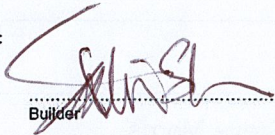
(clause 2)

Source	Type
RCQ	Subcontract Agreement
RCQ	Scope of works
RCQ	Program
RCQ	Drawing register
RCQ	HSE Requirements for Subcontractors

Subcontractor's insurance
(clause 1)

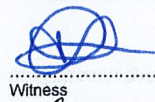
Insurance type	Policy number	Limit of Cover	Expiry Date
WorkCover	WHA041089789		30 SEP 21
Public Liability	06A305425BPK	20000000.00	15 JUN 21

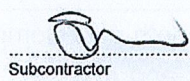
SIGNED BY:


Builder

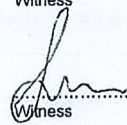
Date Signed

16/3/21


Witness


Subcontractor

16/3/2021


Witness

Guarantor

Witness

Guarantor

Witness

Please Note: If the Subcontractor is a company, Directors are to sign as Guarantors

TERMS OF CONTRACT:

1. Insurance

- 1.1 Prior to commencement of the Works the Subcontractor will at its own expense effect and maintain the following insurance policies during the term of this Subcontract:
- (a) any WorkCover or like insurance required by law;
 - (b) Public Liability insurance against any claims, demands, loss or expense whatsoever or howsoever arising out of or in any way related to acts or omissions by the Subcontractor, its employees, agents and representatives or their presence upon the Site, for a minimum of \$20,000,000 with the builder named as an interested party;
 - (c) Personal Accident/Disability insurance sufficient to enable the Subcontractor to receive an income at least similar to that which would be received by an employed natural person under relevant WorkCover legislation; and
 - (d) any other insurance policy required to be held under this Subcontract or the Project Documents.
- 1.2 The Subcontractor will provide copies of the policies of insurance effected by it (including certificates of insurance, schedules of insurance and any endorsements) and evidence that the insurances required have been effected and maintained, to the Builder, upon the signing of this Subcontract.
- 1.3 It is a pre-requisite for the payment of any amounts due and payable under this Subcontract that the Subcontractor has provided to the Builder proof of current insurances, as required under this Subcontract.
- 1.4 The Builder accepts no responsibility for the Subcontractors' equipment, tools, materials or machinery and will not be liable for any claim for loss, damage or theft of any items owned by, or under the control of, the Subcontractor.

2. Project documents

- 2.1 The project documents may not be current but will be the last revision of each document issued at the time of signing this Subcontract.
- 2.2 The Subcontractor acknowledges that it has checked and considered those documents and agrees that the project documents describe the Works, and that all items of the Works as indicated in the project documents have been included within the Contract sum and will inform itself of current project documents prior to commencement of the Works.
- 2.3 The project documents may be amended, deleted or added to from time to time. No such amendment, deletion or addition will imply, constitute or be a direction by the Builder to carry out a variation to the Works. If the Subcontractor considers that such amendment, deletion or addition requires a variation of the Works, it will notify the Builder and comply with Clause 5.

3. Head Contract

- 3.1 The Subcontractor acknowledges that the Builder is bound by the terms of the Head Contract, for Completion of construction work at the site.
- 3.2 The Subcontractor will inform itself of the progress of the works pursuant to the Head Contract ("the Head Contract works") and the times necessary for it to perform the Works pursuant to this Subcontract and will not delay or impede the progress of the Head Contract works or the Builder's performance of its obligations pursuant to the Head Contract, failing which the Subcontractor will indemnify the Builder in respect of the Builder's loss or damage caused by such delay.
- 3.3 If the Head Contract is determined for any reason, the Builder may forthwith terminate this Subcontract and will only be liable to reimburse the Subcontractor in respect of work completed up to that termination. The Subcontractor will not be entitled to recover loss of profit in respect that part of the Works not completed at the date of termination hereof.

4. Unsuitable work

- 4.1 If prior to the commencement of the Works the Subcontractor considers that work relevant to the Works or head contract works undertaken by the Builder or its subcontractors, will prevent the proper performance of the Works by it, the Subcontractor will notify the Builder in writing and will not proceed with the Works without the prior written direction of the Builder and/or until any such unsuitable work has been rectified.
- 4.2 If the Subcontractor commences the Works, the Subcontractor will not subsequently delay or refuse to complete the Works or seek additional payment, on the basis that any work is unsuitable (other than in respect of latent defects which could not reasonably be detected by a person competent in the Subcontractor's trade).

5. Variations

- 5.1 The Subcontractor must notify the Builder immediately it becomes aware that a variation of the Works is required.
- 5.2 The Builder may direct the Subcontractor to vary the Works and the Subcontractor will comply with any such variation.
- 5.3 The issue of construction drawings, specifications, project instructions or other such documents shall not be considered a direction to the Subcontractor to carry out a variation unless it is issued with a variation direction.
- 5.4 The Builder shall not be liable for any variation which was not identified by the Subcontract prior to commencing work on the variation.
- 5.5 If a variation direction is issued to the Subcontractor by the Builder for works that are already including within the scope of the Works then the Subcontractor shall not be entitled to make a claim for the variation.
- 5.6 The pricing of any variation to the works will be assessed by the Builder using the following order of precedence:
- (a) Prior agreement;
 - (b) Applicable rates or prices in the Subcontract;

- (c) Rates or prices in the bill of quantities, schedule of rates or schedule of prices, even though not Subcontract documents, to the extent that it is reasonable to use them; and
- (d) Reasonable rates or prices which shall include an amount for profit and overheads of 10%.
- 5.7 If the price of a variation cannot be agreed the Builder may direct the Subcontractor to carry out the works and to keep a daily record of labour, plant and materials as follows:
 - (a) The daily record should be signed by a representative of both the Subcontractor and the Builder within 2 business days and a copy submitted to the Builder within 5 business days.
 - (b) If the Builder's representative is unable or refuses to sign the daily record, it must be submitted to the Builder within 5 business days otherwise the daily record cannot be used to price a variation.
 - (c) The pricing of the daily record shall be as follows:
 - (i) Labour shall be charged at the agreed day labour rates and shall not be subject to an additional amount for profit and overheads. Where day labour rates have not been agreed this shall be at standard industry rates.
 - (ii) Plant and materials shall be charged at cost, after any discounts have been applied, and shall be subject to an additional amount for profit and overheads of 10%.
- 5.8 An instruction (in writing or otherwise), a daily record (whether signed or not) or other correspondence, issued by the Builder does not necessarily constitute a variation and should be checked against the Project Documents.
- 5.9 Despite any provision of this Subcontract to the contrary no variation shall invalidate or amount to a repudiation of this Subcontract.
- 5.10 For the avoidance of doubt, the Builder shall be entitled to omit work as a variation and have any omitted work carried out by other contractors.

6. Commencement and Completion

- 6.1 The Subcontractor will commence the Works by the Commencement date and will complete the Works by the Completion date. The Builder may revise the Completion date and direct the Subcontractor's performance of the Works to meet the requirements of the Builder's construction programme from time to time.
- 6.2 The Builder may grant reasonable extensions of time of the Completion date in respect of any delay in achieving Completion by the Completion date not caused or contributed to by the Subcontractor, provided the Builder receives written notice of the delay from the Subcontractor within five (5) days of the delay first occurring. Failure to comply with this clause will result in the Subcontractor having no claim to an extension of time for the relevant delay event.
- 6.3 If the Subcontractor fails to complete the Works by the Completion date, the Builder may recover:
 - (a) liquidated damages from the Subcontractor as a debt due and payable by the Subcontractor, at the rate specified for the period during which the Works remain incomplete or if no rate is specified, at ascertained cost; and
 - (b) any loss or damage in excess of the liquidated damages specified that is incurred by the Builder under the head contract which results from the Subcontractor's failure.
- 6.4 Upon Completion of the Works the Subcontractor will give the Builder notice that the Works have reached Completion. If the Builder disputes that the Works have reached Completion, the Builder will give the Subcontractor a written notice setting out the details of the further work to be carried out.
- 6.5 The works will not be considered complete, and the Subcontractor will not achieve Completion until the Builder, in its sole and absolute discretion, is satisfied that:
 - (a) the Works are complete except for minor defects:
 - (i) which do not prevent Works from being reasonably capable of being used for their intended or stated purpose;
 - (ii) which, the Builder (in its sole discretion) determines the Subcontractor has reasonable grounds for not promptly rectifying; and
 - (iii) the rectification of which will not prejudice the convenient use of the Works;
 - (b) all deliverables and products have been given to the Builder; and
 - (c) the Subcontractor has provided all guarantees, information, nominated industry standard warranties, certificates and manuals either forming part of the Works or required by the specification, the *Queensland Building and Construction Commission Act 1991* (Qld) ('QBCC Act') or any other legislation, or the Builder, for workmanship, materials and/or performance, to the satisfaction of the Builder.
- 6.6 The Builder will notify the Subcontractor in writing upon the Builder being satisfied that the Works have reached Completion and in that notice will state the date upon which Completion was achieved ('Date of Completion').

7. Payment

- 7.1 The Subcontractor will submit its progress payment claims to the Builder on the reference date, for work carried out to the reference date.
- 7.2 The Subcontractor shall only submit its progress payment claims by one or more of the Methods of Service stated in this Subcontract. The Subcontractor agrees that failure to strictly comply with the requirements of this clause 7.2 shall deem that the progress payment claim has not been given to the Builder and is not valid. The Builder may, in its sole and absolute discretion and without being under any obligation to do so, process a progress payment claim that has not been given by the correct method of service and this shall not relieve the Subcontractor from strictly complying with the Subcontract for future claims.

- 7.3 Each progress payment claim must contain complete details of the work carried out by the Subcontractor which is the subject of that claim and attach a signed Statutory Declaration that all subcontractors and employees of the Subcontractor have been paid all amounts due in respect of the Works to the date of the progress payment claim. The Subcontractor will provide any further information the Builder may require.
- 7.4 Upon receipt of a progress payment claim or the final payment claim, the Builder must either:
- (a) pay the Subcontractor the amount of the claim by the due date for payment; or
 - (b) if the Builder disputes the claim, give a written notice setting out the amount in dispute and particulars of the dispute within 15 business days (as defined in the BIF Act) of receipt of the claim, and pay the amount of the claim which is not disputed by the Builder, to the Subcontractor by the due date for payment.
- 7.5 The Subcontractor authorises the Builder to deduct retention moneys of not more than ten percent (10%) of each claim paid to the Subcontractor but so that at any time not more than five percent (5%) of the adjusted Contract sum is retained by the Builder on account of retention moneys.
- 7.6 The purpose of the retention moneys is to secure to the Builder, the performance of the Subcontractor's obligations under the Subcontract. The Subcontractor may elect to secure the performance of its obligations under the Subcontract by providing two (2) unconditional undertakings to pay, each for 2.5% of the adjusted Contract sum, in a form approved by the Builder (in its sole and absolute discretion), in lieu of the retention moneys.
- 7.7 Upon Completion of the Works, the Builder will pay the Subcontractor its progress claim in accordance with clause 7.1 and so much of the retention moneys held by the Builder so that not less than 2.5% of the adjusted Contract sum is retained by the Builder on account of retention moneys or one of the unconditional undertakings to pay (or the balance of the proceeds of that undertaking if the Builder has made demand upon it), which moneys the Subcontractor authorises the Builder to retain during any defects liability period and/or pending the rectification of all defects by the Subcontractor in accordance with clause 8.
- 7.8 Upon a request from the Builder, following the Subcontractor claiming payment for the full value of the Works or prior to the release of any retentions or other undertaking under the Subcontract, the Subcontractor shall execute a Deed of Release. The Builder shall be entitled to withhold payment or the release of an undertaking until the Subcontractor provides a completed and executed Deed of Release to the satisfaction of the Builder.
- 7.9 The Subcontractor irrevocably authorises the Builder to reimburse itself out of the retention moneys held or to have recourse to the unconditional undertakings to pay, for any amount owed or claimed to be owed by the Subcontractor to the Builder whether under this Subcontract or otherwise, including but not limited to the cost of rectifying any defects not made good by the Subcontractor in accordance with clause 8.
- 7.10 On the expiration of the last defects liability period, the Subcontractor shall, within 7 days, submit a final payment claim to the Builder setting out:
- (a) the total amount of the payment claims submitted by the Subcontractor to the Builder under Clause 7.1;
 - (b) the total amount of the payments made by the Builder to the Subcontractor under the Subcontract up to and including the date on which the Subcontractor submits the final claim; and
 - (c) the total amount that the Subcontractor claims for payment by the Builder which shall include the final amount of retention moneys held by the Builder.
- 7.11 If the Subcontractor has completed the Works, rectified all defects in accordance with clause 8 and submitted a final payment claim in accordance with clause 7.10, the Builder will pay any balance of the retention moneys held or return the unconditional undertaking to pay (or the balance of the proceeds of that undertaking if the Builder has made demand on it), to the Subcontractor within twenty-five (25) business days of receipt of the final payment claim.
- 7.12 The Builder and the Subcontractor agree that the Builder shall issue Recipient Created Tax Invoices (RCTI's) in relation to payments for all taxable supplies by the Subcontractor under this Subcontract.
- The Subcontractor agrees that it will not issue tax invoices in respect of any taxable supply under this Subcontract.
- The Subcontractor and the Builder are registered for GST under the GST Act and will both continue to satisfy any of the relevant requirements for issuing RCTI's as set out in the GST Act as amended or as directed by the Commissioner of Taxation from time to time. If either the Subcontractor or the Builder ceases to be registered for GST they shall promptly notify the other party.
- 7.13 Interest of 5% per annum shall be due and payable for any amount outstanding from date of default in payment.

8. Defects

- 8.1 The defects liability period shall commence on the Date of Completion and shall last for 24 months or the Head Contract Defects Liability Period, whichever ends sooner.
- 8.2 The Subcontractor shall carry out rectification at times and in a manner causing as little inconvenience to the occupants or users of the works as is reasonably possible. It may be necessary to carry out these rectification works outside of normal working hours and this shall not be deemed to constitute a variation.
- 8.3 As soon as possible after the Date of Completion, and in any event within fourteen (14) days, the Subcontractor shall rectify all defects existing at the Date of Completion.
- 8.4 For all defects identified during the Defects Liability Period the Builder may give the Subcontractor a direction to rectify the defect which:
- (a) shall identify the defect;
 - (b) may identify the date for Completion of the defect's rectification, which shall be deemed to be seven (7) days unless directed otherwise by the Builder;
 - (c) may state a date for commencement of the rectification; and
 - (d) shall be subject to a separate defects liability period (not exceeding 12 months) which shall commence on the date the rectification is completed.

8.5 If the rectification is not commenced or completed by the stated dates, the Builder may have the rectification carried out by others without prejudice to any other rights and remedies the Builder may have. The Subcontractor agrees that the cost of undertaking such work or rectifying such defects, will be a debt due to the Builder which the Builder may reimburse to itself out of any outstanding monies in relation to the works, the retention monies held or by making demand upon an unconditional undertaking to pay or recover from the Subcontractor.

9. Workplace Health and Safety/Environmental Protection

9.1 The Subcontractor acknowledges that it is familiar with and will comply strictly with all provisions of the *Work Health and Safety Act 2011* (Qld) and the *Environmental Protection Act 1994* (Qld) and any regulations, codes of practice and standards or directions from the Builder pursuant thereto.

9.2 The Subcontractor acknowledges that it will strictly observe all of the requirements of the Builder's Work Health and Safety Management Plan, which is available for inspection upon request.

9.3 The Subcontractor will ensure:

- (a) all equipment, tools and plant brought onto the Site by the Subcontractor or its employees have all necessary guards and safety devices properly installed and are properly maintained and suitable for the purpose for which they are used;
- (b) no materials, equipment or other property comprising a potential risk to health or safety will be brought onto the Site without the prior written permission of the Builder;
- (c) all materials, equipment and other property brought onto the Site will be used and dealt with in accordance with relevant safety regulations and standards;
- (d) the Subcontractor, its employees, agents and representatives will use safety boots, safety helmets, goggles, earmuffs and any other safety equipment or apparel required by law, Australian standards or as directed by the Builder on site.

9.4 If the Subcontractor or its employees, agents or representatives use any of the Builder's equipment, the Subcontractor acknowledges that the Builder gives no warranty or assurance that such equipment is in appropriate condition or is suitable for the use to which it is put and the Subcontractor agrees to repair any damage to such equipment as a result of its use and to replace any equipment lost, misplaced or destroyed upon request.

10. Warranties

10.1 The Subcontractor warrants that it:

- (a) carries on the Subcontractor's business, independently of the Builder;
- (b) undertakes its business on a job by job basis, undertaking work not only for the Builder but for other parties;
- (c) will accept work arising in the ordinary conduct of its business, from other parties;
- (d) is aware that, subject to the terms of this Subcontract, the Subcontractor may employ or engage others in the performance of the Works;
- (e) is properly licensed pursuant to all relevant legislation to undertake and perform the Works, including without limitation pursuant to the QBCC Act and the *Labour Hire Licensing Act 2017* (Qld).

10.2 The Subcontractor has allowed for a six (6) day working week and will provide sufficient employees or subcontractors as is necessary for the Subcontractor to perform the Works in accordance with this Subcontract, the Builder's directions, the Builder's construction programme and the head contract.

10.3 If the Subcontractor fails to progress the Works in accordance with this Subcontract, the Builder's directions, the Builder construction programme or the head contract as required or if the Subcontractor otherwise requests, the Builder may in its sole discretion supply additional employees or subcontractors to assist the Subcontractor meet its obligations and deduct the cost of supplying any such additional employees or subcontractors from any moneys payable to the Subcontractor pursuant to this Subcontract or recover that cost as a debt due from the Subcontractor.

10.4 The Subcontractor acknowledges that the Builder may, in its absolute discretion, assign the benefit of this Subcontract to any person without the Subcontractors consent.

10.5 The Subcontractor will not assign the benefit of this Subcontract or sublet or subcontract the Works without the prior written consent of the Builder, which consent may require like provisions as are contained in this Subcontract to be incorporated into any other terms of engagement.

11. Employees and subcontractors

11.1 If the Subcontractor employs any person in undertaking the Works, the Subcontractor as an employer will comply with all statutory and legal requirements in relation to such employee.

11.2 The Builder may before making any payment due to the Subcontractor require the Subcontractor to produce evidence satisfactory to the Builder that the Subcontractor has complied with all such requirements. If the Builder is not satisfied the Builder is entitled to deduct from such moneys and make payment to any other party as the Builder considers necessary to ensure that the Subcontractor has complied with its obligations.

11.3 The Builder may direct the Subcontractor to remove from site, within a stated time, any person engaged by the Subcontractor who, in the Builder's opinion, is incompetent, negligent or guilty of misconduct.

12. Superannuation

12.1 If requested by the Builder, the Subcontractor will:

- (a) produce to the Builder evidence that any required contributions in respect of any employee, officer, agent or representative of the Subcontractor have been paid in full; and
 - (b) indemnify the Builder against any claim whatsoever in respect of any superannuation payments payable in respect of employees, officers, agents or representatives of the Subcontractor.
- 12.2 If the Builder makes any payment for superannuation in relation to any employees, officers, representatives or agents of the Subcontractor the amount thereof shall be a debt due by the Subcontractor to the Builder and may be deducted by the Builder from any payment to the Subcontractor whether under this Subcontract or otherwise.

13. Industrial relations

13.1 The Subcontractor shall:

- (a) ensure compliance with all relevant industrial instruments, legislative obligations with respect to superannuation and any applicable redundancy schemes;
 - (b) be responsible for and manage all aspects of industrial relations with respect to its employees, workers or other subcontractors;
 - (c) ensure that the rates of pay and terms and conditions of employment specified in all relevant industrial instruments and any relevant laws, for all employees and workers engaged by the Subcontractor, are always observed;
 - (d) ensure that any directions given by the Builder from time to time in relation to the Works, the Site and all other such matters affecting the Project as a whole are strictly observed;
 - (e) comply with a request by the Builder to confirm compliance with this requirements by sighting any of the Subcontractor's relevant documents; and
 - (f) indemnify the Builder against all costs, losses, damages or expenses suffered by the Builder arising out of or in connection with a breach of the Subcontractor's obligations under this clause.
- 13.2 If the Builder incurs a delay, loss or damage under the Head Contract as a result of any industrial dispute involving the Subcontractor's employees, workers, agents or other subcontractors, the Subcontractor is wholly liable for the delay and any additional cost incurred by the Subcontractor. Any costs, losses, damages or expenses suffered by the Builder as a result of such delays shall be a debt due by the Subcontractor to the Builder.
- 13.3 The Subcontractor is not entitled to any payment, damages or compensation as a result of any industrial dispute and the Builder is not liable for any additional cost or any delay arising out of any industrial dispute, whether caused by the Subcontractor or not, on the Site or any other site occupied by the Builder or Subcontractor.
- 13.4 The Subcontractor warrants that it has allowed for payment to its employees and workers in accordance with all terms and conditions stated in any applicable industrial instrument or laws or as required under this clause in the Contract Sum.

14. Default

14.1 If the Builder:-

- (a) is wound up;
 - (b) enters into an arrangement with its creditors;
 - (c) is unable to pay its debts; or
 - (d) does not make a payment due to the Subcontractor under this Subcontract; then
- provided the Subcontractor is not in breach of this Subcontract, the Subcontractor may give written notice of its intention to terminate this Subcontract to the Builder, specifying the grounds upon which such notice is given and requiring the Builder to remedy its default within fourteen (14) days.
- 14.2 If the Builder disputes any such grounds it will give notice of such dispute to the Subcontractor within fourteen (14) days of receiving the Subcontractor's notice pursuant to clause 14.1.
- 14.3 If, within fourteen (14) days of the Builder's notice pursuant to clause 14.2, the parties are unable to resolve such dispute, the Subcontractor may suspend the Works and commence proceedings in the Queensland Civil and Administrative Tribunal pursuant to the QBCC Act to seek a declaration that the Subcontractor is entitled to determine this Subcontract.
- 14.4 Until such dispute is resolved or the Subcontractor commences such proceedings, the Subcontractor will continue to diligently undertake the Works in a good and tradesmanlike manner in accordance with this Subcontract.
- 14.5 If the Subcontractor:
- (a) fails to undertake and complete the Works in a diligent, competent and tradesmanlike manner without delay;
 - (b) fails to comply with any direction or request of the Builder regarding the Works;
 - (c) fails to complete the Works by the Completion date;
 - (d) suspends the Works either in whole or in part except as is permitted in this Subcontract;
 - (e) indicates that the Subcontractor is unwilling or unable to proceed with or complete the Works as required by this Subcontract;
 - (f) becomes insolvent, is wound up, enters into any arrangement with creditors, fails to pay any judgment entered against it within seven (7) days, has a bankruptcy petition presented against it or fails to pay any of its debts when they fall due; or
 - (g) is otherwise in default of this Subcontract; then

the Builder may, in its sole and absolute discretion, by written notice to the Subcontractor and without prejudice to any other right or remedy it may have at law elect to either:

- (h) terminate this Subcontract; or
- (i) exercise any or all of the rights and perform the obligations of the Subcontractor under this Subcontract through an officer, delegate or nominee of the Builder ('Step-in Rights'), in which case:
 - (i) the Subcontractor irrevocably appoints the Builder, and such other persons as are from time to time nominated or appointed by the Builder, jointly and severally as its attorney with full power and authority to exercise its Step-in Rights;
 - (ii) the Builder may cease to exercise its Step-in Rights at any time on giving written notice to the Subcontractor and in any event will cease to exercise its Step-in Rights on the date set out in that notice ('Step-out Date'), and on and from the Step-out Date the Subcontractor must immediately recommence performance of the Subcontractor's obligations which were suspended under this subclause; and
 - (iii) the Builder will not have any liability to the Subcontractor, and the Subcontractor will not be entitled to make any claim, arising out of or in connection with the exercise of Step-in Rights by the Builder and the Subcontractor releases the Builder from all claims and loss arising from or in connection the Builder's exercise of its Step-in Rights to the maximum extent permitted by law, unless or to the extent that the Builder acts negligently or unlawfully in the exercise of those Step-in Rights and the Subcontractor.

15. Termination for convenience

15.1 The Builder may in its absolute discretion and at any time advise the Subcontractor in writing that it has elected to terminate the Subcontract for convenience (including where it intends to complete the Works using other subcontractors), in which case the Subcontractor shall:

- (a) immediately cease performance of the Works;
- (b) promptly make available to the Builder all design documents and other materials and equipment provided by the Builder and/or procured by or on behalf of the Subcontractor for the purposes of the Works; and
- (c) use best endeavours to mitigate and minimise the costs referred to in clause 15.2 below.

15.2 Where the Subcontract is terminated for convenience, the Subcontractor shall be paid the following:

- (a) for the Works performed up to the date of termination but not yet claimed under clause 7.1;
- (b) actual and direct cost of demobilisation from the Site;
- (c) actual and direct cost of material and equipment reasonably procured by the Subcontractor for the performance of the remainder of the Works, subject to clear title passing to the Builder upon payment; and
- (d) a reasonable amount for profit and overheads on the amounts due pursuant to subclauses 15.2(b) and 15.2(c) above,

and the Builder will within 25 business days release any remaining security held by it in respect of this Subcontract.

15.3 Strict compliance with the requirements of clause 15.1 above is a precondition to the Builder's obligation to make the payments and release security under clause 15.2 above.

15.4 The amount to which the Subcontractor is entitled under this clause is the maximum extent of the Builder's liability to the Subcontractor in any way in connection with termination or convenience.

15.5 This clause will survive termination of the Subcontract for convenience.

16. Indemnity

16.1 The Subcontractor will indemnify the Builder against:

- (a) any wilful or negligent act by omission or default on the part of the Subcontractor or any employee, agent, representative or other person engaged the Subcontractor concerning the Works or who may be undertaking works contracted to be undertaken by the Subcontractor or is on the Site in connection with the Works;
- (b) any damage of any kind, whether to person or property which results from the Subcontractor undertaking or failing to undertake any part of the Works;
- (c) the removal from the Site of equipment used in connection with the Works and all debris and rubbish resulting from or arising in the course of the performance or undertaking of the Works; or
- (d) any penalty imposed upon or liability or costs (including legal costs calculated on the indemnity basis) incurred, by the Builder as a consequence of the Subcontractor's failure to comply with this Subcontract or any statutory provision, obligation or responsibility.

16.2 The Subcontractor will pay to the Builder the cost of making good any damage done by the Subcontractor, its employees, agents or subcontractors to the Works, the head contract works, the property of the Builder or the work of any other subcontractors, and will keep the Subcontractor's part of the Site clean and tidy and will leave the Works in a state fit for immediate use and occupation before vacating the Site.

16.3 If the Subcontractor breaches or fails to promptly discharge its obligations pursuant to this Subcontract and the discharge of such obligations is effected either wholly or in part by the expenditure or payment of any moneys by the Builder, the Builder is authorised to pay such moneys as are required to discharge such obligations or rectify such breach and to deduct such moneys and any legal or other expenses incurred by the Builder as a result of such default, from any moneys due to the Subcontractor from the Builder under this Subcontract or to recoup the expenditure or money as a debt due by the Subcontractor.

16.4 For the avoidance of doubt, the indemnities in this clause survive the termination, cancellation, Completion, expiration or

otherwise merging of this Subcontract.

17. Jurisdiction

This Subcontract is deemed to have been entered into and all moneys payable pursuant to it paid, at Maroochydore, Queensland.

The laws applicable in Queensland govern this Subcontract. The parties submit to the non-exclusive jurisdiction of the courts of Queensland and any courts competent to hear appeals from those courts.

18. Consent

If the Works the subject of this Subcontract comprise commercial building work as defined in the *Queensland Civil and Administrative Tribunal Act 2009* (Qld) and a major commercial building dispute exists between the Builder and the Subcontractor, the parties hereby give their irrevocable consent to that dispute being decided by the Queensland Civil and Administrative Tribunal and acknowledge that that consent cannot be withdrawn.

19. Subcontractor's representative

The Subcontractor's representative is the person with whom the Builder liaises during this Subcontract for the purposes of the Completion of the Works. The Subcontractor will notify the Builder in writing immediately the identity of its representative changes.

20. Building Industry Fairness (Security of Payment Payment) Act 2017 (Qld) ("the BIF Act")

20.1 For the BIF Act the "reference date" means the date referred to in subclause 7.1 for making payment claims and for any claim not strictly in accordance there shall be no reference date until the time for making the next progress payment claim.

20.2 If the Subcontractor suspends the works under section 98 of the BIF Act, the Subcontractor is not entitled to make any claim against the Builder for any costs, losses, damages or expenses in connection with such suspension other than a claim for loss or expenses incurred by the Subcontractor.

21. Non-conforming Building Products

21.1 In this clause 21, the terms 'person in the chain of responsibility', 'building product', 'Minister', 'non-conforming building product' and 'required information' each have the respective meanings given to those terms in the QBCC Act.

21.2 The Subcontractor acknowledges that, to the extent that the Subcontractor is a person in the chain of responsibility, it has obligations under Part 6AA of the QBCC Act in relation to non-conforming building products and warrants that:

- (a) no building products incorporated into the Works are non-conforming building products or the subject of a warning statement issued by the Minister; and
- (b) it, and its sub-subcontractors, will provide all required information for a building product incorporated into the works to the Builder upon installation of the building product into the Works.

21.3 If the Subcontractor installs a building product without the required information, the Builder will be entitled to, in its sole and absolute discretion, direct the Subcontractor to remove the building product from the Works and replace it with a building product that is not a non-conforming building product at the Subcontractor's cost.

22. Qualifications and Licensing

The Subcontractor shall not carry out any work which requires it or its personnel to be registered, licensed, or certified under any relevant law, including but not limited to the QBCC Act and the *Labour Hire Licensing Act 2017* (Qld), unless it:

- (a) complies with the law;
- (b) is appropriately registered, licensed, or certified; and
- (c) can lawfully carry out that work.

A copy of the Subcontractor's registration, licence, or certification documentation must be provided prior to commencement on site. If the Subcontractor fails to comply with this clause 22 and is delayed in commencing work, it shall not be entitled to an extension of time. The Subcontractor must immediately notify the Builder in writing if there is a change to its licensed status.

If the Subcontractor is unable to carry out any work due to non-compliance with any law because it has failed, refused or been unable to obtain the appropriate registration, licence or certificate, or has had its registration, licence or certificate suspended or cancelled, or has had conditions imposed on its registration, licence or certificate, the Subcontractor shall be in substantial breach of the Subcontract.

The Subcontractor indemnifies and shall keep indemnified the Builder against any costs, losses, fines or the like that may be incurred as a result of a breach of this clause by the Subcontractor.

23. Code for the Tendering and Performance of Building Work 2016

If the Code for the Tendering and Performance of Building Work 2016 (the **Code**) applies to this Subcontract, the Subcontractor shall comply with the *Code* and any State Government implementation guidelines. Copies of the *Code* are available at www.legislation.gov.au.

- (a) Compliance with the Code shall not relieve the Subcontractor from responsibility to perform the Subcontract, or from liability for any defect in the Works arising from compliance with the Code.
- (b) Where a change in the Subcontract is proposed and that change would affect compliance with the Code, the Subcontractor shall submit a report to the Builder specifying the extent to which the Subcontractor's compliance with the Code will be affected.
- (c) The Subcontractor shall maintain adequate records of the compliance with the Code and implementation guidelines by:
 - (i) its subcontractors; and
 - (ii) its related entities.
- (d) The Subcontractor shall permit the Commonwealth, including a person authorised by the Building and Construction Industry (Improving Productivity) Act 2016 (Cth), full access to construction sites or places covered by the Code to:
 - (i) inspect any work, material, machinery, appliance, article or facility;
 - (ii) inspect and copy any record relevant to the project and the Works, the subject of the Subcontract;
 - (iii) interview any person; and
 - (iv) request a party to the Subcontract to produce a specified document within a specified period, being not less than 14 days in person, by fax or by post,
 - (v) as is necessary to allow validation of its progress in complying with the Code.
- (e) The Subcontractor agrees to require that its subcontractors and its related entities provide the Commonwealth or any person authorised by the Commonwealth, including a person authorised by the Building and Construction Industry (Improving Productivity) Act 2016 (Cth), with access to:
 - (i) inspect any work, material, machinery, appliance, article or facility;
 - (ii) inspect and copy any record relevant to the project and the Works the subject of the Subcontract;
 - (iii) interview any person; and
 - (iv) request a party to the Subcontract to produce a specified document within a specified period, being not less than 14 days, in person, by fax or by post,

as is necessary to allow validation of its progress in complying with the Code.

24. Guarantees

The Guarantors hereby jointly and severally guarantee the performance by the Subcontractor of this Subcontract and agree to indemnify the Builder against any loss, claim, demand or expense whatsoever (including legal costs calculated on an indemnity basis) incurred or suffered by the Builder (and/or other parties as nominated in this Subcontract) as a result of any breach of this Subcontract by the Subcontractor. The Builder will be entitled to treat the Guarantors as principal debtors and will not be required first to institute proceedings or to enter judgment against the Subcontractor.

25. Entire agreement

This Subcontract constitutes the entire agreement between the parties regarding the matters set out in it and supersedes any prior representations, understandings or arrangements made between the parties, whether orally or in writing.

26. Contra proferentem

In the interpretation of the Subcontract, no rule of contract interpretation applies to the disadvantage of one party on the basis that it put forward this Subcontract or any part of it.

27. Time for doing acts

27.1 A reference to days in the Subcontract means calendar days.

27.2 Unless stated otherwise a reference to a business day in the Subcontract shall mean a day that is not:

- (a) a Saturday or Sunday;
- (b) a public holiday, special holiday or bank holiday in the place in which the Site is located; or
- (c) 27, 28, 29, 30 and 31 December in each calendar year.

Subclause (c) shall not apply to the calculation of a due date for payment under the Subcontract.

27.3 The time for doing any act or thing under the Subcontract will, if it ends on a day which is not a business day, be deemed to end on the next following business day.

SCOPE OF WORKS WATERPROOFING Rev 1 (22/02/21)

Note:

Sections 1 – 14 inclusive below outline RCQ Construction (hereafter referred to as RCQ) general Site Management policies for all trades. Sections 15 and beyond detail the scope of works as it applies to the subcontract issued for this trade package.

The *Subcontractor* shall provide all supervision, labour, materials and equipment necessary to carry out the complete works associated with the **Waterproofing** package, as detailed on the drawings and in accordance with the requirements of the specification, general and special conditions of *Subcontract* and the programme. All work shall be in strict accordance with the relevant Australian Standards; any recognised industry Codes of Practice; Federal, State, Local Authority and other general legislative requirements; and the conditions of any particular Development or Operational Works approvals issued for the project. Work shall include for, but not necessarily be limited to the following:

1. General Requirements

- 1.1 Allow to inspect the *site* and accept the site conditions as found.
- 1.2 Inspect, where appropriate to the trade, any substrates and notify *RCQ*, prior to commencement, of any remedial works required. Once work is started, it shall be deemed that the substrate is suitable for any applied finishes.
- 1.3 Allow to work in conjunction with, and coordinate with, other Trades/Subcontractors notwithstanding that exclusive access to the works will not necessarily be granted to the Subcontractor.
- 1.4 Touch-up and/or repair to *RCQ*'s satisfaction, all surface treatments damaged during performance of the Works.
- 1.5 Allow for any obvious works required but not mentioned specifically herein nor detailed on the drawings.

2. Set Out

- 2.1 Set out all work required for the installation of the *Works* under the *Subcontract*, from a datum and control grids provided by *RCQ*. *RCQ* may at its absolute discretion, and by prior agreement with the *Subcontractor*, provide additional set out lines and datums, pinned or otherwise. It is recommended that the *Subcontractor* engages *RCQ*'s project surveyor to do any additional set out that the *Subcontractor* so requires.
- 2.2 *RCQ* will provide:
 - Primary level control
 - Primary grid control, and,
 - A grid control plan.
- 2.3 Allow for site measuring as required to confirm dimensions prior to the commencement of manufacture or installation on site.
- 2.4 All other survey or resurvey work necessary for the completion of the *Subcontract Works* shall be borne by the *Subcontractor*. This work is to be carried out by competently qualified personnel and, whenever so directed by *RCQ*, shall be performed by an accredited surveyor. *RCQ* may provide assistance to the *Subcontractor* in setting out the subcontract works but the *Subcontractor* shall be responsible for the adequacy and accuracy of that set-out.

3. Clean Up

- 3.1 All rubbish and other construction debris generated by the *Subcontractor* is to be removed on an as-generated-basis from work areas and placed in 'skips' provided by *RCQ* or as otherwise directed by *RCQ* in accordance with the Subcontract Agreement. Skips are located on ground level and will be moved by *RCQ* from time to time to suit the project.
- 3.2 Any other specialised debris removal equipment and necessary to remove rubbish and construction debris from its work areas, shall be provided by the *Subcontractor*.

- 3.3 Allow to maintain work areas in a clean and tidy condition in accordance with the subcontract agreement.
- 3.4 On the completion of the day's work, leave work areas in the same condition as presented upon the commencement of work in those areas.

4. **Safety**

- 4.1 Provide all safety rails, barricades, warning lights, Personal Protective Equipment (PPE) and the like required to carry out the *Works* to the complete satisfaction of RCQ's Site Management, the Department of Workplace Health & Safety, QLD and any other statutory authorities.
- 4.2 The *Subcontractor* must immediately comply with any Health, Safety or Environmental Instructions given by RCQ.
- 4.3 All the *Subcontractor's* site personnel, including visiting supervisors, management and supplier representatives, are to wear 'high-visibility' personal protective equipment and clothing (excluding high visibility singlets).
- 4.4 Step ladders (must be industrial duty) will only be allowed on site if used in accordance with Workplace Health and Safety regulations. Industrial duty platform ladders are acceptable and preferred. If necessary for undertaking particular types of work, specialised work platforms are to be provided by the *subcontractor*. Work platforms are to be approved by RCQ's Workplace Health & Safety Officer.
- 4.5 Allow for attendance of all staff at a toolbox meeting prior to the commencement of work on site and at regular intervals in accordance with site procedures established for the project and outlined at the project pre-start meeting.
- 4.6 The *Subcontractor* is to arrange for the appointment of a senior / experienced staff member to act as a representative, selected in accordance with the Workplace Health & Safety Act, QLD, to attend and make a contribution to weekly site safety management meetings and to perform an active role on the Site Safety Committee.
- 4.7 RCQ supports and conforms to a non-smoking policy on all sites – this is no-smoking Site.

5. **Programme**

- 5.1 Comply with the RCQ's construction programme as amended from time to time, and which is based on a 6-day working week. The *Subcontractor* is responsible for co-ordinating with other trades and RCQ's Site Manager regarding appropriate co-ordination of the works.
- 5.2 The site working hours are 6:30am to 6:00pm Monday to Friday and 6:30am to 4:00pm on Saturdays. Notwithstanding the site hours, the *Subcontractor* will agree to provide adequate labour and other resources and work whatever hours are necessary to meet RCQ's overall construction program for the whole of the works.
- 5.3 In addition to the above and that detailed in the subcontract agreement the subcontractor is to allow for all costs associated with maintaining RCQ's progress of the works.

6. **Non-conforming Building Products**

- 6.1 The *Subcontractor* warrants and acknowledges that all building products and materials provided as part of their Subcontract Agreement are;
- i) Safe;
 - ii) Compliant with all relevant regulatory provisions; and
 - iii) Fit for their intended purposes.
- 6.2 The *Subcontractor* agrees to provide any accompanying information confirming the above information as may be required by regulation.
- 6.3 Should the *Subcontractor* become aware that a product or material is non-conforming, they must notify RCQ immediately.

7. Materials Handling

- 7.1 When loading / unloading materials, personnel must not exceed working at height restrictions, i.e. 2.0m without fall protection.
- 7.2 The *Subcontractor* is to provide all horizontal and vertical material handling necessary for the completion of its *Subcontract Works*. Tower crane (crane) provision by RCQ will be per the "Project Delivery Plan" and for the durations nominated within the "Delivery Programme".
- 7.3 When unloading and loading with the crane the *Subcontractor* is to allow all necessary labour to ensure timely clearance of loading zones and bays. All lifting methods and equipment used are to be in accordance with RCQ's 'General Lifting Requirements' which are available on request. All specialised 'cradles' or lifting devices, etc. are to be provided by the *Subcontractor* and must be appropriately designed and certified in accordance with the Workplace Health and Safety Act and other industry accepted guidelines
- 7.4 The *Subcontractor* is to give a minimum notice of five (5) days' notice for the delivery and storage of bulk materials on site. Generally bulk materials will not be stored on site. Materials on site are required to be installed in four (4) days. This may be varied by mutual agreement with RCQ prior to the delivery. Storage of materials on site is as approved at the absolute discretion of RCQ's Site Manager and is to be confined to the site area/s nominated by RCQ
- 7.5 For all other deliveries to the Site, the *Subcontractor* shall provide twenty-four (24) hours notice to the RCQ Site Manager.
- 7.6 The *Subcontractor* is responsible for moving stored materials on site as directed by RCQ to suit the works on site.
- 7.7 No materials are to be unloaded or stored on the ground outside the Site boundary.

8. Scaffolding / Access to Works

- 8.1 RCQ will supply, erect, maintain and remove all general scaffolding (excluding mobile scaffolds) with a working platform above 2.4 metres in height. Any adjustment and moving of scaffold and / or planks to these scaffolds will be undertaken by RCQ's nominated scaffolders. *Subcontractors'* staff found altering or removing scaffolding without authorisation may be immediately removed from site.
- 8.2 Allow for the provision (supply, erection, maintenance and removal), in accordance with all statutory safety requirements, of all staging, platforms, scaffolds, etc. required to carry out the works, other than that provided by RCQ. Construct access and working platforms as required to allow the operation to be carried out unhindered and in a safe manner

9. Site Facilities

- 9.1 Common use ablution and lunchroom facilities will be provided by RCQ. These site facilities are non-smoking areas. The provision of lunch rooms (for exclusive use by the individual subcontractor) and *Subcontractor's* site offices shall be the responsibility of the *Subcontractor* and must be of a standard, and in locations, as approved by RCQ's Site Manager.
- 9.2 RCQ will arrange for a common distribution point for electricity adjacent to RCQ Representatives' Site offices. Connection of services to the *Subcontractor's* facilities shall be the responsibility of the *Subcontractor*, as will the provision of fire protection and security arrangements.
- 9.3 The provision of space on site for accommodation units or the storage of materials will be on an 'as available' basis. RCQ will not be responsible for the provision of such areas but will use all reasonable endeavours to make areas available throughout the construction of the works.
- 9.4 The *Subcontractor* is responsible for moving (including services disconnection and reconnection) storage containers, site offices and the like as directed by RCQ to suit the works on site.

10. Task Lighting

10.1 RCQ will provide temporary lighting for the following areas:

- Access/egress paths (minimum of 40 Lux)
- Out of hours access (minimum of 40 Lux)
- General lighting levels for normal movement and the carrying out of general work, clean up and the like.

10.2 The *Subcontractor* is to allow for all necessary task lighting. Task lighting must conform to the following minimum standards:

- Must be a commercially manufactured system.
- All lights are to be fitted with guards.
- Lights are to be permanently fixed to stands that have been designed and manufactured for their intended purpose or otherwise fixed to walls and / or ceilings in accordance with regulations and in a manner approved by RCQ's Site Management and safety representatives.
- Lights and fittings, other than permanently installed units, are to be periodically checked and tagged as required during the execution of the *subcontract works*, by a certified electrician.
- Task lighting must have a minimum rating of 160 Lux for general work areas as detailed in AS – 1630.2.4: 1997 Interior Lighting.

11. Temporary Power

11.1 RCQ shall provide temporary single phase 240V / 10A power within the site boundary to within 30 metres of the work face.

11.2 The *Subcontractor* shall make allowance for and be responsible for distribution of power from this point to any work area where it requires power or to provide its own temporary power where it exceeds the provisions noted in item 11.1.

11.3 *Subcontractor's* power leads will be elevated above the floor wherever practicable, particularly in access-ways and corridors.

11.4 The *Subcontractor* is responsible for testing and tagging its electrical equipment.

12. Temporary Water

12.1 RCQ shall provide temporary water at various locations around the site.

12.2 RCQ shall provide drinking fountains at various locations around the site. RCQ may choose at its discretion to provide additional drinking fountains wherever else or whenever they deem necessary.

13. General Items

13.1 There will be no long term parking on site unless otherwise authorised by RCQ's Site Manager.

13.2 The *Subcontractor* is to ensure that the operation of its machinery does not occur within close proximity to any building or air intake systems located either on site or on adjoining properties.

13.3 The *Subcontractor* is to ensure that any plant and equipment used in the works, and likely to be impacted by Fire Ant control legislation, is visually inspected and cleaned before being allowed on site.

13.4 The *Subcontractor* is to ensure that jackhammers and other noisy hand held tools used in the performance of the works are fitted with effective silencers in accordance with the manufacturer's recommendations. All silencers, tools and equipment are to be maintained in a first class condition. The *subcontractor* is to ensure that any

- compressor sets or machinery with exhaust are fitted with acoustic canopies and special engine exhaust silencers.
- 13.5 When working in public areas, the *Subcontractor* is to provide, prior to the commencement of any work that could potentially obstruct public movement, suitably qualified personnel dedicated to provide direction for vehicles and pedestrian traffic.
- 13.6 The *Subcontractor* is totally responsible for achieving the required tolerances. No assistance given by RCQ will in any way reduce or negate this responsibility. All areas not meeting with the *Contract Documents* will be rectified as directed by RCQ, at the subcontractor's expense. Failure to carry out rectification as directed will result in work being carried out by others and the costs deducted from the *Subcontractor's* contract sum in accordance with the provisions of the *subcontract*.
- 13.7 The documentation management system utilised on the project is Procore. <http://www.procore.com>. *Subcontractor* is to supply prior to commencement a representative or a number of representatives who need access to the project drawings and documents.
- 13.8 It is the *Subcontractors* responsibility to ensure they have access to and are utilising the most current and correct version or revision of drawings and documents.
- 13.9 RCQ has a paperless HSEQ System and as such uses Hammertech to collate, conduct and perform all manners of Health, Safety, Environment and Quality for this project. The subcontractor will be provided access to upload, manage and conduct all HSEQ activities within this system as directed.

14. Adjoining Owners & Key Stakeholders

- 14.1 If works are to be undertaken that may be considered dangerous, annoying or disruptive, the *Subcontractor* shall give notice to RCQ prior to commencement of the works and, in sufficient time for RCQ to give any appropriate notice to key stakeholders including, but not limited to, the relevant owners and occupiers of adjoining and nearby premises.
- 14.2 The *Subcontractor* shall ensure that the planning and implementation of the works is such as to minimise the impact on these stakeholders. The *Subcontractor* shall be responsible for the repair and / or reinstatement of any property damaged as a result of the execution of the *works*.
- 14.3 The *Subcontractor* shall comply with any Federal, State or Local Authority restrictions imposed on the project as a condition of approval or otherwise and, any RCQ imposed project specific restrictions.

15. Trade Specific Requirements

- 15.1 Provide verification from the manufacturer of any systems used stating that the *Subcontractor* is approved in the application of the waterproofing systems nominated and which indicates a list of the *subcontractor's* personnel proposed for use on the project and who are applicators trained by the manufacturer and approved as qualified to apply the systems involved. Provide RCQ's site manager with a register of these personnel listing the various systems those personnel are qualified to apply.
- 15.2 Inspect all areas where works are to be undertaken and agree, with RCQ's site management, the extent of, and any necessary arrangements for, rectification or surface preparation works essential to producing the performance and finish required in the contract documents.
- 15.3 Make itself aware of all the works comprising the entire project including, but not limited to, all structural, architectural and other services drawings and all other documents as listed in the document register for the project.
- 15.4 Make itself aware and comply with the Bayset Waterproofing Specification issued for the project
- 15.5 Allow for all labour and material costs for the supply and application of all waterproofing requirements to the current BCA and AS3740. Provide certification and Form 16 of the same upon completion.
- 15.6 Allow to waterproof junction of slabs and walls along perimeter walls of wet areas, including any set-downs in slabs. Provide all backing rod, bandage material, control joint filling materials to as required to waterproof the structure. Provide dressing in and around fixing points

- 15.7 RCQ shall provide a general clean of the application areas only. The subcontractor shall allow for any reasonable preparation of the substrates to commence work to achieve the complete installation of the product including making good around any penetrations, up-stands, patching, and scraping of dags or droplets prior to installation. Commencement of work is a complete acceptance of the substrate.
- 15.8 The subcontractor is to include any covings, angles, powders, adhesives, pastes, caulking and the like necessary to ensure the performance of the waterproofing system in accordance with the current BCA and the contract documents.
- 15.9 Coordinate their works in the agreed sequence, and, in conjunction with all preceding, concurrent and following trades and RCQ site manager in a manner so as to not hinder or delay those trades. Acknowledge that exclusive possession of site will not be granted.
- 15.10 The *Subcontractor* shall keep its works and adjacent areas in a safe and tidy manner. The subcontractor shall be responsible for their daily clean up and placing of their rubbish in bins provided.
- 15.11 Waterproof membrane systems shall be installed in the following areas (refer to pricing schedule at the back of this scope of works for the product details);
- Roof top concrete slab including perimeter hob and lift over run walls
 - Window and door reveals
 - Shower wet areas
 - Behind vanities to 1200 high
 - Lift pit
 - Retaining walls
 - Planters
 - Mechanical kitchen exhaust concrete duct (Level 1 balcony)
 - Balconies
 - MSB and Fire Pump concrete roof
- 15.12 Provide appropriate temporary barricades including signage warning other trade contractors that elements of the site are being restricted for use (Barricades to be approved by RCQ's site manager).
- 15.13 Produce reports, either daily or as otherwise agreed with RCQ's site management, on activities conducted on site during that period. QA Checklist and sign off for each stage of works completed.
- 15.14 Protect adjoining works against splashing or damage as a result of these subcontract works.
- 15.15 Water test, where appropriate or practicable, any critical and high risk areas reasonably nominated as requiring testing by RCQ's site management.
- 15.16 Provide documentary evidence from the product manufactures representative that the materials have been applied in accordance with their recommendations.
- 15.17 Liaise with Bayset representative for a pre start or any site meetings and/or quality assurance inspections and ensure compliance to Manufacturers specification
- 15.18 Co-ordinate and work closely with the Tiling contractor to ensure waterproof membrane is not damaged

Prior to Commencement on Site:

Prior to commencement on site the *Subcontractor* shall:

- 15.19 Confirm that all lead times for any design, documentation, plant or equipment procurement and installation, can be completed within the time frames stipulated in the construction program. If there are any problems with lead times for plant, equipment or other components, the *Subcontractor* shall:
- Offer an alternative for review by RCQ with the Subcontractor's tender submission, or
 - At the time the Subcontractor first became, or a competent Subcontractor should have become aware, of the issues relating to that plant or equipment, offer an alternative for review by RCQ.
- 15.20 Alternatively, any circumstances or conditions upon which acceptance of the Subcontractor's programme is based must be as agreed with RCQ's Project Manager.

- ~~15.21 Provide a detailed construction programme applicable to this project within 1 week of award.~~
- ~~15.22 Provide Shop Drawings in DWG and PDF formats, and design detail drawings.~~
- ~~15.23 Provide a Procurement Schedule for all major items of plant and equipment.~~
- 15.24 Nominate a Supervisor who is experienced in the trade package works being undertaken for the entirety of the project.
- 15.25 Liaise with RCQ's site management, and obtain their approval, regarding areas to be allocated for pre-fabrication or pre-assembly of components, storage of materials and paths of travel required to complete the works
- 15.26 Agree with RCQ's site management the specific sequence and timing for undertaking the works including delivery and unloading times, structure cycle times, approximate timetables for crane lifts, etc.
- 15.27 Provide RCQ's Site Manager, at least five (5) business days prior to commencement of the works, a site specific Work Method Statement via Hammertech.
- 15.28 Deliver the required plant, materials and other equipment to site as agreed with RCQ's Site Manager.
- 15.29 Make itself aware of all the works comprising the entire project including, but not limited to, all structural, architectural and other services drawings and all other documents as listed in the document register for the project.
- 15.30 Submit samples and/or product data sheets for approval via procure.
- 15.31 All workers and maintenance personnel must complete a site-specific induction to perform any work on site, regardless of period of work. Inductions are to be done via the RCQ HSEQ online system Hammertech prior to arriving on site. The employee will be sent a text message with a link to the induction, once the induction is completed the employee will be issued with an induction number to be used to sign in and out everyday day via the tablet located in the site office.

Execution of the Works:

In completing the works the *Subcontractor* shall:

- 15.32 Ensure all works associated with this package are completed in accordance with all current relevant codes and regulations and in accordance with the specific approvals issued for the project. The *Subcontractor* has allowed for all aspects of the project as documented to complete their works as a fixed lump sum contract price.
- 15.33 Subcontract works to be completed in a tradesman like manner. The *Subcontractor* shall notify of any defective or incomplete works and seek RCQ's further position. The commencement by the subcontractor of the works in any area will be deemed as an acceptance of those substrates, finishes, levels and the like. The *subcontractor* shall not be entitled to make a claim for, nor to be reimbursed for, any costs for making good the subcontract works or to claim for or be granted an Extension of Time, for completing the subcontract works.
- 15.34 The *Subcontractor* shall allow for their site manager to attend site meetings and to liaise with RCQ's site manager on a regular basis.
- 15.35 Coordinate and cooperate with other trades. The *Subcontractor* shall be deemed to have made allowances in their tender price for the fact that various concurrent activities may be undertaken on site at the same time as these contract works. Accordingly, exclusive possession of site or parts of the site will not be granted to the subcontractor.
- 15.36 Include for full responsibility of all aspects of the contract. Variation works will not be agreed unless a variation request has been provided and agreed to by the RCQ Project Manager in writing. A Site Instruction is not an acknowledgement or an agreement to costs.
- 15.37 Ensure that materials and standards of work prescribed in the design documents and intended for incorporation in the works are, fit for the purpose specified in the contract documents, consistent with the nature and character of the works, and, in accordance with the contract.
- 15.38 Actively liaise with RCQ, the project consultants and other end users and stakeholders as required to ensure that the design is in accordance with the scope of works defined in the subcontract and is delivered for the subcontract sum and within the design and construction programme agreed for the works

16 Works Specifically Noted By Others (Exclusions)

The following works are specifically noted as excluded from this package however does not limit the *Subcontractor's* responsibility to coordinate and interface its works with these items:

- 16.1 Installation of puddle flanges (unless directed by RCQ on dayworks rates)

17 Completion & Handover

Upon completion the *Subcontractor* shall:

- 17.1 Inspect the completed work with RCQ's Site Management to verify completion and approval of the works undertaken.
- 17.2 Undertake a defects inspection on a level by level basis to ensure quality is maintained. The Subcontractor has included for adequate labour, equipment and materials to progressively rectify defective works prior to completion and handover.
- 17.3 Promptly rectify any works not approved providing enough resources so as to not delay the following trades or the issue of certificates of classification
- 17.4 Handover all certificates, inspection and test reports, as-builts, data sheets and the like to enable a certificate of classification to be issued for the works
- 17.5 Lodge all warranties for the various products, the commencement date for all warranties is from the date of practical completion which will be advised to *Subcontractor* prior to the actual date occurring, all warranties will form part of the Operation and Maintenance Manuals
- 17.6 Provide operation & maintenance manuals to the satisfaction of *RCQ*; including all installation, maintenance, and operating, cleaning and other instruction.
- 17.7 On completion of the project, demobilise from the site all plant and equipment utilised in completing the works.

18 Defects Liability Period:

During the defects liability period, the *Subcontractor* shall:

- 18.1 Attend to and rectify any issues relating to the subcontract.
- 18.2 Undertake any scheduled inspections or maintenance, including any required recording or certification of any such inspections or service, either as recommended by the relevant manufacturer, or required by statute, for the duration of the defects liability period and at end, or immediately after the end of the defects liability period.

19 Warranties

- 19.1 Provide 10 years product and 6 years labour / installation warranty terms as per Schedule 2. Warranties

No	Description	Unit	Qty	Rate	Total
	Supply and installation contract				
	Apartment Wet Areas - WPA360/500 system including floors, shower walls, and behind vanites and laundry sinks (up to 1200high)				\$19,377
	Apartment Balconies - WPA460/500 system to balcony floors and turn up at floor/wall and floor/hob junction				\$18,480
	Apartment Window and Door Reveals - WPA460/230UV system (Sides, top and bottom)				\$11,872
	Apartment Roof - WPA460/230UV on concrete roof including lift over run walls and perimeter hob. Allow x2 coats of synpave trafficable membrane to plant area only				\$25,900
	Apartment Planters - WPA460/200 system with drainage cell protection board to internal				\$3,737
	Apartment Lift Pit - WPA460/200 system with T40 grout and WPA drainage cell protection board				\$3,120
	Apartment Retaining walls - WPA460/200 with T40 grout and WPA drainage cell protection board. Includes the external of the planter wall to southwest corner				\$13,509
	Apartment Mechanical kitchen duct on Level 1 - WPA460/230UV system to the face (balcony side) and topside and turning down over the outside 250mm to seal where topside of duct and duct wall joins				\$2,380
	Apartment concrete roof to MSB and Fire Pump Room Ground Floor - WPA460/230UV system to rooftop and turning down over the outside 250mm to seal where roof meets the wall				\$761
	Commercial Tenancy Lift Pit - WPA460/200 system with T40 grout and WPA drainage cell protection board				\$2,890
	Commercial Tenancy Window and Door Reveals - WPA460/230UV (Sides, top and bottom)				\$2,880
			Total (excluding GST)		\$104,907

21 Other Attachments Relating to this Scope of Works

The following attached documents are included to further describe the Scope of Works for this package.

- 1. Bayset Waterproofing specification #21-001 dated 19/01/21
- 2. Schedule 2. Warranties
- 3. Commercial Tenancy Clarification

SUBCONTRACTOR		RCQ	
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SCHEDULE 2. WARRANTIES

WARRANTY / GUARANTEE	Period
Waterproof Membranes & Coatings (material and labour)	10 years – Material 6 years – Labour
Roofing, flashings and Box Gutters (material and labour)	10 years – Material 2 years – Labour
Windows and Glazing	10 years
Appliances	As per manufacturer's standard warranty
Landscaping Maintenance	12 weeks
Air Conditioning (Plant & Labour)	As per manufacturer's standard warranty

All other warranties are for 12 months, however, where a manufacturer, supplier or Subcontractor provides standard warranties for longer periods, these warranties/guarantees will be provided to the Principal at no additional cost.

The warranties must be in favour of the Principal and any subsequent owners (for example, Body Corporate and/or Buyer).



ANELAY 70 THE STRAND
CONSTRUCTION PROGRAMME - FOR EXTERNAL USE

Issue Rev A (07/01/21)
(3.00 Working Week)



ID	Task Name	Duration	Start	Finish	2021	2022	2023
					September	October	November
0	ANELAY 70 THE STRAND CONSTRUCTION PROGRAMME	323 days	Fri 4/09/20	Thu 25/11/21	17/08/2021	16/09/2021	15/10/2021
1	KEY DATES	323 days	Fri 4/09/20	Thu 25/11/21	17/08/2021	16/09/2021	15/10/2021
2	Design & Documentation Stage	89 days	Mon 7/09/20	Thu 4/02/21	17/08/2021	16/09/2021	15/10/2021
5	Construction Stage	323 days	Fri 4/09/20	Thu 25/11/21	17/08/2021	16/09/2021	15/10/2021
6	Site Possession	0 days	Fri 4/09/20	Fri 4/09/20	17/08/2021	16/09/2021	15/10/2021
7	Commercial Building Commence Fitout	0 days	Mon 12/07/21	Mon 12/07/21	17/08/2021	16/09/2021	15/10/2021
8	Commercial Building Completion (Nett - No Delay Allowance)	0 days	Thu 16/09/21	Thu 16/09/21	17/08/2021	16/09/2021	15/10/2021
9	Commercial Building Delay Allowance	12 days	Fri 17/09/21	Fri 17/09/21	17/08/2021	16/09/2021	15/10/2021
10	Commercial Building Completion (Gross - With Delay Allowance)	0 days	Fri 17/09/21	Fri 17/09/21	17/08/2021	16/09/2021	15/10/2021
11	Apartment Building Completion (Nett - No Delay Allowance)	0 days	Mon 8/11/21	Mon 8/11/21	17/08/2021	16/09/2021	15/10/2021
12	Apartment Building Delay Allowance	14 days	Tue 9/11/21	Thu 25/11/21	17/08/2021	16/09/2021	15/10/2021
13	Apartment Building Completion (Gross - With Delay Allowance)	0 days	Thu 25/11/21	Thu 25/11/21	17/08/2021	16/09/2021	15/10/2021
14	Project Practical Completion (Gross - With Delay Allowance)	0 days	Thu 25/11/21	Thu 25/11/21	17/08/2021	16/09/2021	15/10/2021
15	STAGE 1: DESIGN & DOCUMENTATION	103 days	Mon 7/09/20	Tue 9/02/21	17/08/2021	16/09/2021	15/10/2021
16	Design Team Engagements	16 days	Mon 7/09/20	Fri 18/09/20	17/08/2021	16/09/2021	15/10/2021
18	Design & Coordination	83 days	Wed 23/09/20	Tue 9/02/21	17/08/2021	16/09/2021	15/10/2021
27	Final Building Approvals (Design 1/2)	62 days	Fri 25/09/20	Thu 4/02/21	17/08/2021	16/09/2021	15/10/2021
31	Authorities Approvals	35 days	Mon 30/11/20	Mon 1/02/21	17/08/2021	16/09/2021	15/10/2021
32	STAGE 2: CONSTRUCTION	293 days	Mon 28/09/20	Mon 8/11/21	17/08/2021	16/09/2021	15/10/2021
38	Procurement (Critical Trades)	116 days	Mon 23/11/20	Mon 24/05/21	17/08/2021	16/09/2021	15/10/2021
39	Preliminaries Trades	45 days	Mon 30/11/20	Mon 15/02/21	17/08/2021	16/09/2021	15/10/2021
50	Services Trades	116 days	Tue 24/11/20	Mon 24/05/21	17/08/2021	16/09/2021	15/10/2021
67	Structure & Building Trades	64 days	Mon 23/11/20	Tue 20/04/21	17/08/2021	16/09/2021	15/10/2021
89	Enabling Works	62 days	Mon 28/09/20	Wed 6/01/21	17/08/2021	16/09/2021	15/10/2021
90	Mobilisation	10 days	Mon 28/09/20	Mon 12/10/20	17/08/2021	16/09/2021	15/10/2021
93	Demolition	14 days	Tue 6/10/20	Fri 23/10/20	17/08/2021	16/09/2021	15/10/2021
98	Site Services & Access	41 days	Wed 28/10/20	Wed 6/01/21	17/08/2021	16/09/2021	15/10/2021
99	Mobilisation	15 days	Wed 28/10/20	Tue 15/12/20	17/08/2021	16/09/2021	15/10/2021
100	Procurement of Site Services Trades	2 wks	Wed 28/10/20	Tue 10/11/20	17/08/2021	16/09/2021	15/10/2021
101	Submit RFQ for TCC Works	1 day	Wed 11/11/20	Wed 11/11/20	17/08/2021	16/09/2021	15/10/2021
102	Prelat, Notifications & Approvals	5 days	Wed 11/11/20	Tue 17/11/20	17/08/2021	16/09/2021	15/10/2021
103	TCC Ops Works Prelat Meeting	0 days	Tue 17/11/20	Tue 17/11/20	17/08/2021	16/09/2021	15/10/2021
104	Install Traffic Management Signage	1 day	Tue 17/11/20	Tue 17/11/20	17/08/2021	16/09/2021	15/10/2021
105	Modify Temporary Site Fencing	2 days	Tue 17/11/20	Wed 18/11/20	17/08/2021	16/09/2021	15/10/2021
106	Site Services S/C Mobilisation	1 day	Tue 17/11/20	Tue 17/11/20	17/08/2021	16/09/2021	15/10/2021
107	Update RFQ with New Sewer Manhole Connection	4 days	Wed 18/11/20	Mon 23/11/20	17/08/2021	16/09/2021	15/10/2021
108	TCC RFQ Proposal Preparation	5 days	Tue 24/11/20	Mon 30/11/20	17/08/2021	16/09/2021	15/10/2021
109	RCD Instruction to Proceed with RFQ Works	1 day	Tue 1/12/20	Tue 1/12/20	17/08/2021	16/09/2021	15/10/2021
110	Leadtime for TCC to Mobilise to Site	10 days	Wed 2/12/20	Tue 15/12/20	17/08/2021	16/09/2021	15/10/2021
111	The Strand Works	25 days	Wed 3/12/20	Tue 5/01/21	17/08/2021	16/09/2021	15/10/2021
112	Survey & Identification of Existing Services	1 day	Wed 18/11/20	Wed 18/11/20	17/08/2021	16/09/2021	15/10/2021
113	Excavate and Install New Sewer Manhole on Strand	8 days	Wed 18/11/20	Fri 27/11/20	17/08/2021	16/09/2021	15/10/2021
114	Install New Incoming Sewer Main Stubs	1 day	Mon 30/11/20	Mon 30/11/20	17/08/2021	16/09/2021	15/10/2021
115	TCC Break-In New Sewer Manhole	1 day	Wed 16/12/20	Wed 16/12/20	17/08/2021	16/09/2021	15/10/2021
116	Install New Water Main Connection to Commercial Bldg	2 days	Wed 16/12/20	Thu 17/12/20	17/08/2021	16/09/2021	15/10/2021
117	TCC Cut-In New Water Main Connection	1 day	Fri 18/12/20	Fri 18/12/20	17/08/2021	16/09/2021	15/10/2021
118	Backfill and Make Good to Surfaces	2 days	Mon 4/01/21	Tue 5/01/21	17/08/2021	16/09/2021	15/10/2021
Reserve Outlines All States Date Thu 7/01/21 Filter All Tasks					Project Summary Inactive Task	Interim Milestone Inactive Summary	Milestone Summary
Task Start					Manual Task Duration only	Manual Summary Manual Summary	Manual Progress Manual Progress
External Task External Milestone					External Task External Milestone	External Task External Milestone	External Task External Milestone
Start only Free only					Start only Free only	Start only Free only	Start only Free only
Critical Path Critical					Critical Path Critical	Critical Path Critical	Critical Path Critical
Manual Progress Manual Progress					Manual Progress Manual Progress	Manual Progress Manual Progress	Manual Progress Manual Progress



ANELAY 70 THE STRAND
CONSTRUCTION PROGRAMME - FOR EXTERNAL USE



ID	Task Name	Duration	Start	Finish	September	October	November	December	January	February	March	April
119	Kennedy St Works	25 days	Thu 19/11/20	Wed 6/01/21								
120	Survey & Identification of Existing Services	1 day	Thu 19/11/20	Thu 19/11/20								
121	Install New Water Main Along Neighbour's Houses	7 days	Fri 20/11/20	Mon 30/11/20								
122	Install New Incoming Sewer Main Stub to Manhole	1 day	Tue 1/12/20	Tue 1/12/20								
123	TCC Break-in New Sewer Connection	1 day	Thu 17/12/20	Thu 17/12/20								
124	TCC Cut-in New Water Main Connection	1 day	Mon 4/01/21	Mon 4/01/21								
125	Make New Connection to Neighbour's House	1 day	Tue 5/01/21	Tue 5/01/21								
126	Backfill and Make Good to Surfaces	2 days	Tue 5/01/21	Wed 6/01/21								
127	Materials Handling	152 days	Mon 1/03/21	Fri 17/09/21								
128	Tower Crane	138 days	Mon 1/03/21	Fri 17/09/21								
129	Install Tower Crane Base	2 days	Mon 1/03/21	Tue 2/03/21								
130	Erect Tower Crane (Linked to Semi-Basement Columns Start)	1 day	Wed 3/03/21	Wed 3/03/21								
131	Tower Crane Duration (7d Calendar)	177 days	Wed 3/03/21	Thu 26/08/21								
132	Remove Tower Crane (Linked to Roof Plant Install)	2 days	Thu 26/08/21	Fri 27/08/21								
133	Scaffold	133 days	Wed 24/03/21	Fri 17/09/21								
134	Apartments	133 days	Wed 24/03/21	Fri 17/09/21								
135	Commence Scaffold to Apartments	0 days	Wed 24/03/21	Wed 24/03/21								
136	Perimeter Scaffold Hire Period (7d Calendar)	178 days	Wed 24/03/21	Fri 17/09/21								
137	Strip Perimeter Scaffold down to GR	0 days	Fri 17/09/21	Fri 17/09/21								
138	Commercial	52 days	Wed 28/04/21	Fri 2/07/21								
139	Commence Scaffold to Commercial	0 days	Wed 28/04/21	Wed 28/04/21								
140	GR to Roof+ Perimeter Scaffold Hire Period (7d Calendar)	66 days	Wed 28/04/21	Fri 2/07/21								
141	Strip Perimeter Scaffold Roof+ down to GR	0 days	Fri 2/07/21	Fri 2/07/21								
142	Host Apartment Tower	102 days	Thu 6/05/21	Tue 14/09/21								
143	Install Host (Linked to L3 Formwork)	2 days	Thu 6/05/21	Fri 7/05/21								
144	Host Hire Period (7d Calendar)	130 days	Fri 7/05/21	Mon 13/09/21								
145	Remove Host (Linked to Remove Scaffold)	2 days	Mon 13/09/21	Tue 14/09/21								
146	Apartment Tower	231 days	Thu 7/01/21	Mon 8/11/21								
147	Bulk Earthworks	9 days	Thu 7/01/21	Tue 9/01/21								
148	Create Site Haul Rd on Kennedy St	4 days	Thu 7/01/21	Tue 12/01/21								
149	Install Water Barriers on Kennedy St	2 days	Tue 12/01/21	Wed 13/01/21								
150	Remove 3 no. Trees	1 day	Wed 13/01/21	Wed 13/01/21								
151	Prepare Crane Base	2 days	Thu 14/01/21	Fri 15/01/21								
152	Bulk out Apartments Basement	5 days	Tue 12/01/21	Mon 18/01/21								
153	Remove Existing Low Ret Wall & Shortcrete	3 days	Fri 15/01/21	Tue 19/01/21								
154	Sub-Structure	38 days	Wed 20/01/21	Tue 9/03/21								
155	Inground Services	7 days	Mon 25/01/21	Wed 3/02/21								
156	Install Inground Sewer and Stormwater Services	7 days	Mon 25/01/21	Wed 3/02/21								
157	Lift Pit	14 days	Wed 20/01/21	Tue 9/03/21								
158	FRP Lift Pit	1 day	Wed 20/01/21	Wed 20/01/21								
159	FRP Lift Pit	5 days	Thu 21/01/21	Thu 28/01/21								
160	Blockwork Walls	1 day	Fri 29/01/21	Fri 29/01/21								
161	Waterproofing to Lift Pit	4 days	Mon 1/02/21	Thu 4/02/21								
162	Backfill Lift Pit	1 day	Fri 5/02/21	Fri 5/02/21								
163	Finalise Inground Services and Prep Subgrade	2 days	Mon 8/02/21	Tue 9/02/21								
164	Structural Works	22 days	Wed 10/02/21	Tue 9/03/21								
165	Install Binding Slab (~45m ² , 25m ³)	1 day	Wed 10/02/21	Wed 10/02/21								

Baseline Displays: N/A

Filter: All Tasks

Task Split

Milestone Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration only

Manual Summary

Manual Summary Rollup

Start only

Finish only

External Milestone

External Task

External Milestone

Deadline

Critical

Progress

Critical Sign

Manual Progress

Run Date: Thu 7/09/21 4:24 PM
Filename: Anelay Construction Programme Rev A, 210107 Status at 210107

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RCQ PROJECTS PTY LTD

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ANELAY 70 THE STRAND
CONSTRUCTION PROGRAMME - FOR EXTERNAL USE

Issue Rev A (07/02/21)
(2.5M Working Week)



ID	Task Name	Duration	Start	Finish	2021	2022	2023
					January	February	March
166	Form & Reo Raft Slab (~450m2)	8 days	Thu 11/01/21	Mon 22/01/21			
167	Pour Raft Slab (~210m3)	1 day	Tue 23/01/21	Tue 23/01/21			
168	Cure Time on Slab to Allow Materials to be Delivered	4 days	Wed 24/01/21	Sat 27/01/21			
169	Install Blockwork for New Common Retaining Wall	4 days	Mon 1/02/21	Thu 4/02/21			
170	Waterproofing to New Common Retaining Wall ("Allows Commercial to Start")	4 days	Thu 4/02/21	Tue 9/02/21			
171	Super-Structure	122 days	Mon 1/02/21	Tue 30/06/21			
172	Mezzanine	14 days	Mon 1/02/21	Wed 17/02/21			
173	FRP Columns Semi-Basement to u/s Mezz Slab (11no.)	4 days	Mon 1/02/21	Thu 4/02/21			
174	Install Blockwork Semi-Basement to u/s Mezz Slab	5 days	Tue 2/02/21	Sat 6/02/21			
175	Formwork to Suspended Mezz Slab	7 days	Fri 5/02/21	Fri 12/02/21			
176	Reo to Mezz Slab	3 days	Fri 12/02/21	Tue 16/02/21			
177	In-slab Services & QA	1 day	Tue 16/02/21	Tue 16/02/21			
178	Pour Mezz Slab (~350m2, 30m3)	1 day	Wed 17/02/21	Wed 17/02/21			
179	Retaining Walls	15 days	Thu 18/02/21	Thu 8/04/21			
180	FRP Ground Slab on Ground	5 days	Thu 18/02/21	Tue 23/02/21			
181	Install Blockwork to Retaining Walls	4 days	Sat 20/02/21	Wed 24/02/21			
182	W/Proofing to Retaining Walls	4 days	Thu 25/02/21	Tue 30/02/21			
183	Backfill Lot 71 to Original Levels Against New Retaining Wall	2 days	Wed 17/02/21	Thu 1/04/21			
184	Make Good to Lot 71 back to Original Condition	2 days	Tue 1/04/21	Tue 6/04/21			
185	Engineering and Survey Checks on New Retaining Wall	2 days	Tue 6/04/21	Wed 7/04/21			
186	Lot 71 Owner Inspection and Acceptance of Works	1 day	Thu 8/04/21	Thu 8/04/21			
187	Level 1	17 days	Thu 8/04/21	Mon 12/04/21			
188	FRP Columns Mezz Slab to u/s Level 1 (12no.)	4 days	Thu 18/03/21	Mon 22/03/21			
189	Install Blockwork Mezz Slab to u/s Level 1	6 days	Thu 18/03/21	Wed 24/03/21			
190	Install Perimeter Scaffolding Edge Protection	2 days	Wed 24/03/21	Thu 25/03/21			
191	Formwork to Suspended Level 1 Slab (~440m2)	5 days	Fri 26/03/21	Thu 1/04/21			
192	Bottom Layer Reo to Level 1 Slab	2 days	Tue 6/04/21	Wed 7/04/21			
193	In-slab Services	1 day	Thu 8/04/21	Thu 8/04/21			
194	Top Layer Reo to Level 1 Slab	1 day	Thu 8/04/21	Thu 8/04/21			
195	Form Scaffolding & QA	1 day	Fri 9/04/21	Fri 9/04/21			
196	Pour Level 1 Slab (~220m3)	1 day	Mon 12/04/21	Mon 12/04/21			
197	Level 2	15 days	Tue 13/04/21	Sat 3/05/21			
198	FRP Columns Level 1 to u/s Level 2 (2no. Round + 2no. Blade)	4 days	Tue 13/04/21	Fri 16/04/21			
199	Install Blockwork Level 1 to u/s Level 2	5 days	Tue 13/04/21	Sat 17/04/21			
200	Formwork to Suspended Level 2 Slab (~340m2)	6 days	Sat 17/04/21	Fri 23/04/21			
201	Bottom Layer Reo to Level 2 Slab	2 days	Tue 27/04/21	Wed 28/04/21			
202	In-slab Services	1 day	Thu 29/04/21	Thu 29/04/21			
203	Top Layer Reo to Level 2 Slab	1 day	Thu 29/04/21	Thu 29/04/21			
204	Form Scaffolding & QA	1 day	Fri 30/04/21	Fri 30/04/21			
205	Pour Level 2 Slab (~100m3)	1 day	Sat 1/05/21	Sat 1/05/21			
206	Level 3	15 days	Tue 4/05/21	Fri 21/05/21			
207	FRP Columns Level 2 to u/s Level 3 (2no. Round + 2no. Blade)	4 days	Tue 4/05/21	Fri 7/05/21			
208	Install Blockwork Level 2 to u/s Level 3	5 days	Tue 4/05/21	Mon 10/05/21			
209	Formwork to Suspended Level 3 Slab (~340m2)	6 days	Mon 10/05/21	Sat 15/05/21			
210	Bottom Layer Reo to Level 3 Slab	2 days	Mon 17/05/21	Tue 18/05/21			
211	In-slab Services	1 day	Wed 19/05/21	Wed 19/05/21			
212	Top Layer Reo to Level 3 Slab	1 day	Wed 19/05/21	Wed 19/05/21			
Master/Outsider MS Start Date: Thu 7/01/21 Filter: All Tasks					Project Summary Master Task	Master Milestone Master Summary	Master Milestone Master Summary
Non-Data: Thu 7/01/21 4:24 PM Filename: Anelay Construction Programme Rev A_210107 Status at 210107					Page 3		



ANELAY 70 THE STRAND
CONSTRUCTION PROGRAMME - FOR EXTERNAL USE



ID	Task Name	Duration	Start	Finish	September	October	November	December	2021	2022	2023	2024
260	Remove Scaffold in Stairwell Down to Level 4	1 day	Wed 30/06/21	Wed 30/06/21								
261	FRP Stairs Level 4 to Level 5	4 days	Thu 01/07/21	Thu 01/07/21								
262	Remove Scaffold in Stairwell Down to Level 5	1 day	Thu 01/07/21	Thu 01/07/21								
263	FRP Stairs Level 5 to Level 6	4 days	Fri 02/07/21	Fri 02/07/21								
264	Backdrop Removal Dates	84 days	Tue 01/05/21	Fri 20/08/21								
265	Semi-Basement Remove Backdrops (Linked to FRP Level 2)	1 day	Tue 01/05/21	Tue 01/05/21								
266	Mechanise Remove Backdrops (Linked to FRP Level 3)	1 day	Mon 24/05/21	Mon 24/05/21								
267	Move Site Amenities into Basement	3 days	Tue 25/05/21	Thu 27/05/21								
268	Level 1 Remove Backdrops (Linked to FRP Level 4)	1 day	Fri 11/06/21	Fri 11/06/21								
269	Level 2 Remove Backdrops (Linked to FRP Level 5)	1 day	Wed 30/06/21	Wed 30/06/21								
270	Level 3 Remove Backdrops (Linked to FRP Level 6)	1 day	Thu 22/07/21	Thu 22/07/21								
271	Level 4 Remove Backdrops (Linked to FRP Roof)	1 day	Wed 11/08/21	Wed 11/08/21								
272	Level 5 Remove Backdrops (Linked to FRP Roof - 7 days)	1 day	Fri 20/08/21	Fri 20/08/21								
273	Level 6 Remove Backdrops (Linked to FRP Roof - 7 days)	1 day	Fri 20/08/21	Fri 20/08/21								
274	Facade Works	105 days	Mon 24/05/21	Thu 30/09/21								
275	Main Building Facade Works	105 days	Mon 24/05/21	Thu 30/09/21								
276	External Building & Balcony Finishes Level 3 - Level 1	45 days	Mon 24/05/21	Wed 21/07/21								
277	External Building & Balcony Finishes Level 5 - Level 3	40 days	Wed 30/06/21	Sat 21/08/21								
278	External Building & Balcony Finishes Level 5 - Level 5	30 days	Thu 01/07/21	Fri 19/07/21								
279	Install Roof-Mounted Plant & Equipment	15 days	Sat 07/08/21	Wed 25/08/21								
280	Remove Scaffolding	5 days	Mon 13/09/21	Fri 10/09/21								
281	External Building Finishes Low Level	10 days	Sat 18/09/21	Thu 30/09/21								
282	Internal Finishes	99 days	Sat 12/06/21	Tue 10/10/21								
283	Level 1 Internal	37 days	Sat 12/06/21	Fri 18/07/21								
284	Apartment 1 (94m2)	33 days	Sat 12/06/21	Mon 26/07/21								
285	High Level Services	4 days	Sat 12/06/21	Wed 16/06/21								
286	Frame Walls	3 days	Wed 16/06/21	Fri 18/06/21								
287	Roughin Walls	3 days	Mon 21/06/21	Wed 23/06/21								
288	Frame Ceilings	3 days	Wed 23/06/21	Fri 25/06/21								
289	Sheet, Set & Sand Walls & Ceilings	6 days	Fri 25/06/21	Thu 01/07/21								
290	Waterproofing and Bedding to Wet Areas	3 days	Wed 30/06/21	Fri 02/07/21								
291	Tiling to Wet Areas & Splashbacks	4 days	Wed 07/07/21	Sat 10/07/21								
292	Scaler & 1st Coat Paint	2 days	Sat 10/07/21	Mon 12/07/21								
293	Install Joinery & Shower Screens	3 days	Mon 12/07/21	Wed 14/07/21								
294	Install Doors & Hardware	2 days	Thu 15/07/21	Fri 16/07/21								
295	Fitoff Services	5 days	Thu 15/07/21	Wed 21/07/21								
296	Final Paint	2 days	Wed 21/07/21	Thu 22/07/21								
297	Floor Coverings	2 days	Fri 23/07/21	Sat 24/07/21								
298	Trade Clean	1 day	Mon 26/07/21	Mon 26/07/21								
299	Apartment 2 (158m2)	33 days	Thu 17/06/21	Fri 30/07/21								
300	High Level Services	4 days	Thu 17/06/21	Tue 22/06/21								
301	Frame Walls	3 days	Tue 22/06/21	Thu 24/06/21								
302	Roughin Walls	3 days	Fri 25/06/21	Mon 28/06/21								
303	Frame Ceilings	3 days	Mon 28/06/21	Wed 30/06/21								
304	Sheet, Set & Sand Walls & Ceilings	6 days	Wed 30/06/21	Fri 02/07/21								
305	Waterproofing and Bedding to Wet Areas	3 days	Thu 02/07/21	Sat 10/07/21								
306	Tiling to Wet Areas & Splashbacks	4 days	Mon 12/07/21	Thu 15/07/21								



ANELAY 70 THE STRAND CONSTRUCTION PROGRAMME - FOR EXTERNAL USE

Issue Rev A (07/01/21)
(12th Working Week)



ID	Task Name	Duration	Start	Finish	2021	2022
					January	February
213	Form Setdowns & QA	1 day	Thu 20/05/21	Thu 20/05/21		
214	Pour Level 3 Slab (~70m3)	1 day	Fri 21/05/21	Fri 21/05/21		
215	Level 4	15 days	Mon 24/05/21	Thu 30/05/21		
216	FRP Columns Level 3 to u/s Level 4 (2no. Round + 2no. Blade)	4 days	Mon 24/05/21	Thu 27/05/21		
217	Install Blockwork Level 3 to u/s Level 4	5 days	Mon 24/05/21	Fri 28/05/21		
218	Formwork to Suspended Level 4 Slab (~340m2)	6 days	Fri 28/05/21	Thu 30/05/21		
219	Bottom Layer Reo to Level 4 Slab	2 days	Fri 4/06/21	Mon 7/06/21		
220	In-slab Services	1 day	Tue 8/06/21	Tue 8/06/21		
221	Top Layer Reo to Level 4 Slab	1 day	Tue 8/06/21	Tue 8/06/21		
222	Form Setdowns & QA	1 day	Wed 9/06/21	Wed 9/06/21		
223	Pour Level 4 Slab (~70m3)	1 day	Thu 10/06/21	Thu 10/06/21		
224	Level 5	15 days	Fri 11/06/21	Tue 29/06/21		
225	FRP Columns Level 4 to u/s Level 5 (2no. Round + 2no. Blade)	4 days	Fri 11/06/21	Tue 15/06/21		
226	Install Blockwork Level 4 to u/s Level 5	5 days	Fri 11/06/21	Wed 16/06/21		
227	Formwork to Suspended Level 5 Slab (~340m2)	6 days	Wed 16/06/21	Wed 23/06/21		
228	Bottom Layer Reo to Level 5 Slab	2 days	Thu 24/06/21	Fri 25/06/21		
229	In-slab Services	1 day	Sat 26/06/21	Sat 26/06/21		
230	Top Layer Reo to Level 5 Slab	1 day	Sat 26/06/21	Sat 26/06/21		
231	Form Setdowns & QA	1 day	Mon 28/06/21	Mon 28/06/21		
232	Pour Level 5 Slab (~70m3)	1 day	Tue 29/06/21	Tue 29/06/21		
233	Level 6	15 days	Wed 30/06/21	Wed 21/07/21		
234	FRP Columns Level 5 to u/s Level 6 (2no. Round + 2no. Blade)	4 days	Wed 30/06/21	Wed 27/07/21		
235	Install Blockwork Level 5 to u/s Level 6	5 days	Wed 30/06/21	Thu 8/07/21		
236	Formwork to Suspended Level 6 Slab (~340m2)	6 days	Thu 8/07/21	Wed 14/07/21		
237	Bottom Layer Reo to Level 6 Slab	2 days	Thu 15/07/21	Fri 16/07/21		
238	In-slab Services	1 day	Mon 19/07/21	Mon 19/07/21		
239	Top Layer Reo to Level 6 Slab	1 day	Mon 19/07/21	Mon 19/07/21		
240	Form Setdowns & QA	1 day	Tue 20/07/21	Tue 20/07/21		
241	Pour Level 6 Slab (~70m3)	1 day	Wed 21/07/21	Wed 21/07/21		
242	Roof	16 days	Thu 22/07/21	Tue 10/08/21		
243	FRP Columns Level 6 to u/s Roof (2no. Round + 2no. Blade)	4 days	Thu 22/07/21	Mon 26/07/21		
244	Install Blockwork Level 6 to u/s Roof	5 days	Thu 22/07/21	Tue 27/07/21		
245	Formwork to Suspended Roof Slab (~340m2)	7 days	Tue 27/07/21	Wed 4/08/21		
246	Bottom Layer Reo to Roof Slab	2 days	Thu 5/08/21	Fri 6/08/21		
247	In-slab Services	1 day	Sat 7/08/21	Sat 7/08/21		
248	Top Layer Reo to Roof Slab	1 day	Sat 7/08/21	Sat 7/08/21		
249	Form Setdowns & QA	1 day	Mon 9/08/21	Mon 9/08/21		
250	Pour Roof Slab (~70m3)	1 day	Tue 10/08/21	Tue 10/08/21		
251	Stairs	30 days	Tue 11/08/21	Tue 27/07/21		
252	Remove Scaffold in Stairwell Down to Semi-Basement	1 day	Tue 13/04/21	Tue 13/04/21		
253	FRP Stairs Semi-Basement to Level 1	5 days	Wed 14/04/21	Mon 19/04/21		
254	Remove Scaffold in Stairwell Down to Level 1	1 day	Tue 4/05/21	Tue 4/05/21		
255	FRP Stairs Level 1 to Level 2	4 days	Wed 5/05/21	Mon 10/05/21		
256	Remove Scaffold in Stairwell Down to Level 2	1 day	Mon 24/05/21	Mon 24/05/21		
257	FRP Stairs Level 2 to Level 3	4 days	Tue 25/05/21	Fri 28/05/21		
258	Remove Scaffold in Stairwell Down to Level 3	1 day	Fri 11/06/21	Fri 11/06/21		
259	FRP Stairs Level 3 to Level 4	4 days	Sat 12/06/21	Wed 16/06/21		

ID	Task Name	Duration	Start	Finish
307	Scaler & 1st Coat Paint	2 days	Thu 15/07/21	Fri 16/07/21
308	Install Joinery & Shower Screens	3 days	Fri 16/07/21	Tue 20/07/21
309	Install Doors & Hardware	2 days	Wed 21/07/21	Tue 26/07/21
310	Fitoff Services	5 days	Wed 21/07/21	Mon 26/07/21
311	Final Paint	2 days	Mon 26/07/21	Tue 27/07/21
312	Floor Coverings	2 days	Wed 28/07/21	Tue 29/07/21
313	Trade Clean	1 day	Fri 30/07/21	Fri 30/07/21
314	Level 2 Internals Apartment 3 (126m²)	37 days	Thurs 1/07/21	Thurs 9/08/21
315		33 days	Thurs 1/07/21	Fri 13/08/21
316	High Level Services	4 days	Thu 1/07/21	Thu 8/07/21
317	Frame Walls	3 days	Thu 8/07/21	Sat 10/07/21
318	Roughin Walls	3 days	Mon 12/07/21	Wed 14/07/21
319	Frame Ceilings	3 days	Wed 14/07/21	Fri 16/07/21
320	Sheet, Set & Sand Walks & Ceilings	6 days	Fri 16/07/21	Fri 23/07/21
321	Waterproofing and Bedding to Wet Areas	3 days	Thu 22/07/21	Sat 24/07/21
322	Tiling to Wet Areas & Splashbacks	4 days	Mon 26/07/21	Thu 29/07/21
323	Scaler & 1st Coat Paint	2 days	Mon 29/07/21	Fri 30/07/21
324	Install Joinery & Shower Screens	3 days	Fri 30/07/21	Tue 3/08/21
325	Install Doors & Hardware	2 days	Wed 4/08/21	Thu 5/08/21
326	Fitoff Services	5 days	Wed 4/08/21	Mon 9/08/21
327	Final Paint	2 days	Mon 9/08/21	Tue 10/08/21
328	Floor Coverings	2 days	Wed 11/08/21	Thu 12/08/21
329	Trade Clean	1 day	Fri 13/08/21	Fri 13/08/21
330	Apartment 4 (126m²)	33 days	Fri 9/07/21	Thu 19/08/21
331	High Level Services	4 days	Fri 9/07/21	Tue 13/07/21
332	Frame Walls	3 days	Tue 13/07/21	Thu 15/07/21
333	Roughin Walls	3 days	Fri 16/07/21	Tue 20/07/21
334	Frame Ceilings	3 days	Tue 20/07/21	Thu 22/07/21
335	Sheet, Set & Sand Walks & Ceilings	6 days	Thu 22/07/21	Wed 28/07/21
336	Waterproofing and Bedding to Wet Areas	3 days	Tue 27/07/21	Thu 29/07/21
337	Tiling to Wet Areas & Splashbacks	4 days	Fri 30/07/21	Wed 4/08/21
338	Scaler & 1st Coat Paint	2 days	Wed 4/08/21	Thu 5/08/21
339	Install Joinery & Shower Screens	3 days	Thu 5/08/21	Sat 7/08/21
340	Install Doors & Hardware	2 days	Mon 9/08/21	Tue 10/08/21
341	Fitoff Services	5 days	Mon 9/08/21	Fri 13/08/21
342	Final Paint	2 days	Fri 13/08/21	Mon 16/08/21
343	Floor Coverings	2 days	Tue 17/08/21	Wed 18/08/21
344	Trade Clean	1 day	Thu 19/08/21	Thu 19/08/21
345	Level 3 Internals Apartment 5 (126m²)	37 days	Fri 23/07/21	Tues 7/09/21
346		33 days	Fri 23/07/21	Thu 2/09/21
347	High Level Services	4 days	Fri 23/07/21	Tue 27/07/21
348	Frame Walls	3 days	Tue 27/07/21	Thu 29/07/21
349	Roughin Walls	3 days	Fri 30/07/21	Tue 3/08/21
350	Frame Ceilings	3 days	Tue 3/08/21	Thu 5/08/21
351	Sheet, Set & Sand Walks & Ceilings	6 days	Thu 5/08/21	Wed 11/08/21
352	Waterproofing and Bedding to Wet Areas	3 days	Tue 10/08/21	Thu 12/08/21
353	Tiling to Wet Areas & Splashbacks	4 days	Fri 13/08/21	Wed 18/08/21



ANELAY 70 THE STRAND
CONSTRUCTION PROGRAMME - FOR EXTERNAL USE

Issue Rev A (07/01/21)
(3.0 Building Year)



ID	Task Name	Start	Finish	Duration	2021	2022	2023
					January	February	March
354	Sealer & 1st Coat Paint	Wed 18/08/21	Thu 19/08/21	2 days			
355	Install Joinery & Shower Screens	Thu 19/08/21	Sat 21/08/21	3 days			
356	Install Doors & Hardware	Mon 23/08/21	Tue 24/08/21	2 days			
357	Fitoff Services	Mon 23/08/21	Fri 27/08/21	5 days			
358	Final Paint	Fri 27/08/21	Mon 30/08/21	2 days			
359	Floor Coverings	Tue 31/08/21	Wed 1/09/21	2 days			
360	Trade Clean	Thu 2/09/21	Thu 2/09/21	1 day			
361	Apartment 6 (126m2)	Wed 28/07/21	Tue 7/09/21	33 days			
362	High Level Services	Wed 28/07/21	Mon 2/08/21	4 days			
363	Frame Walls	Mon 2/08/21	Wed 4/08/21	3 days			
364	Roughin Walls	Thu 5/08/21	Sat 7/08/21	3 days			
365	Frame Ceilings	Sat 7/08/21	Tue 10/08/21	3 days			
366	Sheet, Set & Sand Walls & Ceilings	Tue 10/08/21	Tue 17/08/21	6 days			
367	Waterproofing and Bedding to Wet Areas	Mon 16/08/21	Wed 18/08/21	3 days			
368	Tiling to Wet Areas & Splashbacks	Thu 19/08/21	Mon 23/08/21	4 days			
369	Sealer & 1st Coat Paint	Mon 23/08/21	Tue 24/08/21	2 days			
370	Install Joinery & Shower Screens	Tue 24/08/21	Thu 26/08/21	3 days			
371	Install Doors & Hardware	Fri 27/08/21	Mon 30/08/21	2 days			
372	Fitoff Services	Fri 27/08/21	Thu 2/09/21	5 days			
373	Final Paint	Thu 2/09/21	Fri 3/09/21	2 days			
374	Floor Coverings	Sat 4/09/21	Mon 6/09/21	2 days			
375	Trade Clean	Tue 7/09/21	Tue 7/09/21	1 day			
376	Level 4 Internals	Thu 12/08/21	Tue 24/09/21	37 days			
377	Apartment 7 (126m2)	Thu 12/08/21	Wed 21/09/21	33 days			
378	High Level Services	Thu 12/08/21	Tue 17/08/21	4 days			
379	Frame Walls	Tue 17/08/21	Thu 19/08/21	3 days			
380	Roughin Walls	Fri 20/08/21	Mon 23/08/21	3 days			
381	Frame Ceilings	Mon 23/08/21	Wed 25/08/21	3 days			
382	Sheet, Set & Sand Walls & Ceilings	Wed 25/08/21	Wed 1/09/21	6 days			
383	Waterproofing and Bedding to Wet Areas	Tue 31/08/21	Thu 2/09/21	3 days			
384	Tiling to Wet Areas & Splashbacks	Fri 3/09/21	Tue 7/09/21	4 days			
385	Sealer & 1st Coat Paint	Tue 7/09/21	Wed 8/09/21	2 days			
386	Install Joinery & Shower Screens	Wed 8/09/21	Fri 10/09/21	3 days			
387	Install Doors & Hardware	Mon 13/09/21	Tue 14/09/21	2 days			
388	Fitoff Services	Mon 13/09/21	Fri 17/09/21	5 days			
389	Final Paint	Fri 17/09/21	Sat 18/09/21	2 days			
390	Floor Coverings	Mon 20/09/21	Tue 21/09/21	2 days			
391	Trade Clean	Wed 22/09/21	Wed 22/09/21	1 day			
392	Apartment 8 (126m2)	Wed 18/08/21	Tue 28/09/21	33 days			
393	High Level Services	Wed 18/08/21	Sat 21/08/21	4 days			
394	Frame Walls	Sat 21/08/21	Tue 24/08/21	3 days			
395	Roughin Walls	Wed 25/08/21	Fri 27/08/21	3 days			
396	Frame Ceilings	Fri 27/08/21	Tue 31/08/21	3 days			
397	Sheet, Set & Sand Walls & Ceilings	Tue 31/08/21	Mon 6/09/21	6 days			
398	Waterproofing and Bedding to Wet Areas	Sat 4/09/21	Tue 7/09/21	3 days			
399	Tiling to Wet Areas & Splashbacks	Wed 8/09/21	Mon 13/09/21	4 days			
400	Sealer & 1st Coat Paint	Mon 13/09/21	Tue 14/09/21	2 days			

Reserve Overview V1
Filter All Tasks

Task
Start
Split

Milestone
Summary

Project Summary
Inactive Task

Manual Task
Duration only

Manual Summary
Inactive Summary

Manual Summary
Inactive Summary

Start only
Free only

External Task
External Resource

Deadline
Critical

Cross-Site
Progress

Manual Progress

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ANELAY 70 THE STRAND
CONSTRUCTION PROGRAMME - FOR EXTERNAL USE

Issue Rev A (07/01/21)
(530 Working Week)



ID	Task Name	Start	Finish	Duration	2021	2022
					January	February
448	Install Joinery & Shower Screens	Wed 29/09/21	Fri 1/10/21	3 days		
449	Install Doors & Hardware	Sat 2/10/21	Tue 5/10/21	2 days		
450	Floor Services	Sat 2/10/21	Fri 8/10/21	5 days		
451	Final Paint	Fri 8/10/21	Mon 1/11/21	2 days		
452	Floor Coverings	Tue 12/10/21	Wed 13/10/21	2 days		
453	Trade Clean	Thu 14/10/21	Thu 14/10/21	1 day		
454	Apartment 12 (126m2)	Tue 7/09/21	Tue 19/10/21	33 days		
455	High Level Services	Tue 7/09/21	Fri 10/09/21	4 days		
456	Frame Walls	Fri 10/09/21	Tue 14/09/21	3 days		
457	Roughin Walls	Wed 15/09/21	Fri 17/09/21	3 days		
458	Frame Ceilings	Fri 17/09/21	Mon 20/09/21	3 days		
459	Sheet, Set & Sand Walls & Ceilings	Mon 20/09/21	Mon 27/09/21	6 days		
460	Waterproofing and Bedding to Wet Areas	Fri 24/09/21	Tue 28/09/21	3 days		
461	Tiling to Wet Areas & Splashbacks	Wed 29/09/21	Sat 2/10/21	4 days		
462	Sealer & 1st Coat Paint	Sat 2/10/21	Tue 5/10/21	2 days		
463	Install Joinery & Shower Screens	Tue 5/10/21	Thu 7/10/21	3 days		
464	Install Doors & Hardware	Mon 8/10/21	Mon 11/10/21	2 days		
465	Floor Services	Fri 8/10/21	Thu 14/10/21	5 days		
466	Final Paint	Thu 14/10/21	Fri 15/10/21	2 days		
467	Floor Coverings	Sat 16/10/21	Mon 18/10/21	2 days		
468	Trade Clean	Tue 19/10/21	Tue 19/10/21	1 day		
469	Lift, Semi-Basement, Mezzanine	Sat 24/09/21	Fri 1/10/21	33 days		
470	Flood Lift Shaft (Linked to Remove Backdrops Roof)	Sat 24/09/21	Thu 2/10/21	2 wks		
471	Install Lift Car	Fri 3/09/21	Wed 8/09/21	1 wk		
472	Commission Lift	Thu 9/09/21	Wed 15/09/21	1 wk		
473	Metawork, Linemarking, Wheelstops	Thu 16/09/21	Wed 22/09/21	6 days		
474	Floor Services	Thu 23/09/21	Thu 30/09/21	6 days		
475	Trade Clean	Fri 1/10/21	Fri 1/10/21	1 day		
476	Ground Level & Stairs	Mon 21/09/21	Fri 8/10/21	21 days		
477	High Level Services (Linked to Apt 12 HL Services)	Mon 24/09/21	Wed 15/09/21	3 days		
478	Frame & Sheet Walls & Ceilings	Thu 16/09/21	Sat 18/09/21	3 days		
479	Set & Sand Linings	Sat 18/09/21	Tue 21/09/21	3 days		
480	Tiling & Wall Finishes	Wed 22/09/21	Wed 29/09/21	6 days		
481	Floor Services	Wed 29/09/21	Fri 1/10/21	3 days		
482	Floor Metawork	Sat 2/10/21	Thu 7/10/21	4 days		
483	Trade Clean	Fri 8/10/21	Fri 8/10/21	1 day		
484	Landscaping & External Finishes	Sat 24/09/21	Wed 27/10/21	30 days		
485	External Hard Landscaping Finishes	Sat 18/09/21	Thu 14/10/21	20 days		
486	Soft Landscaping	Fri 8/10/21	Wed 27/10/21	15 days		
487	Commissioning, QA, Closeout	Thu 21/10/21	Mon 8/11/21	13 days		
488	Defects Inspections & Closeout	Thu 21/10/21	Wed 27/10/21	5 days		
489	Services Commissioning and Testing	Thu 28/10/21	Wed 3/11/21	5 days		
490	Authorities Approvals	Tue 2/11/21	Mon 8/11/21	5 days		
491	Apartment Tower Complete (no Delay Allowance)	Mon 8/11/21	Mon 8/11/21	0 days		
492	Commercial Building	Tue 9/03/21	Thu 16/09/21	143 days		
493	Sub-Structure	Tue 9/03/21	Thu 1/04/21	17 days		
494	Lift Pit	Tue 9/03/21	Wed 24/03/21	11 days		
495	Task Summary					
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719	Project Summary					
720	Task Summary					
721	Milestone Summary					
722	Project Summary					
723	Task Summary					
724	Milestone Summary</					



ANELAY 70 THE STRAND CONSTRUCTION PROGRAMME - FOR EXTERNAL USE



ID	Task Name	Duration	Start	Finish	Predecessor	Excluded	Calendar	Notes	Day	Week	2021	2022	2023
495	Waterproofing of Common Retaining Wall Complete	0 days	Tue 9/03/21	Tue 9/03/21	17/06/01								
496	Excavate LRP Pit	1 day	Wed 10/03/21	Wed 10/03/21									
497	Install Sump Pump Pipework	1 day	Wed 10/03/21	Wed 10/03/21									
498	RFP Lift Pit Base	3 days	Thu 11/03/21	Mon 15/03/21									
499	Blockwork Walls	2 days	Tue 16/03/21	Wed 17/03/21									
500	Waterproofing to Lift Pit	4 days	Thu 18/03/21	Tue 23/03/21									
501	Backfill Lift Pit	1 day	Wed 24/03/21	Wed 24/03/21									
502	In-ground Services	14 days	Wed 10/03/21	Mon 29/03/21									
503	Install 2no. Grease Traps	5 days	Wed 10/03/21	Tue 16/03/21									
504	Install In-ground Sewer and Stormwater Services	11 days	Mon 15/03/21	Mon 29/03/21									
505	Structural Works	12 days	Wed 17/03/21	Thu 2/04/21									
506	Detail Excavation for RDS Footings	3 days	Wed 17/03/21	Fri 19/03/21									
507	Mass Concrete to RDS Footings	2 days	Fri 19/03/21	Mon 22/03/21									
508	Strip Footings & Block Walls Along Lot 71 Boundary	5 days	Wed 17/03/21	Tue 23/03/21									
509	Blockwork to Strip Footings up to Subgrade Level	6 days	Tue 23/03/21	Tue 30/03/21									
510	Backfill & Compact Subgrade	3 days	Tue 30/03/21	Thu 1/04/21									
511	Super-Structure	44 days	Wed 31/03/21	Mon 3/05/21									
512	Slab On Ground	16 days	Wed 31/03/21	Thu 22/04/21									
513	Detail Excavation for Pad Footings	2 days	Wed 31/03/21	Thu 1/04/21									
514	Prep for Slab on Ground	2 days	Tue 6/04/21	Wed 7/04/21									
515	Bottom Layer Reo	5 days	Thu 8/04/21	Wed 14/04/21									
516	In-slab Services	4 days	Tue 13/04/21	Fri 16/04/21									
517	Top Layer Reo	4 days	Mon 15/04/21	Mon 19/04/21									
518	Form Setdowns & QA	3 days	Mon 19/04/21	Wed 21/04/21									
519	Pour Slab on Ground (~480m ² , 90ms)	1 day	Thu 22/04/21	Thu 22/04/21									
520	Level 1	18 days	Fri 23/04/21	Wed 19/05/21									
521	RFP Columns GR to u/s Level 1 Slab	4 days	Fri 23/04/21	Thu 29/04/21									
522	Blockwork GR to u/s Level 1 Slab	9 days	Fri 23/04/21	Thu 6/05/21									
523	Install Perimeter Scaffold	4 days	Wed 28/04/21	Sat 1/05/21									
524	Formwork to Suspended Level 1 Slab (~460m ²)	8 days	Thu 29/04/21	Mon 10/05/21									
525	Bottom Layer Reo	5 days	Mon 10/05/21	Fri 14/05/21									
526	In-slab Services	5 days	Tue 11/05/21	Sat 15/05/21									
527	Top Layer Reo	4 days	Thu 13/05/21	Mon 17/05/21									
528	Form Setdowns & QA	3 days	Sat 15/05/21	Tue 18/05/21									
529	Pour Suspended Level Slab (~460m ² , 130ms)	1 day	Wed 19/05/21	Wed 19/05/21									
530	Roof Structure	9 days	Thu 20/05/21	Mon 3/06/21									
531	Blockwork Level 1 to u/s Roof	5 days	Thu 20/05/21	Wed 26/05/21									
532	Structural Steel Columns & Roof Framing	6 days	Fri 21/05/21	Fri 28/05/21									
533	Roof Purlins and Detailing	4 days	Thu 27/05/21	Mon 31/05/21									
534	Facade & Roofing	45 days	Mon 31/05/21	Wed 30/07/21									
535	Main Facade & Roof	27 days	Mon 31/05/21	Mon 14/06/21									
536	Install Roof Sheeting, Gutter & Downpipes	12 days	Mon 31/05/21	Mon 14/06/21									
537	Render & Paint to Blockwork	6 days	Tue 1/06/21	Tue 8/06/21									
538	Install Glazing, Windows & Balustrades	10 days	Wed 9/06/21	Mon 21/06/21									
539	Framing and Cladding to Facia	15 days	Mon 14/06/21	Thu 1/07/21									
540	Strip Scaffold	2 days	Mon 1/07/21	Fri 2/07/21									
541	Awning	18 days	Wed 7/07/21	Wed 28/07/21									

Run Date: Thu 7/01/21 4:24 PM
 Run Name: Andy Construction Programme (Rev A, 210107) Status at 210107

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RCD PROJECTS PVT LTD

DRAWINGS

Discipline	Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set Name
Architectural	A-001	COVER SHEET	5	15/01/2021	15/01/2021	Design Development
Architectural	A-002	LOCATION PLAN	5	15/01/2021	15/01/2021	Design Development
Architectural	A-003	SITE PLAN	7	15/01/2021	15/01/2021	Design Development
Architectural	A-004	OVERALL ELEVATIONS	7	15/01/2021	15/01/2021	Design Development
Architectural	A-005	OVERALL SECTIONS	6	15/01/2021	15/01/2021	Design Development
Architectural	A-010	EXTERNAL WORKS - FOOTPATH	5	15/01/2021	15/01/2021	Design Development
Architectural	A-A-101	GA PLAN - GF, SEMI BASEMENT & MEZZANINE LEVEL	14	26/02/2021	26/02/2021	Design Development
Architectural	A-A-102	GA PLAN - LEVEL 1 & LEVEL 2 (TYPICAL 2-6)	14	26/02/2021	26/02/2021	Design Development
Architectural	A-A-105	GA PLAN - ROOF LEVEL	9	3/02/2021	4/02/2021	Design Development
Architectural	A-A-121	PARTITION PLAN - GF, SEMI BASEMENT & MEZZANINE LEVEL	8	26/02/2021	26/02/2021	Design Development
Architectural	A-A-122	PARTITION PLAN - LEVEL 1 & LEVEL 2 (TYPICAL 2-6)	7	26/02/2021	26/02/2021	Design Development
Architectural	A-A-150	FRL -GF, SEMI SEMI BASEMENT & MEZZANINE LEVEL	1	12/02/2021	12/02/2021	Design Development
Architectural	A-A151	FRL -LEVEL 1 & LEVEL 2 (TYPICAL 2-6)	2	18/02/2021	18/02/2021	Design Development
Architectural	A-A-152	FRL -LEVEL 7 ROOF	1	12/02/2021	12/02/2021	Design Development
Architectural	A-A-201	SSA PLAN - SEMI BASEMENT & MEZZANINE LEVEL	8	26/02/2021	26/02/2021	Design Development
Architectural	A-A-202	SSA PLAN - LEVEL 1 & LEVEL 2 (TYPICAL 2-6)	8	26/02/2021	26/02/2021	Design Development
Architectural	A-A-205	SSA PLAN - LEVEL 3 TYPICAL 3-6 & ROOF LEVEL	6	18/02/2021	18/02/2021	Design Development
Architectural	A-A-301	RCP PLAN - SEMI BASEMENT & MEZZANINE LEVEL	8	26/02/2021	26/02/2021	Design Development
Architectural	A-A-302	RCP PLAN - LEVEL 1 & LEVEL 2 (TYPICAL 2-6)	9	26/02/2021	26/02/2021	Design Development
Architectural	A-A-303	RCP PLAN - LEVEL 6	4	3/02/2021	4/02/2021	Design Development
Architectural	A-A-401	ELEVATIONS	9	26/02/2021	26/02/2021	Design Development
Architectural	A-A-402	ELEVATIONS	9	18/02/2021	18/02/2021	Design Development
Architectural	A-A-501	SECTIONS	9	18/02/2021	18/02/2021	Design Development
Architectural	A-A-502	SECTIONS	8	3/02/2021	4/02/2021	Design Development
Architectural	A-A-510	SECTIONS - DETAIL SECTIONS	6	26/02/2021	26/02/2021	Design Development
Architectural	A-A-511	SECTIONS - DETAIL SECTIONS	2	12/12/2019	17/12/2019	Building Approval
Architectural	A-A-601	INTERIORS - FINISHES PLAN - APARTMENT 1 & 2	4	15/01/2021	15/01/2021	Design Development
Architectural	A-A-602	INTERIORS - PARTITION PLAN - TYPICAL APARTMENTS 1 & 2	3	15/01/2021	15/01/2021	Design Development
Architectural	A-A-603	INTERIORS - RCP PLAN - TYPICAL APARTMENTS 1 & 2	1	26/02/2021	26/02/2021	Design Development
Architectural	A-A-604	INTERIORS - FINISHES PLAN - TYPICAL APARTMENTS 3 & 4	4	15/01/2021	15/01/2021	Design Development
Architectural	A-A-605	INTERIORS - PARTITION PLAN - TYPICAL APARTMENTS 3 & 4	3	15/01/2021	15/01/2021	Design Development
Architectural	A-A-606	INTERIORS - RCP PLAN - TYPICAL APARTMENTS 3 & 4	1	26/02/2021	26/02/2021	Design Development
Architectural	A-A-621	INTERIORS - DETAIL PLANS - BATHROOM TYPES 1 + 2	2	3/02/2021	4/02/2021	Design Development
Architectural	A-A-623	INTERIORS - DETAIL PLANS - ENSUITE TYPES 1 + 2	1	3/02/2021	4/02/2021	Design Development
Architectural	A-A-624	INTERIORS - DETAIL PLANS - ENSUITE 3 + POWDER ROOM	2	3/02/2021	4/02/2021	Design Development
Architectural	A-A-628	INTERIORS - DETAIL PLANS - KITCHEN TYPES 1 + 2	2	3/02/2021	4/02/2021	Design Development
Architectural	A-A-629	INTERIORS - DETAIL PLANS - KITCHEN TYPE 3	2	3/02/2021	4/02/2021	Design Development
Architectural	A-A-630	INTERIORS - DETAIL PLANS - LAUNDRY TYPES 1, 2 & 3	1	3/02/2021	4/02/2021	Design Development
Architectural	A-A-701	VERTICAL TRANSPORT - LIFT & STAIR	6	3/02/2021	4/02/2021	Design Development
Architectural	A-A-702	DETAILS -STAIRS& BALUSTRADE	1	18/02/2021	18/02/2021	Design Development
Architectural	A-A-705	DETAILS - LEVEL 1 FRL FOYER CEILING	1	26/02/2021	26/02/2021	Design Development
Architectural	A-A-710	DETAILS - TYPICAL DETAILS	4	26/02/2021	26/02/2021	Design Development
Architectural	A-A-720	DETAILS - PODIUM SCREEN	1	3/02/2021	4/02/2021	Design Development
Architectural	A-A-721	DETAILS - BALCONY SCREEN	2	26/02/2021	26/02/2021	Design Development
Architectural	A-A-730	DETAILS - WALL SHEET CLADDING ELEVATIONS	1	18/02/2021	18/02/2021	Design Development
Architectural	A-A-731	DETAILS - WALL CLADDING DETAILS	1	18/02/2021	18/02/2021	Design Development
Architectural	A-A-751	WALL & CEILING TYPE LEGEND	6	26/02/2021	26/02/2021	Design Development
Architectural	A-A-801	DOOR SCHEDULES SHEET 1	7	26/02/2021	26/02/2021	Design Development
Architectural	A-A-810	WINDOW SCHEDULE	6	18/02/2021	18/02/2021	Design Development
Architectural	A-C-101	GA PLAN - GROUND FLOOR & LEVEL 1	19	26/02/2021	26/02/2021	Design Development
Architectural	A-C-102	GA PLAN - ROOF LEVEL	11	3/02/2021	4/02/2021	Design Development
Architectural	A-C-121	PARTITION PLAN - GROUND FLOOR & LEVEL 1	4	26/02/2021	26/02/2021	Design Development
Architectural	A-C-201	SSA PLAN - GROUND FLOOR & LEVEL 1	8	26/02/2021	26/02/2021	Design Development
Architectural	A-C-301	RCP PLAN - GROUND FLOOR & LEVEL 1	10	26/02/2021	26/02/2021	Design Development
Architectural	A-C-401	ELEVATIONS	12	26/02/2021	26/02/2021	Design Development
Architectural	A-C-501	SECTIONS	11	3/02/2021	4/02/2021	Design Development
Architectural	A-C-510	SECTIONS - DETAIL SECTIONS	9	3/02/2021	4/02/2021	Design Development
Architectural	A-C-511	SECTIONS - DETAIL SECTIONS	7	3/02/2021	4/02/2021	Design Development
Architectural	A-C-601	INTERIORS - FINISHES PLAN - GROUND FLOOR	4	15/01/2021	15/01/2021	Design Development
Architectural	A-C-602	INTERIORS - GROUND FLOOR INTERNAL ELEVATIONS	5	15/01/2021	15/01/2021	Design Development
Architectural	A-C-603	INTERIORS - FIRST FLOOR FINISHES PLAN	4	15/01/2021	15/01/2021	Design Development
Architectural	A-C-604	INTERIORS - FIRST FLOOR INTERNAL ELEVATIONS	4	15/01/2021	15/01/2021	Design Development
Architectural	A-C-610	INTERIORS - GROUND FLOOR AMENITIES - PLAN & ELEVATIONS	5	15/01/2021	15/01/2021	Design Development
Architectural	A-C-611	INTERIORS - GROUND KIDS PLAY AREA - PLANS & ELEVATIONS	7	15/01/2021	15/01/2021	Design Development
Architectural	A-C-612	INTERIORS - GROUND BAR/CAFE - PLANS & ELEVATIONS	7	15/01/2021	15/01/2021	Design Development
Architectural	A-C-613	INTERIORS - GROUND KITCHEN - PLAN & RCP	8	26/02/2021	26/02/2021	Design Development
Architectural	A-C-614	INTERIORS - GROUND KITCHEN - ELEVATIONS	5	26/02/2021	26/02/2021	Design Development
Architectural	A-C-615	INTERIORS - GROUND SWEETS - PLAN & RCP	8	26/02/2021	26/02/2021	Design Development
Architectural	A-C-616	INTERIORS - GROUND BOH - PLAN, RCP & ELEVATIONS	5	15/01/2021	15/01/2021	Design Development
Architectural	A-C-620	INTERIORS - FIRST FLOOR - UPSTAIR BAR PLAN, RCP & ELEVATIONS	7	15/01/2021	15/01/2021	Design Development
Architectural	A-C-621	INTERIORS - FIRST FLOOR STORE, KEG & OFFICE - PLAN, RCP & ELEVATION	7	15/01/2021	15/01/2021	Design Development
Architectural	A-C-622	INTERIORS - FIRST FLOOR AMENITIES PLAN, RCP & ELEVATIONS	5	15/01/2021	15/01/2021	Design Development
Architectural	A-C-650	JOINERY DETAIL - SERVRY & BENCH DETAILS SHEET 1	6	15/01/2021	15/01/2021	Design Development
Architectural	A-C-651	JOINERY DETAIL - BENCH & FEATURE BULKHEAD DETAILS SHEET 1	6	15/01/2021	15/01/2021	Design Development
Architectural	A-C-652	JOINERY DETAIL - CUPBOARD DETAILS	2	15/01/2021	15/01/2021	Design Development
Architectural	A-C-701	VERTICAL TRANSPORT STAIR 1 & 2	4	15/01/2021	15/01/2021	Design Development
Architectural	A-C-702	VERTICAL TRANSPORT - LIFT	3	3/02/2021	4/02/2021	Design Development
Architectural	A-C-703	DETAILS -STAIRS& BALUSTRADE	1	18/02/2021	18/02/2021	Design Development
Architectural	A-C-705	DETAILS -FRL-RCP LEVEL 1	1	26/02/2021	26/02/2021	Design Development
Architectural	A-C-711	DETAILS - HINGEWAY FOLDING WINDOW DETAILS	1	3/02/2021	4/02/2021	Design Development
Architectural	A-C-720	DETAILS - AWNING ROOF PLAN	2	18/02/2021	18/02/2021	Design Development
Architectural	A-C-721	DETAILS - AWNING ROOF	3	26/02/2021	26/02/2021	Design Development
Architectural	A-C-722	DETAILS - AWNING ROOF	1	18/02/2021	18/02/2021	Design Development
Architectural	A-C-725	DETAILS - TRANSLUCENT ROOF PLAN	1	3/02/2021	4/02/2021	Design Development
Architectural	A-C-726	DETAILS - TRANSLUCENT ROOF	1	3/02/2021	4/02/2021	Design Development
Architectural	A-C-730	PRECAST PANEL ELEVATIONS	1	3/02/2021	4/02/2021	Design Development
Architectural	A-C-751	WALL & CEILING TYPE LEGEND	4	26/02/2021	26/02/2021	Design Development
Architectural	A-C-801	SCHEDULE - DOORS	5	3/02/2021	4/02/2021	Design Development
Architectural	A-C-810	SCHEDULE - WINDOWS	7	26/02/2021	26/02/2021	Design Development

SPECIFICATIONS

Division	Number	Description	Revision	Issued Date	Received Date	Set
32-001 - Waterproofing	21-001	Bayset Waterproofing system	0	19/01/2021	19/01/2021	DESIGN DEVELOPMENT

MP

LETTER TO SUBCONTRACTORS FORM

RCQ

To Whom It May Concern,

PROJECT: Lot 70 The Strand - Townsville

RE: SUBCONTRACTOR REQUIREMENTS PRIOR TO COMMENCING WORK ON A CONSTRUCTION SITE WHERE RCQ IS THE PRINCIPAL CONTRACTOR

RCQ as the Principal Contractor has to ensure that all requirements for quality, health and safety, environmental and any additional contractual requirements as specified by RCQ and our Client are strictly adhered to by all who work on our sites.

Attached to this form are a number of documents that are required to be completed and submitted to RCQ prior to commencing work on site.

INSURANCES

RCQ is obligated to only use subcontractors who have supplied us with proof that they have appropriate insurance cover for their business.

Appropriate proof would be a copy of the acceptance letter from the insurance company showing the policy number, date of commencement, date of expiration and amount of cover provided. The associated insurance cover required includes:

- Public Liability Insurance;
- Products / all risk insurance;
- Work cover; and
- Professional Indemnity Insurance (for design & construct based contracts).

QUALITY REQUIREMENTS

RCQ has developed and implemented a Quality Management System, which complies with International Standard 9001.

To ensure that we maintain the highest standards for quality we have developed a set of task specific Inspection and Test Plans (ITPs) to ensure that the work delivered meets the customer needs and that rework is minimised.

As a subcontractor we will ask you to assist in the completion of the appropriate ITPs using your specialist trade knowledge and skills.

Each ITP documents specific hold points where work ceases until such time that a trade's person signs off as accepting the quality of the work or signs off stating that the work for which they had been engaged is complete. An example of this would be electricians and plumbers signing off that they have installed all services as per the plan, prior to a block wall being filled.

Another quality requirement that RCQ must comply with is to ensure that the project is delivered in line with the detailed program. This will ensure that the date for Practical Completion as agreed with our Client is met.

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LETTER TO SUBCONTRACTORS FORM

RCQ

CONSTRUCTION PROGRAM

As our subcontractor you should read through the program and identify those areas where you will be involved in the project.

If for any reason you find yourself unable to deliver the required outcomes in line with the program you must inform RCQ as soon as practical so that the program can be modified and delays can be averted/minimised.

HEALTH AND SAFETY REQUIREMENTS

RCQ has developed and implemented a Health and Safety Management System, which complies with the requirements as stated in Australian Standard 4801 and the Australian Government Building and Construction OHS Accreditation Scheme (FSC). The system sets the minimum standards of compliance that must be met by all who undertake work for our organisation including any Subcontractors engaged to deliver site works.

Specifically, the system states that all subcontractors shall:

- Not commence work on a site without first contacting the Site Supervisor / Foreman.
- Not commence work on a site without first completing the Site Specific Induction. Note: at the induction each employee will be asked to provide evidence of their having completed a General Induction (White Card), the details of which will be recorded on site.
- Prior to commencement on-site, submit all documents as detailed on the Subcontractor Documentation Checklist.
 - Evidence of competency (tickets) for those who will be using plant/equipment as required. (photocopies of tickets held)
 - Safe Work Methods for all activities. Subcontractors are not to commence work until their Safe Work Method has been submitted, reviewed and approved by the Site Supervisor. To be acceptable each Safe Work Methods should document all of the requirements.
 - A list of all substances that they will be bringing on site with appropriate Safety Data Sheets for each and where a substance is identified as being hazardous they shall provide a safe work method for its use including the provision of appropriate PPE for each worker as may be required to ensure their safety where PPE is identified as their proposed control method in their safe work method.
- Ensure that all works are conducted in a safe manner and shall not interfere with other works undertaken on the site without the prior approval of the Site Supervisor / Foreman.
- Provide test and tag evidence of all mains electrical equipment, extension leads, and Residual Current Devices (RCD). Additional to this requirement is the continued inspection and testing of equipment every three months while on site.

MOBILE PLANT

RCQ has developed specific requirements for the control of mobile plant with subcontractor's obligations to meet these documented in the relevant attachments.

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LETTER TO SUBCONTRACTORS FORM

RCQ

ENVIRONMENTAL REQUIREMENTS

RCQ has developed and implemented an Environmental Management System which aligns to the International Standard 14001.

RCQ will have implemented a range of operational control measures to ensure that harm or potential for harm to the environment is minimised. Subcontractors will be required to cooperate with these measures and liaise with RCQ personnel in the event that any issues are identified.

Specific requirements include but are not limited to ensuring that all chemicals brought on site must have a SDS and where identified as being harmful to the environment, have a safe work method that specifies how any spillages are to be cleaned up, how any residual product or empty containers are to be disposed of and any other specified requirements adhered to.

COMPLIANCE WITH THESE REQUIREMENTS

RCQ's project Direct Managers / Supervisors has been advised that they are to ensure that all subcontractors commencing work on their site have fulfilled the above stated requirements.

Failure to meet any of the above-specified requirements will delay subcontractors commencing works on site. Any subcontractor found to be in breach of these requirements may, at the discretion of the project Direct Manager / Supervisor be asked to leave the site.

ADDITIONAL INFORMATION

Should you require any additional information in regards to this process please do not hesitate to contact the person under signed.

Please forward all completed documentation to:

Yours truly,

Daniel Ogden

Daniel Ogden
Senior Contracts Administrator
PH: (07) 4771 3077
EMAIL: dogden@rcq.net.au

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DOCUMENTATION CHECKLIST FORM



INSTRUCTIONS: This Form is to be completed as part of your submission of required documentation as requested in your subcontractor letter. These documents are required to ensure that not only we reduce the amount of time taken on site to induct you but also to ensure that all of our safety and contractual obligations are met as the Principal Contractor.

1 SUBCONTRACTOR DETAILS

SUBCONTRACTOR NAME:			
ABN:		ACN:	
SCOPE OF WORKS ON SITE:			
TRADES:			

PROPOSED NO. OF WORKERS ON SITE:	
----------------------------------	--

2 DOCUMENTATION CHECKLIST

DOCUMENTATION	SUPPLIED	COMMENTS
Safe Work Method Statement	YES ☐ NO ☐ N/A ☐	
Public Liability Insurance	YES ☐ NO ☐ N/A ☐	
Professional Indemnity	YES ☐ NO ☐ N/A ☐	
Current Work Cover Certificate	YES ☐ NO ☐ N/A ☐	
Contractor Works Insurance	YES ☐ NO ☐ N/A ☐	
Hazardous Substance Register	YES ☐ NO ☐ N/A ☐	
Electrical Equipment Register	YES ☐ NO ☐ N/A ☐	
Plant Inspection Report	YES ☐ NO ☐ N/A ☐	
Plant Operator Competency	YES ☐ NO ☐ N/A ☐	
Plant Risk Assessment	YES ☐ NO ☐ N/A ☐	
Copies of all competencies / tickets of proposed workers on site	YES ☐ NO ☐ N/A ☐	

3 DECLARATION

I have submitted all the required documentation and I have read and understand the requirements of the Contract and Work Health and Safety Management Plan and will abide by the site safety rules.

I will ensure that all of our staff and subcontractors will abide by the Work Health and Safety Management Plan and will abide by the site safety rules.

DECLARED BY SUBCONTRACTOR'S REPRESENTATIVE

NAME:		SIGNATURE:	
POSITION:		DATE:	

SUBCONTRACTOR'S PROFORMA STATUTORY DECLARATION

PROJECT NAME – 70 The Strand

To the Financial Controller of **RCQ Projects Pty Ltd** (the Main Contractor)

I, (full name of Declarant)
of (address)

do solemnly and sincerely declare that:

1. I am the representative of the Subcontractor, (name of Subcontractor)
in the Office Bearer capacity of (position of Declarant)
the said Subcontractor having a Subcontract for (name of Subcontract)
with RCQ Projects Pty Ltd (the "Main Contractor") and I am in a position to know the facts attested to.
2. All employees and workers who have at any time been engaged by the Subcontractor have been paid all money due and payable to them in respect of their employment on work under the Subcontract, with the exception of the employees and workers and respective amounts listed below. (INSERT FULL DETAILS OF WORKERS, THE AMOUNTS OUTSTANDING, AND WHETHER IN RESPECT OF WAGES, HOLIDAY PAY, ALLOWANCES, ETC. IF NO AMOUNTS ARE OUTSTANDING INSERT "NIL").
.....
.....
3. All subcontractors and suppliers to the Subcontractor have been paid all moneys due and payable to them for the performance of work under the Subcontract and the supply of materials for use in work under the Subcontract, with the exception of the subcontractors, suppliers and respective amounts listed below: (INSERT FULL DETAILS OF SUBCONTRACTORS AND SUPPLIERS, THE AMOUNTS OUTSTANDING AND WHETHER IN RESPECT OF MATERIALS SUPPLIED, WORK PERFORMED ETC. IF NO AMOUNTS ARE OUTSTANDING INSERT "NIL").
.....
.....
4. With respect to any materials and/or goods for which the Subcontractor is making a progress claim, upon payment being made by the Company there will be no liens or encumbrances of any kind existing with respect to the materials and/or goods and that the materials and/or goods are on the Site or will be available for immediate delivery to the Site. The Subcontractor hereby warrants that any materials, plant or equipment brought onto Site either for incorporation in the Subcontract Work or temporary work under the Subcontract or for use in the work under the Subcontract, shall under no circumstances whatsoever be subject to title retention by the Subcontractor's suppliers, with the exception of the items listed below. (INSERT FULL DETAILS OF PLANT MATERIALS AND GOODS AND THE AMOUNTS FOR WHICH THERE ARE LIENS, ENCUMBRANCES AND SUBJECT TO TITLE RETAINMENT. IF NOT APPLICABLE INSERT "NIL").
.....
.....
5. The Subcontractor has been informed by each subcontractor to the Subcontractor by Statutory Declaration in equivalent terms to this declaration that all workers, subcontractors and suppliers engaged by them or their subcontractors have been paid all money due and payable to them in respect to their work under the Subcontract, with the exception of the workers, subcontractors, suppliers and respective amounts listed below. I am not aware of anything to the contrary and on the basis of the contents of the statutory declaration provided I believe that information to be true (INSERT FULL DETAILS: IF NO AMOUNTS ARE OUTSTANDING INSERT "NIL").
.....
.....
6. No circumstances exist that give rise to any entitlement of the Subcontractor under the Subcontract or otherwise at law, to exercise any rights to suspend the work under the Subcontract or part thereof or to terminate the Subcontract.

I make this solemn declaration as to the matter aforesaid, according to the law in this behalf made, and subject to the punishment by law provided for any wilfully false statement in any such declaration.

..... (signature of Declarant)

Declared at: This Day of

before me: (signature of JP or authorised person)

Justice of the Peace (or other prescribed person by law authorised)

A signed original copy of this declaration shall accompany each progress claim submitted for payment

MP



DEED OF RELEASE

PROJECT: {INSERT PROJECT NAME} (Project)

SUBCONTRACT DESCRIPTION: {INSERT TRADE DESCRIPTION} (Subcontract Works)

BETWEEN: RCQ PROJECTS PTY LTD (Main Contractor)

AND: {INSERT SUBCONTRACTOR NAME} (Subcontractor)

Release & Indemnity

1.1 The Subcontractor acknowledges that the value of work carried out by the Subcontractor arising out of the Subcontract Works or the subcontract agreement up to and including the date of this Deed is as follows:

Original Subcontract Sum	\$
Total of all adjustments & approved variations	\$
Final Subcontract Sum	\$
Less previous net payments	(\$)
Final balance owing (inclusive of retention)	\$
Less retention terms (5% of \$TBC)	(\$)
Final balance owing (exclusive of GST)	\$

1.2 The Subcontractor, agrees that there is a final balance owing in an amount of \$TBC (exclusive of GST and retention) in the terms of subcontract agreement and agrees to each of the following:

- 1.2.1 It unconditionally releases and discharges the Main Contractor and the Main Contractor's Representative from all claims, demands, debts, accounts, costs, liens, actions and proceedings whether known or unknown which the Subcontractor has or might have against the Main Contractor or the Main Contractors' Representative arising:
- a) under a claim or decision made pursuant to the Building Industry Fairness (Security of Payments) Act 2017 (Qld); or
 - b) howsoever under or in connection with the subcontract or out of its performance.
- 1.2.2 It continually indemnifies the Main Contractor and the Main Contractor's Representative and their officers, servants and agents, from and against all claims, demands, debts, accounts, expenses, costs, liens, actions and proceedings, whether known or unknown, by any person, corporation or firm howsoever arising under or in connection with the Subcontract or out of its performance.

Execution of Release and Indemnity

IN WITNESS WHEREOF the Subcontractor has hereunder set its hand on the day and the year hereinafter written.

DATED this DATE day of MONTH, YEAR

Signed: Name: Position:
For and on behalf of the Main Contractor as an authorised Representative

Signed: Name: Position:
For and on behalf of the Subcontractor as an authorised Representative

MP

