

The Body Corporate for
Harcourt Lodge CTS 6266

Quote for: Quote - Retaining Wall & Concrete Drive

Submitted: 21st April 2023

CORE4 Your partners in smarter projects.

Core4 AUS – A member of the Core4 Group
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License 1096827

Quotation #43465

Your Ref: Maree

Date: 21st April 2023

Body Corporate Services
The Body Corporate Pty Ltd
PO Box 466
TOOWONG, QLD 4066

Dear Maree,

On behalf of Core4, thank you for the opportunity to submit a proposal for Quote - Retaining Wall & Concrete Drive to be carried out at: Harcourt Lodge CTS 6266. Core4 values the opportunity to work with the body corporate.

We are pleased to provide the attached proposal, for a total price of **\$76,200.00 (GST exclusive)**.

This proposal outlines our approach, the methodology for the Scope of Works, costs, exclusions and qualifications.

Since Core4 was established in 2003, our Projects Division has built a strong reputation for high-quality, innovative solutions.

Our experienced team delivers **value for money for our partners**, working efficiently and responsibly to exceed expectations.

I would welcome the opportunity to talk further with you about our proposal or present it to the owners. Please feel free to contact me at 1300 267 333 and I look forward to hearing from you.

Yours sincerely

Bruce Davie
General Manager
P 0410 124 964
E bdavie@core4service.com



“Your partners in smarter
projects**”**



THE WAY WE WORK

1. Our Approach

1.1 Project Summary

Core4 will deliver the specified Scope of Works to a high standard, with the fee for our proposal including:

- One contact (Project Manager) for all your enquiries
- A nominated site supervisor to oversee quality and manage risk to occupants, visitors and workers
- Work Method Statement and Risk Assessment before starting
- All required insurances and licenses maintained
- Certification of Compliance as required
- Written Contract, with our standard terms and conditions available for your consideration at *Appendix 1*.

1.2 Why choose Core4?

When you work with Core4's Project Division, you choose an experienced team with proven success in completing, renovations, remedial works and refurbishments for occupied buildings. We deliver on time and within budget, using innovative technologies and processes that make life easier for you and your committee.

Core4 partners regularly with body corporates throughout South-East Queensland, so we place a strong value on our repeat business and referrals.

More information on Core4 is available in the About Core4 section below,
and on our website at www.core4service.com.au



2. PROJECT SCOPE OF WORKS

After our site inspection with the structural engineer we are pleased to provide a quote for partial replacement of concrete driveway at the complex with a curb system formed running entire length of driveway to divert water onto Harcourt Street.

This will include installing piers tied to the retaining wall to serve as a primary support to the slab as well as securing the retaining wall and avoiding replacement .

We are pleased to quote on the following:

- Replace the last 6 sections of driveway only
- Engage service locator
- Remove existing concrete
- Install piers 2M CRS adjacent to the retaining wall as per engineer specifications
- Install formwork and F72 mesh
- Supply and install 28Mpa concrete to approx. 110m2 tied into existing retaining wall and new piers
- Erect formwork against new and old retaining wall running length of driveway for curb system running approximately 45m
- Install of 12mm dowels to new and old part of driveway every 400mm running length of curb area
- Install of tie bar running on top of curb system
- Pour concrete to form curb system to redirect water approximately 45m long
- Dismantle formwork
- Seal curb system with a polyurethane sealant
- As per drawings, the rear section highlighted in green has failed and cannot be secured, we will need to remove this section of retaining wall and rebuild. This will trigger building permit and certification
- Demolition of approx 8 lineal metres of block retaining wall
- Relay new brick work using engineer design for footings tie in with concrete pier backfill as per design recommend a timber fence for the section in green to reduce weight and ongoing issues

Please Note:

- No allowance for service repairs
- No allowance for removal of hazardous materials
- No allowance for rock removal
- Access to driveway restricted or completely shut for majority of works
- Safety Exclusion zones to be erected in the driveway
- Falls on old driveway are governed by current levels so pooling may be present in this area

Our quotation to complete the above works: \$76,200.00

GST \$7,620.00

Total Price \$83,820.00







3. CLARIFICATIONS

Please note the following assumptions, qualifications and exclusions.

Assumptions & Qualifications:

- Compliance: We assume the building is currently compliant with the Building Act, Building Regulations, relevant Australian Standards, current Workplace Health and Safety Guidelines.
- Latent Conditions may exist that could not be determined at the time of quoting. Upon discovery of such conditions, we will refer back to the owners for approvals before continuing.
- Product selection and warranty:
 - All products have been selected as specified unless otherwise noted. Where they have not been specified, we have allowed for medium to high-level finishes.
 - Manufacturer's warranties will be passed to the client upon completion.
 - Should a specified product not be available we will seek approval of a suitable replacement before purchasing.
- Warranty will only apply to works directly associated with Core4's work
- The above works have been quoted as one project, deleted items may affect the price of others.
- If required by the building act, the cost for site specific home warranty insurance will be added to the above quote.
- Supply of power and water for use in the construction process is to be provided by the body corporate.

Standard Exclusions:

- Fire isolations
- Allowances for Project-specific, Industry Long Service Leave
- No allowances for signage, other than statutory construction signage
- Asbestos or lead paint management
- Structural and make good works to structures unless stated above.
- Does not allow for repairs or upgrade to services and existing equipment
- Bin hire for general tenancy rubbish
- Retention
- Latent Conditions.

Want to get the most out of your renovation?
Our free, 12-point Body Corporate Renovation Guide will show you how.

[Get your free guide here](#)

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4. ABOUT CORE4

Over the past 17 years, Core4 has built a reputation for premium property services across Australia and New Zealand. Every day, we work with large international clients and body corporates to maximise the value of their assets.

We deliver four core services:



4.1 Insurances, Licenses & Certifications

Insurance	Policy Number	Expiry	Value
Contract Works	AP-134370	01/4/23	\$20,000,000
Profesional Indemnity	AU00042078-000	19/9/23	\$3,000,000
Workers Compensation	WCA070471750	30/06/23	Legislated
Certification	Number	Expiry	Class
QBCC	1096827	11/12/23	Builder – Open & Waterproofing
VCA	CCB-U 62985	19/6/24	Commercial Builder Unlimited
NZ BP	BP 134196	31/5/24	Carpentry
CM3	020489	3/5/24	OH&S/WHS
Pegasus	3000002980	19/6/23	Category 2
Master Builders	28342	31/10/23	Gold Class

4.2 Core4 Memberships and Associations



APPENDIX 1

GENERAL TERMS AND CONDITIONS

Core4's General Terms and Conditions form part of the contract agreement should our quote be successful. These are available on our website by [clicking here](#).

A summary of the key terms and conditions follows.

Quotation Validity	45 days
Deposit	5%
Progress Claims	End of Month based on works completed
Payment due	7 days
Home Owners Warranty Insurance	To be added to the quoted amount
Interest on late payments	20% p.a.
Margin on Variations	20%
Retention	Nil
Liquidated Damages	Nil
Warranty	As per statutory requirements
Alternative contract if desired	Master Builders
Special Conditions	Nil