



General Building Works Specification

for

Lot 44 Arora Close Caddens

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This specification is to be read in conjunction with the approved plans and the tender. Unless noted otherwise all building works to be conducted in accordance with The Building Code of Australia (BCA) and all relevant Australian Standards and Governing Authority guidelines and specifications.

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1.0 EXCAVATOR

1.1 SITE:

Unless allowed for in the contract sum the owner shall clear the building site and grub all stumps, roots, etc., to a minimum distance of 3000mm outside the building or to the boundaries of the allotment, whichever is the less. Fill any depressions within the area covered by the building. Unless allowed in the contract sum the owner shall remove all stumps, trees, roots, shrubs, etc from the site.

1.2 SLAB / TRENCHES:

The builder shall excavate and level the site for the concrete slab for the dwelling only using existing material on the site. If any other excavation or filing is required this shall be charged to the owner as an extra. Surplus material shall be removed from the site, if required, at the owner's expense. Excavate for all footings for walls, piers etc, to a depth of 450mm. If it is necessary to excavate deeper than 450mm to secure solid bottoms and even bearing throughout, the additional cost shall be borne by the owner.

1.3 ROCK / SHALE:

Should rock or shale be encountered in any excavation, removal of same shall be charged as an extra to the owner.

1.4 COMPACTING FILL:

Should the use of any special machinery be specified for compacting fill (other than what is used for normal excavation) by any consultant, statute or lending authority, the additional costs shall be borne by the owner.

2.0 DRAINER

2.1 SEWERED AREAS:

Provide a drainage system from all waste points and fittings and connect to the sewer main junction within the property boundaries. Should it be necessary to extend the sewer main to within the property boundaries the costs for same shall be charged as a variation to the contract. All works to be carried out in accordance with the requirements of the local authority for water supply and sewerage. Should additional works such as reflux valves, digging in rock or shale, digging in any material requiring special shoring, dewatering, hand digging, backfilling with metal or sand or any other special requirements be required the costs for same shall be charged as a variation to the contract.

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2.2 STORMWATER DRAINS:

Provide stormwater drainage lines where shown on the site plan. Drains shall be 90mm PVC laid to an even and regular fall so as to have a minimum cover of 150mm. Drains to discharge into the street gutter where possible. Where drainage outlet is to be provided within the site they are to discharge at least 3000mm clear of the building into a rubble pit to authority requirements. Unless allowed for otherwise in the tender, the costs of same shall be treated as a variation to the contract.

2.3 MINES SUBSIDENCE:

In areas affected by mines subsidence drainage works must be carried out in accordance with the requirements of the appropriate authority and additional costs as a result of compliance with these requirements shall be treated as a variation to the contract.

2.4 SURFACE WATER AND SUB-SOIL WATER:

Costs for disposal of surface water or sub-soil water, where required, shall be charged as a variation to the contract.

3.0 CONCRETOR

3.1 CONCRETE SLABS:

Slabs are to incorporate footings and be waterproofed by waterproof membrane to underside of slab. All work shall be carried out in accordance with engineer's details, local authority requirements and the Building Code of Australia. Provide an engineer's certificate to for the slab. Additional certificates, where required, shall be charged as a variation to the contract. Due to the inconsistency of materials and the variability of weather, the builder will not guarantee that the concrete slab will not develop surface cracks. Should the owner require an inspection by an engineer costs for same shall be borne by the client.

3.2 FILLED OR UNSTABLE GROUND:

Should filled or unsuitable foundation materials be encountered the engineer shall be required to determine the appropriate course of action required in order to provide a suitable footing system to support the dead and live loads from the building. Costs associated with deviation from the plans due to the nature of the ground and site conditions, as directed by the engineer or any relevant authority shall be charged to the client as a variation to the contract.

4.0 BRICKLAYER

4.1 BRICKS:

All brickwork shall be properly bonded, carried up true and plumb in level courses to various heights and thicknesses as shown on the contract plans. Variations in the colour, shade and shape of bricks may occur. Hand mixing of bricks on site, if required, shall be charged as a variation to the contract. Face bricks shall be used on all exposed faces. Common bricks may be used elsewhere. Face bricks shall be ordered from the one batch, where possible, to minimise the risk of variations in colour. Finish brickwork with joints as selected. Provide ironed joints to the inside of garage walls.

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4.2 MORTAR:

Where an oxide is selected to colour the mortar joints the additional costs shall be charged as a variation to the contract. No responsibility will be accepted by the builder for variation in the shade or uniformity of colour in mortar where an oxide is used. All mortar is to be batched in accordance with AS3700.

4.3 BRICK VENEER:

Brick veneer walls are to be 110mm brickwork with a clear cavity between the timber frame and the brick skin. Provide veneer ties, wall ties, arch bars, flashing, weep holes, vermin proofing, dampcourse, ant capping, sub floor ventilation, isolated and engaged piers all to the requirements of the Building Code of Australia, associated standards and local Government requirements.

5.0 CARPENTER & JOINER

5.1 GENERAL:

All timber framing generally shall comply with the requirements of the Building Code of Australia and associated standards, particularly AS 1684 Timber Framing Code. All finishing materials shall be as shown on the contract plans and nominated in the tender.

5.2 TIMBER MOVEMENT:

Notwithstanding that all timberwork shall be supplied and installed in accordance with the relevant standards and manufacturer's instructions it is noted that movement of timber elements will occur. Particularly small cracks may appear at the joints in ceiling cornices and some 'squeakiness' may become apparent to timber floors. The builder accepts no responsibility for timber movement.

5.3 PREFABRICATED ELEMENTS:

Prefabricated frames, trusses, floor joists, etc shall be erected in accordance with the manufacturers written instructions.

5.4 MANHOLES:

Trim between ceiling joist or truss bottom chord for a ceiling access manhole to be located as shown on the contract plans.

5.5 JOINERY:

Joinery timber shall be seasoned and free of those defects which might affect its appearance and durability. All joinery is to be accurately cut and fitted and securely fixed. Materials and finishes shall be as shown in the tender.

5.6 KITCHEN CUPBORADS:

Provide properly constructed floor and wall cupboards as indicated on the contract plans and as selected from the kitchen manufacturer. Doors shall be accurately fitted and hung and finished with selected catches and handles. All cupboards and vanities are to be securely fixed in position and neatly finished at wall and floor intersections.

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6.0 ROOFER

6.1 TILES:

Cover the roof of the dwelling with first quality roofing tiles as nominated in the tender and as selected. As the roof tiles are made of natural products slight variations in colour may occur. All works to be carried out in accordance with the BCA and associated standards and in accordance with manufacturer's recommendations.

7.0 PLUMBER

7.1 GENERAL:

All plumbing work shall comply with the requirements of the local supply authority and the works shall be carried out by a licensed plumber. All road opening fees and damage deposits, where applicable, shall be paid by the client or charged as a variation to the contract. Where the supply authority requires additional taps to charge dry floor wastes or gullies the same shall be charged as a variation to the contract. Where the water pressure from the main is such that it is causing a 'hammer' to the internal piecework a pressure reduction valve may be required and costs for same shall be charged as a variation to the contract.

7.2 ROOF PLUMBING:

Provide prefinished colorbond gutters, downpipes, fascias, barges and barge gutters as shown on the contract plans, as nominated in the tender and as selected. Gutters shall be graded to the downpipes with downpipes connected to the stormwater drainage pipes. Provide zincalume valley gutters lapped and sealed with raised edges under the tiles. Flash to vent pipes and chimneys as required ensuring that non compatible materials are not used.

7.3 WATER SERVICE:

Connect from the supply main to the meter and provide a stopcock. Extend the water service to all points within the dwelling and to garden taps as nominated in the tender. Extend from the HWS in copper to points as required.

7.4 SANITARY PLUMBER:

Fit bath, basin, kitchen, tub, pans and floor grates as shown on the contract plans. Provide waste pipes with traps to same and connect to drainage system.

7.5 GAS SERVICE:

Where gas is required, supply gas service and fittings in accordance with the rules and requirements of the supply authority.

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8.0 ELECTRICIAN

8.1 GENERAL:

Provide all labour and materials as required for the proper installation of electricity service by a licensed electrician in accordance with the supply authority requirements and wiring rules. Connect all light points, power points and appliances as nominated in the tender and as shown on the electrical layout plan. Where the selection of additional light and power points necessitates the installation of additional circuits to accommodate same the costs for the additional circuits shall be charged as a variation to the contract.

8.2 TELEPHONE:

Unless specifically provided for in the tender it shall remain the responsibility of the client to arrange for the wiring and connection of the telephone service to the dwelling.

8.3 SUPPLY MAINS:

Arrange for the supply authority to connect from the supply mains to the meter board. The positioning of the meter box shall be at the discretion of the supply authority. Should the supply authority require any special accessories or fees the costs for same shall be treated as a variation to the contract. The positioning of overhead aerial brackets shall be at the discretion of the builder and the supply authority.

8.4 FIRE DETECTION:

Provide smoke detectors in accordance with the requirements of the Building Code of Australia.

9.0 INTERNAL WALL LININGS & FLASHINGS

9.1 GENERAL:

Fix plasterboard wall and ceiling linings in accordance with manufacturer's instructions. Provide ceiling cornice as nominated in the tender and wet area sheeting as required

9.2 FLASHINGS:

All wet areas shall be waterproofed in accordance with the requirements of the Building Code of Australia. Surface to be cleaned and free of dust, grease and obstructions prior to the application of the product. Provide upstands, angles and expansion joints as required to door threshold, shower recess and wall / floor junctions. Dress membrane in to floor wastes. Install shower trays, where applicable, to manufacturer's requirements. Where sealing balconies the preceding guide-lines shall be followed using appropriate materials.

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10.0 WALL & FLOOR TILER

10.1 GENERAL:

Provide wall and floor tiles as shown on the contract plans and as nominated in the tender. Provide expansion joints to benchtops, baths, etc, as required. Lay tiles in a regular square pattern parallel to walls. Tiles laid in a diagonal configuration, border tiles, picture tiles, listello strips, etc, where selected shall be charged as a variation to the contract for materials and labour.

10.2 WALL:

Cover specified wall faces with selected neatly grouted tiles. Tiles shall be fixed to wall with approved adhesive. Provide all necessary strips, vent tiles and fittings.

10.3 FLOORS:

Lay selected floor tiles on sand and cement mortar or approved adhesive to specified areas. Provide angle edge strips to door thresholds where required. Provide adequate and even fall to wastes where necessary.

11.0 GLAZIER

11.1 WINDOWS:

Provide all glass in accordance with the relevant Australian Glazing Standards. Provide obscure glazing and decorative window bars as indicated on the contract plans and nominated in the tender. Should higher strength glazing be required to accommodate design terrain category classifications or wind speeds in excess of 33 m/s the costs for same shall be charged as a variation to the contract.

11.2 SHOWER SCREENS & MIRRORS:

Provide shower screens and mirrors as nominated in the tender and as shown on the contract plans.

12.0 PAINTER

12.1 GENERAL:

All surfaces to be painted shall be dry and clean, free from dirt and grease. Paint finish to be free of foreign particles such as dust, paint skins, etc. Paint colours as per the tender and as selected. Additional colours shall be charged as a variation to the contract.

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13.0 COMPLETION

13.1 GENERAL:

Clean out premises, remove all builders rubbish, clean all glass, fittings etc, and leave in a clean and habitable condition. Surplus building materials and rubbish shall be removed from the site. Ease sashes and doors and ensure locks are operational.

Owner 1

Name:			
Owners signature:		Date:	
Witness's name:		Witness's signature:	

Owner 2

Name:			
Owners signature:		Date:	
Witness's name:		Witness's signature:	

Owner 3

Name:			
Owners signature:		Date:	
Witness's name:		Witness's signature:	