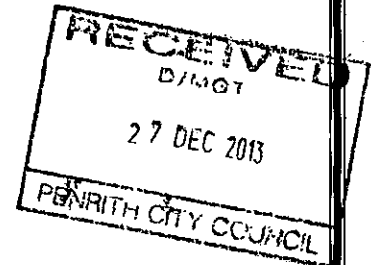


GENERAL HOUSING SPECIFICATION

Between



BEECHWOOD HOMES (NSW) PTY
LTD.

ABN 50 132 370 104

Builders Licence No. 207765C

And

MR LOW & MISS CHONG
LOT 2302 ELIMATTA AVENUE
JORDAN SPRINGS NSW 2747

Signed:

Two handwritten signatures in black ink, one appearing to be "L" and the other "C", written over a horizontal line.

Date:

The date "16/11/13" handwritten in black ink, written over a horizontal line.

GENERAL

Standard of Work

All work shall be carried out and completed to comply with the contract, the prescribed construction standard, and the Local Government Act, (hereinafter referred to as "the standard documents") and where applicable, to the satisfaction of the Lending Body. PROVIDED HOWEVER, that should the requirements of the Lending Body require the Builder to carry out any additional work or carry out any work to a standard other than that provided by the standards documents, the cost incurred plus 23% for such additional work or additional standard of work shall be to the Owner's account.

Regulations and Notices

The Builder is to comply with Local Government Regulations, the Building Code of Australia, the requirements of legally constituted authorities and the provisions of the Building Services Act. The Builder shall not be required to obtain a Section 149A Certificate.

Labour & Materials

The Builder is to provide all labour and materials to construct and complete the building. Materials are to be of the standards specified. Workmanship in each trade to be performed by tradespeople of that particular trade and in conformity with accepted building practice. Surplus building materials remain the property of the Builder.

Plans & Specifications

Where there is a difference between the plans and specifications the specifications will take precedence. If any alterations to the plans or specifications are required by any Authority, Owner or Lending Body then any additional cost that may be incurred plus 23% shall be charged to the Owner's account.

Setting Out

The Builder is to set out and maintain the works in accordance with the drawings. Figured dimensions to be taken in preference to scale.

Electricity

The Builder is to make arrangements for any electric power to be used in the erection of the works.

Water

Where water is available to the site, the Builder will connect to the main, to obtain water required for construction purposes. Where water is not available to the site, all costs associated with bringing water to the site will be borne by the Owner.

Prime Cost Items

The prime cost items are at retail prices, they do not include the cost of cartage and freight. Should any of these items not be required, a refund will be made at the wholesale price only.

The Owner shall only be entitled to delete prime cost items and shall not be entitled to change same. PROVIDED HOWEVER, that the Builder may at his absolute discretion agree to change a prime cost item.

Any agreement for the change of a prime cost item shall be in writing and the following provisions will apply:-

- (a) any part of such cost not expended shall be deducted from the contract price
- (b) for any amount expended exceeding such a cost, the excess, together with a remuneration of 23% of such excess shall be paid by the Owner to the Builder at the time of execution of the agreement to change the prime cost item.
- (c) any variation to the work or any additional work required to be carried out by the Builder as a consequence of any change in the prime cost items chosen by the Owner shall be paid for by the Owner at the time of execution of the agreement to change the prime cost item.

Standard Range

Where any items are deleted or varied from the Builder's standard range, if brochures with full details are not provided at the exchange of contracts, then construction will be done to provide for the Builder's supplied range only.

Items Supplied By Owner

For all items to be supplied by the Owner, it is the responsibility of the Owner to arrange payment for delivery of and protection against damage, loss and theft of all these items. Delivery is to be made when requested by the Builder to the site. If not available when required, the Owner must make an alternative selection.

Size

Where sizes are shown throughout this specification those sizes are nominal only.

Provisional Allowances

Works shall be paid for, at the Builders' cost plus 23% and adjusted against the Provisional Allowance.

Rock or Shale

Should rock or shale be encountered by any trade, the excavation and removal of same shall be an additional charge to the Owner's account at the Builder's cost plus 23%. Removal of rock or shale from the building site is the Owner's responsibility.

Council's Footpath

The contract sum does not include repairs to Council's kerb and gutter/roadway, footpath, private right of way/ driveway, fences, retaining walls or improvements (paths, rockeries, survey pegs, etc) caused by construction vehicles and/or work and the Builder accepts no responsibility for damage to same. Should the Builder be required to repair such damage, the cost shall be to the Owner's account.

Access

All-weather access and storage must be available for delivery of materials by heavy-laden vehicles adjacent to and surrounding the works. Any additional costs incurred by the Builder for handling charges and/or the use of a concrete pump will be charged to the Owner's account at the Builders' cost plus 23%.

Selections By Owner

The Builder shall forthwith notify the Owner should any item or specific colour selected by the Owner not be available at the required time whereupon the Owner shall within 7 days of such notification make a further selection from items that are readily available provided however that should the Owner fail to make a further selection within the specified time the Builder may at his discretion make such selection, provided that any additional costs incurred by the Builder shall be to the Owner's account.

EXCAVATOR

Underfloor fill

In accordance with AS2870 or part 3.2BCA

Site

At the Owner's expense clear the building site and grub all stumps, roots, etc., to a minimum distance of 1 metre outside the building line or to the boundaries of the allotment, whichever is the less. Fill any depressions within the area covered by the building.

Trenches

Excavate footings for walls to a depth and width as specified by Engineer. Excavate to secure soil bottoms and even bearing throughout. Any additional cost shall be borne by the Owner.

Rock or Shale

Should rock or shale be encountered in any excavation, removal of same will be an extra charge to the Owner's account at cost plus 23%.

Excess Soil and Excavated Material

The cost of removal of excess soil or excavated material is to be borne by the Owner.

DRAINER

Sewered Area

Provide a drainage system from pedestal pan and from wastes of all fittings and connect to the sewer main, all to be in accordance with rules and requirements of the Authority for Water Supply and Sewerage. Provide at least one gully outside the building. The Authority's approval is to be obtained at completion of the work. All work is to be completed by a Licensed Drainer.

Septic System

Provide and install a septic system to the requirements of the Local Authority and in accordance with the manufacturer's instructions.

Stormwater Drains

Allow for and lay stormwater drains where shown on the site plan. Drains are to be 90mm P.V.C pipes laid to an even and regular fall so as to have a minimum cover of 150mm. Drains to discharge into street gutter where possible. Where outlets are shown within the site they are to discharge at least 3000mm clear of the building into rubble packed sump, or alternatively to the Authorities requirements as a variation, any additional costs plus 23% margin is to be borne by the Owner. The Owner is responsible for surface water drainage, which must be provided independently of the Builder's stormwater lines in accordance with A.S.3500.3.2.

Additional Requirements

Should site conditions make it necessary to supply, in order to satisfy the appropriate Authorities, additional backvents, concrete encasing of drainage lines, sewer boundary traps, cast iron drainage wastes and any other requirements, such items shall be additional to the contract sum. The Tender sum does not include excavation in rock or shale or the removal of excess filling resulting from the drainage installation. Should any such additional work be required, an additional charge plus 23% shall be to the Owner's account.

Surface Water Drainage and Subsoil Water

The disposal of surface water and subsoil water is to be completed by the Owner, independent of the Builder's stormwater lines.

PEST CONTROL

Termite treatment shall be carried out in accordance with the Building Code of Australia or A.S.3660.1.

CONCRETOR

General

All concrete is to be ready mixed from an approved supplier, to Engineer's specifications.

Footings

Provide concrete footings in accordance with Engineer's detail, Local Authorities requirements and/or Building Code of Australia.

Filled or Unstable Ground

If because of the nature of the ground, the above footings are considered unsuitable the footings will be constructed in accordance with redesigned details provided by an Engineer. The cost of engaging the Engineer and the additional work involved will be borne by the Owner if not provided in the Builder's tender.

Concrete Floor Slabs and Outside Dwellings

Construct a concrete floor on the ground in accordance with the Engineer's detail drawing. Screed the concrete with a fall to outlets, or level as required and finish to a smooth and even finish. Ready mixed concrete from an approved supplier shall be used, but due to the inconsistency of such mixes and the lack of warranty from the supplier, the Builder gives no warranty that the concrete will not crack but within a

Dampcourse

On all brickwork, at a level not higher than bottom floor bearers, provide a continuous run of dampcourse material, provide an additional run of dampcourse material at a level not higher than one full course above the top of the concrete floor. Dampcourse material is to be in long lengths, lapped 150mm at joints and full width at all intersections. All materials to comply with AS.2904 or 3.3.4 BCA.

Ant Capping

To all brickwork and piers, at the level of underside of floor bearers, ant capping of galvanised steel or other approved metal, is to be set, projecting 40mm beyond the internal faces of all brickwork and turned down at a 45 degree angle, lapped and soldered or folded at all joints and corners so as to provide a continuous and effective barrier against termites throughout the entire length of the material.

Vermin Proofing

12mm mesh galvanised bird wire to be built into brickwork and taken across cavity and secured to bottom plate (where bearers and joists are used).

Veneer Wall

To be 110mm brickwork providing a clear cavity of 40mm from timber frame. Build in 3mm galvanised veneer ties placed no further apart than 610mm horizontally and 460mm vertically. In single storey construction, the brick veneer is to be kept 10mm clear below roofing framing and/or eaves linings and 10mm clear of window sills. All load bearing framed walls and jamb studs to openings over 1800mm wide and posts carrying point loads are to be adequately supported on piers. All mortar joints on inside faces of walls are to be flush with brickwork. All mortar droppings are to be removed from wall ties, vermin proofing and sub floor vents, before internal linings are fixed.

Arch Bars and Angled Irons

Brickwork over openings is to be supported on primed or galvanised (if specified) mild steel bars or angles as per 3.3.3 BCA.

Flashing

Build in approved flashing at floor level or below to all external veneer walls with open perpend joints to one continuous course of brickwork immediately above flashing. Build in flashing under window frames and above all exposed openings. Provide all necessary weep holes.

Cleaning

Clean all exposed brickwork with approved cleaner, wash down with clean water and leave free from cement and mortar stains.

CARPENTER

Timber Sizes

As a minimum all timber sizes shall conform to the provisions of the A.S.1684 or NSW Timber Framing Manual as amended, or the Building Code of Australia.

reasonable time of the Proprietor's demand the Builder shall supply to the Proprietor a Structural Engineer's Certificate stating that such cracks do not affect the serviceability of the concrete.

Piering

Should additional piering be required by site conditions, Council, Lending Authority or Engineer the additional cost shall be in accordance with Builder's tender. Should additional footings or edgebeams be required they shall be considered as a variation and charged to the Owner's account.

Engineer's Approval

Should delay of inspection by appointed persons occur, the Builder shall arrange to have these inspections carried out by other qualified persons and submit a certificate of approval to the above appointed persons.

BRICKLAYER

General

Set out as shown on scale drawings, build to gauge to suit bricks used, maintain bond, and grout all joints in solid mortar. All brickwork to be properly bonded, laid in full bed and all perpends filled. Carry all brickwork true and plumb to even gauge and in level courses to the heights and levels to comply with A.S.3700 or 3.3.1BCA.

Face Bricks

Allow for the supply of face bricks at the rate delivered to site as specified. The Builder shall endeavour to obtain bricks as selected by the Owner, however, if bricks supplied by the manufacturer are not to the approval of the Owner any dispute as regards to the selection shall be between the Owner and the manufacturer and the Builder will be indemnified by the Owner for any costs involved as a result of such dispute. Bricks are made of clay and slight variation in colour is to be anticipated and expected.

Coloured Mortar

The Builder does not guarantee or accept responsibility for the shade of white mortar where specified, or the uniformity, or shade of colour where used in mortar.

Floor Level – Timber Floors

To comply with approved plans and Tender documents.

Sub Floor Access

Give access under floors where indicated on Plans.

Wall Ties

As per AS3700 or 3.3.3 BCA

Engaged Piers

To be a minimum of one brick, spaced as required.

Ventilation

Provide ventilation as per Local Government requirements AS 3700 or 3.3.4.3 BCA.

Floor Framing

All floors not specified to be concrete are to be framed at level shown on Plans. Span and spacing of bearers is to conform to the requirements of the span tables for the appropriate member size. All sizes and stress grades of timber or steel members and tie down methods are to be in accordance with A.S.1684 or the NSW Timber Framing Manual.

Wall Framing

Plates are to be trenched to a depth of approximately 10mm to provide uniform thickness, where studs are to be fixed. Where plates are machine gauges to a uniform thickness trenching may be omitted. Wall framing is to be erected plumb and straight and securely fastened. Provide a clear space of 40mm between the outer wall frames and internal face of brick veneer walls. Secure frames to the veneer walls with approved veneer ties. Ties are to slope downwards towards the veneer wall.

Bottom and Top Plates

To be in long lengths. Plates are to be halved and/or butted at joins and intersections.

Studs

Provide studs at a maximum of 600mm centres. Well blocked and securely fasten studs at all wall angles and intersections.

Head Trimmers

All head sizes and strengths must conform to the code. Alternatively High Tensile Steel heads may be used in accordance with the Manufacturers span tables and recommendations.

Bracing

Timber frames must be braced in accordance with the Building Code of Australia. Bracing units shall be determined as appropriate for the design wind velocity for the building. Type A and/or B units are to be distributed throughout the building as required as per 3.4.3.8 BCA.

Nogging

Nogging to be fixed or checked-in between studs at not more than 1200mm centres.

Roof Trusses

Where Roof Truss construction is used, trusses shall be fabricated in a properly equipped factory, fixed and braced in accordance with the fabricators instructions.

Manhole

Trim between trusses for a manhole and provide a suitable cover.

Verandah Posts

Where fixed to concrete the base of the verandah post is to be supported on an approved post shoe.

Gables

Form as shown on drawings.

Eaves

Project rafters and fit fascias to form eaves in accordance with drawings. Line eaves with specified material.

Flooring

Cover floor joists with strip or sheet flooring as shown on Plan. Thickness of flooring to be appropriate for the floor joist spacing or as per 3.4.3 BCA.

ROOFER

Tiles

Cover the roof of the dwelling with first quality approved roofing tiles. The tiles are to be fixed to approved battens of sizes appropriate to the spacing of rafters/trusses in accordance with manufacturers recommendations. Cover hips and ridges with capping. Capping and verge tiles are to be well bedded on mortar and neatly pointed. Roof tiles may vary in colour and this is to be anticipated and expected. Roof tiling to comply with A.S.2049 & A.S.2050. Metal roof sheeting to comply with A.S.1562.1.

Metal Roof

Provide and install a metal roof together with accessories all in accordance with the manufacturer's instructions.

Except where design prohibits, sheet shall be in single lengths from fascia to ridge. Fixing of sheet shall be strictly in accordance with the manufacturers recommendations. Incompatible materials shall not be used for flashings, fasteners or downpipes.

Sarking

Sarking if used under roof coverings must comply and be fixed in accordance with AS 4200.1 for materials and AS 4200.2 for installation.

Sealants

Appropriate sealants shall be used where necessary and in accordance with manufacturer's specifications.

Weatherproofing

Flashings shall comply with AS 2904, AS 1804, AS 3700 and Part 3.3.4 BCA Housing Provisions.

JOINER

Generally

All joinery work shall be manufactured and installed according to good trade practices.

Windows

Provide windows from an approved supplier and install these frames strictly in accordance with the manufacturers recommendations.

Architraves

Provide architraves to all door, window and other openings internally.

Skirtings

Provide skirting to all rooms except tiled areas.

Kitchen Cupboards

Provide properly constructed floor and wall cupboards in position and to dimensions indicated on plan. Floor cupboards to have raised floors with toe space under front face. Doors to be accurately fitted and hung and finished with catches and handles. All cupboards are to be securely fixed in position and neatly finished at wall and floor intersections.

Stairs & Balustrades

Provide stairs to any change in levels and balustrades as per 3.9.1 & 3.9.2 BCA.

Built-In Cupboards

Frame up and fix cupboard/s in position and to dimensions shown on plan, provide particle board shelves. Provide doors and furnish with catches and handles.

Baths

Under exposed edges of bath, provide a properly constructed frame ready to receive covering specified elsewhere, or build brick-on-edge walls ready to receive tiles. Make provisions for the area under bath to be properly ventilated.

PLUMBER

Plumber

All work to be carried out by a Licensed Plumber.

Eaves Gutters

Provide guttering to all eaves. Set in position with sufficient fall to downpipes and secure with brackets if required. Installation to comply with A.S.3500.

Downpipes

Provide downpipes as required. Connect each pipe to gutter and roof water drains and secure to walls as required.

Valley Gutters

Valley gutters are to be fixed to valley boards on turned edge, well lapped at joints. (Approved ribbed valleys may be fixed without valley boards).

Flashing

Flash around exhaust flues and wherever else required with lead dressed well down on to roof slopes and take up vertical faces at least 75mm. Wedge step flashing into brickwork with lead and point with cement mortar.

Sanitary Plumber

Sewered and un-sewered areas. Fit bath, wash basin, kitchen sink, wash tubs, pedestal pan and floor grate to stower recess in positions as shown on plan. Provide waste pipes with traps to the above fittings and connect to the drainage system. The whole of the work is to be performed in accordance with the rules and requirements of the Sewerage Authority concerned. The work is to be completed by a licensed Plumber and Drainer.

Floor Wastes

Provide an overflow outlet in bathrooms and separate W.C floors. Fit grating wastes.

Water Service

All plumbing work is to be completed in an approved Plumbing System by a Licensed Plumber. Connect from the supply main to the meter and provide a stopcock. Extend service to the house. Branch off to cisterns, bath, breeching piece of shower, wash basins, laundry tub, washing machine, kitchen sink and hot water unit. Properly secure all piping and provide flanges at internal wall faces. Terminate over fittings with approved high-pressure taps and with high-pressure hose cocks to garden points. Provide for fixing cistern and hot water unit.

Meter

If a water meter has not already been provided by the authority concerned, the owner will arrange for that authority to install the meter after settlement.

Hot Water Service

Hot water unit to be as described in the Builders Tender. Extend from mains pressure or storage unit in approved tubing to points over bath, basin, showers, kitchen sink, laundry tub and washing machine. Terminate at these points with taps or cocks as required. Provide inlet stopcock to hot water unit as required.

Gas Service

The installation is to be in accordance with the rules and requirements of the Supply Authority.

ELECTRICIAN

General

Provide all Labour and material necessary for the proper installation of electricity service in accordance with the appropriate rules and requirements of the Local Supply Authority. Should connection of mains be underground or special brackets or additional poles be required, the extra cost will be borne by the Owner. Provide for the proper installation and connect light points in positions shown on plan. An approved switch for each point is to be mounted in positions as indicated. Provide power points of flush type with switches in positions shown on plan. Connect all on plan appliances indicated to Local Authorities requirements.

The Owner is to arrange with the Supply Authority for connection from supply mains to the meter board. The Owner is to pay all fees applicable for connection in accordance with AS 3000 & AS 3006.

Meter Box

Provide box to enclose meters in accordance with the requirements of the Authority concerned.

Smoke Detectors

As per 3.7.2 BCA.

INTERNAL WALL LININGS

General

Line all walls except wet area with plasterboard or selected materials. To wet areas, approved water repellent sheets shall be used. Fit water-proofing angle to internal corners of shower recesses as per AS 3740 or 3.8.1 BCA.

Plaster Board

Fix horizontally with full length sheets, or staggered end joints, to ceiling heights. Sheets are to have recessed edges and be minimum 10mm thick when fixed to studs spaced at up to 600mm centre. Fixing is to be with screws/clouts and/or approved adhesive and be strictly in accordance with the Manufacturer's recommendations. Internal angles from floor to ceiling to be set.

Ceiling Fixer

Provide Plaster Board or other selected material to all ceilings. Sheets to have recessed edges and be minimum 10mm thick when fixed to ceiling joists/battens spaced at up to 600mm centres. Fixing is to be with screws/clouts and/or approved adhesive and be strictly in accordance with Manufacturers recommendations.

Cornice

Set corners or provide cornices to ceiling as required.

WATERPROOFING

Wet areas

Bathroom, W.C, ensuite and laundry floors to be waterproofed in accordance with AS.3740 or 3.8.1 BCA.

TILER – FLOOR AND WALL

Walls

Cover specified wall faces with neatly grouted tiles from the Builders standard range. Tiles are to be fixed to wall sheeting with approved adhesive. Provide adequate waterproofing flashing to junctions between walls and floors in wet areas (in particular in shower recesses).

Floor

Lay floor tiles in sand and cement mortar to specified areas. If required, fit edge strips to exposed edges in doorways as per AS 3740.

GLAZIER

All glass is to be in accordance with A.S.1288 – 1994 glass in building selection and installation as per volume 2 part 3.6 of the Building Code of Australia. Clean all glass on completion of work. All windows to be in accordance with A.S.2047 windows in buildings, selection and installation.

PAINTER

Generally

All paints are to be approved brands. All surfaces to be painted shall be properly prepared.

Externally

All external woodwork to be given:

- (1) two coats of stain.
- (2) two coats of paint (over pre primed timber).

Metalwork

Exposed service pipes and all exposed metal etc., to be cleaned and primed and given one coat of oil paint.

Fibre Cement

Clean and prepare all external fibre cement surfaces and finish with two coats of paint.

Internally

All internal woodwork to be given at least two coats of stain or one undercoat and one finish coat.

Ceiling and Walls

To be given two coats of paint.

FLOOR SANDER

Strip or sheet flooring where required, are to be sanded to even surface and left clean throughout.

CLEANER

It is the responsibility of the owner to remove any items not associated with the building works, prior to commencement on site by the builder.
The builder will clean out the premises and remove all Builders' rubbish at the completion of construction.

PRIME COST ITEMS

Refer attached schedule.

SIGNATURES

Signed by
The said Builder
In the presence of

WITNESS
SIGNATURE

BUILDERS
SIGNATURE

DATE

Signed by
The said Owner
In the presence of

WITNESS
SIGNATURE

OWNER'S
SIGNATURE

DATE

WITNESS
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