

08/05/2015

# ARCHITECTURAL SPECIFICATION

## TWO SHOPS & TWO DWELLINGS & TWO LOT SUB-DIVISION AT 15A PIPER STREET, KYNETON

### INDEX

INFORMATION TO TENDERERS, 2
GENERAL CONDITIONS OF CONTRACT, 7
ASPHALT, 18
BRICKWORK, 17
BUILDING PERMIT & SECTION J REPORT, 14
CARPENTRY, 19
CARPET, 29
CLEANING, 30
CONCRETE SLAB & CONCRETE PAVING, 18
DOOR FURNITURE, 20
ELECTRICAL, 21
KINGSPAN K-SERIES MASTERWALL RENDERED FAÇADE SYSTEM, 17
FENCING & GATES, 29
FLOATING FLOOR, 29
GENERAL NOTES, 14
INSULATION, 15
JOINERY, 27
LANDSCAPING, 29
LETTERBOXES, 25
NOMINATED SUB-CONTRACTOR, 15
NOT INCLUDED, 29
OWNER TO SUPPLY & INSTALL, 29
PAINTING, 26
PLASTERBOARD & VILLABOARD, 22
PLUMBING, 23
PRIME COST SUMS, 15
SERVICES, 15
SIGNAGE, 25
SITE WORKS & EXCAVATION, 16
STEEL FABRICATION, 17
SUB DIVISION, 14
TERMITE PROTECTION, 16
TILING, 28
WINDOWS & EXTERNAL DOORS, 20

### APPENDIX

ABIC SW-2008 H VIC – SCHEDULE 1 CONDITIONS OF CONTRACT  
PLANNING PERMIT  
SOIL REPORT  
PRODUCT INFORMATION & QUOTATIONS

**THE BUILDING IS IN A DECLARED TERMITE PRONE AREA – CONSTRUCTION TO AS3660.1 NEW BUILDING WORK  
THE BUILDING IS NOT IN A BUSHFIRE PRONE AREA**

### SPECIFICATION PREPARED BY UNICORN ARCHITECTURE

Helen Bernard Architect ARBV 14732  
Helen's Mobile 0409 028 144

## **INFORMATION TO TENDERERS**

### **1. INVITATION TO TENDER**

Tenders are invited for proposed two storey building comprising two shops with two dwellings above, and proposed two lot subdivision.

**The site** shall be 15A Piper Street, Kyneton. A Planning Permit is has been issued. All work by contractors to be in accordance with Planning Permit conditions.

**The works** shall comprise of a timber framed brick veneer building with some external walls finished with rendered polystyrene panels, and weatherboards. Internal walls plasterboard lined, except Villaboard to walls in wet areas. The roof is timber framed prefabricated trusses with raked bottom chord, and Colorbond Customorb cladding.

### **2. TENDERING DOCUMENTS**

- a) The Tender Form
- b) Architectural Drawings as listed below
- c) Architectural Specification
- d) Structural drawings and specifications as provided by McClelland and Associates #14380
- e) Soil Report Class M, SR 14380 Colin McClelland & Associates, 17 Oct 2014 Class P
- f) Sewer & Stormwater Drawings by Kevin Wiseman & Associates **(not final, pending Council approval)**
- g) Landscape Drawings by Sentient Design
- h) Planning Permit & Endorsed Plans issued by Macedon Ranges Shire Council
- f) All instructions or addenda to Tenderers issued by the Architect before the closing date of tenders.

### **3. DISCREPANCIES AND OMISSIONS IN TENDER DOCUMENT**

If a Tenderer finds any discrepancy, error or omission in the tender documents, notify the Architect in writing, five (5) days before the date and time for closing of tenders. In the event that a discrepancy is not clarified then it shall be deemed that the most expensive option has been allowed for in the tender.

### **4. CONTRACT DOCUMENTS**

If the Owner accepts a Tender, the successful tenderer shall, within the time stated in the Letter of Acceptance, execute a formal agreement with the Owner.

The Building Contract Documents shall be:

- a) ABIC SW-2008 H VIC Simple Works Contract for Housing in Victoria
- b) All tender documents noted in item 2 above
- c) All the Conditions as noted in Schedule 1 – Contract information
- d) The accepted Tender
- e) Architectural drawings

## ARCHITECTURAL DRAWINGS

### Number Name

A0	Drawing Index
A1	Survey Drawing
A2	Sub-division plan
A3	Site Plan
A4	Shop Front
A5	Ground Floor Plan
A6	First Floor Plan
A7	N & W Elevations
A8	S & E Elevations
A9	Door, Window & Energy Rating Information
A10	Section A
A11	Section B
A12	Section C
A13	Section D
A14	Section E
A15	Section F
A16	Details
A17	Roof Plan
A18	Plumbing Plan
A19	Dwelling 1 Internal Elevations
A20	Dwelling 2 Internal Elevations
A21	External Door & Window Schedule
E1	Ground Floor Electrical Plan
E2	First Floor Electrical Plan

## 5. CONDITIONS OF CONTRACT

Refer to Schedule 1 of the Contract.

## 6. TIME FOR COMPLETION

Each Tenderer shall submit with his tender a statement of the time he requires for the construction and completion of the Works. The times shall be stated in working days. Proposed commencement date to be included with tender. The times stated shall be considered, together with the Tender Prices, when the successful Tenderer is being selected and, subject to negotiations and agreement, the times stated by the successful Tenderer will be used to fix the Date of Practical Completion of the Building Contract.

## 7. APPRECIATION OF REQUIREMENTS

Each Tenderer will be assumed to have:

- a) Examined carefully the drawings and specification to inform themselves of the extent and character of the works.
- b) Visited the site of the works and fully informed himself of its geotechnical nature, the extent of rock that will be encountered to complete the Works, surroundings, approaches and means of access, the locations of existing public utilities and services, whether visually apparent or not, the nature of existing construction on the site or structures adjacent to it, and of all matters or circumstances likely to affect the cost or time for carrying out the works.  
It shall be understood that the Tenderer has allowed for and included in his Tender the following:
- c) The Tenderer has contacted all local and other authorities having jurisdiction over the site, and familiarised themselves with their requirements & any outstanding fees due to them necessary to complete the Contract.
- d) The Tenderer is aware of the points of connection of all services outside the Site and has allowed for all works in his Tender to satisfy the requirements of local and other authorities.

e) The submission of a tender carries with it agreement to all of the items referred to in the specification and/or indicated on the drawings, or reasonably to be inferred therein.

f) No consideration will be given for alleged misunderstanding of the requirements of the Building Contract, the materials to be used, and the works to be done, or the alleged ignorance of the nature and conditions of the site as found and works already constructed and the adjacent structures to the Site.

## **8. SUBMISSION OF TENDERS**

Tenders shall be submitted on the Tender Form provided by the Architect.

The Forms shall be completely filled in, then signed, dated and placed in an envelope addressed to the Architect, and the envelope sealed.

Tenders which stipulate conditions which may vary materially from those specified, or tenders which are incomplete, or not submitted on the tender Form, shall be regarded as informal and rejected.

## **9. SECONDARY TENDERS (SUBSTITUTES)**

If any Tenderer wishes to propose substitutions for items or treatments named in the Specification, where the technical specifications permit the Contractor to propose substitutions, the following conditions apply.

a) The primary Tenders as prescribed in these conditions of Tendering and as set out on the Tender Form shall be based on the named items and treatments and NO OTHER.

b) Any substitutions which the Tenderer wishes to propose, and the extent to which the primary Tenders (including all consequent works and effects) may be varied in the event of such substitutions being accepted shall be submitted as secondary tenders.

c) Secondary tenders shall be submitted on the tenderer's own stationery and attached to the primary tenders.

## **10. INFORMAL TENDERS**

A tender may be regarded as informal:

a) If it is a tender for part only of the works.

b) If the Tender Form is not properly and completely filled in.

c) If the Tender does not comply with all the requirements of the tender documents.

d) If the Tender stipulates conditions which vary materially from those of the Tender documents.

## **11. ACCEPTANCE OF A TENDER**

The Owner does not bind himself to accept the lowest or any other tender.

Any Tenderer shall, within seven days of being called upon in writing by the Owner to do so, submit to the Architect acceptable evidence of his competence and financial capacity to carry out the works satisfactorily, and to complete them within the period designated in the contract documents.

A list of works of comparable nature which have recently been satisfactorily completed by the Tenderer for other authorities or persons may be submitted as such evidence.

In all cases the Architect may call for further evidence of competence and capacity as he may consider necessary.

Failure by the Tenderer to furnish the evidence required within the stipulated time and/or to satisfy the Architect of his capacity to carry out the works satisfactorily, and/or to complete them within the period required by the documents, may be cause for rejection of the tender.

## 12. TENDER VALIDITY PERIOD

Tenders shall be held firm for a period of 90 days from the date of the lodgement of Tender.

## 13. CONTRACTOR'S STAFF & SUB-CONTRACTORS

Before the Contract is signed, the Architect will require the Tenderer to submit the names of the key personnel together with a list of all sub-contractors (excluding nominated subcontractors) he proposes to employ on the project.

## 14. EXTENT OF SUB-LETTING

Before a contract is signed, the Architect may require the Tenderer to submit a schedule of the Works that he sub-let, and names of the sub-contractors he proposes to employ.

## 15. CROSS REFERENCES

Where cross references are given, they are purely for convenience, and shall not have any significance whatever in the interpretation of the document. Cross references referred to in the specification are included from trade to trade for the convenience of the Contractor and Sub-Trades. It is the Contractor's responsibility to ensure that items are not duplicated in measurement and pricing in such cases. Similarly, it is the Contractor's responsibility to ensure that the item which is cross referenced is not omitted from measurement or pricing.

## 16. DRAWING DIMENSIONS, ETC.

The Drawings and Specifications are to be taken together to explain each other. Any written dimensions on the drawings shall be taken in all cases in preference to the scale attached or shown and anything contained in the drawings or specified shall be equally binding on the Contractor as if it were contained in both. All dimensions shall be, at the commencement of the Works, checked and verified on site by the Contractor and his Foreman, and in a case where any discrepancies are found, the Contractor shall at once apply to the Architect for written instructions in accordance with the Contract.

Failure by the Contractor to do this will render him liable to bear any costs involved as a consequence.

The Contractor shall maintain in good order, a full and comprehensive set of drawings, specifications and related documents on the site.

The Contractor shall request in writing any detail drawings to explain sections of the Works which he may require and in priority of importance of the Works.

All dimensions are to be verified by the Contractor on site by taking actual measurements, and this shall apply in particular to measurements for built in cupboards, benchtops, fixtures and fittings and partitions, the manufacture of which shall not be undertaken until verification has been made. Internal dimensions shall be taken to mean to surface of studs or masonry work as the case may be. Larger scale details and dimensions shall be taken in preference to smaller ones.

## 17. REIMBURSEMENT OF DELAY COSTS

The attention of Tenderers is drawn to Conditions of Contract, wherein the Contractor is entitled to reimbursement of loss or expense incurred by him as a result of certain delays to the progress of the Works.

Tenderers are advised that justification of the amounts of such loss or expense claimed will remain the responsibility of the Contractor at all times, but, unless the Contractor shall have stated an alternative method of assessment, as part of his tender submission, the reimbursements made will be based on the Architects assessment of costs confirmed to have been incurred, taking into account the following:

- a) Overhead costs of maintaining on-site operations during the period of the delay, with appropriate adjustments for:
  - (i) Those portions of overhead costs which are non-recurring installation and removal costs, as distinct from operating costs.

(ii) Those portions of overhead costs which relate to on-site works which were able to progress during the delay period, despite the delay to other works which were critical to completion of the contract.

b) Direct costs of any extra labour and/or materials required because of the delay, over and above the labour and materials which would have been required to complete the works if there had been no delay.

Any claim made by the Contractor shall be a complete and final claim in respect to the particular delay, and shall include any claims applicable to the works of all sub-contractors and suppliers, whether nominated or otherwise.

#### **18. BANK GUARANTEE IN LIEU OF RETENTION**

The Contractor shall provide two bank guarantees, guarantee bonds or other form of security acceptable to the Architect, equivalent to the total amount stated in the Annexure to these Conditions and same shall be effective security in lieu of Retention.

One half of the security shall be maintained effective until the issue by the Architect of the Notice of Practical Completion pursuant to these Conditions.

The other half shall be maintained effective until the issue of the Final Certificate and subject to all obligations under the Contract having been fulfilled, be released to the Contractor.

Each guarantee provided under these provisions shall satisfy the following requirements:

That the Guarantor shall unconditionally undertake to pay to the Owner on demand any sum which may from time to time be certified by the Architect to be justly due to the Owner, up to a maximum amount equal to the security sum.

- a) That the Guarantor shall unconditionally agree to make such payment or payments without further reference to the Contractor, and notwithstanding any notice, request or instruction given by the Contractor to the Guarantor not to make such payment.
- b) That the Guarantor shall hold himself responsible for making such payment until such time as the total amount of the security sum shall have been paid to the Owner, or until the Owner shall have notified the Guarantor that such sum or the unpaid portion thereof is no longer required, PROVIDED THAT the Guarantor may at any time terminate his liability by paying to the Owner the whole of the said security sum or such lesser sum as the Owner may agree to accept in full discharge of the Guarantor's liability.

#### **19. SECURITY BY CASH RETENTION**

If the security provided by the Contractor is to be in the form of cash retention, the Owner shall withhold 10% of each progress claim until the value held equates to 5% of the Contract price.

One half of the security shall be maintained effective until the issue by the Architect of the Notice of Practical Completion pursuant to these Conditions.

The other half shall be maintained effective until the issue of the Final Certificate and subject to all obligations under the Contract having been fulfilled, be released to the Contractor.



## **GENERAL CONDITIONS OF CONTRACT**

### **1. PROTECTION OF PROPERTY**

Insofar as may be entailed by or may arise out of the works of this Contract whether directly or indirectly, the Contractor shall, from the Date of Possession until the Date of Practical Completion, be responsible for:

- (a) Upholding and preserving sound and free from damage or disfigurement, including loss of support the following:
- (i) Adjoining or nearby lands, and any property thereon.
  - (ii) Adjoining or nearby roads, footpaths, pavements, adjoining property each side, and any property thereon (including trees)
  - (iii) The works themselves.
- b) Upholding and preserving free from damage, failure or interruption, all public utilities and services, including drains which are in, under, or above the site or nearby lands, roads, laneways, and the like.
- c) Complying with the requirements regarding the safety of property, utilities, and services of any public authority which has jurisdiction in the matter.
- d) Providing and maintaining all necessary safeguards and precautionary measures such as shielding, shoring, underpinning and the like.
- e) Keeping himself fully informed by frequent inspections of the present state of all properties referred to above, and of the extent and character of necessary precautionary or protective measures.
- f) Making good the satisfaction of the Architect and Controlling Authorities any damage to property, utilities and services which occurs as a result of the works of this Contract.

The Contractor is to provide a report to the Building Surveyor listing the nature and extent of protection measures that are to be implemented. This is to include a description of the work methods to be adopted so that the extent of protection measures proposed can be related to the nature and manner of the proposed building work.

### **2 SCAFFOLDING**

The Contractor shall provide, erect and maintain, and when necessary, remove all scaffolding required to execute the works in conformity with requirements of all Authorities concerned.

### **3 SECURITY**

During the currency of the Building Contract, the Contractor shall be responsible for security of the Site, the works in progress, and all materials, plant, equipment, services, etc., which are stored on the site or installed in the Works.

### **4 FIRE PRECAUTIONS**

The Contractor shall accept responsibility for protection of the works and the shed from damage due to fire occurring as a result of the works of this Contract.

### **5 QUALITY OF MATERIALS AND WORKMANSHIP**

Wherever the specification describes any item of the work by reference to any trade or brand name or catalogue number, or any proprietary or patent material, fitting, installation, equipment or article to be obtained from a specified or approved firm or manufacture, then:

- i. Where such item is described in the specification, the named item shall be used AND NO OTHER unless substitution has been authorized by the Owner.
- ii. Any substitutions which the Contractor wishes to propose, together with quotations of possible cost variation to the Contract which may occur in the event of such substitutions being

accepted, shall be submitted as secondary tenders. Secondary tenders shall be submitted on the Contractor's own stationery, and attached to the primary tender. Any such item, whether described in the specification or substituted as aforesaid, shall be fitted, installed, and finished strictly in accordance with the instructions of the Supplier and Manufacturer.

iii. In the event of an approved substitution entailing any alteration of the work, which in the opinion of the Owner is necessary or desirable, then such alteration shall be dealt with as if it were a variation to the Contract.

If substitutions are proposed, the following conditions shall apply:

- i. It shall be the Contractor's responsibility to submit acceptable evidence of proof that a proposed substitution is in fact not less than equal in quality and efficiency to the specified item.
- ii. The Contractor shall not use any substitution in the Works unless the Owner's approval for the use of the proposed substitution has previously been obtained.
- iii. Approval by the Owner shall in no way relieve the Contractor, Sub-contractors or Suppliers, of their responsibilities in regard to quality of materials and workmanship.
- iv. The Owner's decision shall be final in relation to either approval of the use of substituted items or to the use of the items specified.

N.B. Substitutions as described above shall not be considered until after the Building Contract has been executed. Tender and contract prices shall be deemed to be based upon the items named in the Specification.

## 6 ORDERING OF MATERIALS

As soon as practicable after entering into this Contract, the Contractor shall place orders and take all measures necessary to ensure the supply of all materials and goods required to carry out and complete the works, and shall take all reasonable measures to ensure that deliveries of such materials and goods will be made at such times as will sustain the rate of progress of the works that is necessary to achieve Practical Completion by the due date.

## 7 APPROVALS

No expression of the Architects' reasonable satisfaction or approval shall be deemed to be an acceptance of defective materials, or workmanship which fails to comply with the terms of this Contract, nor as authority for any variation, unless such a variation has been authorized in accordance with the requirements of this Building Contract.

## 8 PROTECTION OF WORK AND MATERIALS

The Contractor shall be responsible for ensuring that full and adequate protection is provided to all finished surfaces and to all materials subject to staining or other disfigurement. The Contractor's responsibility shall include protection of the works and materials of Subcontractors (including nominated sub-contractors).

The protections shall be applied immediately after a surface is finished, or materials arrive on the job, or as may otherwise be desirable, maintained in effective condition throughout the currency of the Contract, and removed at date of Practical Completion.

The Contractor, in consultation with appropriate Sub-contractors or Suppliers, shall be responsible for determining the extent and method of protection required, and Sub-contractors shall be required to comply with all reasonable requests or directions of the Contractor.

The Contractor shall replace to the satisfaction of the Owner where damage and/or disfigurement have been caused by the Contractor or his Employees, representatives, Subcontractors, Suppliers, or as a result of any of the operations of the works of this contract.

The Contractor is responsible for items or parts thereof supplied by the Principal for the installation within the project, once the Contractor, Contractor's employee, representative and/or Subcontractor has taken



possession of the said items from the Owner. A signed inventory list will be maintained by the Owner to catalogue the items which the Contractor has taken possession of from the Owner.

## **9 SAMPLES**

When directed by the Owner, and in adequate time to avoid any possibility of delay to the works, due to late ordering, the Contractor shall submit identified duplicate samples of any materials or items which are proposed to be used in the works.

It shall be the Owner's prerogative to inspect the samples and decide whether they indicate suitability for use in the works. If the samples are adjudged to be unsuitable for use in the designated area of the works, further samples shall be submitted for inspection until the Owner gives approval for specific materials or items to be used. All unapproved samples shall be rejected and removed from the site.

When samples have been approved by the Owner, one of each duplicate shall be marked and returned to the Contractor to be kept on the site for reference during the currency of the Building Contract. The relevant materials or items used in the designated parts of the works shall conform with the approved samples within close tolerances acceptable to the Owner.

Work which has been carried out by using materials or items which are not approved by the Owner shall be demolished and re-done at the Contractor's expense, using materials or items conforming with the approved samples.

## **10 WARRANTIES**

Where required by the provisions of this Specification, the Contractor shall provide warranties for equipment, materials and/or workmanship. Where this is not possible, he shall notify the Owner in writing before the work is started on the items ordered.

Warranties shall be handed over by the Contractor to the Owner prior to the commencement of the work to which the Warranty applied.

## **11 PROGRESS CLAIMS AND CERTIFICATES**

Immediately after execution of the Building Contract, the Contractor shall furnish to the Architect a Schedule of Dissection of the Contract Sum, based on the trades sections of the Specification. When approved, the Schedule shall become the basis of assessment of progress payments.

For each Claim, the Contractor shall complete all details required, including his assessment of the percentage completion reached in each trade section and the value of the completed work in each section. The percentage shall be that which the amount claimed for the sections bears to the price sub-total for the section as stated in the schedule of Dissection.

With each application for a progress payment, the Contractor shall submit a list of all claims for extras for which Variation Orders have not been issued.

## **12 VARIATIONS**

Variations to be dealt with in accordance with the contract. Refer to Section J.

Variations shall only be authorized in accordance with the Requirements and Conditions of the Contract.

## **13 WORKS PROGRAM**

Within two weeks after acceptance of his Tender for the Building Contract the Contractor shall furnish to the Owner a Works Program in the form of an outline bar graph, which shall show the budgeted dates for starting and finishing of each principal trade and sub-contract, and clearly indicate the dates when the nominations of Sub-contractors and Suppliers are required. The Works Program shall be subject to review, with the opportunity for checking, reassessment and updating if necessary at regular intervals throughout the currency of the Building Contract.

During the progress of the works, the Contractor shall:

- a) Exercise constant vigilance to ensure that the works are in fact proceeding in conformity

with the Works Program.

b) Notify the Architect immediately of any failure of the works so to conform.

Should the progress of the works fall behind target dates to such an extent that, in the opinion of the Architect, Practical Completion by the due date is jeopardized, then the Contractor shall take an approved method of remedial action and shall submit to the Architect within 7 days of being so directed, a revised Works Program showing how the completion dates are to be achieved.

#### **14 OVERTIME**

The Contractor shall provide at no extra cost to the Owner any overtime or shift works which is or becomes necessary to maintain progress in accordance with the Works Program, or to achieve Practical Completion by the due date, and shall bind all Sub-contractors and Major Suppliers to a similar responsibility to himself.

#### **15 DELAYS AND EXTENSIONS OF TIME**

Any claim for extensions of time shall be made by the Contractor in writing to the Architect, setting out the reasons or causes and specifying the number of working days claimed.

Generally, such claims must be submitted at intervals of not more than 30 days and preferably accompany an application for a Progress Certificate, except that any claim for extension of time on account of the Architect's instructions shall be made before carrying out the instructions. Note that late claims will only be approved if certified by the Architect.

Claims for inclement weather shall be based on the Weather Bureau's historical data of reported wind and rainfall conditions during the period stated in the claim. In the case of inclement weather, the claim shall state:

Date of Claim

Type of Weather

Number of hours lost during Working Hours

Period Claimed.

With respect to inclement weather, inasmuch as it may affect site access and working conditions, the Architect will, but shall not be bound to, follow the formula set out below. If the Contractor considers this to be inapplicable, he shall state the reasons.

- a) Until the buildings are covered in:  
for each 1/2 day granted - 1/2 day  
for each 1 day granted - 1 day  
for each 2 or more consecutive days - 1 additional 1/2 day provided that if the day following the last day of inclement weather is a non-working day, the additional 1/2 day will not be granted.
- b) After the Buildings are wholly or partly roofed, then in relation to work protected by part of the roof - no extension.
- c) For final external site works and other external finishing and decorative treatment - after the date in an agreed Building Program, when these are due to commence - as for a) above.

#### **16 GENERAL WATERPROOFING**

The Contractor is to assume full responsibility to the Owner for the general water-tightness of the building.

The Contractor must also promptly and without cost to the Owner amend, correct, repair and/or restore any portion of the buildings which permits or has permitted the entry of water or damp or in the opinion of the Architect is likely to do so.

#### **17 SITE CONTROL**

The Building site shall be maintained in a neat and orderly condition throughout the currency of this Building Contract. The site shall be properly drained, materials neatly stacked, and all rubbish carted away as it

accumulates. Deep wheel ruts and other holes shall be filled and leveled as necessary to maintain the area in a reasonably order and even condition at all times.

It shall be deemed that the Contractor:

- a) Visited the site before tendering and informed himself fully in regard to the soil conditions and the probable effect thereon of protracted periods of adverse weather.
- b) Made his own assessment of the works and costs involved in maintaining the Building site.
- c) Made his own assessment of his security needs, including the containment of plant, materials and equipment no 24 hour basis.
- d) Included all such costs in his Tender sum.

The Contractor shall provide such temporary paved areas, temporary roads, washing-down facilities, etc., as are necessary to ensure that mud is not carried on to adjacent road works or paved areas by vehicles leaving the site. Vehicles removing spoil rubbish, etc., from the site shall not be loaded beyond their normal capacity and shall be fitted with proper tailboards to eliminate the dropping of spoil or rubbish.

The Contractor shall be held responsible for all damage caused by construction traffic, (whether his own or that of Sub-contractors and/or Suppliers), workmen's vehicles, plant, etc., and shall make good or replace all damaged materials at his own expense. The Contractor shall take all reasonable precautions to prevent the discharge of water, mud, dust, fumes, smoke, rubbish, etc., onto areas adjacent to the building site, to minimize noise, and to avoid interruption of access to any other areas on the Owner's property.

The Owner will be given ready access to the site during construction.

## **18 SITE MEETINGS**

The Contractor and the Architect shall be present on the site at agreed intervals to discuss progress, and shall arrange for the attendance of such other members of its staff and representatives of Sub-contractors and Suppliers as may be required.

The Architect shall chair such meetings, prepare records of the proceedings, and, within seven days, provide copies to the Owner.

## **19 STORAGE OF MATERIALS**

It shall be the Contractors' responsibility to provide and maintain safe storage for all unfixed materials and equipment which will form parts of the works, in order to minimize risk of loss by burglary and theft. In cases of loss of any materials and equipment, new items of the same description as those which are lost shall be supplied and fixed at the Contractor's expense. No extension of contract time shall be permitted to cover delays due to loss of materials and equipment.

## **20 DRAWINGS AND SPECIFICATIONS**

- a) Except on details, dimensions are given to the structural face of masonry or timber framing.
- b) The drawings and specifications are complementary and everything called for in one shall be deemed to be called for in both and shall not relieve the Contractor of any responsibility of this Contract.
- c) Where repetitive features are not fully drawn they shall be similar to those which are fully drawn.
- d) The Contractor shall give two (2) weeks notice of any special detail that may be required and it will remain within the Architects discretion to decide whether detail drawings will be provided in the particular instance.
- e) Should any detail be furnished which, in the Contractor's opinion, will entail additional cost, he must make his claim and obtain authority before putting the work in hand.

- f) Where the context of the Specification permits, the singular shall include the plural, and the plural, all.
- g) Figure dimensions shall take preference over those obtained by scaling from drawings and large scale drawings shall take preference over drawings to smaller scale.
- h) Every endeavour has been made properly to specify the material and work required, but this shall not be considered as relieving the Contractor from the responsibility of taking measurements at the site, and these measurements shall have preference over those scaled from the drawings.

## **21 DRAWING DIMENSION, ETC.**

The Drawing and the Specifications are to be taken together to explain to each other. Any written dimensions of the drawings shall be taken in all cases in preference to the scale shown, and anything contained in the drawings or specified shall be equally binding on the Contractor, as if it were contained in both. All dimensions shall be, at the commencement of the work, checked and verified on the site by the Contractor and his Foreman, and in a case where any discrepancy is found to occur, the Contractor shall at once apply for Architects' Instructions.

Failure by the Contractor to do this will render him liable for any costs involved as a consequence.

All plans, specifications and detail drawings shall be kept continuously on the Works, in good order.

All dimensions are to be verified, by actual measurements taken on the job by the Contractor, and this requirement is to apply particularly to measurements for cupboards, fixtures or fittings, partitions, the making of none of which shall commence until such verification has been made. Large scale dimensions shall have preference over those smaller scale.

## **22 DISCREPANCIES, ERRORS AND OMISSIONS IN DOCUMENTS**

The several documents and Architectural and Consultants drawings which constitute the Contract shall be taken as mutually explanatory and anything contained in one but not another shall be equally binding as if contained in all. The Contractor shall carry out works as shown on the drawings and as necessary for the satisfactory construction and completion of the works.

## **23 TEMPORARY STRUCTURES**

The Contractor shall provide, erect and maintain, and at appropriate times dismantle and remove, temporary structures as follows:

- a) Such temporary buildings as the Contractor may require for his own use on the site.
- b) Security enclosure in accordance with the Contractor's requirements for security. Fences, gates, structure and yard shall be neat, clean and of good appearance, and shall be so maintained throughout the duration of the works.

All temporary structures shall be neat, clean and of good appearance and shall be so maintained at all times during the works.

All temporary structures shall be removed before the date of Practical Completion of the Building Contract.

## **24 TEMPORARY SERVICES**

The Contractor shall make temporary connections and maintain temporary services as required for the use in construction of the works.

All fees for installation and disconnection and charges for the use of temporary services (where applicable) shall be paid by the Contractor.

### **Sanitation:**

The Contractor shall provide and maintain adequate closet, a site toilet for the use of all persons employed on the works during the currency of the Building Contract and shall pay all costs and fees involved. The sanitation installation shall conform with all relevant regulations, by-laws, and requirements of the Controlling Authorities, and shall be installed in an approved location on the site, properly screened and maintained in scrupulously clean condition at all times.

## **25 SERVICES AND FACILITIES FOR NOMINATED SUB-CONTRACTORS**

### **Hoisting:**

Nominated Sub-contractors are required to pay all costs for the hoisting and lowering of materials and equipment necessary for their work.

The Contractor shall, if requested by the Nominated Sub-contractor, allow the use of his hoisting facilities on site at times to be agreed, in which case the Nominated Sub-contractors may be required to pay the Contractor according to the Schedule of Hire Rates published in the "Australian Contractor". The Contractor will be required to erect and provide facilities of sufficient capacity to hoist all materials and equipment, whether part of his work, or part of the work of Nominated Sub-contractors. For this purpose, it is essential for tenderers to inspect the tender documents for services. Nominated sub-contractors may, at their own expense, provide their own hoisting facilities independent of the Contractor.

### **Scaffolding:**

Nominated Sub-contractors are required to provide, at their own expense, whatever scaffolding they consider necessary for the execution of their work. If any Nominated Subcontractor is granted use of the Contractor's scaffolding in position, he may be required to pay the Contractor for the use of the scaffolding at the current scaffolding hire rates.

The Contractor will not be required to provide any special scaffolding or alter existing scaffolding for the use of any Nominated Sub-contractor (except by mutually acceptable arrangement between the Contractor and Sub-contractor).

### **Generally:**

Any other services or facilities required by Nominated Sub-contractors in excess of those provided for in their Tenders, shall be the sole responsibility of Nominated Sub-contractors and no claims for variations to Contract Sums shall be entertained by the Owner.

## **26 SUB-CONTRACTOR'S CLAIM FOR PAYMENT**

It shall be the Contractor's responsibility to ensure that all Agreements made with the Subcontractors shall include provisions which will obligate each Sub-contractor to claim for his full progressive entitlement under the Conditions of the Sub-contract with each claim for progress payment.

Claims for progress payment shall be submitted monthly in ample time for inclusion in the Contractor's claim for progress payment under the Conditions of the Building Contract and each shall accurately describe the extent of the work completed.

## **27 PREPARATION OF SURFACES**

No finishes, coverings, paint or other surfacing materials shall be applied until the Contractor (in conjunction with a Sub-contractor where applicable) has carefully inspected and tested each base material and ascertained that it is in a suitable condition for the application of the required finish or covering material.

The Contractor shall accept responsibility for any damage or failure of surfacing materials resulting from defective or unsuitable bases, remove all defective materials and supply and fix new materials (or make good as directed), without cost to the Owner.



## **GENERAL NOTES**

**Health and Safety on site** is the responsibility of the Contractor. The Contractor is required to provide an occupational health and safety plan prior to commencing work that must be complied with throughout the project. The plan should comprehensively address procedures for occupational health and safety matters, including safe work systems, incident reporting, plant maintenance and operations, worker training and emergency procedures.

In particular, the Contractor shall:

- a) Strictly conform with the requirements relating to the safety of persons, on or about the site, of all relevant regulations, by-laws, or orders of any Authority which has jurisdiction in the matter.
- b) Ensure that all tackle, gear, stagings, scaffolding, ladders, machines, winding arrangements and other equipment used in connection with the works shall conform with the requirements of all relevant regulations. The Contractor shall accept responsibility for ensuring that all such equipment is of adequate strength and is safe for use.
- c) Immediately discontinue any practice or remove any equipment which becomes or is likely to become dangerous or unsafe.
- d) Promptly remove from the works any of his employees or representatives who, by their conduct, could create any danger to themselves or to others.
- e) Appoint a member of his staff as Safety Officer, whose duties throughout the currency of this Building Contract shall include co-operation with all relevant Authorities, and ensuring that all works are carried out in a safe manner with full and adequate precautions taken to prevent danger of injury to any persons on or about the site.

Contractor to keep site clean and tidy at all times and remove all rubbish.

Contractor to obtain building and other permits and pay associated fees. Copies of the design documentation, specification and computations required by the Building Surveyor will be supplied by the Architect on behalf of the Contractor.

Contractor to commission all systems included in the works and provide Owner with instruction manuals, completed product guarantees/warranty forms. Contractor should bind sub-contractors by similar conditions in respect of the subject matter of the sub-contract as he is bound by this contract to the Owner.

**'As Built' Drawings** Contractor to keep records of all underground or concealed service runs including water pipes, sewerage, stormwater drainage, electrical supply, and other reticulated services. Records shall include the location of all bends and offsets, all access and inspection points and control valves, and levels, invert levels and depths.

## **SUB-DIVISION**

**Nominated Sub-Contractor: Walsh Mobbs Surveying, contact Rowan Mobbs,**

[rowan@walshmobbs.com.au](mailto:rowan@walshmobbs.com.au)

Surveyor to prepare plan of sub-division following setout of building, lodge plan, pay fees.

## **BUILDING PERMIT & SECTION J REPORT**

**Contractor to Obtain Building Permit including Section J Report and pay fees.**

An Assessment of plans for compliance with building regulations has been carried out by Provic Building Approvals, contact Kenton Robinson [Kenton@provicba.com.au](mailto:Kenton@provicba.com.au) phone 0427 738 684. Provic are available to issue the building permit, however, Contractors are free to engage a Building Surveyor of their choice.



## **SERVICES**

**POWER** Owner to pay power costs during construction. Contractor to arrange for power supply to be connected to permanent meter box location, via a new underground service from pit near north east corner of property. Electrician to pay all fees for inspections, connection, etc.

**GAS** Natural gas is not required.

**WATER SUPPLY** Contractor to arrange for connection to mains water supply, including four meters.

In addition, a rainwater tank is required for each dwelling, and one for gardens, each with pump & fittings. Plumber to connect tanks to downpipes from each house and connect to Laundry and WC in each house.

**Electrician** to provide power to pressure pumps at water tanks.

**TELEPHONE & NBN** Contractor to arrange for connection of four units to phone & NBN.

**SEWER** four units to be connected to sewer at rear of property. Refer to documents by Kevin Wiseman. Kevin Wiseman to Project Manage Sewer construction. His fee to be paid by owner.

Plumber to apply for permits and pay fees, supply & install system & connect to sanitary fittings.

**STORMWATER** Plumber to connect stormwater pipes and onsite drainage of parking areas into stormwater system in accordance with documents by Kevin Wiseman, including down pipes into rainwater tanks & construct overflow discharging into underground stormwater system & to LPOD in Piper Street bluestone gutter.

## **PRIME COST SUMS**

1. Termimesh termite collars to all penetrations in slab & cold joins \$2000
2. Crushed rock to maintain safe access throughout the construction \$1000
3. Supply of Laser cut screens to rear porch \$2000
4. Supply of light fittings \$4000
5. Supply of 3 screens to Heat Pumps at rear.
6. Signage \$4000 – lettering to parapet & numbers to doors

## **NOMINATED SUB-CONTRACTOR**

1. Angus Eeles Pty Ltd – split systems
2. Walsh Mobbs Land Surveyor – sub-division

## **INSULATION**

**Refer to drawing A9 'ENERGY RATING INFORMATION'.**

Plumber to install foil backed 50mm fibreglass blanket, foil side down, to entire roof of dwellings, but not verandah. Refer to Roof Plan for extent. Foil to act as sarking under roof with all joints lapped and taped in accordance with manufacturers recommendations.

**Ceilings** Plasterer to supply & install R5 Bradford High Performance Gold Batts to ceilings in dwellings and R3.5 Polyester double density batts in ceiling of shops.

Floor of Dwellings south of shop to have R5 Bradford High Performance Gold Batts.

### **External Stud walls**

Carpenters to install R2 polyester batts

**AND**

**Kingspan K5 panels:** Accredited installer to fit breather wrap and 50mm panels to outside of stud walls etc as part of rendered façade system.

**Weatherboard Cladding:** Kingspan Permivac to outside of stud frame with joints lapped & taped in accordance with manufacturers installation instructions.

**Internal Stud walls** Carpenters to install R2 polyester batts to all internal walls.

**Note: thermal insulation is to be placed carefully, without breaks, including behind lintels etc, to achieve the best possible energy efficiency.**

## **SITE WORKS AND EXCAVATION**

**Tree Removal.** Contractor to remove tree from site.

**Clean top soil** to be scraped into a pile and kept on site for use on garden beds and on site adjacent at end of works.

**Site cut** required to provide levels in accordance with drawings by Kevin Wiseman and McClelland & Associates and in accordance with AS2870-1996 Residential Slabs & Footings as required, including part of 15b Piper St. Remove excess from site.

Permission has been obtained from owner of 15B to excavate part of his land, fence it off during the construction period, and make good after. Refer to drawings for details.

Contact details: Mr. Michael Salter 0421 051 372 [michael.salter44@gmail.com](mailto:michael.salter44@gmail.com)

**Carparks and access Driveway.** Contractor to form access driveway and car parking with drainage to direct water away from building in accordance with drawings by Kevin Wiseman and in accordance with Australian Standards.

**Contractor** to form any trenches necessary for services and the construction of the building. Contractor to visit the site during the tender period and determine extent of excavation required for trenches, footings etc. Before starting any excavation work which may require a variation (whether addition or deduction) because of the nature of the material to be excavated, a variation must be signed by the Architect.

**Crushed Rock:** Contractor to supply and install crushed rock to site to maintain access during the construction as a Prime Cost Sum.

## **TERMITE PROTECTION**

**The building is in a declared termite prone area, and all construction is to be in accordance with AS3660.1-2000 Termite management – New building work**

### **TERMITE CONTROL AND MOISTURE BARRIER – FULL UNDERSLAB PROTECTION**

KORDON TERMITE MOISTURE BARRIER is to be used as termite protection (AS 3660.1-2000) and as a damp-proof membrane as per AS 2870. It is to be installed by a Manufacturer's Accredited Installer as per the Manufacturer's installation instructions. The builder is to provide all relevant slab details to the Accredited Installer for pricing, etc. The builder is to treat the building's termite protection as a part of the building process and therefore included in the construction program.

Penetrations through slabs, eg, service pipes, and any construction or control joints in the slab shall be protected by a suitable physical barrier, eg termite collar.

### **Landscaping**

Timber sleepers as part of landscaping and organic mulches on garden beds in close proximity to the building, eg bark chips, are to be avoided. Gravel mulch is preferred. Future works by owner must be in accordance with Australian Standards and Building Code of Australia.

**Contractor** All timber off-cuts, building debris, removable formwork and other materials containing cellulose (eg, set out pegs, removable formwork) shall be removed from the site. All posts and stumps which are not termite-resistant shall stand on a corrosion resistant metal support with a minimum clearance of 75mm above the finished ground level.

**Slab edge exposure is used as a vital part of the termite barrier system. The vertical face of the perimeter of all raft and footing slabs shall be smooth off-the-form and shall not exhibit areas of rough surface, honeycombing or ripples. It shall be exposed for a minimum of 75mm to permit ready detection of termite entry and shall not be rendered, tiled, clad or concealed by flashings, adjoining structures, paving or stone.**

## **STEEL FABRICATION**

Manufacturer to provide steel posts, beams, brackets, post bases, etc, as described on Engineering Documents. Refer to Architectural Drawings for heights.

Exposed elements to have hot dip galvanized finish, eg verandah posts, porch posts, lintels. Any work fixing into hot dip galvanized finish which impacts the coating, such as drilling, shall be treated with galvanized paint to make good coating.

Paint finish to all exposed steel work to be first class, applied in strict accordance with manufacturers instructions for exterior paint protection of hot dip galvanized steel.

Manufacturer to provide shop drawings for checking & signing off by Contractor prior to commencement of manufacture.

## **BRICKWORK**

**All bricks from Austral Bricks**

**Red Bricks – Nubrik ‘Chapel Red’ pressed clay brick**

**Cream Bricks – Nubrik ‘Acland Cream’ pressed clay brick**

**Grey Bricks – ‘Bowral Blue’ dry pressed brick**

**Blue Bricks – ‘Smashing Blue’ Burlesque Series glazed brick**

**Wall ties** for cavity walls to be installed in accordance with table 3.8 of AS 1475. Ties to be located at minimum 600 cts horizontally and vertically. 50 mm cavity to be provided & kept free of mortar. Any mortar in cavity to be cleaned off.

Masonry to be in accordance with AS1640 SAA Brickwork Code, AS1225 Burnt Clay and Shale Building Bricks, and other relevant Standards. Refer to engineers drawings for notes.

**Red Bricks – Nubrik ‘Chapel Red’ pressed clay brick**

Natural mortar, ironed joint

**Cream Bricks – Nubrik ‘Acland Cream’ pressed clay brick**

Natural mortar, raked joint

**Grey Bricks – ‘Bowral Blue’ dry pressed brick**

Charcoal mortar, flush joint

**Blue Bricks – ‘Smashing Blue’ Burlesque Series glazed brick**

Natural mortar, raked joint

## **KINGSPAN K5 MASTERWALL FAÇADE SYSTEM**

Refer to elevations for extent: East & South walls of dwellings to be fitted with complete system of rendered insulative panels. Accredited installer to install complete system of **50mm Kingspan K5 Kooltherm** on battens, in accordance with manufacturers’ instructions, including render system.

Refer to Manufacturers Specification.

Contact installers: Steve De Lai 0439 999 698 for a complete supply, installation and render system.

Alternative rendered foam board systems may be accepted if approved by architect.

## **CONCRETE SLAB & CONCRETE PAVING**

Scope of works to include all materials, reinforcing and labour for the following items:

1. concrete raft slab to shops, shop rear yard, disability toilet, cleaners store, store & stairwell
2. concrete strip footings to rear of shops with paving slab over
3. concrete pad footings to veranda and rear porch

All work shall comply with AS2870-1996 Residential Slabs and Footings Code and Structural Engineering by McClelland & Associates and with AS3660.1 Protection of buildings from sub-terrestrial termites, new building work.

Refer to Geotechnical Report by McClelland & Associates: Report Number 14380, 17 Oct 2014

1. **Class P – see report.**
2. Construction type: articulated masonry veneer

### **Raft Slab**

**Class P** raft slab with Kordon termite & moisture barrier to engineers design.

Accredited Kordon installer to supply complete system of underslab moisture barrier and termite protection.

Upgrade of slab mesh required to entire ground floor for tiling/future tiling as per engineers notes.

Slab edge to be smooth, free of crevices & grooves, as protection against termites, refer Engineers notes and note Specification re 'TERMITE PROTECTION' above. This will require vibration of concrete to achieve required smooth finish.

**Concrete paving** slabs to dwelling carparks. Refer to engineering drawings by McClelland & Associates. Refer to architectural floor plan for extent of paving. Paving slab to have control joints ruled in.

## **ASHPHALT PAVING**

All external asphalt paving is included in contract, including driveway, carparks, accessway & footpath north of property for full width of property including ramping up to slab floor level at front entry doors required for accessibility.

Note: concrete paving slabs to dwelling carparks.

Paving to be in accordance with AS2870 and is to achieve effective drainage to the perimeter of the building.

The finished level of all paving is to be set below floor level 150 mm at building line, and then fall away from building as per Engineers notes except where stepless entry is required for accessibility at front door to shops.

In these locations a cold joint is to be formed using Termimesh or similar.

Refer to plans for location.

## **CARPENTRY**

Refer to engineers drawings for details. Framing to comply with AS1684 Timber Framing Code. Framing to be made from timbers treated to resist termites.

All timber to be of a standard prescribed by Standards Australia. Timbers shall be first grade and kept clean, dry, well-seasoned as appropriate. Timbers should be free of knots, veins, borer or other defects.

All Joinery timbers and exposed timbers shall be of the best quality and dressed to a smooth finish. Do all necessary cutting, framing, grooving, mitring, scribing, rebating, boxing, trimming, boring, screwing, nailing etc, providing all necessary fixings for the proper execution of the works.

Carpenter to be responsible for accurate setting out of all works, including levels.

Supply & Install required framing: floor framing, wall framing, roof trusses, verandah framing, roof framing & battens as per Engineers details. Roof framing to be set out to provide adequate clearances for Velux Skylight in Dwelling 2 Kitchen & Bedroom 2. Install roof access panel in Laundry of each dwelling.

Framing to be straight and wherever necessary packed or cut back to ensure a true surface.

Carpenter to nogg out for appliances and fittings including, heated towel rails, noggings for shower screens and noggings for grab rails to accessible toilets, in walls & ceilings, overhead cupboards in kitchens, etc Install sarking to all exterior stud framed walls prior to external claddings of brick, weatherboards, foam board, etc, and insulation as described in Insulation section.

**Shopfront** Supply & Install 9mm cement sheet, with painted hardwood decorative molding over. External splayed 90mm hardwood architraves to all windows and doors on North elevation. All for paint finish.

**Supply and install weatherboards to parapet** according to manufacturers' instructions - Nuline 175mm Smooth (130mm cover) square edge, over Kingspan Permican vapour permeable sarking, with aluminium trims. Concealed fixings required using No 50x2.8mm Galvanized Flat head Nail Class 3 at every stud or 45mm batten.

**Verandah Decking & lining below.** 90x19mm Jarrah Decking – 2mm spacing, laid over joists. Fit zincalume Customorb to soffit below, on 70x35 pine battens, graded to create 2degree fall from building line to footpath, with painted timber trim all round.

### **Verandah Balustrade**

Molded pine handrail, ex 100x50 with rebate under to house 40x40 pine balusters at 100mm maximum spacing, fitted between double bottom rails 90hx45 on inside and outside, 50mm clearance above deck. All surfaces primed and painted one coat prior to assembly.

**Verandah Dividing wall** – stud wall with pine lining boards both sides, skirting, from deck to underside of verandah roof.

**No Lining to underside of verandah roofing to first floor.** Supply & install timber trim to soffit of verandah and to rear of shops.

**Installation of windows.** Insert window in stud frame, etc, in centre of opening with a gap of 10mm all around. Gap between window & wall frame to be filled completely with polyester insulation, then caulked inside & caulked outside with Fire Resistant caulking, with Caulk in Colours over.

Note: UPVC windows to be supplied and installed by window manufacturer.

### **Internal doors**

Supply and install primed doors for paint finish to rooms, laundry, robes: hollow core flush panel.

Fit doors to suit floor coverings: timber overlay flooring, tiles in bathroom, carpet to bedrooms and robes.

Supply & install cavity slider units.

Ensure all locks are oiled and all locks, doors and windows function freely.

**Internal door jambs, skirting & architraves, trims** supply & install internal in finger jointed pine for paint finish.

**Skirtings** Install skirtings 140x19 mm with splayed edge.

**Architraves** Install 70x19 mm architraves with splayed edge.

**Install the following items supplied by plumber:** robe hooks, toilet roll holders, heated towel rails, grab rails in disability toilets, shower shelves, etc (hand held shower on rail to be installed by plumber).

**Handrail to Stairs** Supply & Install 70mm diameter hardwood handrail in stair well, on stainless steel brackets.

**Screen to rear porch heat pumps** Supply & install on 3 sides – laser cut sheets (acrylic or cor-ten). This is a Prime Cost Item.

## **DOOR FURNITURE**

**Contractor to supply & carpenters to install all door furniture & all associated door hardware scheduled by Zanda.**

Handles, locks, latches, seals to hinged door jambs & base of doors, etc.

Joiner to supply & install handles to Kitchen & Ensuite Vanities.

Door handles to be mounted at 1100mm above floor level

Builder to supply recessed handles to Robe Sliding doors, door tracks, Raven RP4 seals to external doors if not supplied by Zanda, etc

## **WINDOWS & EXTERNAL DOORS**

**Windows & external doors to suit site.**

**Refer to Engineering Drawings for Design Windspeed, N1.**

**Comply with AS1288 - 2000 Glass in buildings - Selection and installation**

**Refer to architectural drawings for details. Door sizes shown on drawings, add hardwood jamb.**

**Windows to first floor of dwellings to be UPVC except to verandah, supplied and installed by mfr.**

**Other doors and windows to be timber for paint finish.**

**DIMENSIONS: Manufacturer to check all frame opening dimensions prior to window manufacture.**

All windows to be 20mm less in width and 20mm in height of frame opening.

All doors to be 20mm less in width and 10mm in height of frame opening.

**GLAZING: Dwellings** - factory sealed double glazed units, 14mm minimum air gap.

**Shops – Clear glass**

Mfr to supply & fit selected colour hardware & bulb seals, to all openable sashes & door jambs.

Refer to schedules & drawings.

Insect screens to all openable windows.

Insect screen doors to Verandah doors, D13 & D26.

**EXTERNAL DOORS D1, D2, D6, D7, D11, D12, D13, D26.**

Refer to schedule A21 for door sizes. Include hardwood jambs, no sills.

These doors are to have seal fitted to their base: Raven RP4.



## **ELECTRICAL**

**Refer to Electrical Plan. Electrician to arrange for power connection from pit in footpath near North East corner of property to meter cabinet, and to four units: 2 shops, 2 dwellings.**

**Power outlets to be 300mm above floor or 300mm above benchtops.**

**Double Power outlets to be Clipsal Gangbusters 2015H2 white**

**Bank of 4 Power outlets to be Clipsal Gangbuster 2025H2 white**

**Light switches to be Clipsal 2000 series, 1000mm above floor, mounted on wall not architraves, white**

### **Electrician to supply and install the following:**

Power supply for the duration of the construction in final meter box location, located to the satisfaction of authorities, and with RCD & power point.

Circuit breaker switchboards in each unit.

Clipsal 2000 Series Gangbuster power points and light switches, white.

Smoke alarms to BCA

Emergency exit lighting to BCA

TV antenna & wiring from antenna & to outlet in Lounge of each dwelling

Movement sensor to external lights where indicated on plan.

Exhaust fan in ceiling of Bathroom & Laundry in each dwelling

Exhaust fan in wall of each disability toilet, with close-able shutters

NBN connection to each of 4 units

Illume LED skylights to Dwellings. All panels to Dwelling 2 to be connected to one panel on roof. Connect all panel to mains power with required switching, and with dimmer switches.

### **Provide power to the following appliances:**

Electric heated towel rail in each Bathroom & Ensuite (4 total) to be hardwired,

electric cooktop (2)

Electric wall oven (2)

Microwave oven (2)

Dishwasher (2)

Rangehood – ducted through wall behind to roof by plumber(2)

Refrigerator (2)

Washing machine (2)

Clothes dryer (2)

Heat pump hot water service to each dwelling (2)

Electric storage hot water service in Cleaners Store to each shop (2)

TV aerial (2), aerial to be mounted on roof at rear of each dwelling

Pressure pump at water tanks (3)

Reverse cycle units (4)

Power and aerial for NBN wireless (includes phone connection) (4)

Motors to Velux Skylights (2)

### **Supply & Install light fittings – these are a Prime Cost item as items are yet to be selected**

Generally Pendant lights on droppers to Dwellings, oyster fittings or wall lights, brick lights to accessway.

No Low Voltage Down Lights, no recessed downlights.

All internal lights to be compact fluorescents or LED lamps.

Install rangehood complete with ducting, dektite & fixed cowl supplied by plumber, ducted through roof by plumber to each dwelling.

## **PLASTERBOARD & VILLABOARD**

**Refer to drawings for fire rating requirements to walls, ceilings and soffits.**

Supply & install a complete system of CSR Gyprock plasterboard & Villaboard to manufacturers instructions to all areas indicated on drawings. Sheets to have a recessed edge and are to be fixed and finished by tradesmen trained in the use of the jointing system. Finish to be of a standard where joints are not visible after painting.

**MATERIALS** Nails to be 30mm x 11 gauge galvanised flat headed clouts with a min diam 8mm head for fixing to hardwood and 38 x 12 gauge ditto for fixing to softwood. Screws to be Gyprok type S 25mm x 6 gauge as supplied by CSR Building materials. Gyprok stud adhesive as manufactured by CSR Building Materials. Jointing cements to be GB 100 and GBRM and to be used with GB 100 cotton or fibreglass jointing tape, all as manufactured by CSR Building Materials.

**WORKMANSHIP** Order sheets in lengths and widths to minimize amount of jointing. Gyprok shall be fixed at right angles to framing members, butt joints shall be staggered and on no account shall four corner come together at one point. Gyprok sheets shall be butted together tightly without being forced into place and back blocked with Gyprok board. All visible joints shall be stopped using the Gyprok GB jointing system. At internal and external angles, sheets shall be cut neatly and nailed in such a position that one sheet overlaps the other forming the angle. External corners shall be reinforced with Exangle RSEB2 external beading. No plastering is to be commenced until all necessary electrical, telephone and other ducts are run, and all plugging shall be done prior to application of finishing coat.

**CEILING TO DWELLINGS** Supply and install 10 mm lightweight plasterboard on steel plasterers battens, with shadowline type plaster cornice to all rooms, eg 36h x 40w from Vitale & Sons, phone 9375 4666, or similar approved. Plasterer to provide sample.

**CEILING TO GROUND FLOOR** Supply and install fire rated ceiling as shown on plan to shops, disability toilets, cleaners store, dwelling store.  
Cornice to shops to be CN405 cyma recta curve 70h x 96w from Vitale & Sons, phone 9375 4666, or similar approved.  
Scotia cornice to Disability Toilet, Cleaners Store, Dwelling Store.

**EXTERNAL SOFFIT LININGS TO REAR OF SHOP** Line soffit with fire rating as shown on plan.  
No lining to underside of verandah roof, or rear porch

### **WALLS**

Generally walls have 10mm plasterboard lining except where noted on plans for fire rating, and in wet areas:

**Install Villaboard** to all ensuite walls, bath hob, all walls to accessible toilets.

**Install moisture resistant plasterboard** to remaining tiled walls & behind cabinets in laundry.

## **PLUMBING**

### **GENERAL STANDARDS**

Refer to drawings by Kevin Wiseman for sewer extension & stormwater design.

All plumbing to comply with AS3500 and with 5 Star Plumbing standards as defined by the Plumbing Industry Commission and legislated by the Victorian Government, as a minimum.

At tendering stage, plumber to check that all proposed appliances and fittings can be installed in accordance with manufacturers requirements and other relevant regulations including falls, clearances, etc. and notify architect of any discrepancies. Pipe sizing for hot water service etc. to comply with AG601 and other relevant standards. On completion, Plumber to provide a certificate of compliance covering the works. Plumbing to be concealed wherever possible. Kitchen sink waste to allow for bins in cupboard under sink.

All hot & cold water pipes to be lagged with 13mm closed cell insulation eg. Armourflex black rubber to avoid freezing & for energy efficiency.

Take all necessary precautions to prevent water hammer & rectify if it occurs.

Contractor to contract a licensed installer to fit termite proof collars to all slab penetrations.

### **STORMWATER AND DRAINAGE**

Drains shall have a minimum earth cover of 150 mm and in trafficable areas such as driveways & carparks, a minimum earth cover of 450mm shall be provided unless the drains are protected by concrete or other approved method. PVC pipes shall be minimum 90mm diameter. Pipes shall comply with AS 1260 - Unplasticised PVC Pipes or AS 1342 Precast Concrete Drainage Pipes. Refer to drawings by Kevin Wiseman.

### **WATER PRESSURE**

Water efficient flow rates to fittings must be implemented: shower heads, basin taps, kitchen sink taps, laundry troughs. Flow rates to be within 7.5 minimum and 9 litres maximum per minute.

### **SPECIFIC INSTRUCTIONS**

Supply and install fittings listed on Plumbing Schedule provided by Reece.

Any proposed substitutions to be approved by architect.

**Fix & lay** a complete system of sanitary, cold & hot water systems & other items such as valves & fittings.

### **SEWER EXTENSION**

Plumber to supply and install all equipment and materials for extension to sewer in accordance with Planning Permit and drawings by Kevin Wiseman, obtain necessary permits and pay fee.

**GARDEN TAPS** Install threaded garden taps on 1800mm Cyprus pine pole set 700mm into ground on mass concrete no fines pad in locations shown on landscape plan.

**FLOOR WASTE** Plumber to supply & install round chrome grates in Laundry under washing machine (2), Kitchen under Dishwasher (2).

## **ROOFING PLUMBING & WALL CLADDING**

### **Roofing to be installed in accordance with Lysaght Roof & Walling Manual.**

Roof/wall junction to be sealed with black foam gasket. Wall cladding to be sealed with black foam gasket and flashings at corners in accordance with the Manual. Valleys of Customorb sheet roofing to be turned up at the top end of the sheet and turned down at the bottom end of the sheet.

Supply & install foil backed rockwool insulation blanket 50mm thick, draped over roofing battens to entire roof. Foil to face downwards. Lap & tape joins in accordance with manufacturers recommendations. This instruction is to be strictly complied with.

Supply & install complete system of Colorbond Customorb sheet roofing with rolled barge flashings & parapet capping, quadrant gutters, and all required flashings & cappings.

Supply & install Colorbond Customorb wall cladding over rockwool insulation blanket 50mm thick, complete with folded flashings at base of wall over wall cladding, etc, at end of wall and corners.

Connect PVC DW3 heavy duty downpipes to closed system of PVC DW3 stormwater pipes & into water tanks, with temporary downpipes installed immediately after roof & gutters.

Supply ducting & roof cowl to two rangehoods. Ducting to run up through wall behind rangehood, to cowl on roof.

## **RAINWATER TANKS**

**Plumber** to supply and install rainwater tanks (3):

Waterplex All In One Steel Tank incorporating Davey submersible pump and Rainbank system,  
Color: Colorbond Woodland Grey

Tanks to each dwelling to be Standard access hatch, overflow, leaf filter.

Plumber to connect tanks to roof via stormwater & water supply systems set in underground trenches in accordance with Plumbing Regulations & connect overflow into stormwater system.

## **HEAT PUMP HOT WATER SERVICE TO DWELLINGS (2)**

Refer to Schedule from Reece Plumbing. Connect from HWS to all outlets. Alternative systems may be considered.

## **ELECTRIC HOT WATER SERVICE TO SHOPS (2)**

Connect from HWS to basin & trough.

## **PLUMBING FITTINGS & APPLIANCES**

**All fittings supplied by plumber.**

All tapware to be chrome with ceramic discs.

Outlets to basins, trough & sink to have aerators.

Sanitary fixtures: white.

**Refer to Schedule by Reece Plumbing.**

**Floor waste:** Plumber to supply & install round chrome central grate under washing machines & dishwashers

Plumber to Supply appliances as scheduled by Reece Plumbing to Dwelling 1 and Dwelling 2

Rangehood – 60 cm

Cooktop – electric, 60 cm

Underbench oven – electric, 60cm

Dishwasher – connected to cold water supply

(not included: fridge, microwave, washing machine, clothes dryer)

## **SIGNAGE**

### **3D LETTERING**

#### **ITEM 1: ROSELLA HOUSE**

Parapet lettering 200mm high x 50mm thick aluminium letters, painted red.

Colour: Dulux 'Symphony Red'. Colour to be confirmed.

Letters to be mounted on 20mm thick cement sheet board 450mm high x 2900mm wide with 50mm painted aluminium border.

#### **ITEM 2: EST 2015**

Parapet lettering 70mm high x 25mm thick aluminium letters, painted red.

Colour: Dulux 'Symphony Red'. Colour to be confirmed.

Letters to be mounted on 20mm thick cement sheet board 300mm high x 600mm wide with 50mm painted aluminium border.

**Refer to quotation from The Wilson Sign Company # 19631**

## **SIGN WRITING**

#### **ITEM 3: SHOP 1 – 15A PIPER ST**

Sign Writing 70mm high, painted red, above entry door D12.

Colour: Dulux 'Symphony Red'. Colour to be confirmed.

#### **ITEM 4: SHOP 2 – 15A PIPER ST**

Sign Writing 70mm high, painted red, above entry door D1.

Colour: Dulux 'Symphony Red'. Colour to be confirmed.

#### **ITEM 5: UNIT 1 – 15A PIPER ST**

Sign Writing 70mm high, painted black, above entry door D7 .

#### **ITEM 6: UNIT 2 – 15A PIPER ST**

Sign Writing 70mm high, painted black, above entry door D6 .

## **LETTERBOXES (4)**

Stainless Steel, Front opening, lockable, newspaper slot, each with number 1, 2, 3, 4 to be mounted on posts supplied and installed by builder. Refer to drawing A16.

Available from The Letterbox Shop Phone 9588 0002, Quote # 1044 dated 23/03/2015.

## **PAINING**

### **No painting to exterior:**

**corrugated colorbond walls, or brick walls, or UPVC windows (except internal reveals) to East & South walls of Dwellings, zincalume soffit to underside of verandah.**

### **No painting to joinery items.**

Painter to allow for preparing all work for painting with the required finish in accordance with manufacturers' instructions. Generally a first class finish is required. All surfaces are to be cleaned, filled and sanded smooth to remove all defects ready for subsequent painting.

### **EXTERNALLY**

**Sealer & semi-gloss acrylic paint**, 2 coats, to cement sheet soffit to rear of shops & above entry door, verandah rafters & roofing battens, verandah timber dividing wall, verandah balustrade & handrails, exterior doors and windows, cement sheet weatherboards, timbers to rear porch.

**Semi-gloss acrylic paint**, 2 coats, to PVC downpipes to match adjacent surface,

**Steel work – verandah posts, porch posts, etc** – Paint finish to all exposed steel work to be first class, applied in strict accordance with manufacturers instructions for exterior paint protection of hot dip galvanized steel.

Clean hot dip galvanized posts to remove dirt and grease, sand, apply 2 coats Haymes Ultraprime and 2 coats Haymes Solarshield in accordance with manufacturers application instructions.

**No painting** Colorbond roof system (fascia, flashings, cappings, guttering, etc), Colorbond wall cladding,.

**Jarrah Decking** to Verandah. Haymes Decking Oil, stained selected colour.

### **EXTERIOR COLOURS HAVE BEEN SELECTED AS REQUIRED BY PLANNING PERMIT**

#### **Refer to Planning Permit drawings**

Shopfront & Architraves to W7 & W15 on verandah – Dulux 'Aegina'

Front doors, windows to dwellings on Verandah W7, W15 – Dulux 'Library Red'

Façade weatherboards & render – Dulux 'Dromedary'

Verandah & Rear Porch steel posts & timber beams, rafters, battens, trims – Colorbond 'Ironstone'

Balustrade – Dulux 'Attorney'

Rear exterior doors (10 of) – Dulux 'Symphony Red'

Cement sheet soffit to Shop Entry & rear of shops – Dulux 'Dromedary'

### **INTERNALLY**

**CEILINGS** Refer to reflected ceiling plan. All ceilings are plasterboard, raked in Dwellings except to Ensuites.

**Sealer & two coats ceiling paint** to plasterboard ceilings and plaster cornices.

### **WOODWORK**

Fill all gaps, cracks and holes and sandpaper smooth between coats for perfect, smooth finish.

Sealer and two coats semi-gloss enamel to skirtings, architraves, internal door jambs, internal doors, reveals to UPVC windows & exterior doors.

### **WALLS**

Plasterboard walls to have sealer and two coats of washable satin acrylic.

### **COLOURS – TO BE CONFIRMED**

Ceilings & cornice – Dulux Heritage 'Mist'

Walls – Dulux Heritage 'Silver Grey'

Woodwork (skirtings, architraves, doors) – Dulux Heritage 'Silver Grey'



## **JOINERY**

Joiner to supply and install items below as specified. All dimensions to be measured on site after framing is complete, prior to commencement of manufacture. Joiner to ensure cabinets are made to suit proposed appliances and plumbing fittings. Refer to drawings for layout. Colours, finishes & timber selection to be confirmed with architect prior to ordering.

### **JOINERY REQUIRED FOR DWELLINGS 1 & 2 KITCHEN**

**Benchtops:** Laminex 'Quicksand' Natural Finish with rolled edges, with cut outs for sink and cooktop.

**Below Bench Doors, drawer fronts, side panels:** Laminex 'Platinum Micro' Natural Finish melamine on board with ABS edging

**Except: one bank of drawers in island bench** Laminex 'Pillar Box' Natural Finish melamine on board with ABS edging, and beside it **one bank of drawers in island bench** Laminex 'Midnight' Natural Finish melamine on board with ABS edging.

**Stove wall cupboards, drawers & pull out pantry & end panel beside fridge** Laminex 'Sandy Birch' Natural Finish melamine on board with ABS edging.

**Recessed kickplate:** black laminate

**Carcasses:** fully lined with white melamine on moisture resistant board

**Handles:** Supply & install matt finish brushed stainless steel D-pull handles Hafele 117.40.627 300x40mm, 2 sink cupboard doors & pull out pantry.

All other drawers & cupboards to have matching 100mm D-pull handles.

Supply and fit 2 of Kimberley 44 litre single slide out bin door mounted 464h x 525d x 350 w KRB14D in bottom of cupboard under sink for rubbish & recycling.

Supply & fit pull out pantry with wire basket.

Cutlery insert to top drawer beside sink.

Fit cabinets to suit appliances: ceramic cooktop, underbench oven, dishwasher not panelled, sink, rangehood. Fit under bench oven. Plumber to install rangehood & sink.

**LAUNDRY** Plasterboard lined cupboard with doors, D-pull handles & catches supplied & installed by builder

**Bench top** Laminex 'Quicksand' Natural Finish with rolled edge, with cut-out for laundry trough.

**Open shelving** melamine on board with ABS edging

Dwelling 1 - Laminex 'Midnight' , Dwelling 2 - Laminex 'Pillar Box'

**BUILT IN ROBES** Plasterboard lined cupboard with doors & hardware supplied and installed by builder Shelf with hanging rail under – one side @ 1000 & 2000, one side @ 1500 with shelf at 2000 over.

### **ENSUITE 1**

**vanity bench with cupboard under one side, open above bath hob other side.**

**Benchtops:** Laminex 'Quicksand' Natural Finish with rolled edges, with cut outs for basin.

**Below Bench Doors, side panels:** Laminex 'Platinum Micro' Natural Finish melamine on board with ABS edging

**D-pull handles**

**Mirror:** 750h x 600 w with polished edges (plumber to supply mirror cabinet)

### **ENSUITE 2**

**vanity bench with cupboard under & bank of drawers under**

**Benchtops:** Laminex 'Quicksand' Natural Finish with rolled edges, with cut outs for basin.

**Below Bench Doors, drawer fronts, side panels:** Laminex 'Platinum Micro' Natural Finish melamine on board with ABS edging

**D-pull handles**

**Mirror:** 750h x 600 w with polished edges (plumber to supply mirror cabinet)

### **HANDRAIL TO STAIR WELL OF DWELLING ONE AND DWELLING TWO**

Stain and two coats satin polyurethane to hardwood handrail.

**MIRRORS** In Disability Toilet (2)

## **TILING**

Extent of tiling to comply with Building Code of Australia as a minimum and as shown on drawings.

Tiler to provide all materials and labour including, tiles, underlay, glue, grout, trims, etc, preparation of surfaces to be tiled, bedding screeds if required, cleaning of all tiling.

All work to comply with AS 2358 Adhesives for Ceramic Wall tiles and Mosaics  
BS 5385 Code of Practice for wall tiling parts I & II

**Generally, set out tiling to minimise cutting of tiles and to bring any cut tiles into the least prominent positions. Work heights to full tiles where possible.** Set tiles true and even with straight joints. Accurately scribe, cut and fit tiles against walls, pipes and other projections. Cut tiles suitably clear of tap bodies to allow access for re-washing. Apply coloured silicon caulking compound around taps and pipes and at all junctions with fixtures and fittings. The Tiler shall be responsible for any defective work and for tiles being drummy and shall make good any such work. Replace any areas of sweating or discoloured tiling that may appear after finishing. After allowing 24 hours to dry and set, thoroughly clean down wall tiling with particular care being taken to prevent scratching. Any scratched, cracked, spalled or otherwise damaged tiles shall be carefully cut out and replaced. Protect finished work from subsequent damage. Laying on stud walls. Use approved cement-based tile adhesive. Grouting spaces of 2 - 3 mm to be provided. Use compressible grout.

### **WALL TILES – Available from Ballarat Tiles**

**Phone 5333 5336**

**Fax 5331 8366**

**20 Dawson Street North, Ballarat, 3350**

**Email [sales@ballaratiles.com.au](mailto:sales@ballaratiles.com.au)**

**Tiler to provide sample for approval prior to ordering floor tiles.**

**SIZE 1** 100h x 300 tile generally, laid in brick bond.

#### **EXTENT**

**Ensuite 1 & 2** above vanity bench, above bath hob (not to walls of shower recess)

Dwelling 1 Ballarat Tiles 2421-COBALT (dark blue)

Dwelling 2 Ballarat Tiles 2421-ROSS (red)

**Laundry:** above bench at rear, Ballarat Tiles 2421-GRIG (light grey)

**Kitchen:** above bench, Ballarat Tiles 2421-GRIG (light grey)

**SIZE 2** 200h x 400 tile generally, laid in brick bond.

Ballarat Tiles Similar to 8551 – colour Light Grey

**DISABILITY TOILETS (2)** 1800h, four walls

### **FLOOR TILES**

**SIZE** 300x300 glazed ceramic tile, dark grey

Floor tiling to be laid with resilient not rigid adhesives. Delay the installation of floor coverings as long as possible to minimize cracking. Some cracking is to be expected. Fit smooth aluminium transition edge strip at both doorways.

#### **EXTENT**

Ensuites 1 & 2 in Dwellings 1 & 2 including front and top of bath hob. Not in shower recess.

Entry (bottom of stair)

Disability Toilets (2)

**WATERPROOFING** Tiler to supply & install all materials & labour for waterproofing to Building Code of Australia, prior to tiling. Waterproofing required to bathroom, powder and all walls which are to be tiled, including behind sink & trough, shower recesses, with Liquid Flash or similar approved system to manufacturers instructions.

Particular attention to be paid to waterproofing of the walls behind shower

## **FLOATING FLOOR**

Embelton Flooring, Aqua-TUF resilient waterproof flooring, colour – ‘Grey Oak’  
Board Size 1220 x 148 x 6.5 mm  
EXTENT Dwellings 1 & 2  
Hallway, Laundry, Kitchen including under fridge and dishwasher, Dining, Lounge

Available from Carpet Court

## **CARPET**

Supply & install carpet on 13mm Dunlop underlay.  
Carpet: Godfrey Hirst Ambition, colour 750 Storm Cloud, Cut Pile Twist  
100% Solution Dyed Nylon  
EXTENT: Dwelling 1 & 2 as shown on drawings including stair and landings, Bedrooms 1 & 2, Robes,

## **FENCING & GATES**

Realign fence along Eastern boundary to match Title Dimensions. Supply and install all fencing and gates shown on architectural and landscape drawings: paling fencing.

## **LANDSCAPING**

Supply and install all landscaping in accordance with drawings of landscape designer.

## **CLEANING**

On completion, Contractor to clean the building inside and outside, including all fittings, windows etc & oil all locks, clean pavements, and leave the building ready for occupation.

## **OWNER TO SUPPLY & INSTALL**

Curtains/drapes/blinds

## **NOT INCLUDED**

Fridge  
Washing machine  
Clothes dryer  
Microwave