

RETURNABLE SCHEDULE

Project: 93 Castlereagh Street, Liverpool — BCA & Fire Compliance and Amenity Upgrades

1. Tender Information

Principal / Client	Women's Housing Company (WHC)
Project Address	93 Castlereagh Street, Liverpool
Tender Closing	5:00pm, Tuesday 24 March
Contact	Mardi Bell, Senior Manager - Assets

2. Company Details

Legal Entity Name	
ABN/ACN	
Registered Address	
Primary Contact (Name, Role)	
Phone	
Email	
Years in Operation	

3. Insurance Details

Public Liability (Insurer / Policy No. / Expiry / Limit)	
Workers Compensation (Insurer / Policy No. / Expiry)	
WHS Management System (Yes/No – provide copy)	

4. Pricing Schedule

Complete the accompanying "Tender Pricing Schedule.xlsx" in full. Insert the total lump sum and attach the priced schedule with your submission.

Total Lump Sum (ex GST)	\$ _____
GST	\$ _____
Total Lump Sum (inc GST)	\$ _____

5. Inclusions, Exclusions & Alternatives

Key Inclusions (confirm scope coverage, preliminaries, overheads & profit, QA, testing & commissioning)	
---	--

Exclusions	
Provisional Sums	
Alternatives / Value Engineering Options (if any)	

6. Program & Methodology

Earliest Start Date	
Practical Completion (weeks from start / target date)	
Working Hours / Constraints	

Methodology (site establishment, sequencing, separable portions, staging to occupied units, dust/noise control, waste management):

7. Key Personnel & Resourcing

Name	Role	Qualifications/Tickets	Availability %

8. Major Subcontractors/Suppliers

Trade/Package	Proposed Subcontractor/Supplier	Prequalification/Accreditations
Fire Services		
Electrical		
Roofing/Guttering		
Painting		
Flooring/Tiling		
Carpentry/Doors		
Concrete/Structural		

9. WHS, Quality & Environmental

Project-specific SWMS attached (Y/N)	
Site Safety Plan attached (Y/N)	
Quality Management (ITPs, inspection & test records) – describe	

Environmental Management (waste, noise, dust, recycling)	
--	--

10. Relevant Experience

Provide up to three similar projects (occupied residential upgrades, BCA/fire compliance) completed in the last 3 years:

Project & Address	Client	Value (\$ ex GST)	Completion Date	Referee (Name/Phone/Email)

11. Current Commitments & Capacity

Summary of current workload and capacity to meet the program	
--	--

12. Assumptions, Clarifications & Risks

Assumptions/Clarifications	
Identified Risks & Mitigations	

13. Conflict of Interest Declaration

We declare that no conflict of interest exists, or disclose details below:

14. Compliance Declarations

The Tenderer confirms:

- We have reviewed the Tender Documents, including BCA & Fire Assessment Report, Roof Report, and Scope of Works.
- Our price is a fixed lump sum (unless stated otherwise) and includes all taxes/duties except GST.
- We agree to WHC Contractor Code of Conduct and site rules.

15. Authorisation

Authorised Signatory Name	
Position/Title	
Signature	
Date	

Appendix A — Pricing Schedule Summary (to match Excel tabs)

Tenderers must price all applicable items in the Excel schedule. The following high-level groups are expected:

Common Area: scaffolding; electrical board upgrades; fencing; roof/guttering (per report); fire compliance & upgrade; balustrades; internal painting; stairwell tiling.

Fire Upgrade: fire doors; penetration firestopping; hose reels; emergency/exit lighting and test switches; smoke alarm interconnection; fire-rated ceilings/bulkheads; downlight covers; door frames, etc.

Internal Upgrade per Unit: AC removal; balcony tiling & balustrades; bathroom & kitchen replacements; electrical upgrades; flooring; windows/doors servicing; gutters & downpipes; internal painting; concrete works.

Note: This Returnable Schedule is to be fully completed and returned with the priced "Tender Pricing Schedule.xlsx" and all requested documentation