
INDEX

1. General
2. Services
3. Excavator
4. Foundations
5. Concretor
6. Bricklayer
7. Carpenter & Joiner
8. Fit out
9. Roof Cover
10. Fascia & Gutter
11. Plumber
12. Electrician
13. Internal Linings
14. Wet Areas
15. Ceramic Tiling
16. Glazier
17. Painter

1. GENERAL

Where Owner(s) is mentioned throughout this specification it shall mean also proprietor(s). Where the builder is mentioned throughout this Specification it shall also mean Contractor. The Builder hereinafter referred to shall be:

EDEN BRAE HOLDINGS PTY LTD

1.1 FEES

The builder will obtain permits, pay all fees and notify Local Authorities to enable the works to be carried out within the limits of the working drawings and this specification.

1.2 SITE & BOUNDARIES

The house site shall be delivered to the builder in time for the works to commence in accordance with the home Building Agreement cleared of long grass, shrubs and trees. Should an all weather access be required to reach the site and provide suitable traction for all types of vehicles and machinery which the builder considers necessary for the construction of the works then the Owner(s) will provide one at no cost to the builder.

Should the condition of the site or the existing weather conditions necessitate the provision of a concrete pump due to the site not being cleared and or accessible as described above then any expense incurred shall be charged as an extra to the contract sum.

Any time lost as a result of having to clear the site, provide access or inclement weather shall be added to the contract time and the contract time shall be extended until the builder is able to recommence the works.

The Owner shall indicate to the builder the boundaries of the said land and decide upon the position of the works and accept responsibility for the correctness of the position indicated to the Builder. If there are any doubts as to the accuracy of the boundary positions for the setting out of the works or fencing the Owner agrees to have the land resurveyed and pegged at the owners expense.

1.3 SANITARY

Prior to the commencement of any works, unless toilet facilities exist on site, the Builder will provide sanitary accommodation to comply with Local Government Authority regulations and will remove on completion of the works.

1.4 PLANT & LABOUR

The Builder shall supply all materials, scaffolding, tools and plant and do all works in all trades as described in the working drawings and schedule of fittings necessary to carry out the true intent of this specification to a reasonable and satisfactory completion of the contract in all respects.

1.5 MATERIALS

All materials used throughout the works are to be new (unless otherwise specified) and of good quality of their several respective kinds as hereinafter specified. Any defective materials are to be removed from the site.

1.6 DIMENSIONS

Figures dimensioned on the working drawings shall be given preference to scaled dimensions. Internal dimensions are to be taken between timber plates. External dimensions shall be taken over brickwork. Ceiling heights shall be taken between the top of the finished floor level to the underside of the ceiling timbers.

1.7 COLOURS

The Owner shall provide to the builder upon request selected colours for all items and materials specified on the colour selection schedule.

1.8 SUBSTITUTION

Should any items or materials to be used in the construction of the works and which are the subject of selection by the Owner(s) be not available for use in construction of the works until after a period in which the opinion of the builder will cause unwarranted delay, then the Owner(s) shall within fourteen (14) days from receipt from a written request from the builder select other readily available items or materials which shall take the place of those originally chosen. Should the Owner(s) fail to comply with the written request within the stipulated period, the builder reserves the right to select an alternative item or material equal in quality to the original choice and use in substitution.

1.9 VARIATION OF COLOUR & TEXTURE

Manufacturing processes may vary colour and texture of samples from which selections are made. Variations in clay base material deposits and climatic conditions may from time to time vary colour and texture of bricks supplied. The builder shall not accept any responsibility for any such variation in colour or texture provided that the supplied items or materials are of the same brand name, colour type or description as selected by the Owner.

2.0 SERVICES

2.1 WATER

The Contract Price allows for the house water supply to be available from an existing main of the local authority located directly in front of the site. When the contract price provides for tapping an existing water main located on the opposite side of the street of the site such price allows for the existence of an under road conduit and does not allow under road boring or road opening costs. Should such additional work have to be undertaken the cost incurred shall be charged as an extra to the contract sum. When no reticulated water supply exists the owner is to arrange a temporary fresh water supply for tradesman and building purposes with tanks or other means satisfactory to the builder and is to be available prior to the commencement of construction. The owner is to provide to the builder access to and the use of water for the carrying out of work under the contract. The Builder is not liable for the cost of the same nor does any damages caused or delay experienced if this service is not available.

2.2 GAS SERVICE

The Owner shall make application to the Gas Authority for connection to the main and pay the necessary fees when requested by the Builder. Where Liquid Petroleum gas type equipment is specified the builder will provide the supply lines from the appliances to a wall connection point for the gas cylinders on the external brickwork. The gas cylinders are to be provided at the expense of the owner. The owner is responsible for the arrangement of the supply of the gas cylinders and connection of the cylinders to the supply line along with all other associated equipment and fittings.

2.3 AERIAL/UNDERGROUND POWER SUPPLY

The contract allows for the power supply to be connected to the dwelling directly from the Authority's 240 volt power supply terminal not more than 18 metres away from the works. Should the power supply be further away any extension costs or heavier cable requirements needed due to low voltage or underground cable are to be carried out at the expense of the owner. The owner is to provide to the builder access to and the use of electrical power for the carrying out of work under the contract. The Builder is not liable for the cost of the same nor does any damages caused or delay experienced if this service is not available.

2.4 SEWER CONNECTION

Sewer connection to be carried out by licensed drainer to boards or council junction point as per sewer diagram in accordance with Australian Standards.

2.5 SEPTIC CONNECTION

Septic connection to be carried out by nominated licensed sub contractor in accordance with Council approval plans.

3.0 EXCAVATOR

3.1 INSPECTIONS

All footing trenches shall be inspected by the Local authority and approved by either the Local authority and / or a qualified engineer prior to concrete placement.

3.2 FOOTING TRENCHES

Provide concrete footings in accordance with engineers' details. Footings to comply with Local Authorities requirements and / or the Building Code of Australia ref part 3.2.2 BCA 12.

3.3 SERVICE TRENCHES

The Builder shall excavate service trenches to a minimum cover of 150mm where site conditions allow.

3.4 DEMOLITION

Demolition by the owner shall occur before works is carried out by the builder. All demolition to be done as to comply with AS 2601. No used or excess material shall be buried on the site.

3.5 TREE TO BE RETAINED

Trees nominated by Council that are to be retained shall be marked using suitable, easily visible and removable means of identification.

4.0 FOUNDATIONS

The contract price allows for the provision of excavations and footings as indicated on the working drawings. No allowance has been made by the Builder for the excavation of rock either in the excavation or the digging out of the footing or in any underground service supply lines to the works unless stated in the Home Building Agreement. Likewise should the Local Authority require the Builder to excavate for foundations and footings deeper and or wider than those indicated on the working drawings then the additional expense, including the provision of extra concrete, brickwork, blasting, plant and materials shall be charged to the Owner(s) at rates detailed in clause 17.5(b) of the home building agreement and shall be paid by the Owner(s) to the Builder upon demand in writing by the Builder.

If as a result of carrying out the excavation of the site it becomes apparent that it will be necessary to provide:

- a. a different type of filling material suitable for compaction other than that excavated on the site and/or
- b. foundations and/or footings of a different design or type from those specified in the working drawing

then the amount of any additional expenses including design incurred by the builder in providing such different compaction/ filling material or footings shall be agreed upon between the Builder and the Owner(s) prior to the commencement of the work to provide such different compaction/filling material or footing type. Should an agreement be unable to be reached then both parties agree to be bound by a determination by an independent arbitrator.

4.1 TERMITE TREATMENT

Provide a termite barrier treatment in accordance with part 3.1.3 BCA 12 housing provisions or AS 3660.1-2000 in all areas where the Local Authority requires such treatment.

NOTE: Many of the materials used in the construction of your home may be subject to termite attack. You should ensure that your home is checked at least annually by an appropriate expert in termite control whose advice should be sought and followed.

5.0 CONCRETOR

5.1 MATERIALS AND MIX

Concrete shall be 20mpa grade with an 80mm slump or as nominated on the engineers drawings. 15mpa grade concrete may be used in pier or bulk pours subject to engineers specification.

5.2 CONCRETE SLAB

Concrete slab to be 85mm reinforced concrete with rebated edge and integral beams in accordance with engineer requirements ref AS 2870.

5.3 CONCRETE SLAB ON GROUND (WAFFLE POD)

Concrete slab to be 80mm reinforced concrete with rebated edge and integral beams in accordance with engineer requirements ref AS 1379.

5.4 TIMBER FLOORS

Footings to be reinforced concrete of a type and depth as required by engineering details.
Concrete porches (timber floor construction only)

5.5 CONCRETE PORCHES (IF BY BUILDER AND VARIATION)

Concrete porches and porch slabs shall constructed as shown on working drawings and to engineering details.

5.6 PRECAST CONCRETE STEP TREADS (TIMBER FLOOR CONSTRUCTION ONLY)

Provide concrete treads and rises to ground level as shown on working drawings.

5.7 CONCRETE PATHS

External concrete paths shall be generally as shown on plans and finished with a wooden float in accordance with AS 3727.

5.8 CONCRETE DRIVEWAYS

Concrete driveways shall be generally as shown on plans and constructed in accordance AS 3727.

6.0 BRICKLAYER

6.1 GENERAL

Bricks used shall be the same as those selected on the colour selection schedule. Brickwork is to be laid to the various heights and thickness as shown on the working drawings.

Brick cavity to be minimum 25mm with galvanised wall ties tied to timber frame at 610mm spacings horizontally and 460mm vertically.

Provide 1 damp proof course in brickwork at underside of bearer for timber floors and 1 bed joint for concrete slab.

6.2 MORTAR

All mortar mix for both single and double storey homes shall be: 6 sand, 1 cement
Mortar must be thoroughly mixed prior to use and comply with AS 3700 or part 3.3.1 BCA 12 housing provisions. Joints shall be in accordance with AS 3700.

6.3 METER BOX

Provide where indicated on working drawings standard electric meter box.

6.4 WINDOW SILLS

Window sills shall be face brickwork on edge unless otherwise specified.

6.5 BRICK CLEANER

All face brickwork is to be cleaned with diluted hydrochloric acid and washed with clean water.

6.6 LINTELS

Brickwork where shown on working drawings over external openings shall be laid on galvanised steel bars or angles with end bearings to manufacturers recommendations as to comply with Australian Standards.

6.7 STEEL BEAMS – COLUMNS

Structural steel work where required in works shall be supplied to comply with engineers computations and details as to comply with Australian Standards.

6.8 SUB-FLOOR VENTS

Provide sub-floor ventilation in accordance with the Building Code of Australia.

6.9 SLEEPER PIERS

Sleeper piers up to a height of 1800mm shall be 230mm x 230mm brick. Over 1800mm high to a maximum of 2700mm the lower portion pier shall be 350mm x 350mm.

6.10 FOUNDATION ACCESS

Provide an opening for sub-floor access in brick wall to either side of rear elevations. Brickwork carried above opening to be carried on a galvanised steel arch bar.

Provide a door and frame to opening.

Owner's Initials.....Builder's initials.....

7.0 CARPENTER & JOINER

7.1 GENERAL

Pre-Fabricated walls and trusses used in the works shall be certified by the manufacturer.

Steel Framing – Pre fabricated wall frames and trusses are to be manufacturer AS 3623 and certified by the manufacturer.

Timber Framing – All wall and roof frames shall be constructed in accordance with AS 1684 or part 3.4.3 BCA 12.

7.2 ON SITE CONSTRUCTION

Any roof or wall framing cut on site generally shall be as follows:

7.3 BEARERS

Bearers shall be 100mm x 75mm placed on top of piers at spacings as shown on working drawings or otherwise in accordance with AS 1684.2.

7.4 FLOOR JOISTS

Floor joists shall be either 100mm x 50mm at 600mm centres secured to bearers.

Floor joists to 1st and 2nd storey work shall be in accordance with Building Code of Australia at maximum centres as noted on the working drawings.

Where joists run parallel within internal walls provide and fix double joists under bottom plate. Otherwise to be in accordance with AS 1684.2.

7.5 TOP & BOTTOM PLATES

Plates are to be in long lengths, halved and or butted at joints and intersections. Provide gang nail plates where top plates are butted.

7.6 STUDS

Wall studs are to be at a maximum 600 centres. Studs are to be checked to receive heads over openings and trimmers under windows.

7.7 HEADS OVER OPENINGS

All heads over openings shall comply with AS 1684.2.

7.8 BRACING

Bracing shall be in accordance with AS 1684.2 and designed in accordance with AS 4055-1992 wind loads for housing.

7.9 NOGGING

Each wall panel shall be stiffened by means of solid timber noggings fixed between studs and finished flush with surface of studs.

7.10 ROOF MEMBERS

Roofs are to be pitched to the slope as shown on the plans. All rafters, hips, ridges, valleys, purlins, struts, collar ties and wind bracing as well as stress grades are to comply with AS 1684-1992.

7.11 CEILING JOISTS

Ceiling joists to be maximum 600mm centres and where possible be laid in the same direction as the roof rafters. Fix ceiling joists to rafters and where lapped over partition walls spike together.

7.12 COLLAR TIES

Collar ties to comply with AS 1684.2 and fixed to alternative pairs of rafters.

7.13 STRUTS

Struts are to be 75mm x 75mm minimum up to a length of 2100mm and spaced at maximum 2100mm.

7.14 VALLEY BOARDS

Valley Boards shall be 19mm thick and sufficiently wide enough to support valley gutters.

7.15 ROOF TRUSSES

Roof trusses where used shall be fabricated in a proper factory and each truss shall be suitably marked to identify the manufacturer. Roof trusses shall be erected fixed and braced in accordance with the fabricators written instructions.

7.16 MAN HOLE

Provide a manhole in ceiling trimmed between ceiling joist to a minimum size of 600mm x 450mm. Provide a suitable cover. Man hole to be positioned between bottom chords of roof trusses near nominated position as indicated on working drawings.

7.17 VERANDAH POSTS

To be located as shown on plan and where fixed to concrete the base of the post is to be supported on a galvanised metal base with a metal dowel set in concrete or dynabolted.

7.18 GABLES

Provide gables as shown on drawings and provide cover as specified. Where a pre-formed metal verge system is used it is to be fixed in accordance with the manufacturers specification.

7.19 EAVES

Top Chords are to overhang the external walls as per the measurement shown on the drawings. Top Chords to be plumb cut and fitted with the fascia as specified. Where a pre-formed metal fascia system is used it is to be fixed in accordance with the manufacturers specification.

Line eaves soffit with 4.5mm thick fibre cement sheets and plastic moulds at joints.

7.20 FLOORING

Floor joists are to be covered with either strip or sheet flooring as specified. Sheet flooring is to be installed in accordance with manufacturers instructions and to comply with AS 1684.2 or part 3.4.3. BCA 12

8. FITOUT

8.1 SKIRTINGS & ARCHITRAVES

Provide and fix architraves and skirtings to all designated areas neatly mitred or scribed at corner.

8.2 DOOR JAMBS & DOORS

Provide and fix rebated door jambs to suit thickness of the finished wall. Hang front and rear doors with three (3) 85mm steel butt hinges. Hang internal doors with two (2) 85mm steel butt hinges.

Doors to be as specified and furnished with selected lock and furniture.

8.3 WINDOWS

Windows shall be manufactured and glazed in accordance with AS 1288 and/or AS 2047-1999 fixed in the position as shown on the working drawings.

8.4 KITCHEN CUPBOARDS

Provide kitchen cupboards to floor and walls of kitchen as shown on working drawings. Provide doors and benchtops as selected.

8.5 WARDROBES

Provide built-in wardrobes as shown on working drawings finished with one shelf and one hanging rail. Provide door furniture as specified.

8.6 LINEN CUPBOARD

Provide linen cupboard as shown working drawings.

9.0 ROOF COVER

Provide the roof of the dwelling with either concrete or terra-cotta roof tiles as specified to comply with AS 2049 and be installed in accordance with AS 2050. Tiles are to be fixed to approved battens appropriate to the spacing of the roof timbers in accordance with manufacturers specification. All capping tiles are to be well bedded and neatly pointed with coloured cement mortar.

10.0 FASCIA & GUTTER

10.1 GENERAL

All work must comply with the requirements of the relevant authority and all work is to be carried out by a licensed tradesperson in accordance with AS 2179.1-1994, AS/NZS 3500.3.2 and/or AS/NZS 3500.5.

10.2 GUTTERS

Provide selected guttering to all eaves set in position with fall to downpipes and secured with the appropriate brackets.

10.3 DOWNPIPES

Provide downpipes as required connected to gutter and roof water drains. Downpipes to be secured to external walls and with all approved fixing method.

10.4 VALLEY GUTTERS

Fix valley gutters to valley boards lapped in the direction of water flow.

10.5 FLASHINGS

Flashings to be provided at the intersection of the roof and brick walls. Flash around chimney stacks and exhaust flues. All flashing to be dressed down onto roof slope.

11.0 PLUMBER

11.1 GENERAL

All work shall comply with the requirements of the relevant local authority and with AS/NZS 3500.

11.2 WATER SUPPLY

Provide and lay water supply line from the meter to the house. Provide extensions (Rehau or copper or other approved material as the Builder selects) to the hot water service, kitchen sink, bath, basin(s), shower(s), W.C. cistern(s), laundry trough, and washing machine, dishwasher (if applicable) as well as front and rear taps.

11.3 HOT WATER UNIT

Install hot water system in a position as shown on the working drawings. The hot water service shall be connected to the kitchen sink, basin(s), shower(s), laundry trough and washing machine point.

11.4 GAS PLUMBER (WHERE APPLICABLE)

Provide gas service from existing main at front of residence to meter position and extend service to nominated gas appliance positions.

11.5 GAS APPLIANCES

If nominated provide gas service for the connection of hot water unit, hot plate and room heater.

12.0 ELECTRICIAN

12.1 GENERAL

Provide all labour and materials suitable for the installation of the electrical service in accordance with AS/NZS 3000:2000. All work to be carried out by a licensed electrician and in accordance with the local supply authority.

12.2 CONSUMER MAIN

Provide and install consumer mains from the main supply line located in the front of the block to the meter and switchboard.

12.3 LIGHTING

Connect all light points in positions as shown on the working drawings.

12.4 POWER

Connect all power points in positions as shown on working drawings.

12.5 ACCESSORIES

All accessories are to be quality plastic fittings.

12.6 APPLICANCES

Provide power to all electrical appliances as shown on the working drawings.

12.7 TELEPHONE

Telephone points as shown on the working drawings. Telephone connection shall be the responsibility of the owner.

12.8 SMOKE DETECTORS

Smoke detection units are to be placed in accordance with 3.7.2 BCA 12 housing provisions and be manufactured in accordance with AS 3786.

13.0 INTERNAL LININGS

13.1 GENERAL

Line all walls and ceilings with gypsum plasterboard. Wet areas are to be lined with approved water-resistant sheets in accordance with the Building Code of Australia.

13.2 WALL LININGS

Wall linings shall be 10mm thick plasterboard sheets fixed to studs by adhesive and clouts. Sheets are to have recessed edges and be fixed in accordance with the manufacturers recommendations.

13.3 CEILING LINING

Ceiling linings shall be either 10mm thick or 13mm thick plasterboard sheets fixed to ceiling timbers by clouts. Sheets to have recessed edges and fixed in accordance with manufacturers recommendations.

13.4 CORNICE

Provide cornice to ceiling as required. Cornices to be installed where possible in full wall lengths properly fixed and set at all angles.

14.0 WET AREAS

All internal wet areas are to be waterproofed and flashed using an approved waterproofing method and comply with AS 3740-2004 and part 3.8.1 BCA 12 housing provisions.

Where sheet flooring is used in a wet area the whole of the floor area should be waterproofed (except under bath). An approved shower tray may be used in lieu of waterproof membrane in shower compartments.

15.0 CERAMIC TILING

15.1 WALLS

Cover specified wall faces with selected tiles. Tiles are to be fixed directly to wall sheeting with approved adhesive and neatly grouted on completion.

15.2 FLOORS

Lay specified floor tiles to bathroom, ensuite, laundry and W.C. in sand and cement mortar or approved adhesive where specified. Provide even fall to floor wastes where necessary.

16.0 GLAZIER

All windows and doors to be glazed shall be done so in accordance with AS 1288. Use only best quality glass and clean down on completion.

17.0 PAINTER

External woodwork to be given:-

- (a) Two (2) coats of acrylic finish or
- (b) Two (2) coats of stain

17.1 METALWORK

Downpipes, service pipes, wrought iron and lintels etc. are to be cleaned primed and painted in accordance with the manufacturers specification.

17.2 FIBRE-CEMENT

Clean surfaces and finish with two (2) coats of acrylic paint.
Exterior brickwork (where applicable) to be finished with two (2) coats of acrylic paint.

17.3 INTERNAL WOODWORK

Internal woodwork is to be given two (2) coats of stain or one (1) coat of undercoat stopped and sanded and completed with one (1) finish coat.

17.4 CEILINGS (INTERNAL)

To be cleaned and finished with two (2) coats of ceiling white.

17.5 WALLS (INTERNAL)

To be cleaned and finished with two (2) coats of washable low sheen or equivalent.

17.6 GENERAL

All paints, stains, sealers etc are to be of approved brands as selected. Paint finish is to be free of dust, hair, paint skins, etc.