

QBCC LEVEL 2 RENOVATION, EXTENSION AND REPAIR CONTRACT

(FOR CONTRACTS \$20,000 OR MORE)

This Contract is recommended for the renovation, extension, improvement and routine repair of a home (including a house, duplex or unit), or associated work (e.g. landscaping, pool building, etc.), where the contract price is \$20,000 or more.

- For minor renovations, extensions, improvements and repairs priced at \$3,301 - \$19,999 the **QBCC Level 1 Renovation, Extension and Repair Contract** is recommended.
- For repairs of any value arising from natural disasters, the **QBCC Natural Disaster Repairs Contract** is recommended.
- For construction of a home, the **QBCC New Home Construction Contract** is recommended.

THIS PACK CONTAINS:

- **Contractor's Booklet** (Includes *Timeframes for Key Obligations* and *General Conditions*)
- **Homeowner's Booklet** (Includes *Timeframes for Key Obligations*, *General Conditions* and *Consumer Building Guide*)
- **Schedules and Forms**
 - **Schedule for QBCC Level 2 Renovation, Extension and Repair Contract**
 - **Prime Cost Items Schedule**
 - **Provisional Sums Schedule**
 - **Form 1 – Commencement Notice**
 - **Form 2 – Extension of Time Claim and Owner's Response to Claim**
 - **Form 3 – Progress Claim**
 - **Form 4 – Notice of Dispute of Progress Claim**
 - **Form 5 – Variation Document**
 - **Form 6 – Defects Document**
 - **Form 7 – Certificate of Practical Completion**

DO NOT ACCEPT THIS PACK IF CONTENTS ARE INCOMPLETE

WARNING FOR CONTRACTOR

Under Queensland law you must give the Owner a signed copy of the entire contract, including any plans and specifications, within 5 business days after you enter the contract. You are also required to give the Consumer Building Guide (at the back of the Homeowner's Booklet) to the Owner before they sign the contract. Failure to do this may result in the Owner withdrawing from the contract or Compliance action by the QBCC.

FORM 7

CERTIFICATE OF PRACTICAL COMPLETION

(Conditions 19, 28 & 29 of the General Conditions of QBCC Level 2 Renovation, Extension and Repair Contract)

NOTE TO CONTRACTOR/CONTRACTOR'S REPRESENTATIVE

The Contractor must complete, sign and give 2 copies of this Certificate to the Owner when seeking payment for the Practical Completion Stage.

The Contractor states that the Works at _____

(insert Site address)

have reached Practical Completion as:

upon inspection of the Works, the Owner was satisfied that the Works had reached Practical Completion in accordance with the requirements of this Contract, including Condition 3 of the General Conditions of QBCC Level 2 Renovation, Extension and Repair Contract; and

the Contractor has provided the Owner with all written evidence (including, where the Owner has **not** engaged the building certifier, copies of all relevant certificates of inspection produced or held by the building certifier) that all relevant inspections and approvals required by the *Planning Act 2016* and the *Building Act 1975* and any body having the relevant jurisdiction were satisfactorily completed; and

if the Owner or their representative claims that there are minor defects or minor omissions, the Contractor has compiled with the Owner or their representative, and signed, a QBCC Form 6 – *Defects Document* and given 2 copies to the Owner; and

the Contractor has handed over the Works (including all keys and other access devices) to the Owner in exchange for payment of the Progress Claim for the Practical Completion Stage.

The Date of Practical Completion was: ____ / ____ / ____
(day) (month) (year)

SIGNED: _____
(Signed by the Owner/Owner's Representative)

SIGNED: _____
(Signed by the Contractor/Contractor's Representative)

DATED: ____ / ____ / ____
(day) (month) (year)

DATED: ____ / ____ / ____
(day) (month) (year)

NOTE TO OWNER/OWNER'S REPRESENTATIVE

When the Contractor has completed all of the requirements listed in this Certificate, you must, upon receiving a copy of this Certificate signed by the Contractor, and possession of the Site, immediately sign this Certificate and pay the Contractor the Progress Claim for the Practical Completion Stage (as adjusted under Condition 24, if applicable).

When form completed, Contractor to retain original and give 2 legible copies to Owner.

Need more information?

Visit qbcc.qld.gov.au or call us on 139 333.

