

UBS TRADE PARTNERS

JANUARY 2024

Ballam Park Primary School

UBS were appointed to complete remediation works, including the removal of asbestos eave sheets and the reinstatement of all eave sheeting, including trim and painting during the 23/24 Christmas school holidays. The job is scheduled for a January 30th completion and is on target to be completed before school recommencing.



**HAPPY NEW
YEAR !**



Happy New Year and a warm welcome back!

We hope you have had a rejuvenating break with awesome Christmas and New Year's celebrations.

With the recent storm and flood events in both VIC and QLD, we have had a wave of emergency make safes come through and would like to thank all trades who have helped and assisted our team during this time.

We are incredibly grateful for your support and your services throughout this period. Your continued collaboration with us has kickstarted our new year with a spirit of unity and achievement.

As we embark on a new year, we are excited to have you all back on the team. Let us dive into the new year with enthusiasm and determination and make 2024 a year of growth and success together.

Make Safe Reminders

- Make Safe (MS) invoices will only be accepted if an MS work order has been sent to you.
- Travel cannot be charged unless there is a written approval from the insurance company with an amount. Please contact our office for approval.
- For all Make Safes, a Make Safe report MUST be provided. All Make Safe reports MUST be on a business letterhead and include photos (findings, completed works and safety gear) on the same document. Photos sent separately will not be accepted. No Report (with photos), No Payment.
- Inspect and Report reports are to be submitted on a separate document from the Make Safe report.
- SWMS must be supplied.
- Your invoice must have a breakdown of costs and the time spent on site at the contracted hourly rate and materials cost. Also, must note a brief description of works completed.
- After Hours (AH) can be charged if the work order has been emailed to you on a weekend, public holiday or after 3pm on a weekday. Any other reason for charging AH must have written approval from UBS.
- The After Hours rate includes the first three hours the trade is on site. Any additional hours can only be charged per the contracted hourly rate.
- Total hours on site by each trade must be noted. For example, 2 x carpenters on site for 8 hours each = 16 hours charged.

Anything which differs from the above, must have a UBS manager approval in writing.

Please submit all invoices to docs@uniquebuilding.com.au.

Invoice example:

Description	Quantity	Unit Price	GST	Amount AUD
MAKE SAFE - Trade Hours	3.50	55.00	10%	192.50
Pine Studs	3.00	17.00	10%	51.00
Screws Hex 100mm	1.00	10.00	10%	10.00
Screws Hex 150mm	1.00	10.00	10%	10.00
Site Address -				
Works Completed - Trades x 1 attended site due to make safe call out. Completed onsite JSA / Safety checklist Completed assessment of ceiling in garage. Rear right hand side of the garage ceiling had release from the trusses, resting on rear roller door. Ceiling at risk of collapse. No water damage evident(unknown reason). Trades used timber studs and a combination of 150mm and 100mm screws to brace ceiling. Make safe completed.				
Job Booked - 29/08/2023				
*****MAKE SAFE COMPLETE*****				

TEMPORARY FENCING REQUIREMENTS – POOLS

After the recent storms, we have had a number of fences around pool areas that were knocked down. When installing temporary fencing around pools, it must be temporary pool fencing that is non-climbable and has less than 100mm gap under the bottom of the fence panels.

Here's a concise summary of key pool barrier regulations:

- Minimum barrier height: 1.2m.
- Barrier gates must be self-closing and self-latching, never propped open.
- The barrier must enclose the pool entirely, with no direct building access.
- Keep the barrier clear of climbable objects.
- Openings at the fence bottom: 100mm.
- Gates must swing outward.
- Barriers should resist damage and remain effective.
- Meet all regulations before filling the pool.
- Occupants and owners are responsible for regular maintenance.

For detailed information on Victoria's pool and spa fencing laws, visit the Victorian Building Authority's website <https://www.vba.vic.gov.au/consumers/swimming-pools>

Please see the below example of a compliant temporary fence around a pool.

