

**[[COMPANY]]**

[[Contact]]  
[[Name]]

**ROOFING**

- (a) The sheeting will be of type specified of .42mm BMT for roofs and .35 For walls and is Guaranteed by BHP Properties close to the coast contact BHP for information
- (b) Roofing Guarantee for workmanship is for one year providing gutters have been kept clean  
And no other persons have altered the roof in anyway ie (installation of Aerials Satellite dishes or cleaning of chimneys)
- (c) No structural work or timberwork to the roof will be carried out unless stated in the contract.
- (d) Any delays caused by White Ant damage or structural problems that may arise during removal of roofing will need to be resolved promptly. Or extra charges may occur.
- (e) It is understood that when removing old roof cladding and installing new iron that it will be only be as level and straight as the structural roof timbers will allow. All efforts will be made to make new roof as aesthetic pleasing as possible.
- (f) It is acknowledged by the owner that some superficial damage might occur during the works being carried out Paint flaking and small cracks might appear due to movement when heavy asbestos or old roof tiles are removed this will be the responsibility of the owner
- (g) Roof insulation all ready in roof space will not be removed unless stated in the contract in asbestos roof replacement. Areas around penetrations that are visible if contaminated will be removed Replacement of insulation will be an extra unless stated in contract
- (h) Keybrook Utility Services to be allowed clear and unrestricted access to the work site during the duration of work or extra charges may be enforced.
- (i) Only personnel of Keybrook Utility Services will be permitted on the site during the duration of work

**DEMOLITION**

- (a) The owner will supply proof of ownership of the property prior to commencement of work
- (b) Power and other services will have to be disconnected and all costs paid by the owner prior to commencement of works.
- (c) Baiting for rodents will be an extra some Shires or Councils require this prior to Demolition
- (d) Copies of Permits if being obtained by the owner must be supplied to Keybrook Utility Services before work will be commenced.
- (e) Plans will be obtained for underground services and all care will be taken. Owners and occupiers to provide additional knowledge of location of these services. The owner will be responsible for services not marked
- (f) Materials that are removed from the property will become the property of Keybrook Utility Services unless it is arranged prior to the signing of the contract/acceptance of the quote and do not impede the works.
- (g) The owner or his workers will not hinder in any way the progress of the work being carried out under this agreement.
- (h) The removal of Asbestos refers to sheeting only and not powder or lagging or acoustic Asbestos
- (i) Storm damage debris that has blown or fallen from roof. Tiles, asbestos, wood or other debris will be cleaned up as much as possible but will be the ultimate responsibility of the owner
- (j) No penalties to be enforced due to delays from to wet weather or adverse conditions. It is the owner's responsibility to adhere to Shire Bush Fire regulations.

**GENERAL CONDITIONS & PLUMBING & GAS**

- (a) All Plumbing & Gas work will be done to the relevant codes and regulations at the time
- (b) Power and water needs to be supplied by owner.
- (c) Payments to be made on time penalties may incur if not paid by due date
- (d) Material delivered to the site will be the property of the owner and damage or vandalism is the responsibility of the owner or Principal
- (e) Clear and unrestricted access to the work site during the duration of work or extra charges may be enforced.
- (f) Appointments must kept on time by principle or his represented and directions given must be able to be carried out and lawful in their content
- (g) Directions must be able to be carried out misleading and false information will be treated as a serious breach of the agreement
- (h) Disputes a meeting between the disagreeing parties with a mutual acceptable mediator will be held within 5 days to settle disputes
- (i) Failure to comply with the above conditions will cause extra charges or cancellation of the agreement & Keybrook Utility Services reserve the right to do so
- (j) Keybrook Utility Services reserve the right "under our duty of care to employees" to suspend the works if conditions are deemed unsafe.
- (k) Signing of the acceptance is agreement of the terms and conditions