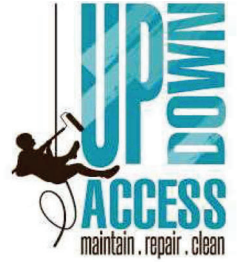


Up Down Access Pty Ltd  
ABN 99139287880  
8, Ebsworth Street, Zetland NSW 2017  
Licenses = 375819C & 393111C  
info@updownaccess.com.au



**High Access Specialists**  
**Engineering, Remediation,**  
**Painting, cladding**



## Marquis Apartments Cladding Project Proposal

SP 67851 - 200, William Street Woolloomooloo NSW 2011

Follow Up Down Access Group





Sydney 11/12/2024

**Ref: Cladding Replacement Project SP 67851**

**Attn: Mr.Greg Newton**  
**C/o: Building Facilities**  
**Management Solutions**

Dear Constantine,

Thank you for giving Up Down Access the opportunity and pleasure in submitting the following quotation to undertake the replacement of the cladding to the external areas of this property.

It was a pleasure to discuss your concerns and requirements for the cladding replacement.

Up Down Access is the only company in Australia to use a **scaffold free** and unique Portable Elevation Access Rope System (SKYLLOTEC), allowing Up Down Access to employ licensed tradesmen to access all areas of the property safely, quickly and with minimal disruption to residents.

Our key objective at Up Down Access is to deliver complete projects safely, on time and in budget, producing a quality long lasting finish and protection to your property. We strive to provide our clients with exceptional customer service and quality workmanship underpinned by our focus on access innovation and affordability.

Up Down Access has proudly serviced the Building Industry since 2000 including the Iconic Sydney Opera House for 10 years . We strongly believes in constant and open communication with our new clients, working within the Workplace Health and Safety guidelines.

Up Down Access offer an affordable and unique trades solution in all projects we undertake.

Our engineers, access technicians, painters, remediation tradesmen and staff use innovative height and trades solutions to deliver high quality outcomes, safely, quietly and with minimal inconvenience to our customers.

For more information, please visit the Up Down Access website [www.updownaccess.com.au](http://www.updownaccess.com.au)

If you have any questions please feel free to contact me on the details below

Regards,

**Edvaldo Godoy**  
**Director**

**8, Ebsworth Street**  
**Zetland, NSW 2017**  
**Mob: 0411861107**  
**Email: [godoy@updownaccess.com.au](mailto:godoy@updownaccess.com.au)**



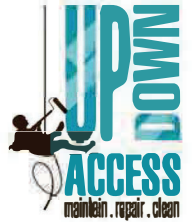
## Up Down Access Advanced Technology

Up Down Access trademarked scaffold free access systems which utilize a technological Portable Ascenders are leading the way in high-rise building access for repainting, cladding and remedial works. Our unique system avoids the noise, the inconvenience and the potential damage to property and gardens associated with traditional scaffolding and swing stages. All tradesmen are employed by Up Down Access and no work is subcontracted to a third party, to ensure quality workmanship and maintain our award-winning high level of customer service and communication.

### **Key benefits to using UDA SKYLOTEC Portable Elevation Access Rope System**

- Allows UDA to use experienced professionals to carry out the works not unskilled abseilers or access personnel.
- Multi award winners for customer service , quality workmanship & Difficult Access.
- Our technicians access the ropes from the ground and not the roof.
- Our unique access solutions with the use of the portable elevators allow us to finish the job in a smaller time frame
- SKYLOTEC Portable Elevator technology is safer than traditional methods and is used in search and rescue operations.
- UDA have NEVER had any water ingress issue with the anchors we install on the roof to provide access.
- Scaffold free Access will save you money on the conventional access like scaffold and swing stages
- All of our qualified tradesmen are fully trained in SKYLOTEC
- UDA remains incident free since 2000.
- UDA minimizes the potential damage from walking on roofs as we only have our Level (2) two access personnel on the roof to install anchors and move ropes for our tradesman
- UDA personnel cause less inconvenience to the building tenants as we do not have our tradesmen constantly walk through the building and using the lifts all day long.
- Our methods are unobtrusive, quiet, quick and result in a higher quality workmanship delivered from professional tradesmen.
- The SKYLOTEC Portable Elevator Access Rope System can be utilised for inspection of the works, providing the person has their Working At Heights Certificate, we can provide our access system to Building management, Superintendents and Engineering Consultants.

**PLEASE SEE ATTACHED SHORT VIDEO OF  
SKYLOTEC CLADDING REPLACEMENT**



## 1. Up Down Access Cladding Specification

SP 67851 Marqui Apartments

### Scope of Works – Labour and Material Supplied by Up Down Access

1. Gain access and protect assets.
2. Removal and disposal of the existing cladding system.
3. Installation of the new cladding system.
4. Installation of any necessary caulking.
5. Clean up on completion.

Price Excluding GST: \$ 198,500.00    **OBS : SCOPE OF WORKS AND BREAK DOWN PRICES ATTACHED SEPARATELY**

We have assumed that the existing framework system shall remain in place and not require any changes.  
Any Extra work not mentioned in the Scope will be charged at \$150.00 per hour plus GST. Materials to be supplied by the owner.

### NOTES :

1. As informed all materials and fixings shall be supplied by Up Down Access
2. Any electrical signage or ventilation connected through the cladded walls shall be disconnected and reconnected by others. Up Down Access has made no allowances for these works.
3. All Council permits, approval, lodgements, and or any associated works are to be made by our project management. UDA has made allowances for these works.
4. Up Down Access has assumed that the existing cladding has only been attached by mechanical screw fixings and no double side tape has been used for fixings at the time of removal of cladding. If double tape be in use Up Down Access will charge additional costs of \$150.00 per sqm Ex. GST for this additional removal work.
5. Up Down Access has made allowance for the hire or installation of Hoardings to foot paths. This shall be arranged from our team paid for along with associated costs on this proposal quote.
6. Up Down Access has made allowance for storage of new materials.
7. No allowance has been made to remove, modify, repair or replace any windows or glazing.
8. Up Down Access has allowance for traffic control ( spotters) as new materials to be delivered on site.



**Price Inclusions:**

Site Establishment,  
Provision of all access to complete the works in a safe manner  
Qualified and Inducted Trades Personal Labour and materials,  
Up Down Access Certified and Inducted Supervision,  
WH&S Management and Work Safe Risk Assessment,  
Public Liability Insurance,  
Environmental Waste Disposal, Written Application Warranty,  
Permits and Insurances,

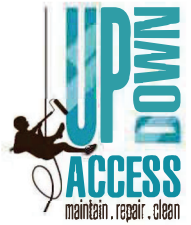
## 2. General Exclusions:

- 2.1 Any Mechanical, Hydraulic or electrical works.
- 2.2 Removal and replacement of any contents, Furniture and/or Fixtures.
- 2.3 Pruning of all vegetation currently restricting access
- 2.4 Anything Not Specifically Mentioned in the Scope of Work
- 2.5 No Allowance for any unforeseen damage or previous unrepaired works

## 3. Project Duration

To complete the scope of works within the allocated time frame and minimize the inconvenience to our clients a Project Timeline is regularly updated by our Project Manager and a Project Schedule of works is provided and displayed forecasting the areas Up Down Access will be working. A detailed planned timetable will be prepared by our Operations Manager on receipt of a work order and planned with your Supervisor/Owners.

The estimated lead time is TBC from the quotation be approved pending on the supply and delivery of all materials.



## 4. Up Down Access Site Specific allowances

- 4.1 On this key project, we will have a Fulltime Access leader / Site Foreman on site at all time, to manage day to day logistics and important issues.
  - 4.2 Notices are distributed (7) days prior to work commencing outlining the areas UDA will be working. This schedule is updated weekly by the Projects Manager
  - 4.3 UDA qualified trades persons work normal working hours Monday to Saturday between 7am to 4pm. All our trade personnel, carrying out works, are all trained and qualified and employees of Up Down Access .
  - 4.4 A weekly Site meeting will be arranged between Building management, Superintendents and Up Down Access management for a suitable time between all parties.
  - 4.5 Skylotec Portable Elevator Access Rope System will be used to minimise the use of building elevator and will eliminate the risk of damage to the property and the neighbouring buildings
  - 4.6 Site protection of the property with the use of Safety Barriers, Signage, Gutter and balustrade protectors will be used.
  - 4.7 All works have been priced to be complete with the use of the Skylotec rope access system.
  - 4.8 Allowance for the removal and disposal of waste from site, ensuring cleanliness at the end of each day.
  - 4.9 UDA Will Protect all surrounding surfaces from dust, debris with suitable material.
- All works will be complete and carried out by UDA qualified trade employees.

## 5. Up Down Access Customer Service and Job planning.

With all large project undertaken, we acknowledge and understand that the residents and shareholders are the owners of the property, with this always in mind, Up Down Acces actively provide communications so that every person is involved in the project.

**5.1 Prestart meeting:** Prior to UDA commencing any project a Pre-start meeting is held with our Operations Manager, Access Leader and Project Leader covering all aspects of the project from the Scope of works to conducting a pre-start Risk Assessment of the property.

Along with selection of Cladding sampling which will be signed off by the appropriate person of authority prior to the commencement.

**5.2 Project Schedule and Project Timeline:** The Projects schedule and Projects Timeline is regularly updated based on site production and forecast completion dates. This will outline the works by the projected elevation and timeframes for the completion of nominated areas. Any significant changes to the Project Schedule will be communicated through our site leader or Operations manager. All residents will be notified in writing of when their balcony or courtyard areas will be undertaken and their requirement to clear the balcony of all items.

**5.3 Weekly Site Meeting** A weekly site meeting will be held between UDA Operations Manager and clients appointed representative to ensure work is completed as per the job specifications. This also helps to minimize any misunderstandings that may arise and ensures a smooth execution of the scope of works preceding sign off for each area completed, including project competition.

**5.4 Notices of completion** As each section is completed notices are sent to residents to notify them of this. This notice client's residents to check the completed works in their area or apartment and to notify UDA within five days if they have any concerns or need any works rectified. When the five days lapse it is assumed that all works in these areas are complete to the satisfaction and UDA invoices accordingly for works completed.



**5.5 Toolbox Talks** are conducted between the Project Manager, Access Leader and Projects Leader to ensure the site risk assessment is updated and any new potential hazards area made aware and what is the risk control.

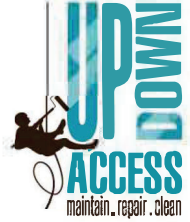
**5.6 Access:** With precautionary measures for all public pedestrians, neighboring building, roof tops and personal belongings with the use of street signage around the works exclusion zones which has been sectioned off by the use of temporary fencing, barrier tape, bollards and cones which all forms part of our standard works process and in accordance with the Australian WHS requirements. We will have spotters on ground for the movement of mechanical equipment and changes of elevation.

## 6.0 Up Down Access Costumers



## 7.0 Up Down Access Insurance, Licenses & Assurance

- 7.1 License, Insurance, WH&S and Environmental;
- 7.2 Contractor Painting / Builders License Number: 393111C & 375819C
- 7.3 Member Irata
- 7.4 Member of Master Builders Association
- 7.5 Member of Strata Community Australia
- 7.6 Public Liability Insurance for \$20,000,000
- 7.7 Full Workers Compensation Policy
- 7.8 Safe Work Method Statements including site specific Risk Assessment for each Project
- 7.9 All waste materials are cleaned and disposed of in an environmentally friendly manner
- 8.1 Registered Architect # 11881 NSW ARB
- 8.2 Registered Design Practitioner # DEP0002910 NSW GOV
- 8.2 Registered Building Practitioner # BUP0002248 NSW GOV



## 8.0 Up Down Access Work Health and Safety (WH&S)

Of critical importance on any job is the health and safety of our staff, residents and other persons who may be present on a work site. Although our working at heights and in difficult access situations can be potentially very dangerous, our record since 2000 is flawless and incident free. We work diligently at this to maintain absolute safety on every job site.

Our highly trained trades personal adhere to strict safety guidelines. Prior to any work commencing an assessment of the jobs risks and potential hazards is prepared and documented in a Safe Work Method Statement that all staff read, understand and sign. By adhering to well tested practices and procedures, it has been proven over time Industrial Rope Access is the safest means of working at heights.

Up Down Access is compliant with Australian Standards AS/NZS ISO 9001; 2000. OH&S Act 2000, Workplace Injury Management, Workers Compensation Act 1998, relevant Codes of Practice and is in accordance with NSW Government WH&S &R Management Systems Guidelines (4th Edition) and conforms to the guidelines of Australian Standards AS/ NZS 4801; 2001. Environmental Management Plan, Compliant with NSW Government Environmental System Guidelines of Australian Standard AS/ NZS ISO 14001; 2004

## 9.0 Up Down Access Environmental Management Policy

Up Down Access is committed to reducing our environmental footprint.

Our technical management always specifies environmentally friendly low odour and low volatile organic compounds (VOC) products, where possible; to further reduce airborne contamination, and our environmental footprint Environmental Management Plan, Compliant with NSW Government Environmental System Guidelines of Australian Standard AS/ NZS ISO 14001; 2004

## 10.0 Warranty

Up Down Access Pty Ltd will provide a written warranty on the labour and materials used on all their projects. All work is performed in accordance to the Australian Standards by our quality trades personal.

Up Down Access Pty Ltd ensures that the products used are sourced from Quality Assurance Organizations and that all materials are fit for purpose, and suitable for the Australian environment and conditions.

Project specific warrantees will be provided on the completion of the works from both Up Down Access Pty Ltd and the manufacturers of the products used.

### **Warranty Schedule, Warranty Form Duration**

Building Works Materials & Labour 6 years (Major Defects)

Building works Materials & Labour 2 years (Non-Major Defects)





## 11.0 Up Down Access Payment Schedule

Payment terms are 7 days from invoice date sent by e-mail to the person of authority. Banking details for payment appear on the lower section of each invoice. BSB – 082-187 | Account No. 194415078

This payment or payment schedule is made under the Building Construction Security of Payment Act. 1999

Invoice Id	Description	Percentage
1	Deposit on Acceptance of Quote	10%
2	Upon Commencement of Works. (TBA)	20% (TBA)
3	<u>Progress claims shall be made weekly based on the percentage of works completed. (TBA)</u>	(TBA)
4	<u>Progress claims shall be made weekly based on the percentage of works completed. (TBA)</u>	(TBA)
5	At practical Completion	(TBA)
	Total	100%

I have read and understand this Quote, the Scope of Works and the Terms and Conditions and accept and agree to all parts contained within.

I understand that if the quote is accepted the Standard NSW Home Building Contract for Work over \$20,000.00 will form part of this agreement.

([https://www.fairtrading.nsw.gov.au/\\_data/assets/pdf\\_file/0009/389871/Home\\_building\\_contract\\_over\\_20000.pdf](https://www.fairtrading.nsw.gov.au/_data/assets/pdf_file/0009/389871/Home_building_contract_over_20000.pdf))

I have the authority to sign this agreement on behalf of the property manager/owner of the listed property.

Full Name: (Please Print)		Dated:	
Position: (Please Print)		Signed:	



## 12.0 Terms & Conditions

**12.1 Valid Time Frame:** This document and all parts and pricing are valid for the period of **90 days** from the date issued. Extension may be provided and will be done only in written copy from the Up Down Access Pty Ltd. The Scope of Works, pricing and terms and conditions may be subject to change after consultation between all parties.

**12.2 Scope of Works:** Only items listed in the Scope of Works will be included. Unless stated in the Scope of Works.

**12.3 Site Waste:** The site will be made safe and secure at the end of each work shift. This will include, equipment stored and locked away, clear pedestrian access, etc. The cleaning of the work site will be done on the competition of the work area, and not necessarily at the end of shift. All waste is disposed of in accordance with the relevant legislative requirements for the type of waste at the competition of the project.

**12.4 Site Cleaning:** The cleaning will only relate to work site waste used by UDA, and does not include the washing of other items, such as windows, floors, and other surfaces (unless stated in the Scope of Work). Unless stated in the Scope of Works, no allowance has been made to remove paint marks, spots, and the like, left from previous painting and remedial works by others than UDA.

**12.5 Site Access and Provisions:** The property manager/owner must afford clear access to and from the work site. Should UDA not be able to access the work area at the scheduled time, additional claims for costs will be made by UDA to the client. Items such as doors, windows, gates, etc. must be made assessable with notice, if included in the Scope of Works that requires work to these items.

Should these items not be made available and open at the scheduled time of the works, the item will be addressed and completed in the position of which it was found. Any works to these items afterwards will incur additional charges. All vegetation and plants need to be trimmed back or removed prior to the start of works to allow clear and workable access to the surface.

**12.6 Repairs:** The substrate will be prepared, for installation of the new cladding only in accordance to the Australian Standards. Unless stated within the Scope of Works, this does not include structural repairs, rectification of corrosion and substrate deterioration and making good items in order to restore their free movement.

**12.7 Government & Council Permits:** Allowance has been made for Government & Council Permits. UDA will make the necessary arrangements with the governing body and submit any documents required for the application of the permits.

**12.8 Requirements:** UDA require from the property manager/owner provision for vehicle parking, bathroom facilities for the UDA Staff, an area for the dry, safe and secure storage of material and equipment, and a clean meals area.

**12.9 Payment Schedule:** Failure to meet the payment schedule on time and in full may result in the works being withheld until payment has been received, Interest on overdue invoices shall accrue daily from the due date at a rate of 2.5% per calendar month and such interest shall compound monthly until paid.

12.9.1 If the Client defaults in payment of any invoice when due, the Client shall indemnify the Contractor from and against all costs and disbursements incurred by the Contractor in pursuing the debt including legal costs on a solicitor and own client basis and the Contractor's collection agency costs

12.9.2 If at any time the Client is in breach of any obligation (including those relating to payment), the Contractor may suspend or terminate the supply of Goods to the Client. The Contractor will not be liable to the Client for any loss or damage the Client suffers because the Contractor has exercised its rights under this clause