

16 April 2026
CCC-01 E1003



Cairns and District Chinese Association Inc
PO Box 5951
Cairns Qld 4870

Attention: Jim Turnour

Dear Jim,

CADCAI COMMUNITY CENTRE AND MUSEUM - Progress Certificate No 3

We wish to advise that following our site inspection on the 15th April 2026 that the construction works were generally in accordance with the Building Contract documents ABIC MW 2018 Major Works Contract.

Please find enclosed a copy of our Certificate of Payment No. 3 to the value of Two Hundred and Twenty Four Thousand, Seven Hundred and Forty Five Dollars and Seventy Cents (**\$224,745.70 incl GST**) being the third progress certificate issued to the Contractor for work as described under the Building Contract and Letter of Acceptance dated the 2nd December 2025.

The Contractor should deliver the Certificate in accordance with Clause N5 and present it along with a "Tax Invoice", and payment should be made within the time stated on the Certificate pursuant to Clause N6 and in agreement during the first site meeting. (i.e., 5 working days).

Yours faithfully
TPG Architects

A handwritten signature in black ink, appearing to read 'R. Mainwood', with a long horizontal stroke extending to the right.

Roger Mainwood
Director

encl.: Progress Certificate No. 3
cc: treasurer@cadcai.org.au
secretary@cadcai.org.au



ABIC FORM SW-30
PROGRESS PAYMENT CERTIFICATE

Project:	CADCAI Community Centre & Museum	Project No:	CCC-01
Owner:	Cairns and District Chinese Association Incorporated	Certificate No:	3
Contractor:	MyBuild Commercial Pty Ltd	Date Issued:	16/04/2026

A.	Original *cost of building work:	\$3,728,397.25
B.	Total adjustments to the *cost of building work to date:	<u>\$0.00</u>
C.	Current adjusted *cost of building work A + B :	\$3,728,397.25
D.	Plus *GST:	<u>\$372,839.73</u>
E.	Current adjusted *contract price C + D :	\$4,101,236.98

1	Total *cost of building work completed to date as assessed by the architect (excl. *GST):	\$ 541,916.61
2	Plus *GST:	<u>\$54,191.66</u>
3	Subtotal 1 + 2:	\$596,108.27
	Up to and including this certificate:	
4	Total amount of any cash retention the owner is entitled to withhold (incl. GST): (10% of 3 up to max 5% of [A+GST])	\$59,610.83
5	Total of any liquidated damages deducted:	\$0.00
6	Total of any set off of monies claimed by the owner and assessed by the architect (incl. GST):	<u>\$0.00</u>
7	Subtotal 4 + 5 + 6:	\$59,610.83
8	Total amount certified at item 9 in all previous certificates (if applicable):	\$311,751.74
9	Amount certified as due and owing to the contractor/owner (strike out one, as applicable) (inc *GST) is 3-7-8:	\$224,745.70
a.	Additional amount of cash retention the owner is entitled to withhold since the previous certificate, if any (incl. GST):	\$0.00
b.	Liquidated damages deducted since the previous certificate, if any:	\$0.00
c.	Set off of monies claimed by the owner and assessed by the architect since the previous certificate, if any (incl. GST):	\$0.00

attached to this progress certificate.

signature

Architect's Representative

Distribution: Original: Contractor Copies: Owner File Other _____

**Oaths Act 1867
STATUTORY DECLARATION**

QUEENSLAND
TO WIT

I, Rani Hard of 61 Casurina Street Holloways beach, in the State of Queensland, do solemnly and sincerely declare that, in relation to the Contract between Cairns and District Chinese Association Inc via TPG Architecture and MyBuild Commercial Pty Ltd (Contractor), for the Chinese Culture and Heritage (Project Number): CCC-01

1. I hold the position of Contracts Administrator. Having made all reasonable inquiries, I am in a position to know the facts contained herein and am duly authorised by the Contractor to make this declaration on its behalf.
2. All subcontractors, suppliers, and consultants ('subcontractors') of the Contractor have been paid all that:
 - (a) is due and payable to them up to the date of submission by the Contractor of the payment claim with which this declaration is submitted in respect of their part of the work under the Contract; and
 - (b) the subcontractors have claimed is due and payable to them up to the date of submission by the Contractor of the payment claim with which this declaration is submitted in respect of their part of the work under the Contract, except as disclosed in paragraph 3.
3. The Contractor has not paid the following amounts which are due and payable to subcontractors or which subcontractors claim are due and payable to them:

Name of subcontractor	Date of claim	Amount claimed	Amount paid	Reason for not paying amount claimed

4. All the Contractor's employees who at any time have been engaged on work under the Contract by the Contractor have been paid, in accordance with the relevant award or industrial instrument, all moneys due and payable to them up to the date of submission by the Contractor of the payment claim with which this declaration is submitted (including, without limitation building industry superannuation and long service leave levies), except as disclosed in paragraph 5.
5. The Contractor has not paid the following amounts which are due and payable to workers:

Name of worker	Amount unpaid	Basis of payment (e.g. wages)	Reason for not paying amount claimed

6. All subcontracts and employee agreements are in accordance with applicable law and any specific requirements in the Contract.
7. The Contractor is not aware of any current or potential legal action against it which it has not previously disclosed to the Principal.
8. The Contractor remains able to pay its debts as and when they become due and payable. None of the events described in subclause 39.11(a), (b), (c) or (d) of the AS4000-1997 General Conditions of Contract (or any analogous event) has occurred in relation to the Contractor since the date on which the Contractor submitted its tender for the Contract to the Principal.
9. No non-conforming building products (as that term is defined in the *Queensland Building and Construction Commission Act 1991* (Qld) or building products the subject of a warning statement issued by the Minister

have been incorporated into the works.

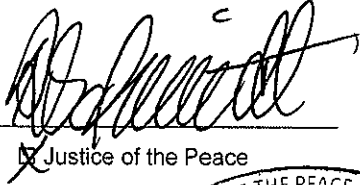
10. All insurances which are required to be effected and maintained under the Contract remain in place.

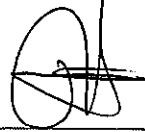
And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*.

Taken and declared at Cairns)

this 16th day of April 2026)

before me:

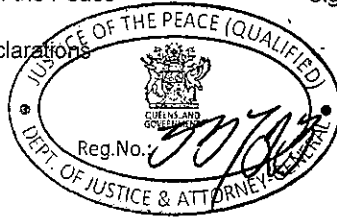




Solicitor Justice of the Peace

Signature of Deponent

Commissioner for declarations



PROGRESS CLAIM AND CERTIFICATE FOR PAYMENT

TO OWNER/CLIENT:
 Cairns and District Chinese Association Inc
 Unit 3 1118/120 McCormack St Manunda, Queensland 4870
 Australia

PROJECT:
 Chinese Cultural and Heritage Centre
 55-65 Greenslopes Street
 Edge Hill, Queensland 4870

APPLICATION NO: 3
PROGRESS CLAIM NO: 3
PERIOD: 3/3/26 - 7/4/26
PROJECT NOS: C26-001

DISTRIBUTION TO:

FROM CONTRACTOR:
 MyBuild Commercial

VIA ARCHITECT/ENGINEER:
 Aimee Bellette (TPG Architects)
 Australia

CONTRACT DATE:

CONTRACT FOR: Cairns Chinese Culture and Heritage Centre

CONTRACTOR'S PROGRESS CLAIM

Progress Claim is made for payment, as shown below, in connection with the Head Contract. Continuation sheet is attached.

1. Original contract sum	\$3,728,397.25
2. Net change by variations	\$0.00
3. Contract sum to date (line 1 ± 2)	\$3,728,397.25
4. Total completed and stored to date (Column G on detail sheet)	\$541,916.61
5. Retention:	
a. 10.00% of completed work	\$54,191.67
b. 0.00% of stored material	\$0.00
Total retention (Line 5a + 5b or total in column I of detail sheet)	\$54,191.67
6. Total earned less retention (Line 4 less line 5 total)	\$487,724.94
7. Less previous certificates for payment (Line 6 from prior certificate)	\$283,410.67
8. Current payment due	\$204,314.27
9. Tax applicable to this payment	\$20,431.43
10. Current payment due including tax	\$224,745.70
11. Balance to finish, including retention (Line 3 less line 6)	\$3,240,672.31

VARIATION SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this Month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net changes by variation:	\$0.00	

The undersigned certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Progress Claim has been completed in accordance with the Contract documents, that all amounts have been paid by the Contractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

CONTRACTOR: MyBuild Commercial

By: _____ Date: _____

State of:

County of:

Subscribed and sworn to before

me this _____ day of _____

Notary public:

My commission expires:

ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$224,745.70

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT/ENGINEER:

By: _____ Date: _____

This certificate is not negotiable. The amount certified is payable only to the contract named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

A	B	C			D	E	F	G		H	I
Item no.	Description of work	Scheduled value	Approved changes	Revised scheduled value	Work completed		Materials presently stored	Total completed and stored to date (D + E + F)	% (G/C)	Balance to finish (C-G)	Retention
					From previous (D+E)	This period					
1	Site Preperation	\$11,988.84	\$0.00	\$11,988.84	\$11,988.84	\$0.00	\$0.00	\$11,988.84	100.00%	\$0.00	\$767.22
2	Demoliton	\$20,349.00	\$0.00	\$20,349.00	\$20,349.00	\$0.00	\$0.00	\$20,349.00	100.00%	\$0.00	\$1,302.20
3	Excavation	\$38,250.00	\$0.00	\$38,250.00	\$30,600.00	\$0.00	\$0.00	\$30,600.00	80.00%	\$7,650.00	\$3,135.68
4	Scaffolding	\$7,819.25	\$0.00	\$7,819.25	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,819.25	\$0.00
5	Civil Ground Works	\$158,978.00	\$0.00	\$158,978.00	\$127,182.40	\$15,897.80	\$0.00	\$143,080.20	90.00%	\$15,897.80	\$14,622.57
6	Soft Landscaping	\$114,767.85	\$0.00	\$114,767.85	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$114,767.85	\$0.00
7	Irrigation	\$50,011.87	\$0.00	\$50,011.87	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$50,011.87	\$0.00
8	Hard Landscaping	\$100,524.00	\$0.00	\$100,524.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$100,524.00	\$0.00
9	Driveway, Crossover & Bitumen Carpark	\$91,800.00	\$0.00	\$91,800.00	\$0.00	\$18,360.00	\$0.00	\$18,360.00	20.00%	\$73,440.00	\$1,836.00
10	FENCING & GATES	\$46,339.87	\$0.00	\$46,339.87	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$46,339.87	\$0.00
11	STEEL BALUSTRADING, HANDRAILS & TACTILES	\$31,914.53	\$0.00	\$31,914.53	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$31,914.53	\$0.00
12	CONCRETE, REINFORCEMENT & FORMWORK	\$146,883.55	\$0.00	\$146,883.55	\$0.00	\$58,753.42	\$0.00	\$58,753.42	40.00%	\$88,130.13	\$5,875.34
13	CONCRETE FLOOR FINISHES - HONE & SEAL	\$34,629.00	\$0.00	\$34,629.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$34,629.00	\$0.00
14	TIMBER DECKING	\$12,750.00	\$0.00	\$12,750.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,750.00	\$0.00
15	TIMBER SPRUNG FLOOR	\$77,563.35	\$0.00	\$77,563.35	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$77,563.35	\$0.00
16	BLOCK WORK	\$155,701.92	\$0.00	\$155,701.92	\$0.00	\$15,570.19	\$0.00	\$15,570.19	10.00%	\$140,131.73	\$1,557.02
17	BRICK WORK	\$128,137.50	\$0.00	\$128,137.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$128,137.50	\$0.00
18	STRUCTURAL STEEL	\$67,927.56	\$0.00	\$67,927.56	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$67,927.56	\$0.00
19	ROOF FRAMING	\$98,198.00	\$0.00	\$98,198.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$98,198.00	\$0.00
20	CARPENTRY & ROOF TRUSSES	\$28,050.00	\$0.00	\$28,050.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$28,050.00	\$0.00
21	INSULATION	\$12,750.00	\$0.00	\$12,750.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,750.00	\$0.00
22	METAL ROOFING & PLUMBING	\$50,969.00	\$0.00	\$50,969.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$50,969.00	\$0.00
23	ALUMINIUM WINDOWS, DOORS, FRAMES & GLAZING	\$98,192.49	\$0.00	\$98,192.49	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$98,192.49	\$0.00
24	AUTOMATIC SLIDING DOORS	\$16,269.50	\$0.00	\$16,269.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$16,269.50	\$0.00
25	STEEL DOOR FRAMES	\$6,375.00	\$0.00	\$6,375.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,375.00	\$0.00

A	B	C			D	E	F	G		H	I
Item no.	Description of work	Scheduled value	Approved changes	Revised scheduled value	Work completed		Materials presently stored	Total completed and stored to date (D + E + F)	% (G/C)	Balance to finish (C-G)	Retention
					From previous (D+E)	This period					
26	TIMBER DOORS	\$6,375.00	\$0.00	\$6,375.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,375.00	\$0.00
27	DOOR HARDWARE	\$22,220.89	\$0.00	\$22,220.89	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$22,220.89	\$0.00
28	WALL & CEILING FRAMING	\$94,924.00	\$0.00	\$94,924.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$94,924.00	\$0.00
29	WALL & CEILING LINING & EXTERNAL EAVES LINING	\$51,000.00	\$0.00	\$51,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$51,000.00	\$0.00
30	JOINERY - SITE BUILT	\$45,045.00	\$0.00	\$45,045.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$45,045.00	\$0.00
31	FLOOR & WALL TILING	\$44,246.75	\$0.00	\$44,246.75	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$44,246.75	\$0.00
32	APPLIED TEXTURE FINISH & PAINTING	\$35,741.06	\$0.00	\$35,741.06	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$35,741.06	\$0.00
33	SOFT FINISHES	\$6,375.00	\$0.00	\$6,375.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,375.00	\$0.00
34	PLUMBING FIXTURES & FITTINGS	\$43,331.54	\$0.00	\$43,331.54	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$43,331.54	\$0.00
35	METAL FIXTURES & FITTINGS	\$29,325.00	\$0.00	\$29,325.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$29,325.00	\$0.00
36	ELECTRICAL EQUIPMENT	\$431,549.00	\$0.00	\$431,549.00	\$0.00	\$43,154.90	\$0.00	\$43,154.90	10.00%	\$388,394.10	\$4,315.49
37	ELECTRICAL SERVICES	\$144,457.19	\$0.00	\$144,457.19	\$0.00	\$28,891.44	\$0.00	\$28,891.44	20.00%	\$115,565.75	\$2,889.14
38	MECHANICAL SERVICES	\$204,132.68	\$0.00	\$204,132.68	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$204,132.68	\$0.00
39	HYDRAULIC SERVICES	\$24,789.71	\$0.00	\$24,789.71	\$0.00	\$12,394.86	\$0.00	\$12,394.86	50.00%	\$12,394.85	\$1,239.49
40	PROVISIONAL SUMS	\$30,600.00	\$0.00	\$30,600.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$30,600.00	\$0.00
41	PRELIMINARIES	\$266,426.64	\$0.00	\$266,426.64	\$93,249.33	\$26,642.66	\$0.00	\$119,891.99	45.00%	\$146,534.65	\$12,918.84
42	SCAFFOLDING / EDGE PROTECTION - Cafe	\$1,984.89	\$0.00	\$1,984.89	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,984.89	\$0.00
43	CIVIL GROUND WORKS - Cafe	\$28,050.00	\$0.00	\$28,050.00	\$16,830.00	\$0.00	\$0.00	\$16,830.00	60.00%	\$11,220.00	\$1,234.00
44	STEEL BALUSTRADING, HANDRAILS & TACTILES - Cafe	\$7,012.50	\$0.00	\$7,012.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,012.50	\$0.00
45	CONCRETE, REINFORCEMENT & FORMWORK - Cafe	\$56,335.62	\$0.00	\$56,335.62	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$56,335.62	\$0.00
46	CONCRETE FLOOR FINISHES - HONE & SEAL - Cafe	\$7,517.40	\$0.00	\$7,517.40	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,517.40	\$0.00
47	TIMBER DECKING - Cafe	\$35,129.82	\$0.00	\$35,129.82	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$35,129.82	\$0.00
48	BLOCK WORK - Cafe	\$28,050.00	\$0.00	\$28,050.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$28,050.00	\$0.00
49	BRICK WORK - Cafe	\$16,830.00	\$0.00	\$16,830.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$16,830.00	\$0.00
50	STRUCTURAL STEEL - Cafe	\$35,062.50	\$0.00	\$35,062.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$35,062.50	\$0.00
51	EXTERNAL WALL FRAMING - Cafe	\$25,245.00	\$0.00	\$25,245.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$25,245.00	\$0.00

A	B	C			D	E	F	G		H	I
Item no.	Description of work	Scheduled value	Approved changes	Revised scheduled value	Work completed		Materials presently stored	Total completed and stored to date (D + E + F)	% (G/C)	Balance to finish (C-G)	Retention
					From previous (D+E)	This period					
52	EXTERNAL WALL CLADDING - Cafe	\$18,232.50	\$0.00	\$18,232.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$18,232.50	\$0.00
53	ROOF FRAMING - Cafe	\$21,037.50	\$0.00	\$21,037.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$21,037.50	\$0.00
54	CARPENTRY & ROOF TRUSSES - Cafe	\$23,842.50	\$0.00	\$23,842.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$23,842.50	\$0.00
55	METAL ROOFING & PLUMBING - Cafe	\$44,248.26	\$0.00	\$44,248.26	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$44,248.26	\$0.00
56	ALUMINIUM WINDOWS, DOORS, FRAMES & GLAZING - Cafe	\$14,025.00	\$0.00	\$14,025.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$14,025.00	\$0.00
57	TIMBER DOORS - Cafe	\$1,402.50	\$0.00	\$1,402.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,402.50	\$0.00
58	DOOR HARDWARE - Cafe	\$7,012.50	\$0.00	\$7,012.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,012.50	\$0.00
59	INTERNAL WALL & CEILING FRAMING - Cafe	\$21,037.50	\$0.00	\$21,037.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$21,037.50	\$0.00
60	INTERNAL WALL & CEILING LINING & EAVES LINING - Cafe	\$25,245.00	\$0.00	\$25,245.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$25,245.00	\$0.00
61	JOINERY - SITE BUILT - Cafe	\$9,817.50	\$0.00	\$9,817.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$9,817.50	\$0.00
62	PAINTING - Cafe	\$11,220.00	\$0.00	\$11,220.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$11,220.00	\$0.00
63	PLUMBING FIXTURES & FITTINGS - Cafe	\$18,232.50	\$0.00	\$18,232.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$18,232.50	\$0.00
64	ELECTRICAL SERVICES - Cafe	\$39,734.51	\$0.00	\$39,734.51	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$39,734.51	\$0.00
65	HYDRAULIC SERVICES - Cafe	\$63,893.82	\$0.00	\$63,893.82	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$63,893.82	\$0.00
66	PROVISIONAL SUMS - Cafe	\$7,012.50	\$0.00	\$7,012.50	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$7,012.50	\$0.00
67	PERLIMINARIES - Cafe	\$73,505.89	\$0.00	\$73,505.89	\$14,701.18	\$7,350.59	\$0.00	\$22,051.77	30.00%	\$51,454.12	\$2,498.68
Grand total:		\$3,728,397.25	\$0.00	\$3,728,397.25	\$314,900.75	\$227,015.86	\$0.00	\$541,916.61	14.53%	\$3,186,480.64	\$54,191.67