

Hand Over Manual

**Morris Property Group
Malo 8 Jubilee Avenue Broadbeach**





Subcontractor Hand Over Manual

Trade: Cabinet Makers/Joinery.

Project: Malo Apartments



Table of Contents

1 **Contact Details and
Emergency Response Plan**

2 **Certificate of Workmanship**

3 **Certificate of Warranties / Guarantees**

4 **As Built Drawings, Diagrams, Technical Data**

5 **Operational & Maintenance Training
Information**

6 **Maintenance and Service Program
and Information**



1.2 After Hours Emergency Contact Details

Emergency Response Communication Plan

Trade:	Cabinetry/Joinery
Company	Coastwide Kitchens

In the event of an incident which affects the functionality of the Building to a **critical level** please contact us as follows:

During our normal working hours:

Our normal working hours are:

Days	Monday - Friday
Hours	6.30am – 3.00 pm

We can be contacted as below:

Name:	Work phone number	Mobile
Russell Watson	07 5597 1213	0409 003 572

After Hours:

After Hours we can be contacted as follows:

Name:	Mobile	After hours home phone
Russell Watson	0409 003 572	0409 003 572



1.3 Call Out Fee Policy

If in the event a call out is made during the defect period:

- and the fault or defect was deemed to be a result of faulty workmanship/product thus a defect, then no call out fee will be charged to the client.
- if in the event the fault or defect is not covered under *Coastwide Kitchens* Warranty Policy i.e. defect or damage resulting from use of the Product or Equipment in other than its normal and customary manner; then a call out fee will be charged to the client.
- Call out rates:

Rates:		
Initial call out fee including first 30 min	\$160.00 excluding GST.	
Additional hourly rate	\$95.00 excluding GST.	
Replacement parts or materials	As quoted	

Price and Payment:

At the sole discretion of *Coast Wide Kitchens* the Price for repairs or service not covered under the Warranty shall be either:

- as indicated on invoice provided by *Coast Wide Kitchens* to the client in respect to the goods and services supplied or
- a quoted Price which shall be binding upon the client providing the client shall accept the quotation in writing.
- *Coast Wide Kitchens* reserves the right to change the Price in the event of a variation to its quotation.
- *Coast Wide kitchens* has the sole discretion of requesting a deposit for additional goods and or services
- payment shall be due on delivery of the goods or services.
- Ownership of any good will not pass to the client until the client has paid in full all amounts owing for the particular goods.



2.1 Evidence of Competence



QUEENSLAND BUILDING AND CONSTRUCTION COMMISSION

Pay your QBCC Home Warranty premiums, manage your personal details, nominate licensee representatives, pay your Home Warranty statement balances, renew your licence - 24 hours, 7 days

www.qbcc.qld.gov.au

Or call 139 333 and renew your licence or pay Home Warranty premiums via QBCC Phonepay 24 hours, 7 days



3.0 Certificate of Workmanship





1/20 Kamholtz Crt
Molendinar 4214
P: 07 5597 1213

ABN: 85 541 261 021
ACN: 108375471
BSA Lic: 1034896

Certificate of Workmanship

Date: 25/09/2024

To: Morris Property Group

Project: Malo Apartments

Address: 8 Jubilee Avenue Broadbeach

Coast Wide Kitchens certifies that the work completed on this project:-

Meets the following relevant Australian Standards:

- Domestic Kitchens, General: to AS/NZS 4386.1
- Hardwood: to AS 2796.3
- Softwood: to AS 4785.3
- Plywood: to AS/NZS 2270. AS/NZS 2271
- Laminated Timber: to AS 5067
- Fibreboard: to AS/NZS 1859.4
- Particleboard: to AS/NZS 1859.1
- Dry MDF: to AS/NZS 1859.2
- Decorative Overlays: to AS/NZS 1859.3
- Contact Adhesive: to AS 2131. and,

that all materials were used in accordance with manufactures guidelines and equipment installation in accordance with manufacturer's recommendations.

Coastwide Kitchens have performed the works on the above mentioned project to a high quality standard and guarantee the workmanship from a period covered in the Warranty Agreement.

Signed: _____
Russell Watson Director.

Date: 25/09/2024



4 Certificate of Warranties / Guarantees





1/20 Kamholtz Crt
Molendinar 4214
P: 07 5568 0674
F: 07 5568 0675

ABN: 85 541 261 021
ACN: 108375471
BSA Lic: 1034896

WARRANTY

Clients Name: Morris Property Group

Project: Malo Apartments

Address: 8 Jubilee Ave Broadbeach

Coastwide Kitchens offers a warranty that the cabinetry and joinery items supplied and installed in the APA Building will be free from defects in material and workmanship according to the following conditions:

1. **What This Warranty Covers:**

- The warranty is for a period of Twelve (12) months from the date of Practical Completion as defined in the contract documents.
- The warranty extends only to the original Customer and is not assignable or transferable to any other subsequent owner.
- Subject to the conditions of warranty; if any defect in any workmanship arises within the warranty period, *Coastwide Kitchens* will (at its sole discretion) remedy or replace the workmanship as required at no charge to the Customer for either parts or labour in repair or replacement of the defect.
- Upon request from *Coastwide Kitchens* the Customer must provide *Coastwide Kitchens* proof of date of ownership.
- The benefits available from this warranty are in addition to all applicable statutory rights.

2. What This Warranty Does Not Cover:

- Defects or damage resulting from use in other than its normal and customary manner that it was originally designed or intended.
- Defects or damage from abnormal use, abnormal conditions, unauthorised modifications, unauthorised repair, misuse, neglect, abuse, accident, alteration or other acts which are no fault of Coastwide Kitchens.
- Failure on the part of the Customer to properly maintain the goods.
- If the Customer does not notify Coastwide Kitchens of the alleged defect of the goods during the applicable warranty period, the Customer shall have no coverage or benefit under this warranty.
- Defects or damage resulting from tampering with the goods
- The warranty shall cease and Coastwide Kitchens shall thereafter in no circumstances be liable under the terms of this warranty if the workmanship is repaired, altered or modified without Coastwide Kitchens consent.
- In respect of the claim Coastwide Kitchens shall not be liable to compensate the Customer for any delay in either replacing or remedying the workmanship or in properly assessing the Customer's claim.

Index of Warranty Items

All Kitchen Joinery	:	All living units NOT including bench tops
All Laundry Joinery	:	All living units NOT including bench tops
All Tall Storage Joinery	:	All living units
All Tall NBN Joinery Units	:	All living units
All Robe Joinery	:	All living units NOT including sliding doors
BBQ Joinery	:	All living units NOT including bench tops
All Vanities	:	NOT INCLUDED IN WARRANTY
All Shaving Cabinets	:	NOT INCLUDED IN WARRANTY

END:

5.0

As Built Drawings, Diagrams and Technical Data



7.0

Maintenance Agreement & Preventive Maintenance Information

Malo Apartments Joinery

All Kitchens & Laundries

<u>Cabinetry</u>	<u>Product</u>
Cabinets:	Laminex Seasoned Oak Natural Finish with 1mm edge
Feature Colour:	Formica Warm White Gloss with 1mm edge
Bench Top:	By Client
Handles:	Finger pull In Matching Colour
Drawers:	Hafele Slimline Soft close

All Tall Storage & NBN Joinery

<u>Cabinetry</u>	<u>Product</u>
Cabinets:	Formica Warm White Gloss Finish with 1mm Edge
Handles:	Handles Plus 128mm Lip Pull ALH2021-120-BA

All Robe Joinery

<u>Cabinetry</u>	<u>Product</u>
Cabinets:	Laminex 16mm HMR White Melamine with 1mm Edge
Handles:	Finger pull
Drawers:	Hafele Slimline Soft close

BBQ Joinery

<u>Cabinetry</u>	<u>Product</u>
Cabinets:	Laminex 13mm Compact Rural Oak Natural Finish
Benchtops:	By Client
Handles:	Finger pull Hafele 13mm Compact Rural Oak Natural Finish



In General:

1: Cabinets – All cabinets are supplied by Coast Wide Kitchens (07 5597 1213)

1a: Internal Carcasses

- ❖ All internal carcasses are constructed out of 16mm HMR (High Moisture Resistant) melamine faced particleboard, manufactured by The Laminex Group.
- ❖ Carcasses should be cleaned with a clean damp cloth. If heavily soiled, clean with warm soapy water. We do not recommend the use of excess amounts of water on surfaces or abrasive chemical agents.

1b: Hinges

- ❖ All hinges are manufactured by Hafele and are covered by lifetime warranty, against defects in material and workmanship for as long as the original consumer purchaser owns the product.
- ❖ Hafele conforms to ISO9001 which is an international quality standard governing the assurance of product quality, service quality and quality of cooperation.
- ❖ Hinges are supplied by Hafele

1c: Drawer Runners / Hafele Slimline Softclose

- ❖ All draw runners and are manufactured by Hafele and are covered by a 5 year warranty.
- ❖ Supplied by Hafele



1d: All Joinery Doors & Panels

- ❖ All doors are melamine faced particleboard finish with matching abs edge.
- ❖ Recommended Cleaning:
 - Light Cleaning: To remove fingermarks and handprints, we recommend using a Scotch-Brite High Performance Cloth or similar microfibre cloth. This will maintain a chemical-free pristine finish.
 - General Cleaning: All but the most stubborn stains can be removed by using mild detergent, warm water and a lint-free (preferably microfibre) cloth. If this method is insufficient, we recommend spray and wipe (or an equivalent product).
 - Stubborn Stains: Stains that are difficult to remove may be cleaned using spray and wipe or an equivalent cleaner. Under No Circumstances should an abrasive cleaner (or abrasive cloth or scourer) be used on polyurethane surfaces.

1e: Handles

- ❖ Handles Plus 128mm Lip Pull ALH2021-120-BA
- ❖ Supplied by Handles Plus
- ❖ Handles should be cleaned at regular intervals with a soft 'grit-free' cloth. **Warning**: do not use a scouring pad of any type as this will cause excessive wear on the plated finish.

1f: Kickboards

- ❖ All kickboards are constructed out of 16mm HMR (High Moisture Resistant)
- ❖ Particle board with laminate facing
- ❖ Supplied by Laminex
- ❖ Kickboards should be cleaned with a clean damp cloth. If heavily soiled, clean with warm soapy water. We do not recommend the use of excess amounts of water on surfaces or abrasive chemical agents.



1g: Bins

- ❖ All bins are supplied by Hafele and covered by a 5 Year warranty
- ❖ Bins should be cleaned at regular intervals with a soft 'grit-free' cloth, water and a mild detergent **Warning:** do not use a scouring pad of any type as this will cause excessive wear on the plated finish.

1h: Compact

- ❖ All doors and panels are constructed out of 13mm Compact Laminate
- ❖ Supplied by Laminex
- ❖ Compact should be cleaned with a clean damp cloth. If heavily soiled, clean with warm soapy water. We do not recommend the use of abrasive chemical agents.

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