



## Preliminary Agreement

Date 5 Jan 2022

An Agreement made

**Between** ("the Contractor")

NAME **Simon Wright**  
ADDRESS **1/61 Carberry Street Grange QLD 4055**

QBCC LICENCE NUMBER **15053333**

**And** ("the Owner")

NAME: **Ian Menzies** [ian@bespokemetal.com.au](mailto:ian@bespokemetal.com.au)

ADDRESS: **210 Days Road Grange QLD**

*MCM SUPERANNUATION  
FUND ABN 35108836177*

**For Preliminary Works at (address) ("the Site")**

STREET ADDRESS: **As Above**

1. The Owner has requested the Contractor to carry out certain Preliminary Works for the Owner in connection with and in preparation for the construction of a proposed building on the Site. The Owner authorises and requests the Contractor to:

ITEM	REQUIRED	PRICE
(a) Obtain a copy of the title	NA	
(b) Arrange a soil test and/or geotechnical report	No	
(c) Arrange a site survey - site levels and features	No	
(d) Arrange a boundary survey	No	
(e) Obtain a concept report on the land, including zoning and any relevant planning overlays or other requirements	Yes	\$99.00
(f) Obtain information from services authorities for location and connection of:	Yes	\$99.00
(g) Arrange a site inspection	Yes	\$300.00
(h) Prepare preliminary sketch design	No	
(i) Prepare building approval drawings	No	\$1750.00
(j) Arrange and obtain for the preparation of engineer's drawings, design and computations	Yes	\$2250.00
(k) Prepare specifications and estimate of costs	No	
(l) Provide an estimate for the total contract price cost	No	
(m) Draft and submit application for planning permit to council	Yes	\$1800.00
(n) Draft and submit application for 'report and consent' to council for boundary wall or other specified issues	Yes	\$1200.00
(o) Arrange a construction footing report	No	
(p) Arrange flood engineering	No	
(q) Arrange a drainage design for stormwater, surface water and any water retention if required	No	



(r) Arrange a landscape design	No	
(s) Arrange insurance (specify type):	No	
(t) Site/vegetation scrape to clear the block	No	
(u) Other (list item):	No	
	<b>PRICE</b>	\$7000.00
	<b>GST on above price</b>	\$700.00
	<b>TOTAL PRICE (GST inclusive)</b>	\$7700.00

2. The Owner agrees to pay the Contractor the Total Price. This amount is payable as follows:  
7 Days
3. The Contractor will obtain any items that do not attract GST as the Owner's agent. The Owner will reimburse the Contractor the actual cost of those items on demand. The Contractor may require the Owner pay money on account of the cost of these items before the expense is incurred
4. The Owner acknowledges and agrees that the property and ownership and the copyright of all plans, sketches, and designs prepared by the Contractor in accordance with this Agreement shall remain the property and in the ownership of the Contractor at all times. Nothing in this Agreement shall give a license or otherwise to the Owner to use any plans, sketches, or designs prepared by the Contractor unless provided and agreed to in writing by the Contractor
5. If the Owner enters into a Building Agreement with the Contractor for the construction of the proposed works upon the Site, all moneys paid by the Owner under this Agreement (excluding any out of pocket expenses) will be credited against the contract price of the Building Agreement. If a Building Agreement is not entered into, the Total Price is non-refundable. (*Note: Building Agreement means a separate agreement between the Owner and the Contractor for the construction of the proposed works on the Site.*)
6. The Preliminary Works provided under this Agreement shall be completed on or by: 21 days
7. The Contractor and all persons authorised by the Contractor shall be entitled to access the Site for the purposes of carrying out the Preliminary Works.

DATED: 20 January 2022

SIGNED:  
Simon Wright

(Contractor)

SIGNED:

(Owner)