

Property Preventative Maintenance (PPM) Standard Terms and Conditions

1. This quotation is valid for 30 days only.
2. Issue of annual maintenance test certificate is included in the price (maintenance standards will be listed).
3. Supply of the annual fire safety statement is included Conditions may apply.
4. PPM takes no responsibility for fines issued to the building owner for late fire safety statement submission to council.
5. PPM does not sign the Annual Fire Safety Statement except where otherwise stated.
6. Routine maintenance pricing does not include fire dampers, lightweight construction, hoppers to fire resisting shafts, emergency lifts, mechanical air handling systems, pressurising systems or smoke control systems except where stated otherwise.
7. Annual fire safety statements do not include assessing compliance of items hidden by building works or where plans are unavailable.
8. All works will be carried out in accordance with the OH&S Act.
9. Prices based upon normal working hours 8am to 4pm Monday to Friday excluding public holidays.
10. Electrical prices assume power is capable of being isolated.
11. Where quoted repairs are completed by others, the annual fire safety statement cannot be supplied until after completion and re-inspection.
12. Where quoted repairs are completed by others, an additional fee may be charged for re-inspection after completion.
13. The price excludes home owner's warranty (HOW) insurance.
14. Price is based upon reasonable access being available to all areas including units for fire door and smoke alarm testing.
15. Three yearly and six yearly sprinkler alarm valve services are not included and will be quoted when due.
16. Pricing is based upon access heights not exceeding 2.5 metres.
17. Price *excludes* extinguisher pressure test, recharge & travel time.
18. Fire door installation involves major building works and damage may occur to floor covering around the frame and the wall in which the door is fitted. All possible care will be taken; however, PPM takes no responsibility for the condition of the floor covering or wall.
19. Fire door installation price is based on re-using the existing door hardware i.e.; locks, hinges and closer. Should any of this equipment be defective or non-compliant with AS 1905.1 the replacement of this equipment will be a variation to our price.
20. Fire Door installation does not include painting of the door, frame or surrounding walls. The door and frame will be undercoated only. It is the responsibility of the body corporate to organise a painter for the doors, frames and any paint damage to the surrounding wall.
21. When replacing illegal deadbolts with compliant deadlocks PPM takes no responsibility if the original closers are not sufficient in their operation.
22. Smoke or Thermal detector installation does not include for any making good of ceilings, roofs, walls, paint or any other building component after installation. This shall be the responsibility of the owner.
23. AS3786 smoke alarm installation includes connection to an un-switched 240 volt active within 2 metres. If an un-switched active is not available within 2 metres, the additional charges will be submitted.
24. Detection, sprinkler and alarm system installation does not include connection to, or supply of monitoring equipment.
25. Detection repair or installation does not include concealed space detectors unless detailed plans are provided at time of quoting.
26. Wiring installation does not include chasing of cables, locating of cables or detectors hidden by building works.
27. The above price is based on the water supply to the system being able to be shut off effectively.
28. If we were unable to pressurise the system, we were unable to determine efficiency/reliability of any of the valves.
29. During any hydraulic testing we accept no responsibility for the efficiency of any on-site drainage pipework.
30. This quotation specifically excludes any incoming power supplies and relies on using the existing incoming supply.
31. Twelve (12) months' warranty is provided on all new parts and labour from date of commissioning. (Subject to standard warranty conditions.)
32. Unimpeded access is required to and from the work area/s. any additional visit to complete these works where access has been requested by PPM and not provided by client will incur an additional cost.