

SUBCONTRACTOR AGREEMENT

This Agreement made on: 1 July 2024

BETWEEN:

ABC Construction Pty Ltd (ABN: 12 345 678 901)
123 Builder Street, Sydney NSW 2000
(hereinafter 'the Principal')

AND:

Bright Spark Electrical Pty Ltd (ABN: 44 223 445 667)
321 Sparky Lane, Auburn NSW 2144
Electrical Contractor License: EL-123456
(hereinafter 'the Subcontractor')

1. SCOPE OF WORKS

The Subcontractor agrees to supply, install and complete all electrical works for:

Project: New Two-Storey Dwelling - 123 Sunset Boulevard, Sydney NSW 2000

Including but not limited to:

- Complete electrical installation as per approved plans dated 15/01/2024
- Main switchboard, distribution boards, circuit protection
- Power and lighting circuits, power points, switches, light fittings
- Hardwired smoke alarms (interconnected)
- Hot water, oven/cooktop circuits
- Testing and certification as per AS/NZS 3000

2. CONTRACT PRICE

Total Contract Sum: \$28,540.00 (including GST)

Payment to be made in accordance with progress claims submitted monthly.

3. PAYMENT TERMS

- Progress claims submitted on last day of each month
- Payment due within 30 days of approved claim
- 5% retention held until practical completion and defects rectification
- Final retention released 90 days after practical completion

4. TIMEFRAME

Commencement Date: 15 July 2024

Completion Date: 30 September 2024

Time is of the essence. Liquidated damages of \$500/day apply for delay.

5. VARIATIONS

No variation to the works shall be made except by written variation order signed by the Principal. Subcontractor must provide written quote for variation works within 48 hours of request.

6. INSURANCE REQUIREMENTS

The Subcontractor must maintain throughout the contract period:

- Public Liability Insurance: Minimum \$20,000,000
- Workers Compensation Insurance as required by law
- Professional Indemnity Insurance: Minimum \$5,000,000

Copies of insurance certificates must be provided before commencement.

7. WARRANTY AND DEFECTS

The Subcontractor warrants all work will be:

- Carried out in a proper and workmanlike manner
- Compliant with all relevant Australian Standards and Building Code
- Free from defects for a period of 12 months from practical completion

Subcontractor must rectify all defects within 7 days of notification.

8. SAFETY AND COMPLIANCE

The Subcontractor must:

- Comply with all WHS regulations and site safety requirements
- Provide all necessary PPE for workers
- Hold current electrical contractor license
- Provide Certificate of Compliance upon completion

9. TERMINATION

Either party may terminate this agreement for breach with 14 days written notice.

Principal may terminate immediately for serious breach, insolvency, or safety violations.

10. GENERAL PROVISIONS

- This agreement is governed by the laws of New South Wales
- Disputes to be resolved by mediation before legal action
- Neither party may assign this agreement without written consent
- All amendments must be in writing and signed by both parties

SIGNATURES

FOR THE PRINCIPAL:

Signed: __Michael Johnson_____

Name: Michael Johnson

Position: Director, ABC Construction Pty Ltd

Date: 1 July 2024

FOR THE SUBCONTRACTOR:

Signed: __David Patterson_____

Name: David Patterson

Position: Director, Bright Spark Electrical Pty Ltd

Date: 1 July 2024