

## Message Thread - RE: PS628109B - R&M - Water Damaged Wall Reinstatement - Lot 1803A - 243 Franklin Street, Melbourne

Report created: 11/07/2025

### Detail

Property:	1803/243 Franklin Street, Melbourne VIC 3000		
Date:	28/05/2025	Last message on:	7/07/2025
First response on:	29/05/2025	Minutes to respond:	366 minutes
Status:	Open	Task Type:	Task
Sent to:	Johnson Tan	Sent on:	4/07/2025

### Messages

Subject:	RE: PS628109B - R&M - Water Damaged Wall Reinstatement - Lot 1803A - 243 Franklin Street, Melbourne		
Created on:	28/05/2025	Message type:	Received Email
From:	Miranda Koroknai (mirandak@highrisestrata.com.au)		

**Dear Jesse,**

Thank you for this quote. Please proceed as soon as possible.

**Dear Sylvia,**

Please see below scope of works required to 1803A. Please provide guidance to the renters regarding arranging private accommodation during the remediation works as per Jesse's email below.

Kind regards,

photo

**Miranda Koroknai**  
**Strata Manager, Highrise Strata Management**

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**From:** Jesse @ Fixd <jesse@fixdtrade.com.au>

**Sent:** Friday, 23 May 2025 5:06 AM

**To:** Sophia Giuliano <sophiag@highrisestrata.com.au>

**Cc:** Miranda Koroknai <mirandak@highrisestrata.com.au>

**Subject:** Re: PS628109B - R&M - Water Damaged Wall Reinstatement - Lot 1803A - 243 Franklin Street, Melbourne

Hi Sophia,

I hope you are well.

Please see below mould remediation inspection results and quote.

Please advise if we can proceed with costs. Advise for urgent approval due to active mould. As per below, the affected bedroom will be **unusable** during remediation. Therefore, we suggest the renter is made aware by the REA prior to us proceeding. The renter can move back in in-between remediation and reinstatement repairs.

Upon completion, we will proceed with reinstatement works.

**Summary:**

1. FIXD attended the site to inspect the reported damages and found the following;
  - a. Visible bubbling and warping of the plaster wall lining behind the bed.
  - b. Visible swelling of the bed frame, FIXD is unable to determine if this is related to the event.
  - c. Visible microbial activity present on the skirting boards behind the bed.
  - d. Visible microbial activity present behind the plant along the external wall, FIXD is unable to determine if this is due to the event.
2. Tenant advised a strong malodour is present so they have been running dehumidifiers to neutralise the smell. No noticeable odour was present upon FIXD attendance.
3. Visible water stains and discolouration of the plaster ceiling and wall lining.
4. Carpet is frayed and wrinkled, FIXD is unable to determine if this is related to the event.

**Required Scope of Works / Qupte:**

Electrical;

1. PS ALLOWANCE - \$350 + GST - Isolate electrical fixtures to facilitate repairs.

Containment;

1. Install 1 x zip doorway containment to section off the affected bedroom.
2. Containment barriers will remain in place for the duration of remediation works.
3. Install core-flute sheeting and carpet protection film where required.
4. Secure other areas of ventilation i.e. windows and/or ducts and wall mounted split systems.

Air Filtration Devices (AFD's);

1. Install 1x HEPA-filtered AFD's to capture airborne particulate and clean the atmosphere.

Content Works;

1. FIXD will relocate all remaining contents from the bedroom to another area within the property;

Source Removal;

1. Remove and dispose of affected materials within affected areas including;

- a. Bedroom-
  - i. Removal and secure disposal with 200um bags as required;
  - ii. Assess carpet, if found to be impacted by microbial activity remove where required Wall lining behind the bed from floor to ceiling high Skirting boards along the external wall Internal ceiling linings, approximately 2sqm.
  - iii. Access cavities and remove further affected materials as required.
- 2. Cleaning/Decontamination-
  - i. Drying: HEPA vacuum, sanding and chemical treatment of all exposed surfaces;
  - ii. Condition 2 clean to all vertical and horizontal surfaces;
  - iii. Drying equipment will be installed for targeted drying of wet areas. Install the following drying equipment for a minimum of 3-5 days to return materials to acceptable moisture levels:
  - iv. 1 x Large Dehumidifiers 2 x Air Movers Duration/Monitoring:
  - v. Drying is expected to take 3-5 days, allowance within scope for 3 x monitoring attendances.
- a. Containment-
  - i. Seal and cover openings with plastic or core-flute sheeting upon completion of drying.

#### Completion;

1. Upon completion of works, FIXD will provide a Post Remediation Evaluation (PRE)
2. If required, an IEP will provide a Post Remediation Verification (PRV). FIXD can provide this service as a variation if requested.

#### On-Site Requirements;

1. Estimated remediation duration: 7 days plus 3-5 days for post-remediation Verification if requested.
2. **The insured/occupant will not have access to the affected areas for the duration of works.**
3. **Temporary Accommodation is required for the occupants for the duration of works**

#### Disclaimers;

1. While all care will be taken during the source removal and restoration process, there may be instances where accidental damage to building materials or contents occurs. FIXD does not accept liability for such damages.
2. Acceptance of this Scope and quotation acknowledges acceptance of this disclaimer.
3. This Scope of Works pertains solely to the remediation and restoration processes outlined above. No allowances have been made for structural re-instatement works following remediation.
4. The drying process is essential for ensuring all affected building materials return to pre-loss moisture levels. However, the length of drying time may vary depending on external factors such as weather conditions and moisture content. FIXD is not responsible for delays in drying due to uncontrollable factors. Monitoring will be conducted daily, and any necessary adjustments/cost variations will be communicated promptly. FIXD will not be held responsible for any pre-existing conditions discovered during the course of remediation, including but not limited to structural defects, non-compliant installations, or prior water damage. Any discoveries will be communicated to the insured, and additional works may be required outside the scope of this project.

**Cost to Date - \$342 + GST**

**Quote for further remediation - \$5304 + GST**

Please reach out if you have any questions.

Kind Regards,

Jesse Papalia | Trade Supervisor | Director

**FIXD Trade Group**

**E** | Jesse [@fixdtrade.com.au](mailto:jesse@fixdtrade.com.au)

**M** | PO BOX 4, Ringwood East VIC 3135

**P** | 0401 579 930

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**From:** Jesse @ Fixd <[jesse@fixdtrade.com.au](mailto:jesse@fixdtrade.com.au)>

**Sent:** Thursday, 15 May 2025 02:39

**To:** Sophia Giuliano <[sophiag@highrisestrata.com.au](mailto:sophiag@highrisestrata.com.au)>

**Cc:** Miranda Koroknai <[mirandak@highrisestrata.com.au](mailto:mirandak@highrisestrata.com.au)>

**Subject:** Re: PS628109B - R&M - Water Damaged Wall Reinstatement - Lot 1803A - 243 Franklin Street, Melbourne

Thank you

Kind Regards,

Jesse Papalia | Trade Supervisor | Director

**FIXD Trade Group**

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