

8 July 2021

The Owners SP No 34151  
C/- Mr Geoff Kaye  
42-44 Victoria Parade  
MANLY NSW 2095

Dear Geoff,

**RE: SP 34151, 42-44 VICTORIA PARADE, MANLY.  
UNIT 2 BALCONY FLOOR.**

Thank you for your enquiry. We are pleased to provide our quotation.

Site Inspection:

The floor finish on unit 2 balcony is pavers which is not the correct finish for a floor with a concrete slab substrate. Water penetrates between the gaps in the pavers and the water will sit below as it will not reach the drainage points. This is causing mould problems and may also lead to structural damage to the concrete slab below.

We suggest removing all the pavers, inspect the slab for damage, re-waterproof, screed new falls to the substrate and tile the balcony floor.

Scope of Work:

- Owner/ resident to remove all furniture and personal items from the balcony.
- Remove 2-3 glass panels to the balustrade and install scaffold / ramp so we can access balcony from the external garden.
- Remove all the existing pavers and dispose of waste (or store on site for re-use).
- Pressure wash to remove dirt and mould so we can inspect the condition of the slab.
- At this stage report back to owners if extra work is required. This quote does not include stripping back existing waterproof coatings or completing spalling concrete repairs.
- Re-waterproof concrete slab with one coat of two pack water-based epoxy primer and two coats of acrylic waterproof membrane.
- Screed falls on balcony at minimum 1:100 fall away from building towards balustrade hob.
- Core drill spitter pipes in balustrade hob to allow water to escape balcony.
- Apply 2<sup>nd</sup> waterproof membrane to screed. One coat with water-based epoxy primer and two coats acrylic waterproof membrane.
- Supply and install selected external tiles to balcony floor, including skirting tiles below balcony door units. Grout tiles in selected colour.
- Remove access scaffold and replace balustrade glass.

Supply all labour and materials:

For the sum of	\$ 31,800.00
Plus 10% GST	\$ 3,180.00
Total GST inclusive	<u>\$ 34,980.00</u>

Home Building Compensation Fund (HBCF) Insurance Policy:

The Home Building Act requires that for residential building work over \$ 20,000, that a HBCF insurance policy is provide by the builder. The cost of the HBCF policy is scheduled to increase on 30 July 2021. Cost before and after price rise is listed below.

HBCF policy applied and paid for by 23 July 2021	\$ 2,200.00 GST inclusive.
HBCF policy applied and paid for after 23 July 2021	\$ 3,190.00 GST inclusive.

The cost of the HBCF policy is extra to the quoted sum above.

Tile Allowance:

Our quote has allowed a tile supply cost of \$ 50 / m2.

I trust this meets with your approval, however if there is anything further you would like to discuss, please do not hesitate to contact me.

Yours sincerely,

*D Schaafsma*  
Douglas Schaafsma  
Manager.