

Summary File ONLY

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**IT IS BROWSABLE ON-SCREEN ONLY AND IS PROVIDED
FOR YOUR INFORMATION TO DECIDE WHETHER TO
BECOME A PROSPECTIVE TENDERER ONLY**

Note: This file may contain a brief scope statement, or an extract from the RFT documents, or a full exhibited copy – depending on the specific circumstances.

To participate in this tender process you **MUST** first download or order a full copy of the Request for Tender (RFT) documents, including the responsible components, and any addenda issued to date.

To do this return to the RFT web page on this web site and copy the RFT documents to your own computer or network – the blue “**DOWNLOAD A SOFT COPY**” link at the bottom provides access to the page from which you can do this.

Tender Document

for

Tabulam ACDP

Repairs & Upgrading of 23 Existing Houses

Contract No: 0902697

November /2009

**Department of Services, Technology &
Administration**

This Specification has been produced using NATSPEC

by: GHD Pty Ltd

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CONDITIONS OF TENDERING

[THERE ARE 9 PAGES IN THIS SECTION](#)

This section includes notices to tenderers.

The Conditions of Tendering section does not form part of the Contract.

1 GENERAL

1.1 CONTACT PERSON

Refer requests for information about the Tender to:

Name: Mr Lyndon Clem

Telephone number: 07 3316 3648

Facsimile number: 07 3316 3333

E-mail address: lyndon.clem@ghd.com.au

1.2 NSW GOVERNMENT CODE OF PRACTICE FOR PROCUREMENT

Tenderers must comply with the NSW Government *Code of Practice for Procurement*, which is available on the Internet at:

www.nswprocurement.com.au/Government-Procurement-Frameworks/Files/code_of_prac-curr.aspx

Lodgement of a tender is evidence of the Tenderer's agreement to comply with the Code for the duration of any contract awarded as a result of the tender process. If a tenderer fails to comply with the Code, the Principal may take the failure into account when considering this or any subsequent tender from the tenderer, and may pass over such the tender.

2 TENDERER ELIGIBILITY

2.1 ACCEPTABLE LEGAL ENTITIES

The Principal contracts only with recognised and acceptable legal entities. The Principal does not contract with firms under any form of external administration. Any tender submitted by an unincorporated business such as a sole trader, partnership, or business name must identify the legal entity that proposes to enter the contract.

If the Tenderer is a trustee, the Principal may require:

- an unconditional undertaking in accordance with Preliminaries Clause **Additional security and obligations for trustees**; and
- a signed statement from the Tenderer, provided before the Contract is awarded, making the following undertaking:

'If (insert the legal name of the Tenderer) is awarded Contract No (insert the contract number) for (insert the contract description) it will provide security in the amount of (insert the amount of security advised by the Principal) in accordance with Preliminaries clause **Additional security and obligations for trustees**, and it undertakes to ensure that, for the duration of the Contract, the total value of the trust beneficiaries' loans to the trustee is always greater than the total value of trust beneficiaries' loans from the trustee.'

Failure to provide the signed statement may result in the Tender being passed over.

2.2 QUALITY MANAGEMENT

The Principal may elect to pass over a tender from a tenderer that does not demonstrate the capacity to systematically plan and manage the quality of its work in accordance with the NSW Government *Quality Management Systems Guidelines*, which are available on the Internet at:

www.managingprocurement.commerce.nsw.gov.au/system/index_procurement_guideline_documents.doc

Submit with the Tender the information identified in Tender Schedules **Schedule of Quality Management Information**.

2.3 OCCUPATIONAL HEALTH AND SAFETY MANAGEMENT

Tenderers must demonstrate their capacity to manage occupational health and safety in accordance with the NSW Government *Occupational Health and Safety Management Systems Guidelines 4th Edition (OHSM Guidelines)*. The *OHSM Guidelines* are available on the Internet at:

www.managingprocurement.commerce.nsw.gov.au/system/index_procurement_guideline_documents.doc

Submit with the Tender the information identified in Tender Schedules **Schedule of Occupational Health and Safety Management Information**.

A tender will not be accepted from a tenderer that does not have a Corporate OHS Management System complying with the *OHSM Guidelines* and accredited by a NSW Government Construction Agency.

2.4 ENVIRONMENTAL MANAGEMENT

Tenderers must demonstrate their capacity to manage environmental matters in accordance with the NSW Government *Environmental Management Systems Guidelines (EMS Guidelines)* available on the Internet at:

www.managingprocurement.commerce.nsw.gov.au/system/index_procurement_guideline_documents.doc

Submit the information identified in Tender Schedules **Schedule of Environmental Management Information**.

2.5 FINANCIAL ASSESSMENT CRITERIA

The main criteria considered in financial assessment of tenderers are:

- Net Worth (total assets, excluding any assets of company directors, less total liabilities less intangible assets);
- Current Ratio (ratio of current assets to current liabilities); and
- Working Capital (current assets less current liabilities).

The Principal considers tenders with the following financial capacity, and no other significant detrimental financial characteristics to be financially satisfactory in respect of tenders:

- Net Worth exceeds 5% of the Contract Sum or initial Contract Price;
- Current Ratio exceeds 1; and
- Working Capital exceeds 10% of the Contract Sum or initial Contract Price.

- Where a tenderer is a trustee the total value of trust beneficiaries' loans to the trustee must be greater than the total value of trust beneficiaries' loans from the trustee.

Deviations below these indicative criteria will not necessarily prevent the Principal from considering any tender.

The Principal may elect to pass over a tender from a tenderer if any of the above financial assessment criteria that is below a threshold acceptable to the Principal.

3 CONTRACT DETAILS

3.1 INSURANCE

Works and public liability insurance

The Principal will arrange insurance of the Works (and any temporary works) and public liability, as required under General Conditions of Contract clause **Insurance**. Tenderers are not required to allow in tenders for payment of premiums for insurance of the Works or public liability.

The insurance policy is available on the Internet at:

www.managingprocurement.commerce.nsw.gov.au/system/index_contract_management_insurance_policies.doc

The insurance broker is Jardine Lloyd Thompson Pty Ltd.

Asbestos liability insurance

The Contractor must arrange any asbestos related insurance required by law. Any other asbestos related insurance is at the discretion of the Contractor. The Contractor is not entitled to any additional payments for asbestos related insurance. The Principal does not require the Contractor to hold any particular Asbestos Liability Insurance under General Conditions of Contract clause **Insurance**.

Other Insurance

The Contractor must arrange and pay all premiums for all other insurance required under General Conditions of Contract clause **Insurance**.

For professional indemnity insurance, a Certificate of Currency or evidence of the ability to obtain the required insurance, such as a letter from a broker or insurer, may be required as a condition of acceptance of tender.

4 CURRENT POLICIES

4.1 GOODS AND SERVICES TAX

The tendered lump sum and/or rates must include GST if it is payable.

4.2 NSW GOVERNMENT PREFERENCE SCHEME

Preference

The Principal will give a preference advantage to goods of Australian and New Zealand origin over imported goods supplied under the Contract. NSW country manufacturers may be eligible for an additional preference under the Country Industries Preference Scheme (CIPS). Details of these schemes may be obtained from the Department of State and Regional Development, telephone (02) 9338-6780; facsimile (02) 9338-6676.

The Industry Capability Network Office has been established to provide assistance in planning for, purchasing and using Australian and New Zealand made products. The office can provide professional advice on local industry capability and on the availability and efficiency of local supplies suited to Australian conditions, while retaining commercial confidentiality. The Industry Capability Network Office may be contacted on: telephone (02) 9819 7200; facsimile (02) 9181 3321; e-mail enquiry@icnsw.org.au; internet www.icnsw.org.au.

Imported Goods

Where imported goods are proposed, complete the Tender Schedules **Schedule of Imported Materials and Equipment**. Provide details of alternatives to such goods which are of Australian or New Zealand origin, or give reasons why such alternatives cannot be supplied by completing the Tender Schedules **Schedule of Alternatives to Imported Goods**.

The Principal may, but is not bound to, negotiate a reduction in price to accept the imported goods, but the reduction will be not less than 20% of the Principal's estimate of the imported value of the goods.

Refer to Preliminaries clause **Australian and New Zealand Goods**.

NSW Country Manufactured Goods

If the tenderer wishes to seek preference under the NSW Country Industries Preference Scheme, submit Tender Schedules **Schedule of NSW country manufactured goods** with the tender.

4.3 DISCLOSURE OF TENDER AND CONTRACT INFORMATION

Details of this tender and contract awarded as a result of this tender process must be disclosed in accordance with the *Freedom of Information Act 1989* (NSW), Premier's Memorandum 2007-01 and the NSW Government Tendering Guidelines which are available on the Internet at:

www.managingprocurement.commerce.nsw.gov.au/system/index_procurement_guideline_documents.doc

4.4 EXCHANGE OF INFORMATION BETWEEN GOVERNMENT AGENCIES

By submitting a tender, the Tenderer authorises the Principal to gather, monitor, assess, and communicate to other NSW Government agencies or local government authorities information about the Tenderer's financial position and its performance in respect of any contract awarded as a result of the tender process. Such information may be used by those agencies or authorities in considering whether to offer the Tenderer future opportunities for work.

4.5 FINANCIAL ASSESSMENT

By tendering for this Contract, the Tenderer agrees that the Principal may engage private sector consultants to financially assess tenderers. Financial details of tenderers may be obtained by an external Financial Assessor for assessment. Financial Assessors have a contract with the Principal to safeguard the financial details obtained. Financial Assessors must not disclose such details, either in whole or in part to any party other than NSW Government departments or agencies without the express written permission of the tenderer.

The Financial Assessor is Kingsway Financial Assessment Pty Ltd

Submit, when requested by the Financial Assessor or Principal, the Financial Assessment information shown in Tender Schedules **Schedule of Financial Assessment Information**.

4.6 INDUSTRIAL RELATIONS MANAGEMENT

Tenderers must demonstrate their capacity to plan and manage industrial relations (IR) and implement effective IR plans in accordance with the NSW Government *Industrial Relations Management Guidelines*. The Guidelines are available on the Internet at:

www.managingprocurement.commerce.nsw.gov.au/system/index_procurement_guideline_documents.doc

Submit when requested:

- Copies of any enterprise, workplace or other enforceable industrial relations agreements to which the Tenderer is bound; and
- Tender Schedules **Schedule of Industrial Relations Information**.

4.7 UNCONDITIONAL UNDERTAKINGS - APPROVED INSTITUTIONS

For the purpose of giving unconditional undertakings, the Principal has approved banks, building societies, credit unions and insurance companies listed by the Australian Prudential Regulation Authority (APRA) as being regulated by the APRA. Lists appear at the APRA website at:

www.apra.gov.au/

The Principal is prepared to consider proposals from tenderers for the approval of Unconditional Undertakings by substantial financial institutions, not registered by APRA, which lawfully carry on business in Australia. The Principal may require the submission of evidence demonstrating the substance and status of any proposed financial institution without cost to the Principal.

4.8 ABORIGINAL PARTICIPATION

Tenderers must demonstrate their commitment and capacity to create and extend opportunities for Aboriginal people and enterprises through the Contract, in accordance with the NSW Government *Aboriginal Participation in Construction Guidelines*, which are available on the Internet at:

www.managingprocurement.commerce.nsw.gov.au/system/index_procurement_guideline_documents.doc

Submit with the Tender the information and undertakings identified in Tender Schedules **Schedule of Aboriginal Participation Information** and as discussed in Section 4 Aboriginal Employment and Training Strategy

5 FURTHER INFORMATION

5.1 ADDENDA TO TENDER DOCUMENTS

If, as a result of a request for clarification from a tenderer or for any other reason, the Principal issues an instruction amending the tender documents, the instruction will be issued in writing to all tenderers in the form of an Addendum, which becomes part of the tender documents. Written Addenda issued by the Principal are the only recognised explanations of, or amendments to, the tender documents.

5.2 PRE-TENDER MEETING

A pre-tender meeting will be held on the date, at the time and at the place nominated in the advertisement or invitation. While this meeting is not mandatory, however, it is highly recommended that attendance be made in order to assess the Community and general conditions of the houses. An inspection of a range of typical houses will be made.

The Contact Person will be available at that time to answer any tenderer's queries regarding the tender.

No other site access will be granted.

»

6 PREPARATION OF TENDERS

6.1 ALTERNATIVE TENDERS

The Principal may consider alternative tenders, provided the alternative tender meets the scope, functional intent and design concept expressed in the tender document. Where an alternative tender is proposed, submit a detailed description of the alternative stating clearly the manner in which it differs from the detailed requirements of the tender documents and including separate tender schedules applicable to the alternative.

Alternative tenders will not be considered unless the Tenderer has submitted a conforming tender.

6.2 TECHNICAL DATA

Submit, when requested, the details shown in Tender Schedules **Schedule of Technical Data**.

7 SUBMISSION OF TENDERS

7.1 DOCUMENTS TO BE SUBMITTED

The following documents must be completed and submitted by the Tenderer:

- Tender form
- Tender schedules
- Schedule of Imported Materials and Equipment
- Schedule of Alternatives to Imported Goods
- Schedule of NSW Country Manufactured Goods
- Schedule of Quality Management Information
- Schedule of Occupational Health and Safety Management Information
- Schedule of Aboriginal Participation Information

Where applicable, refer to each Addendum and state that the Tender allows for the instructions given in the Addendum.

7.2 SUBMISSION PROCEDURE

Submit the Tender Form, Tender Schedules marked 'Submit with the Tender Form' and other required documents or information by the date and time given in the advertisement or invitation, by any of the following methods:

- eTendering,
- Tender Box,
- Facsimile.

If more than one tender submission is made, mark each submission clearly as to whether it is a copy, an alternative tender, or whether the submission supersedes another submission.

Submit when requested, by the date, time and method stipulated in the request, Tender Schedules marked 'Submit when requested' and any other information required to allow further consideration of the Tender. Failure to meet this requirement may result in the Tender being passed over.

7.3 ETENDERING

Tenderers are encouraged to obtain Requests for Tenders (RFT) and submit tenders through NSW Government online eTendering at:

<https://tenders.nsw.gov.au>.

Legal status

Tenders submitted electronically will be treated in accordance with the *Electronic Transactions Act 2000* (NSW), and given no lesser level of confidentiality, probity and attention than tenders submitted by other means.

Tenderers, by electronically submitting a tender, are taken to have accepted any conditions shown on the NSW Government eTendering web site.

The Principal may decline to consider for acceptance, tenders that cannot be effectively evaluated because they are incomplete or corrupt.

Electronic Format for Submissions

Tenders submitted electronically must be in a file format that can be read, formatted, displayed and printed by Microsoft Word 97, or any format required by the RFT.

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File Compression

Tenderers may compress electronic tenders in any format that can be decompressed by WinZip. Tenderers must not submit self-extracting (*.exe) zip files.

Change of Tender Form Text

Tenderers must not change existing text in electronic tender forms other than to insert required information.

7.4 TENDER BOX

The Tender may be submitted in the Tender Box at:

Department of Services, Technology & Administration, Level 3, McKell Building, 2-24 Rawson Pl, Sydney NSW 2000

Submit the Tender in a sealed envelope addressed to the Secretary of the Tender Opening Committee and marked with 'Tender for TABULAM ACDP – Repairs & Upgrade of 23 Existing Houses - Contract No 0902697 ' and the closing date and time.

7.5 FACSIMILE

The Tender may be submitted to the following facsimile number:

(02) 9372 8974

Address the Tender to the Secretary of the Tender Opening Committee and mark the first page of the facsimile with 'Tender for TABULAM ACDP – Repairs & Upgrade of 23 Existing Houses - Contract No 0902697' and the closing date and time.

Tenders sent by facsimile and not completely received by the close of tenders may be excluded from consideration for acceptance even if transmission or receipt is delayed due to the receiving facsimile machine being engaged, faulty or otherwise inoperative.

7.6 LATE TENDERS

In accordance with the NSW Government *Code of Practice for Procurement*, available on the Internet at:

www.nswprocurement.com.au/Government-Procurement-Frameworks/Files/code_of_prac-curr.aspx

late tenders will not be accepted, except where the integrity and competitiveness of the tendering process will not be compromised.

8 PROCEDURES AFTER CLOSING OF TENDERS

8.1 EVALUATION OF TENDERS

In evaluating tenders, the Principal may take into consideration factors including, but not limited to: whole of life costs; ability to meet requirements of the NSW Government *Code of Practice for Procurement*; innovation; delivery time; quality offered; previous performance; experience; capability; occupational health and safety performance; industrial relations performance; environmental management performance; community relations; value adding including economic, social and environmental initiatives; and conformity.

Tenders will be assessed using a weighted scoring process based on information provided with the Tender. The ratio of price to non-price criteria will be: 95% priced 5% non priced.

The non priced will be as set out in Tender Schedule 11 – Schedule of Aboriginal Participation Information:

The non-price criteria will be:

- § Management Statement of Support for Aboriginal Participation
- § Statement of Opportunities for Aboriginal Participation
- Aboriginal Participation Plan for this Contract »

The Principal may elect to pass over a tender from a tenderer with an assessed score on any of the above non-price criteria that is below a threshold acceptable to the Principal.

The Principal may treat any detail required by the tender documents which is omitted, illegible or unintelligible as failing to fulfil the relevant requirement.

8.2 ACCEPTANCE OF TENDER

The Principal may accept tenders that do not conform strictly with all requirements of the tender documents.

The Principal is not bound to accept the lowest or any tender. Tenders which do not comply with any requirement of, or which contain conditions or qualifications not required or allowed by, the tender document may be passed over.

No tender, or qualification or departure from a contract condition or specification, is accepted unless the Principal gives an acceptance or formal agreement in writing.

8.3 PROTECTION OF PRIVACY

The Tenderer warrants, in respect of any personal information provided in this Tender or any contract arising from this Tender, that the information is accurate, up to date and complete, and that nominated individuals authorise its collection and are aware:

- that the information is being collected for the purpose of evaluating tenders and administering any contracts arising from those tenders and may be made available to other NSW government agencies or local government authorities for those purposes;
- whether the supply of the information by the individual is required by law or is voluntary, and any consequences for the individual if the information (or any part of it) is not provided; and
- of the existence of any right of access to, and correction of, the information.

END OF SECTION – CONDITIONS OF TENDERING

TENDER SCHEDULES

THERE ARE 19 PAGES IN THIS SECTION

1 TENDER FORM

Location and Fax No. of
Tender Closing Office:

Department of Services, Technology & Administration,
Level 3, McKell Building,
2-24 Rawson Pl, Sydney NSW 2000
Fax No 02 9372 8974

Name of Tenderer
(in block letters):

.....

A.B.N.
(if applicable):

.....

Address:

.....

.....

Telephone number:

.....

Facsimile number:

.....

e-mail address:

.....

hereby tender(s) to perform the work for

**TABULAM ACDP - PACKAGE 21 - REPAIRS & UPGRADE OF 23 EXISTING
HOUSES AT JUBULLUM VILLAGE TABULAM**

»

(Contract No. 0902697)

in accordance with the following documents:

TENDER DOCUMENT VOL. 1 SPECIFICATION

TENDER DOCUMENT VOL. 2 DRAWINGS as listed within the
specification

»

and Addenda Numbers:

For the lump sum of:

.....

(\$.....) including GST. being
the total price for the repairs and upgrade of the twenty three existing
houses. Refer attached tender schedules for each separate house price.

Signed for the Tenderer by: Date:.....

Name (in block letters): (Authorised Officer)

In the Office Bearer capacity of:

2 SCHEDULE OF RATES AND LUMP SUM ITEMS

(SUBMIT WITH TENDER FORM)

Refer to Preliminaries clause **Application of Schedule of Rates**.

Complete this Schedule by inserting the tendered rates under **Rate** or where Lump Sum appears, by inserting the tendered lump sum under **Amount**. Where a rate is tendered, insert under **Amount** the amount arrived at by multiplying the tendered rate by the quantity. The rates and lump sums tendered shall form part of the Contract. The correct extended amounts and total shall be used to assess tenders.

All rates and lump sums must include GST.

Item No.	Description	Amount
A. Repairs and Upgrade to 23 existing houses at Tabulam, as scheduled below:		
Community /1	Common House No 1	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O
Community /2	Lot 2 Walker St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O
Community /3	Lot 6 Walker St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O
Community /4	Lot 7 Walker St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O
Community /5	Lot 108 Walker St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O
Community /6	Lot 110 Walker St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O
Community /7	Lot 111 Walker St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O
Community /8	Lot 112 Walker St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O
Community /9	Lot 116 Walker St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O
Community /10	Lot 10 Jubullum St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O

Signed for the Tenderer by: Date:.....

Name (in block letters): (Authorised Officer)

In the Office Bearer capacity of:

TENDER SCHEDULES

Community /11	Lot 11 Jubullum St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O	\$
Community /12	Lot 12 Jubullum St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O	\$
Community /13	Lot 13 Jubullum St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O	\$
Community /14	Lot 18 Jubullum St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O	\$
Community /15	Lot 33 Gundingbo St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O	\$
Community /16	Lot 34 Gundingbo St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O	\$
Community /17	Lot 35 Gundingbo St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O	\$
Community /18	Lot 36 Off Gundingbo St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O	\$
Community /19	Lot 37 Off Gundingbo St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O	\$
Community /20	Lot 39 Gundingbo St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O	\$
Community /21	Lot 41 Gundingbo St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O	\$
Community /22	Lot 50 Torrens Rd	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O	\$
Tabulam /23	32 Barnes St	Lump Sum per House Excluding Cost of Provisional Quantities as noted Items C to O	\$

Signed for the Tenderer by: Date:.....

Name (in block letters): (Authorised Officer)

In the Office Bearer capacity of:

Package 21 - Repairs & Upgrade of 23 Existing Houses

Contract No: 0902697

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Revision Date: 23/11/09

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B.	Provisional Quantities			
C.	Item	Quantity	Item Cost (To be used to adjust final quantity installed)	
D.	External Door Frames	12	\$	\$
E.	Ext Door incl Lockset and associated hardware	10	\$	\$
F.	Ext Door Lockset Replacement only	20	\$	\$
G.	Internal Door Frame	25	\$	\$
H.	Int Door incl Latch set and associated hardware	65	\$	\$
I.	Int Door Latch set Replacement only	25	\$	\$
J.	Cupboard/Robe Door incl handle & catches	70	\$	\$
K.	Replace Glazed Window Panel	35	\$	\$
L.	Replace Aluminium Framed Window to suit existing	15		
M.	Security Door	60	\$	\$
N.	Window Security Panels	250	\$	\$
O.	Allowance for Miscellaneous Fittings and Labours	23	\$500	\$
P.	All work and obligations under the Contract NOT INCLUDED ELSEWHERE in this Schedule.			\$
Q.				\$
R.				\$
S.				\$
T.	TOTAL TENDER SUM (Incl GST)			\$
U.	GST incl in Total Tender Sum Above	\$		

3 SCHEDULE OF IMPORTED MATERIALS AND EQUIPMENT

(SUBMIT WITH TENDER FORM)

Provide brief details of all imported materials and equipment to be supplied or incorporated into the Works, and country of manufacture or origin. Do not include goods manufactured in New Zealand.

The value of the imported content must be the estimated duty paid value inclusive of the value of any services (eg. overseas freight and insurance, software in computer tenders, consultancy or engineering fees) or any charges of overseas origin, together with customs clearing charges.

This is not a Schedule of Rates within the meaning of the Construction Contract Conditions. See also Preliminaries Clause **Australian and New Zealand goods**.

Description	Country of Origin	Value A\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$

Signed for the Tenderer by: Date:.....

Name (in block letters): (Authorised Officer)

In the Office Bearer capacity of:

4 SCHEDULE OF ALTERNATIVES TO IMPORTED GOODS

(SUBMIT WITH TENDER FORM)

Provide brief details of materials and equipment of Australian and/or New Zealand manufacture as alternatives to imported materials and equipment as listed in the **Schedule Of Imported Materials And Equipment**, or give reasons why such alternatives cannot be provided.

The Principal may accept a tender specifying all or any of the items listed below, with an adjustment to the contract price based on the difference between the prices listed in this Schedule and the **Schedule Of Imported Materials And Equipment**.

Description of Australian and/or New Zealand manufactured Alternatives	Value A\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$

Signed for the Tenderer by: Date:.....
 Name (in block letters): (Authorised Officer)
 In the Office Bearer capacity of:

5 SCHEDULE OF NSW COUNTRY MANUFACTURED GOODS

(SUBMIT WITH TENDER FORM)

Complete the Schedule if you wish to seek preference under the NSW Country Industry Preference Scheme (CIPS.). The preference may be given only to a Tenderer who is a NSW manufacturer registered under the scheme.

State your CIPS. registration number. Give details of the materials and equipment to be supplied or incorporated into the Works, the place of manufacture, the percentage(s) applicable for preference purposes and the value added content at the Tenderer's works for the material or equipment manufactured by the Tenderer for incorporation in the Works.

This is not a Schedule of Rates within the meaning of the Construction Contract Conditions.

C.I.P.S. Registration No.:

Description	Place of Manufacture	% Applicable	Value Added Content \$
.....	\$
.....	\$
.....	\$
.....	\$
.....	\$

Signed for the Tenderer by: Date:.....

Name (in block letters): (Authorised Officer)

In the Office Bearer capacity of:

6 SCHEDULE OF QUALITY MANAGEMENT INFORMATION

(SUBMIT WITH TENDER FORM)

Submit one of the following, to demonstrate the capacity to plan and manage the quality of work:

- evidence of current full certification of the Tenderer's Quality Management System to AS/NZS ISO 9001:2000 by a certifying body registered with the Joint Accreditation System - Australia and New Zealand (JAS-ANZ); **or**
- evidence that the Tenderer's Quality Management System complies with the NSW Government *Quality Management Systems Guidelines (QMS Guidelines)*; **or**
- a minimum of three (3) completed examples of Inspection and Test Plans used on recent past projects and complying with the requirements of the *QMS Guidelines*.

Signed for the Tenderer by: Date:.....

Name (in block letters): (Authorised Officer)

In the Office Bearer capacity of:

7 SCHEDULE OF OCCUPATIONAL HEALTH AND SAFETY MANAGEMENT INFORMATION

(SUBMIT WITH TENDER FORM)

Provide documents and information indicated below in accordance with Conditions of Tendering clause – **Occupational health and safety management.**

Accreditation of OHS Management System

Submit a copy of a letter from a NSW Government Construction Agency evidencing that the Tenderer's OHS Management System has been accredited as complying with the NSW Government *Occupational Health and Safety Management Systems Guidelines 4th Edition (OHSM Guidelines)*.

Alternatively, submit a statement confirming that the Tenderer's OHS Management System will be revised to comply with the *OHSM Guidelines* and submitted to the Department of Services, Technology & Administration for accreditation within 2 weeks after the close of tenders.

Evidence of satisfactory OHS management

Nominate at least three contracts/projects completed within the last two years that demonstrate successful management of occupational health and safety by the Tenderer:

Client	Name & location of contract <i>Eg. Sutherland Hospital Carpark; Dubbo Water Treatment Plant; Tamworth Coles shopping Centre; 3 Storey Unit Block, Penrith.</i>	Contract Price/ Project Value	Start Date	Completion Date

WHEN REQUESTED, submit the following additional information for each of three contracts/projects selected from the above list:

- a client referee report (which may be a NSW Government agency Contractor Performance Report) commenting on the Tenderer's performance in relation to occupational health and safety management, identifying the referee's name, position, organisation and telephone and email contact details; **and**
- a copy of a third party audit report, **or** internal audit report, **or** site safety inspection report, **or** site safety review report **or** other similar evidence.

Recent OHS prosecutions and fines

Provide:

- a statement confirming that the Tenderer is not in default of any fine issued for a breach of the OHS legislation; **AND**
- details of every OHS prosecution and fine imposed on the Tenderer in Australia during the last two years, together with a description of actions taken by the

Signed for the Tenderer by: Date:.....

Name (in block letters): (Authorised Officer)

In the Office Bearer capacity of:

TENDER SCHEDULES

Tenderer in response to each prosecution and fine; or

- a statement that the Tenderer incurred no prosecutions or fines during the last two years.

Hazardous substances

WHEN REQUESTED, submit details of proposed:

- i) methods for surveying for hazardous materials;
- ii) methods for handling and removal from the Site of hazardous materials; and
- iii) Consultants and Subcontractors and licence details.

Occupational Health and Safety Management Monthly Report

The Tenderer undertakes, if awarded the Contract, to provide Monthly OHS Management Reports as described in Preliminaries clause **Occupational Health and Safety Management**.

Independent certification of formwork

The Tenderer undertakes, if awarded the Contract, to provide evidence of independent certification of formwork as required by Preliminaries clause **Occupational Health and Safety Management**.

Signed for the Tenderer by: Date:.....
Name (in block letters): (Authorised Officer)
In the Office Bearer capacity of:

8 SCHEDULE OF ENVIRONMENTAL MANAGEMENT INFORMATION

(SUBMIT WITH TENDER FORM)

Provide the documents and information specified below in accordance with Conditions of Tendering clause **Environmental management**.

Recent prosecutions and fines

Submit:

- a statement confirming that the Tenderer is not in default of any fine issued for a breach of environmental legislation; **and**
- details of every prosecution and fine incurred by the Tenderer during the last two years under the *Protection of the Environment Operations Act 1997*(NSW) (*POEO Act*) or other Australian environmental legislation, together with a description of the actions taken by the Tenderer in response to each prosecution and fine; **or**
- a statement that the Tenderer incurred no prosecutions or fines under environmental legislation during the last two years.

Evidence of satisfactory environmental management

Nominate at least three contracts/projects, for work of comparable nature to the Works and completed within the last two years, that demonstrate successful environmental management by the Tenderer:

Client	Name & location of contract <i>Eg. Concord Hospital Carpark; Dubbo Water Treatment Plant; Tamworth Coles shopping Centre; 3 Storey Unit Block, Penrith.</i>	Contract Price/ Project Value	Start Date	Completion Date

Signed for the Tenderer by: Date:.....

Name (in block letters): (Authorised Officer)

In the Office Bearer capacity of:

9 SCHEDULE OF FINANCIAL ASSESSMENT INFORMATION

(SUBMIT WHEN REQUESTED BY PRINCIPAL OR FINANCIAL ASSESSOR)

Provide documents and information listed below in accordance with Clause Conditions of Tendering - **Financial assessment.**

1. Financial Statements for last three years for the entity under consideration, including:
 - i) Balance Sheets;
 - ii) Profit and Loss Statement;
 - iii) detailed Profit and Loss Statement;
 - iv) statement of Cash Flows;
 - v) notes to and Forming Part of the Accounts;
 - vi) an Accountant's Report; and
 - vii) where existing, Auditor's Reports.

Consolidated accounts of a parent organisation or group to which the entity belongs are not acceptable.
2. Where latest financial statement is more than 6 months old, the latest management report showing:
 - i) a trading statement;
 - ii) a profit and loss statement; and
 - iii) a trial balance.
3. Where the company is required to lodge audited financial statements with ASIC, copies of these statements for the last three years.
4. Where any financial statement supplied is not audited, copies of the entity's tax returns for last three years.
5. A letter from the Tenderer's banker providing details of overdraft and guarantee facilities including:
 - i) Bank, Branch, and Account Names,
 - ii) type and limit of bank overdraft facility,
 - iii) type and limit of bank guarantee facility,
 - iv) current bank overdraft balance,
 - v) number and amount of bank guarantees outstanding; and
 - vi) details of other bank funding facilities available to the Tenderer, such as term loans, lines of credit, commercial bills and other debt instruments.
6. Current and projected cash flows for all work on hand.
7. Forecast budget for forthcoming financial year including Revenue and Profit and Loss.
8. Names and contact numbers of:
 - i) major suppliers; and
 - ii) major subcontractors.
9. Details relating to the Tenderer's history and Directors Profiles.

Signed for the Tenderer by: Date:.....

Name (in block letters): (Authorised Officer)

In the Office Bearer capacity of:

10 SCHEDULE OF INDUSTRIAL RELATIONS INFORMATION

(SUBMIT WHEN REQUESTED)

List the Federal and NSW awards to which the Tenderer is bound:

Federal and NSW awards

.....

.....

.....

.....

.....

.....

.....

.....

List the enterprise, workplace or other enforceable industrial relations agreements to which the Tenderer is bound, and attach copies of those agreements to this Schedule

Enterprise, workplace and other enforceable industrial relations agreements

.....

.....

.....

.....

.....

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.....

.....

Undertaking to Provide information

The Tenderer, if awarded the contract, will, on request, provide appropriate information to verify compliance with these awards, enterprise or workplace agreements and all other legal obligations relating to employment.

Signed for the Tenderer by: Date:.....

Name (in block letters): (Authorised Officer)

In the Office Bearer capacity of:

11 SCHEDULE OF ABORIGINAL PARTICIPATION INFORMATION

(SUBMIT WITH TENDER FORM)

Refer to Conditions of Tendering clause **Aboriginal participation**.

Tenderers note that this tender is a CATEGORY 1 tender as defined in the NSW Government *Aboriginal Participation in Construction Guidelines*,

Management Statement of Support for Aboriginal Participation

The Tenderer is committed to creating and expanding opportunities for Aboriginal people and enterprises through undertaking this contract in accordance with the specific requirements set out in Section 4 (Employment and Training Strategy) - of this specification.

This commitment is demonstrated by performance on past contracts. Name at least two contracts performed by the Tenderer which has included Aboriginal participation, with a contact phone number for a referee on each project:

Project 1:

Name of Project	
Description of Works	
Referee and Contact Phone Number	

Project 2:

Name of Project	
Description of Works	
Referee and Contact Phone Number	

Statement of Opportunities for Aboriginal Participation

In accordance with Section 4 of this specification, the Tenderer is required to provide employment opportunities to the residents of Jubullum Village in the first instance, either full time or part time as may

Signed for the Tenderer by: Date:.....

Name (in block letters): (Authorised Officer)

In the Office Bearer capacity of:

TENDER SCHEDULES

be available under the contract. In addition the tender may be able to provide some short term training opportunities during the course of the contract.

Detail below the opportunities the Tenderer proposes to provide during the course of this contract eg position/s or work proposed, training proposed, mentoring etc.

Opportunities	Description

Aboriginal Participation Plan for this Contract

Identify for the opportunities identified above:

- Roles and responsibilities proposed for Aboriginal personnel:

Signed for the Tenderer by: Date:.....

Name (in block letters): (Authorised Officer)

In the Office Bearer capacity of:

TENDER SCHEDULES

- Performance targets/indicators for Aboriginal participation:
- Potential corrective action to maintain Aboriginal participation:

NOTE: A STATEMENT IS REQUIRED TO ACCOMPANY EACH MONTHLY PROGRESS CLAIM DETAILING THE EXTENT OF ABORIGINAL EMPLOYMENT/TRAINING DURING THAT MONTH AND IDENTIFYING ANY ISSUES ARISING OR INITIATIVES DEVELOPED IN THAT PERIOD.

Signed for the Tenderer by: Date:.....
 Name (in block letters): (Authorised Officer)
 In the Office Bearer capacity of:

**12 UNDERTAKING TO COMPLY WITH THE NSW GOVERNMENT
CODE OF PRACTICE FOR PROCUREMENT .**

(SUBMIT WHEN REQUESTED)

The Tenderer, if awarded the Contract, will comply with the NSW Government *Code of Practice for Procurement*.

Signed for the Tenderer by: Date:.....
Name (in block letters): (Authorised Officer)
In the Office Bearer capacity of:

TENDER SCHEDULES

END OF SECTION –TENDER SCHEDULES

SPECIFICATION

1 GENERAL CONDITIONS OF CONTRACT AND ANNEXURE

THERE ARE 23 PAGES IN THIS SECTION

GENERAL CONDITIONS OF CONTRACT - MINOR WORKS

1 DEFINITIONS

- 1.1** The Principal is as stated in the Annexure.
- 1.2** The Principal's Representative is as stated in the Annexure and is the person appointed by the Principal to act with its full authority in all matters relating to the Contract.
- 1.3** The Principal's Agent is as stated in the Annexure.
- 1.4** The Works means the whole of the work to be carried out and materials and services to be provided under the Contract.
- 1.5** The Contract Sum means:
- (a) where the Principal accepted a lump sum, the lump sum;
 - (b) where the Principal accepted rates, the amount calculated by firstly multiplying the rates by their respective quantities in the schedule of rates and then adding those products;
- but excluding any additions or deductions which are made under the Contract.
- 1.6** day means calendar day.
- 1.7** Site means the lands and other places made available to the Contractor by the Principal for the purpose of the Contract.
- 1.8** Text within the following format denotes a definition:

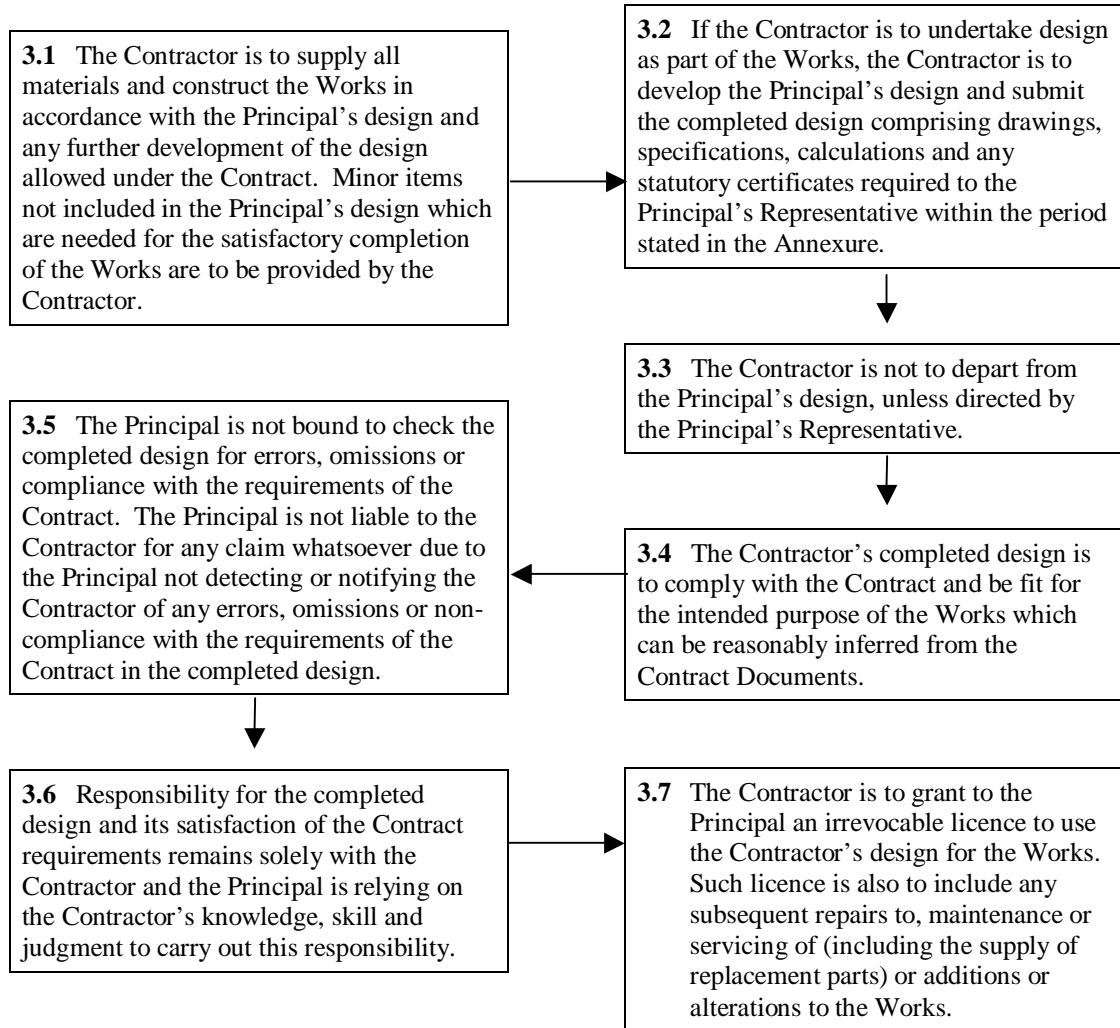


2 CONTRACT

2.1 The written agreement between the Principal and the Contractor for the performance of the Works, including all documents and parts of documents to which reference may properly be made to determine the rights and obligations of the parties (the Contract Documents) shall evidence the Contract.

2.2 The Contract Documents shall be taken as mutually explanatory and anything contained in one but not in another shall be treated as if contained in all.

2.3 If the Contractor finds any discrepancy, error or ambiguity in or between the Contract Documents, the Contractor is to inform the Principal's Representative before starting such work and follow the directions given by the Principal's Representative.

3 DESIGN AND CONSTRUCTION

4. CARE OF THE WORKS AND OTHER PROPERTY

4.1 From and including the date the Site is made available to the Contractor to the date of Completion of the Works, the Contractor is responsible for the care of the Works, constructional plant and things entrusted to the Contractor by the Principal for the purpose of the Works.

The Contractor is to make good at the Contractor's expense any damage which occurs to the Works while responsible for their care.

The Contractor is also liable for damage caused by the Contractor during the Defects Liability Period.

4.2 The Contractor is to indemnify and keep the Principal indemnified against any loss or damage to the property of the Principal (including existing property in, about or adjacent to the Works) and against any legal liability for injury, death or damage to property of others arising from the performance of the Works.

4.3 Nothing in Clause 4 relieves the Principal from liability for the Principal's own default and defaults of others for whom the Principal is liable.

5. INSURANCE

5.1 On acceptance of the tender, the Contractor is to hold or take out an insurance policy covering Workers Compensation in the State of NSW and shall also ensure that every subcontractor, who is not taken to be a worker employed by the Contractor in accordance with the *Workplace Injury Management and Workers Compensation 1998* (NSW) Schedule 1, must hold or take out insurance covering Workers Compensation.

If insurance of the Works and public liability is to be arranged by:

- the Principal, go to **5.2**
- the Contractor, go to **5.3**

5.2 If insurance of the Works and public liability is to be arranged by the Principal (see the Annexure) the Principal must effect insurance of the Works and public liability.

The Principal must make a copy of the policy for insurance of the Works and public liability available to the Contractor.

Go to **5.4**

5.3 If insurance of the Works and public liability is to be arranged by the Contractor, (see the Annexure) then, before commencing work on the Site, the Contractor is to hold or take out policies of insurance covering the Contractor, Principal and subcontractors for:

- (a) public liability to an amount of not less than \$5,000,000 for any single occurrence; and
- (b) loss or damage to the Works, any temporary works and all materials, constructional plant and other things that are brought onto the Site by or on behalf of the Contractor or are entrusted to the Contractor by the Principal. The amount insured is not to be less than the Contract Sum.

The Principal is to be named as an insured in the policies.

The policies must include cross liability and waiver of subrogation clauses under which the insurer, in respect of liability, agrees that the term 'insured' applies to each of the persons covered as if a separate insurance policy had been issued to each of them and generally agrees to waive all rights of subrogation or action against any of the persons covered.

Go to **5.4**

5.4 If the Works include work described in (a) or (b) below, the Contractor is to take out the following additional insurance policies before starting such work:

- (a) For the use of water-borne craft in excess of 8 metres in length: marine liability insurance;
- (b) For design of the Works undertaken by the Contractor: professional indemnity insurance.

The policy under (a) is to be in the name of the Contractor with the Principal as an additional name insured and is to cover the Contractor, the Principal, and all subcontractors employed from time to time in relation to the Works for their respective rights and interests and cover their liabilities to third parties. The policy is to be for an amount not less than \$5,000,000 for any one occurrence and shall include cross-liability and waiver of subrogation clauses under which the insurer, in respect of liability, agrees that the term 'insured' applies to each of the persons covered as if a separate insurance policy had been issued to each of them and generally agrees to waive all rights of subrogation or action against any of the persons covered.

The policy under (b) is to cover the Contractor for liability to the Principal for a minimum amount of \$500,000 or 20% of the Contract Sum, whichever is greater, to a maximum of \$5,000,000 for loss (whether economic loss only or other loss) in a single occurrence arising from errors or omissions in design of the Works carried out by the Contractor or any subcontractor.

Go to **5.5**



5.5 The required policies are to be with insurers and in terms approved by the Principal's Representative. Approvals will not be withheld unreasonably.



5.6 The Contractor is responsible for making and managing claims and meeting the costs of any deductibles.



5.7 The Contractor is to maintain all required insurance policies until the end of the Defects Liability Period, or Completion if there is no Defects Liability Period.



5.8 If, when required in writing by the Principal to do so, the Contractor fails to produce evidence of having paid insurance premiums and other compliance with insurance obligations under General Conditions of Contract Clause 5, to the satisfaction of the Principal, the Principal may effect or maintain the insurance and pay any premiums. The Contractor is to pay the Principal the amount of any premiums paid by the Principal plus an amount of \$250 to cover the Principal's costs.

6. SITE AND POSSESSION

6.1 The Principal is to give the Contractor possession of the Site by the time stated in the Annexure.



6.2 The Principal is to give the Contractor sufficient possession to allow the Contractor to perform the Works but is not required to give the Contractor sole or uninterrupted possession of or access to the Site.



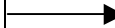
6.3 The Contractor is to begin work on the Site as soon as practicable after being given possession of the Site by the Principal.



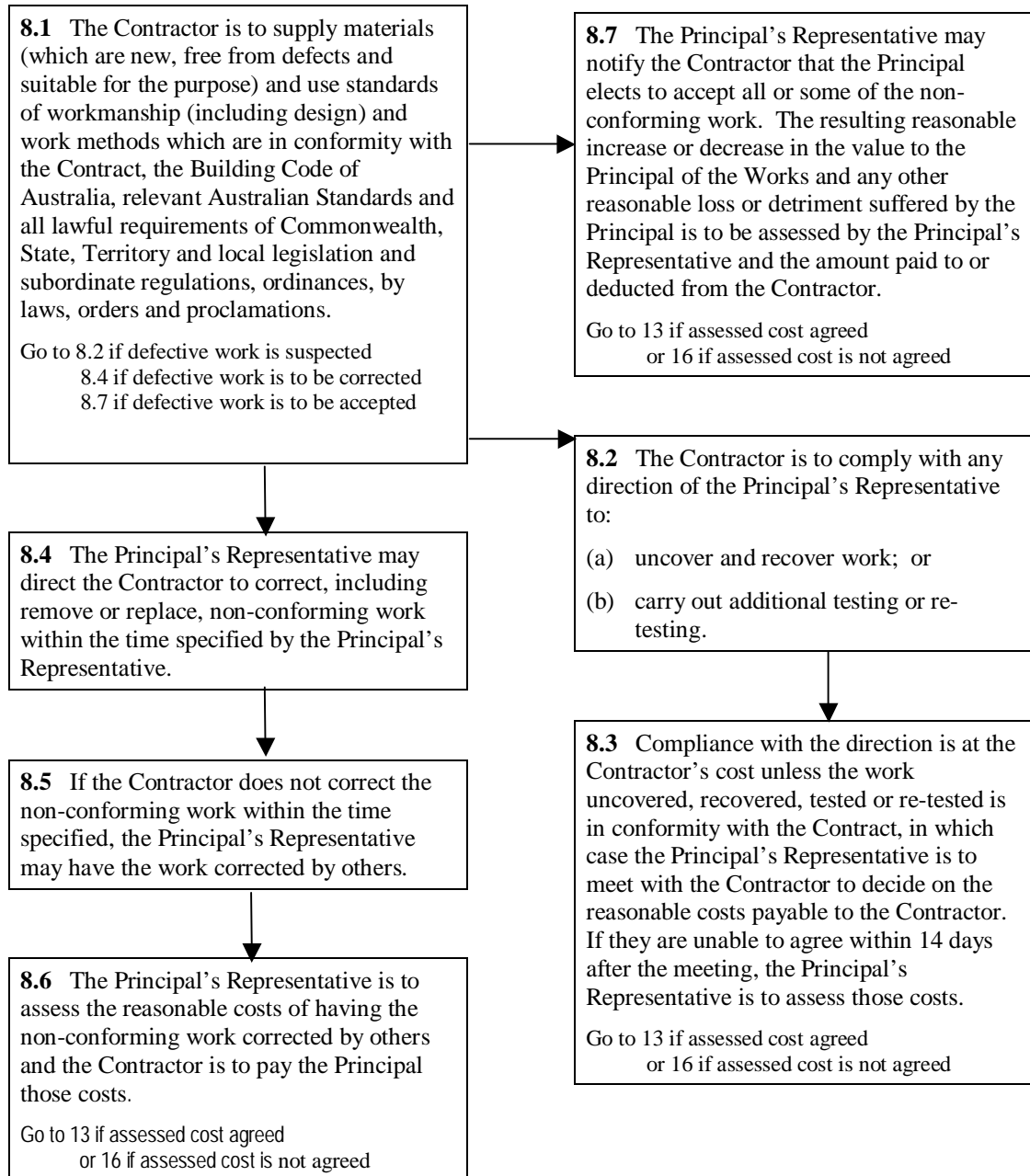
6.4 The Contractor is to give the Principal's Representative, agents and contractors reasonable access to the Site for any purpose.

7. SITE CONDITIONS

7.1 If the Contractor discovers that the conditions on, about or below the Site differ from what ought to have reasonably been anticipated at Tender time the Contractor is to inform the Principal's Representative immediately and, where possible, before the conditions are disturbed.



7.2 The Contractor is not entitled to any extra payment for the different Site conditions. If the different conditions are such that the Principal's Representative directs the Contractor to carry out a variation, the procedure in Clause 9 is then to be followed.

8. NON-CONFORMING WORK

9. VARIATIONS

9.1 The Principal's Representative may direct the Contractor to carry out a variation and the Contractor is to carry out the direction.

9.3 A variation is any change to the character, form, quality and extent of the Works directed in writing by the Principal's Representative. A variation shall not invalidate the Contract.

9.2 The Principal's Representative and Contractor are to meet to agree on the reasonable amount payable to or deducted from the Contractor for the variation. If they do not agree within 14 days after the meeting, the Principal's Representative is to assess that amount.

Go to 13 if assessed amount agreed
or 16 if assessed amount is not agreed

10. SUSPENSION

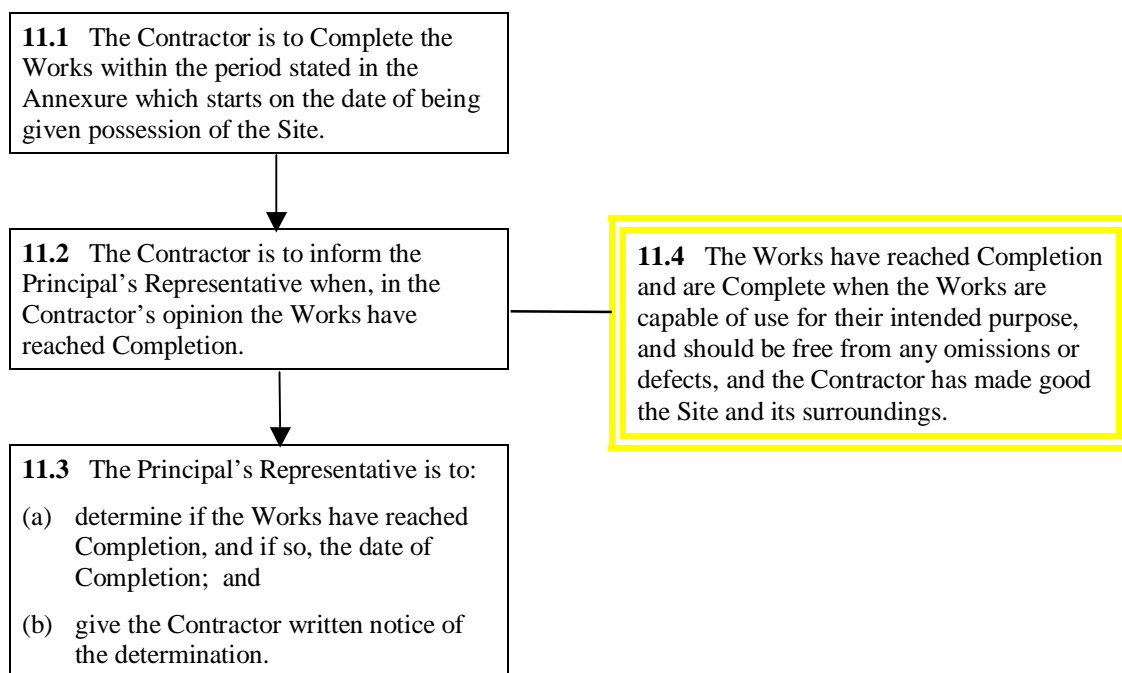
10.1 The Principal's Representative may direct the Contractor to suspend all or part of the Works and the Contractor is to carry out the direction.

10.2 If the direction to suspend the work is due to any act or omission of the Principal, the Principal's Representative and Contractor are to meet to agree on the reasonable extra costs payable to the Contractor which resulted from the suspension. If they do not agree within 14 days after the meeting, the Principal's Representative is to assess those extra costs.

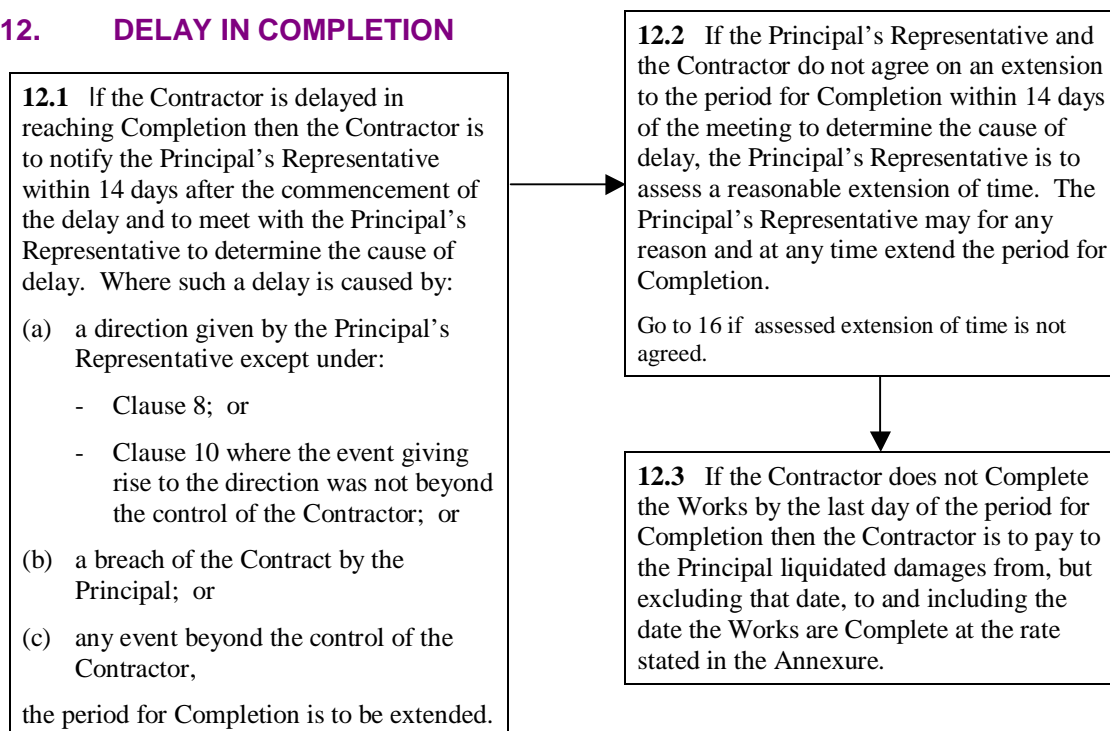
Go to 13 if assessed cost agreed
or 16 if assessed cost is not agreed

10.3 The Contractor is to recommence the Works as soon as practicable after being directed to do so by the Principal's Representative.

11. COMPLETION OF THE WORKS



12. DELAY IN COMPLETION



13. PAYMENT AND RETENTION

13.1 *If the Contract has substantial Demolition and the 'Amount of Security' in the Annexure is >\$0:*

Before commencing any work on the Site, the Contractor is to provide security in the amount stated in the Annexure and in the form as detailed in Schedule - Unconditional Undertaking.

13.2 *If the Contract requires the Contractor to pay the Contract Sum to the Principal:*

Before commencing any work on the Site, the Contractor is to pay the Principal the Contract Sum.

13.3 *If the Contract requires the Principal to pay the Contract Sum to the Contractor:*

The Contractor is to give the Principal's Representative a written claim for payment when a Milestone stated in the Annexure is reached. The claim is to identify the Milestone, the amount claimed, how the amount is calculated, deductions to which the Principal is entitled and, when additions are claimed, the legal and factual basis of the claim. Additions are extra costs or other amounts to which the Contractor is entitled under or in connection with the subject matter of the Contract.

When a Milestone is reached the amount which the Contractor is entitled to claim, and be paid, is the sum of:

- for work for which the Principal accepted rates, an amount calculated by applying the rates to the quantities of work carried out to that date;
- for work for which the Principal accepted a lump sum, the percentage stated in the Annexure for the Milestone;
- for any additions for which the Principal has approved an amount in writing or for which an amount has been finally determined by an Expert under Clause 16, the amount approved or determined;

less payments previously made (including under Clause 16), costs payable by the Contractor to the Principal and deductions to which the Principal is entitled under or in connection with the subject matter of the Contract, including but not limited to retention moneys, liquidated damages and other damages whether liquidated or unliquidated.

With each claim for payment, and at any other time as requested by the Principal's Representative, the Contractor is to give the Principal's Representative a completed statutory declaration, as detailed in Schedule - Statutory Declaration.

Within 10 business days after receipt of the Contractor's payment claim, the Principal is to provide to the Contractor a payment schedule identifying the progress claim to which it relates and stating the payment, if any, which the Principal will be making. If the payment is to be less than the amount claimed by the Contractor the payment schedule is to indicate why it is less. For the purposes of this clause a business day is any day other than a Saturday, Sunday, public holiday or 27, 28, 29, 30 or 31 December.

13.3 (Continued)

Payment is to be made:

- within 20 business days after receipt of the Contractor's written payment claim; or
- within 5 business days after the statutory declaration is received; or
- by the specified time after any action required prior to payment has been carried out,

whichever is the latest. If the Contractor breaches the requirement to submit a completed statutory declaration the Principal is not obliged to make any payment to the Contractor while the breach continues.

Any claim by the Contractor on the Principal is to be made within 28 days after the date of the Principal's Representative's written notice of Completion under Clause 11.3. All claims whatsoever by the Contractor against the Principal made after that time are barred. However, if the contract includes a Defects Liability Period, and the Contractor has a claim against the Principal under Clause 14.4 or because of an event which occurred during the Defects Liability Period, the Contractor may make that claim up to 28 days after the end of the Defects Liability Period. If the claim is made after that time it is barred.

Unless stated otherwise, all payments by the Principal to the Contractor are to be made by Electronic Funds Transfer to a bank, building society or credit union account nominated by the Contractor. No payment is due to the Contractor until details of the nominated account (name of financial institution, account name and account number) are notified in writing to the Principal's Representative. The Contractor is to promptly notify the Principal's Representative in writing of any changes to the nominated account and the Principal is not responsible for any payments made into a previously nominated account before notification of such change is received by the Principal's Representative.

Payment is not evidence of the value of work or an admission of liability or that the work is satisfactory but is a payment on account only.

13.4 *When the Works are Complete and the Contract requires Security:*

When the Contractor has provided an Unconditional Undertaking for Security (Annexure 13.1) the Principal is to return the Unconditional Undertaking, less any amounts the Contractor is to pay the Principal, within 14 days of Completion.

13.5 *When the Works are Complete and the Contract has a Defects Liability Period:*

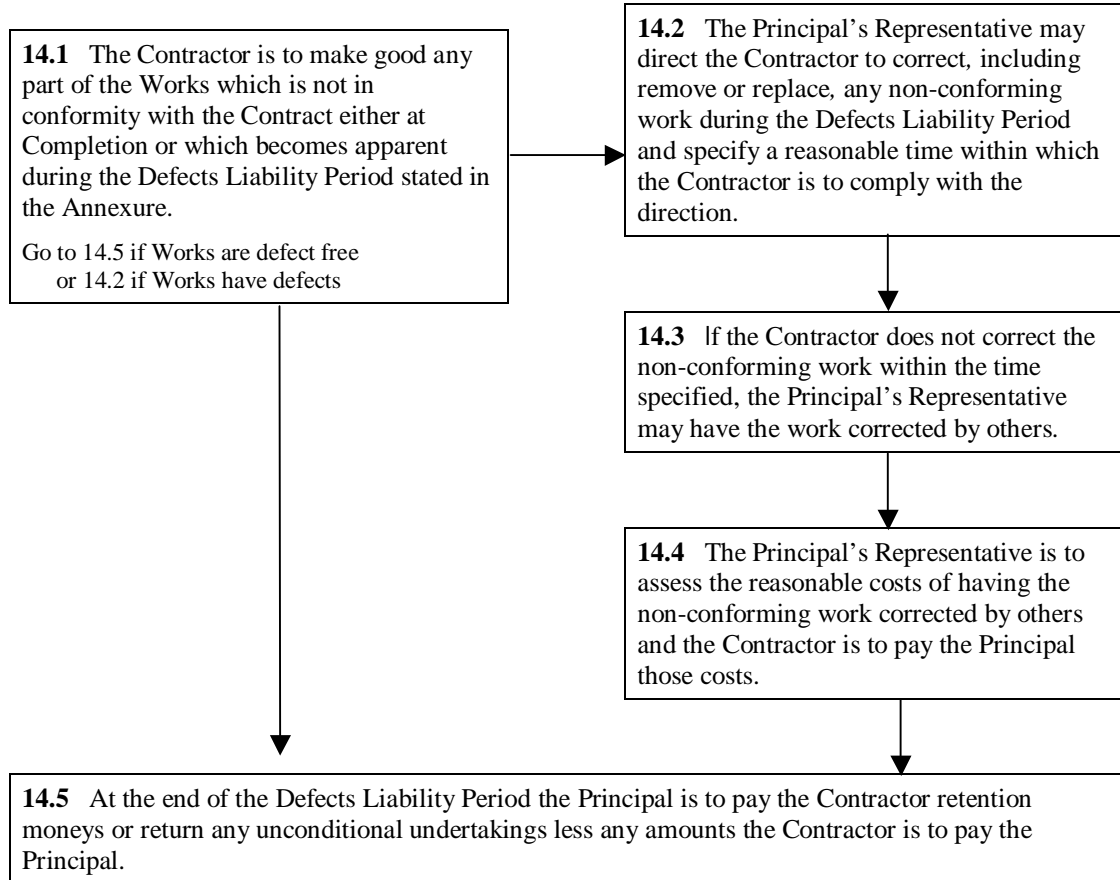
An amount of 2.5% of the Contract Sum is to be retained by the Principal against the due and proper performance of the Contract, except when there is no Defects Liability Period.

The Contractor may, instead of the retention, provide security in the amount of the retention in the form as detailed in Schedule – Unconditional Undertaking.

13.6 *If an Unconditional Undertaking is required:*

All Undertakings must be provided by a financial institution acceptable to the Principal.

14. DEFECTS LIABILITY PERIOD



15. DEFAULT AND INSOLVENCY

15.1 Without prejudice to any other rights which the Principal has, if the Contractor commits a substantial breach of the Contract, including:

- (a) failing to carry out a direction of the Principal's Representative within the time specified or if no time is specified, within a reasonable time;
- (b) not progressing Works at a reasonable rate,

the Principal may, in writing, specify the breach and ask the Contractor to give reasons why the Principal should not take further action.

15.2 If the Contractor is wound up or declared insolvent then:

15.4

- (a) The Principal may immediately take over the uncompleted Works by notice in writing; and
- (b) suspend payments due or which would become due under Clause 13; and
- (c) have the Works Completed by others.

15.3 If the Contractor either fails to give a written response within 7 days of receiving the Principal's notice, or fails to give reasons satisfactory to the Principal, then:

Go to 15.5 for Termination option
or 15.4 for Takeover option

15.5 The Principal, may immediately terminate the Contract by notice in writing to the Contractor, in which case the respective rights and liabilities of the parties shall be the same as they would be at common law if the Contractor had wrongfully repudiated the Contract.

15.7 If the calculation results in a shortfall to the Principal, the Contractor is to pay the amount of the shortfall to the Principal within seven days of a written demand for payment.

15.6 The Principal's Representative is to calculate the difference between:

- (a) the costs of having the Works Completed by others; and
- (b) the amount of suspended payments and retention moneys held by the Principal.

Go to 15.7 Contractor to pay
or 15.8 Principal to pay

15.8 If the calculation results in an excess to the Principal, the Principal is to pay the amount of the excess to the Contractor.

16. DISPUTES

16.1 If either party is dissatisfied with an act or omission of the other party in connection with the Contract, including assessment of a claim, failure to agree, or an instruction, that party is to notify the Principal's Agent and the other party in writing of a dispute within 14 days of the act or omission. The notifying party is to provide particulars, including the factual and legal basis of any claimed entitlement.

If a party gives notice of a dispute but not within the time provided by this Clause 16.1, then it is not entitled to interest for the period before the party gave notice.

16.2 Within 7 days of the giving of the notice, the Contractor and Principal's Agent are to meet to attempt to resolve the dispute.

16.3 If the dispute is not resolved within 14 days after the notice providing particulars of the dispute, the parties are to appoint an independent Expert.

If the parties fail to agree upon an Expert, either may request the Chief Executive Officer of the Australian Commercial Disputes Centre Ltd Sydney to nominate an Expert. If there is no Chief Executive Officer or the Chief Executive Officer fails to make a nomination within a reasonable time, the Principal is to nominate an Expert.

16.4 The person nominating the Expert is not to nominate:

- an employee of the Principal or Contractor,
- a person who has been connected with the Contract, or
- a person upon whose appointment the Principal and the Contractor have previously failed to agree.

16.5 When the person to be the Expert has been agreed on or nominated, the Principal, on behalf of both parties is to appoint the expert in writing, with a copy to the Contractor, setting out:

- the dispute being referred to the Expert for a decision,
- the Expert's fees,
- the procedures detailed in this Clause 16, and
- any other matters which are relevant to the engagement.

16.6 The Principal and the Contractor are to share equally the Expert's fees and out-of-pocket expenses, including security deposit if required. Each party is to otherwise bear their own costs and share equally any other costs of the process.



16.7 Each party is to make written submissions to the Expert and provide a copy to the other party as follows:

- (a) Within 7 days after the appointment of the Expert, the notifying party is to submit details of the claimed act or omission.
- (b) Within 14 days after receiving a copy of that submission, the other party is to submit a written response. That response can include cross-claims.

16.8 The Expert is to decide whether the claimed event, act or omission did occur and, if so:

- when it occurred,
- what term of the Contract or other obligation in law, if any, requires the other party to pay the claimant money in respect of it, and
- the merits in law of any defence or cross-claim raised by the other party.

The Expert then decides the amount, if any, which one party is legally bound to pay the other on account of the event, act or omission.

The Expert is also to decide any other questions required by the parties, as set out in the dispute referred to the Expert at Clause 16.5.

16.9 In making the decision, the Expert acts as an expert and not as an arbitrator and is:

- (a) not liable for acts, omissions or negligence;
- (b) to make the decision on the basis of the written submissions from the parties and without formalities such as a hearing;
- (c) required within 35 days of appointment to give the decision in writing, with brief reasons, to each party; and
- (d) bound by the rules of natural justice.

16.10 If the Expert decides that one party is to pay the other an amount exceeding \$250,000 (calculating the amount without including interest on it), and within 14 days of receiving the decision of the Expert, either party gives notice in writing to the other that the party is dissatisfied, the decision is of no effect and either party may then commence litigation.

16.11 Unless a party has a right to commence litigation under Clause 16.10:

- (a) The parties are to treat each determination of the Expert as final and binding and give effect to it.
- (b) If the Expert decides that one party owes the other party money, that party is to pay the money within 14 days of the receiving the decision of the Expert.

17. TERMINATION FOR THE PRINCIPAL'S CONVENIENCE

17.1 The Principal may terminate the Contract by giving notice with effect from the date stated in the notice, for its convenience and without the need to give reasons. The Contractor must leave the Site by the date stated in the termination notice and remove all plant, equipment and amenities it has brought onto the Site for the construction of the Works.

If the Contract is terminated for the Principal's convenience, the Principal must pay the Contractor:

- the value of all work carried out (as determined in clause 13) up to the date of the termination notice takes effect; plus
- 2% of the difference between the Contract Sum, adjusted by any amounts agreed or assessed under clause 9.2 or finally determined under clause 16, and the total of all amounts paid and payable to the contractor for payment claims.

The payments referred to in this Clause are full compensation under this Clause, and the Contractor has no claim for damages or other entitlement whether under the Contract or otherwise.

The Contractor must, wherever possible, include in all subcontracts and supply agreements an equivalent provision to this Clause.

SCHEDULE 1

APPROVED FORM OF UNCONDITIONAL UNDERTAKING

[To be submitted on a Financial Institution's letterhead and show, at a minimum, the Financial Institution's name and address]

At the request of ('the Contractor')
and in consideration of ('the Principal')
accepting this undertaking in respect of the contract for
..... ('the Contract'),
..... ('the Financial Institution')
unconditionally undertakes to pay on demand any sum or sums which may from time to time be
demanded by the Principal to a maximum aggregate sum of
.....(\$.....)('the Sum').

*The undertaking is to continue until notification has been received from the Principal that the Sum is no longer required by the Principal or until this undertaking is returned to the Financial Institution or until payment to the Principal by the Financial Institution of the Sum or such part as the Principal may require. The Principal must not assign the unconditional undertaking without the prior **written** agreement of the Financial Institution, which must not be unreasonably withheld.*

Should the Financial Institution be notified in writing, purporting to be signed by or for and on behalf of the Principal that the Principal requires payment to be made of the whole or any part or parts of the Sum, it is unconditionally agreed that the Financial Institution will make the payment or payments to the Principal forthwith without reference to the Contractor and notwithstanding any notice given by the Contractor not to pay same.

Provided always that the Financial Institution may at any time without being required so to do pay to the Principal the Sum less any amount or amounts it may previously have paid under this undertaking or such lesser sum as may be required and specified by the Principal and thereupon the liability of the Financial Institution hereunder shall immediately cease.

DATED at this day
of 20

.....

[Signature]

.....

[Print name of person signing the Undertaking]

.....

[Position / Title]

SCHEDULE 2**Statutory Declaration**Oaths Act 1900
(NSW)**Definitions**

The Principal is

The Contractor is

ACN/ABN.....

The Contract is Contract No.

Contract Title.....

dated(Date of Contract) between the party identified as the Principal and the party identified as the Contractor.

Declaration

Full name **I,**

Address of

do hereby solemnly declare and affirm that:

Insert position title of the Declarant **1** I am the representative of the Contractor in the Office Bearer capacity of

2 I am in a position to make this statutory declaration about the facts attested to.

REMUNERATION OF CONTRACTOR'S EMPLOYEES ENGAGED TO CARRY OUT WORK IN CONNECTION WITH THE CONTRACT

- 3** All remuneration payable to the Contractor's relevant employees for work done in connection with the Contract to the date of this statutory declaration has been paid and the Contractor has made provision for all other benefits accrued in respect of the employees.
- Relevant employees are those engaged in carrying out the work done in connection with the Contract.

Remuneration means remuneration or other amounts payable to relevant employees by legislation, or under an industrial instrument, in connection with work done by the employees [s127(6) of the *Industrial Relations Act 1996* (NSW)].

REMUNERATION OF THE EMPLOYEES OF SUBCONTRACTORS ENGAGED TO CARRY OUT WORK IN CONNECTION WITH THE CONTRACT

- 4** The Contractor *is/is not* a principal contractor for the work done in connection with the Contract, as defined in section 127 of the *Industrial Relations Act 1996* (NSW).
- 5** Where the Contractor is also a principal contractor for work done in connection with the Contract, the Contractor has been given a written statement in its capacity of principal contractor under section 127(2) of the *Industrial Relations Act 1996* (NSW) by each subcontractor in connection with that work stating that all remuneration payable by each subcontractor to the subcontractor's relevant employees for work done in connection with the Contract to the date of this declaration has been paid, and each subcontractor has made provision for all other benefits accrued in respect of each subcontractor's employees.
- 6** I am aware that the *Industrial Relations Act 1996* (NSW) requires any written statement provided by subcontractors must be retained for at least 6 years after it was given and declare that the Contractor has accordingly made arrangements for

Delete the words
in italics that are
not applicable.

the secure retention of the written statements.

WORKERS COMPENSATION INSURANCE OF THE CONTRACTOR'S WORKERS

- 7 All workers compensation insurance premiums payable by the Contractor to the date of this statutory declaration in respect of the work done in connection with the Contract have been paid. This statutory declaration is accompanied by a copy of any relevant certificate of currency in respect of that insurance.

WORKERS COMPENSATION INSURANCE FOR WORKERS OF SUBCONTRACTORS

- 8 The Contractor *is / is not* a principal contractor for work done in connection with the Contract, as defined in section 175B of the *Workers Compensation Act 1987* (NSW).
- 9 Where the Contractor is also a principal contractor for work done in connection with the Contract, the Contractor has been given a written statement under section 175B of the *Workers Compensation Act 1987* (NSW) in the capacity of principal contractor in connection with that work to the intent that all workers compensation insurance premiums payable by each subcontractor in respect of that work done to the date of this statutory declaration have been paid, accompanied by a copy of any relevant certificate of currency in respect of that insurance.
- 10 I am aware that the *Workers Compensation Act 1987* (NSW) requires any written statement provided by subcontractors and any related certificate of currency must be retained for at least 7 years after it was given and declare that the Contractor has accordingly made arrangements for the secure retention of the written statements.

Delete the words *in italics* that are not applicable.

EMPLOYER UNDER THE PAYROLL TAX ACT

- 11 The Contractor *is registered as / is not required to be registered as* an employer under the *Payroll Tax Act 2007* (NSW).
- 12 All payroll tax payable by the Contractor in respect of wages paid or payable to the relevant employees for work done in connection with the Contract to the date of this statutory declaration has been paid.
- 13 The Contractor *is / is not* a principal contractor for work done in connection with the Contract, as defined in section 17 of Schedule 2 to the *Payroll Tax Act 2007* (NSW).
- 14 Where the Contractor is also a principal contractor for work done in connection with the Contract, the Contractor has been given a written statement under section 18 of Schedule 2 to the *Payroll Tax Act 2007* (NSW) in the capacity of principal contractor in connection with that work to the intent that all payroll tax payable by each subcontractor in respect of the wages paid or payable to the relevant employees for that work done to the date of this statutory declaration has been paid.
- 15 I am aware that the *Payroll Tax Act 2007* (NSW) requires any written statement provided by subcontractors must be retained for at least 5 years after it was given and declare that the Contractor has accordingly made arrangements for the secure retention of the written statements.

Delete the words *in italics* that are not applicable.

Delete the words *in italics* that are not applicable.

PAYMENTS TO SUBCONTRACTORS

- 16 The Contractor has paid every subcontractor, supplier and consultant all amounts payable to each of them by the Contractor as at the date of this statutory declaration with respect to engagement of each of them for the performance of work or the supply of materials for or in connection with the Contract.
- 17 The provisions of clause "SECURITY OF PAYMENT", if included in the Contract, have been complied with by the Contractor.
- 18 The Contractor has been informed by each subcontractor and consultant to the Contractor (except for subcontracts and agreements not exceeding \$25,000 at their commencement) by written statement in equivalent terms to this declaration (made no earlier than the date 14 days before the date of this declaration):
- .1 that their subcontracts with their subcontractors, consultants and suppliers comply with the requirements of clause "SECURITY OF PAYMENT", if included

1. GENERAL CONDITIONS OF CONTRACT AND ANNEXURE

in the Contract, as they apply to them; and

.2 that all of their employees, subcontractors, consultants and suppliers, as at the date of the making of such a statement have been paid all remuneration and benefits due and payable to them by, and had accrued to their account all benefits to which they are entitled from, the subcontractor or consultant of the Contractor or from any other of their subcontractors or consultants (except for their subcontracts and agreements not exceeding \$25,000 at their commencement) in respect of any work for or in connection with the Contract.

19 I am not aware of anything to the contrary of any statutory declaration referred to in paragraph 18 of this declaration and on the basis of the statements provided, I believe the matters set out in paragraph 18 to be true.

20 And I make this solemn declaration, as to the matters aforesaid, according to the law in this behalf made, and subject to the punishment by law provided for any wilfully false statement in any such declaration.

Signature of Declarant

declared at

Place

Date on.....

before me

Signature of legally authorised person* before whom the declaration is made

Name and title of person* before whom the declaration is made

Notes:

1. In this declaration:

- (a) the words “principal contractor”, “employee”, “employees” and “relevant employees” have the meanings applicable under the relevant Acts;
- (b) the word “subcontractor” in paragraphs 5, 6, 9, 10, 14 and 15 has the meaning applicable under the relevant Act; and
- (c) otherwise the words “Contractor”, “subcontractor”, “supplier” and “consultant” have the meanings given in or applicable under the Contract.

2. * The declaration must be made before one of the following persons:

(a) where the declaration is sworn within the State of New South Wales:

- (i) a justice of the peace of the State of New South Wales;
- (ii) a solicitor of the Supreme Court of New South Wales with a current practising certificate;
- (iii) a notary public; or
- (iv) another prescribed person legally authorised to administer an oath under the *Oaths Act 1900* (NSW);

or

(b) where the declaration is sworn in a place outside the State of New South Wales:

- (i) a notary public; or
- (ii) any person having authority to administer an oath in that place.

ANNEXURE TO GENERAL CONDITIONS OF CONTRACT - MINOR WORKS

Clause

1.1

The Principal is The Minister for Commerce for the State of NSW.

Notices and Submissions to the Principal

Notices and Submissions to the Principal must go to the Principal's Representative.

1.2

The Principal's Representative is : GHD Pty Ltd (Greg Paulsen)

and is located at: GPO Box 668 Brisbane QLD 4001

If no name is stated the Principal is to name the person in writing within 7 days after accepting the tender. The Principal may at any time change the person for any reason whatsoever by giving written notice.

1.3

The Principal's Agent is : The Principal's Agent is the Manager Contracts, Department of Services, Technology & Administration

and is located at: McKell Building, 2-24 Rawson Place, Sydney, NSW, 2000.

If no name is stated the Principal is to name the person in writing within 2 days of the Contractor giving written notice of a dispute under Clause 16. The Principal may at any time change the person for any reason whatsoever by giving written notice.

3.2

The period to submit the completed design is: NOT APPLICABLE before its use for construction.

If no period is stated it is 7 days before its use for construction.

5.2

The Principal has arranged insurance of the Works and public liability through insurance broker Jardine Lloyd Thompson Pty Ltd.

The insurance policy is available on the Internet at:

www.managingprocurement.commerce.nsw.gov.au/system/index_contract_management_insurance_policies.doc

6.1

The time to give possession of Site is: 14 days after the Principal accepted the tender.

If no time is stated it is 7 days after the Principal accepted the tender.

11.1

The period for Completion is: 32 calendar weeks.

If no period is stated a reasonable period is to apply.

12.3

The rate per day of liquidated damages is: » \$ 200 .

If no rate is stated common law damages are to apply.

13.1

The amount of Security is: 0% of the contract value.

If no amount is stated then no Security applies.

13.3

The Milestones and Percentages are as below:

Milestone	Percentage
»Monthly	»Value of Works completed
»	»
»	»
»	»

If no Milestones and Percentages are stated the Milestone is Completion of the Works and Percentage is 100%.

14.1

The Defects Liability Period, which commences at Completion of the Works is: 26 weeks

If no Period is stated then no Defects Liability Period applies.

END OF SECTION – GENERAL CONDITIONS OF CONTRACT AND ANNEXURE

2 PRELIMINARIES

[THERE ARE 24 PAGES IN THIS SECTION](#)

1 ADMINISTRATION AND CONTRACTING

1.1 ELECTRONIC COMMUNICATIONS

The parties agree and consent that notices and communications may be by electronic communication in accordance with the *Electronic Transactions Act 2000* (NSW).

1.2 USE OF QUALIFIED TRADEPERSONS

Use qualified tradepersons when completing the Works. The use of such persons shall not relieve the Contractor of liability for the fitness of the Works for the purposes required by the Contract.

1.3 LONG SERVICE LEVY

Before commencing the works, the Contractor must:

- pay to the Building and Construction Industry Long Service Payments Corporation or the Corporation's agent the amount of the long service levy payable under the *Building and Construction Industry Long Service Payments Act 1986* (NSW); and
- produce to the Principal the document evidencing payment of the levy.

Additional information and the Levy Payment Form are available on the Internet at:

www.lspc.nsw.gov.au

1.4 COLLUSIVE ARRANGEMENTS

The Contractor must comply with the NSW Government *Code of Practice for Procurement*, which is available on the Internet at:

www.nswprocurement.com.au/Government-Procurement-Frameworks/Files/code_of_prac-curr.aspx

1.5 CONTRACTOR PERFORMANCE REPORTING

During the course of the Contract, the Contractor's performance may be monitored and assessed in accordance with Procurement Practice Guide *Performance management* which are available on the Internet at:

www.managingprocurement.commerce.nsw.gov.au/system/index_performance_management.doc

1.6 EXCHANGE OF INFORMATION BETWEEN GOVERNMENT AGENCIES

The Contractor authorises the Principal and its employees and agents to make information concerning the Contractor and its performance available to other NSW government agencies and local government authorities, which may take such information into account in considering whether to offer the Contractor future opportunities for work.

The Principal regards the provision of information about the Contractor to any NSW government agency or local government authority as privileged under the *Defamation Act*

2005. The Contractor agrees that it will have no entitlement to make any claim against the Principal in respect of any matter arising out of the provision or receipt of such information.

1.7 NATSPEC SUBSCRIPTION

If any of the Contractor's Documents are based on NATSPEC, then the Contractor must provide to the Principal proof of the Contractor's current NATSPEC subscription.

1.8 GOODS AND SERVICES TAX

All prices, rates and other amounts referred to under the Contract must include GST if it is payable.

The Principal will issue payment schedules in the form of Recipient Created Tax Invoices. The Contractor must not issue Tax Invoices in respect of the Contract.

The Principal will issue Adjustment Notes in respect of adjustment events known to the Principal. The Contractor must notify the Principal of details of any adjustment event not known to the Principal.

Each party warrants it is registered for GST at the time of entering into the Contract, and must notify the other party if it ceases to be registered for GST or to satisfy any requirements for the issue of Recipient Created Tax Invoices.

1.9 PASSING OF PROPERTY AND RISK

Unless otherwise provided, items supplied by the Contractor become the property of the Principal when unloaded as required in the Contract. Such items remain at the risk of the Contractor until property therein passes to the Principal.

1.10 AUSTRALIAN AND NEW ZEALAND GOODS

Do not supply or incorporate into the Works any items imported into Australia except:

- items manufactured in New Zealand;
- items included in Tender Schedules **Schedule of Imported Materials and Equipment** lodged with the Tender and accepted by the Principal;
- a single item with an imported content valued at less than 2% of the Contract Sum or \$20,000, whichever is the lesser. If an item is one of a group of similar items, the group shall be considered as one single item.

The Principal will not pay for imported goods supplied or incorporated into the Works in breach of the provisions of this clause.

1.11 QUALITY MANAGEMENT REQUIREMENTS

Design Plan

Prior to commencing design work, prepare and implement a Design Plan complying with the NSW Government *Quality Management Systems Guidelines (QMS Guidelines)*, covering each phase of design and addressing the key activities.

The *QMS Guidelines* are available on the Internet at:

www.managingprocurement.commerce.nsw.gov.au/system/index_procurement_guideline_documents.doc

Inspection and Test Plans

Prepare and implement Inspection and Test Plans, complying with the *QMS Guidelines*, incorporating the Hold and Witness points specified in the Contract.

Submit copies of Inspection and Test Plans and checklists not less than 7 days before commencing the work to which they apply. Also submit certification that the relevant Inspection and Test Plans of Subcontractors and Consultants meet the requirements of the *QMS Guidelines*. Do not start any work before this documentation is submitted.

Give at least 24 hours notice prior to reaching a Hold or Witness point.

The Contractor must not proceed beyond a Hold point without endorsement by the Principal or its authorised representative.

The Principal, at its discretion, may inspect the work at a Witness point, but work may proceed without endorsement.

Endorsement by the Principal at a Hold or Witness point does not release the Contractor from its obligations to achieve the specified requirements of the Contract.

Surveillance (monitoring) by the Principal will apply to all work associated with the Contract.

Conformance records

Submit copies of conformance records as specified, including:

Conformance records	Time when records are required
Completed Inspection & Test Plans and associated checklists	With each Payment Claim

Failure to Comply

If the Contractor fails to comply with the requirements of this clause, the Principal may implement such inspections and tests as the Principal determines and the cost incurred by the Principal shall be a debt due from the Contractor.

1.12 SECURITY OF PAYMENT

General

In this clause “subcontract” includes an agreement for supply of goods or services (including professional services and plant hire) or both and “subcontractor” includes a supplier of goods or services (including professional services and plant hire) or both.

The Contractor shall ensure that each subcontract, whether written or oral, entered into by the Contractor or any subcontractor in respect of the work under the Contract and which has a value of \$25,000 or more at the commencement of the subcontract, includes provisions in the form or to the effect of the form, as the case may be, of those contained in this clause, including the provisions of this subclause.

Options as to Form of Security

Each subcontract which -

- requires the subcontractor to provide a cash security to its principal;
- allows the subcontractor’s principal to deduct retention moneys from any payment made by it to the subcontractor; or
- provides for both of the above

shall allow the subcontractor the option at any time to provide an unconditional undertaking or unconditional undertakings in lieu of a cash security or retention moneys. To the extent that the subcontractor provides an unconditional undertaking or undertakings, the subcontractor's principal shall not deduct retention moneys and shall forthwith release to the subcontractor any retention moneys or cash security then held.

Trust for Cash Security and Retention Moneys

Each subcontract shall include a provision having the effect that:

- When a party receives or retains security in cash or converts security to cash, that security is held in trust by the security holder from the time of receipt, retention or conversion, as the case may be, and the security holder must forthwith deposit the money into a trust account in a bank selected by that party;
- the moneys shall be held in trust for whichever party is entitled to receive them until they are paid in favour of that party and the security holder shall maintain proper records to account for such moneys; and
- any interest earned by the trust account shall not be held in trust, and shall be owned by the party holding the security.

If the party holding security has a policy of insurance protecting subcontract payments due to the other party which is equivalent to the HIA Security of Payment Bond, then compliance with the above of this subclause is not required.

Whenever requested by the Principal to provide evidence verifying that the Contractor is holding in trust an amount which the Contractor should be holding in trust, the Contractor shall provide evidence to the reasonable satisfaction of the Principal that the amount is held in trust. If the Contractor fails to do so then, in addition to any other remedy which the Principal may have against the Contractor, the Principal may withhold an equivalent amount from payments to the Contractor.

Payments

Each subcontract shall include:

- an obligation, which takes precedence over any inconsistent provision of the subcontract, for the subcontractor's principal to pay the subcontractor regular progress payments of 100% of the value of work, goods or services provided by the subcontractor less only retention moneys, if any, paid into the trust account referred to in subclause **Trust for cash security and retention moneys**;
- an entitlement to progress payments within the following periods after the date upon which a progress claim is lodged by the Contractor with the Principal's Representative:
 - in the case of the Contractor's subcontractors, 28 days;
 - in the case of all other subcontractors, 35 days,

Compliance with this subclause shall not prevent the Contractor from paying a subcontractor an amount in excess of that claimed from the Principal, or paying before the time stipulated in this subclause.

Alternative Dispute Resolution

Each subcontract shall include provisions incorporating the dispute resolution procedures outlined in the Contract except that, in each case, it shall not be mandatory for the subcontractor to pursue the contractual dispute resolution mechanism if the only remedy sought by the subcontractor is an order that the subcontractor's principal pay to it an amount which is not disputed to be due and payable under the subcontract.

Documents to be Provided to Subcontractors

Each subcontract shall include a provision which requires the subcontractor's principal to provide to the subcontractor, before the subcontractor commences work under the subcontract, a copy of the following provisions of the contract between the subcontractor's principal and its principal:

- the provision equivalent to this Preliminaries clause **Security of Payment**; and
- the clauses relating to proof of payment of subcontractors, times for payment claims and payment and alternative dispute resolution.

Register of Subcontracts

Maintain a register of all subcontracts which have a value of \$25,000 or greater showing brief details of the subcontract work, the name, address and telephone number of the subcontractor, and provide an up to date copy of the register when requested by the Principal's Representative.

If further requested by the Principal's Representative, provide an unpriced copy of the subcontract agreement within 14 days of such request.

1.13 ADDITIONAL SECURITY AND OBLIGATIONS FOR TRUSTEES

If the Contractor is a trustee:

- before commencing the Works, the Contractor must give the Principal an unconditional undertaking as security for any amount previously agreed in writing by the parties. The unconditional undertaking must be in the form detailed in Schedule 1 **Approved Form of Unconditional Undertaking** and from a financial institution acceptable to the Principal.
- The security will be retained by the Principal against the due and proper performance of the Contract by the Contractor. Unless the Principal has made or intends to make a demand against the unconditional undertaking, the Principal will return the unconditional undertaking within 14 days after the date of Completion of the Works determined or agreed by the Principal.
- The Contractor must not prevent the Principal making any demand against the unconditional undertaking, or prevent the provider of an unconditional undertaking complying with the unconditional undertaking or any demand by the Principal, but the Contractor may seek damages if the Principal makes a demand in breach of the Contract.
- The Contractor must ensure that, for the duration of the Contract, the total value of the trust beneficiaries' loans to the trustee is always greater than the total value of trust beneficiaries' loans from the company.

1.14 INDUSTRIAL RELATIONS MANAGEMENT

Requirement

The Contractor must comply with the NSW Government *Industrial Relations Management Guidelines*.

Verification of Compliance with Industrial Relations Obligations

Submit before beginning works on the Site, a statement on the Contractor's letterhead, signed by an authorised person, attesting to the Contractor's compliance, in the preceding twelve months, with all employment and legal obligations including, but not limited to:

- payment of remuneration to employees
- annual leave

- Long Service Leave Payment Scheme registration
- workers' compensation insurance, including self- insurance arrangements
- superannuation fund membership and contributions
- over-award payments such as redundancy fund contributions

If the Contractor engages an independent industry or employer association or other specialist organisation to provide an auditing service to verify compliance with employment and legal obligations, a statement or declaration from that organisation may be submitted instead of the statement by the Contractor.

Project IR Management Details

Submit, before beginning work on the Site, a statement detailing:

- the location of time and wage records and other documents that are required to be kept to verify ongoing compliance with all employment and legal obligations; and
- the names of Federal or NSW awards that are likely to cover subcontractors and other contractors on the project.
- the names of those responsible for coordinating industrial relations on the project;
- an outline of:
 - the Contractor's consultation and communication mechanisms with workers, unions, and employer or industry associations
 - the measures to be implemented to coordinate the interface on the project with subcontractors, unions and other contractors
 - the measures for assessing subcontractor's ability to comply with industrial relations and employment obligations
 - the measures to monitor and verify subcontractors' ongoing compliance

Failure to comply

If at any time the Contractor has not carried out its obligations under this clause **Industrial Relations Management**, then notwithstanding any other provision of the Contract, no payment is due to the Contractor until the 7th day after the required action has been carried out.

1.15 ABORIGINAL PARTICIPATION

Requirement

The Contractor must comply with the NSW Government *Aboriginal Participation in Construction Guidelines*, available on the Internet at:

www.managingprocurement.commerce.nsw.gov.au/system/index_procurement_guideline_documents.doc

Submit a Statement of Opportunities for Aboriginal Participation and an Aboriginal Participation Plan before starting work on the Site.

Implement the Aboriginal Participation Plan and demonstrate compliance to the Principal whenever requested.

Failure to comply

If at any time the Contractor has not carried out its obligations under this clause **Aboriginal participation**, then notwithstanding any other provision of the Contract, no payment shall be due to the Contractor until the 7th day after the required action has been carried out.

1.16 AUDIT AND REVIEW

Make available, on request, all records, including those of or relating to Subcontractors or suppliers, relevant to compliance with requirements of the Contract, for the purposes of audit, review or surveillance. Provide all reasonable assistance during the audits or reviews including attendance by the Contractor.

Promptly implement effective corrective action on matters disclosed by audit or review.

2 SITE AND WORKS

2.1 ORDER OF WORK

The successful Tenderer will be advised of the order in which the 23 houses (1 No in the township of Tabulam) are to be completed. This order will be dependant upon the availability of alternative accommodation while the works are undertaken. It is anticipated that where bathrooms and kitchens are replaced or undergo major refurbishment the tenant will be relocated to the transitional accommodation or within alternative accommodation. Where it is only relatively minor repairs together with painting and floor coverings the tenant may remain in occupation.

There are 2 currently vacant houses located in the Common Area of the Village which are to be used as a transition house for the duration of the contract. They will be used for the temporary housing of tenants while work is undertaken on their respective houses.

Where the tenant is required to be temporarily housed in transitional housing for the duration of the works on their respective house, the tenants furniture and belongings is to be transferred to these transitional homes prior to work beginning. Separate secure storage for the excess furniture of each house will be provided by the Community. The contractor is to allow to relocate the furniture and possessions to the transitional houses/storage and return on completion or alternative work around or move as applicable if the tenant remains in occupancy.

The repair and maintenance work to each house is to be completed as quickly as possible, with an expected maximum construction period of four (4) weeks per house.

2.2 WORKING HOURS AND WORKING DAYS

Unless the Contract provides otherwise the Site is available to the Contractor to perform the Works between 7 am and 5 pm Monday to Friday but excluding public holidays.

The Principal's Representative may approve additional working hours or working days, subject to conditions which may include, but are not limited to:

- restrictions on the performance of work which requires supervision; and
- a requirement that the Contractor meet the costs of supervision, by or on behalf of the Principal, of work performed during the additional working hours or working days.

2.3 EXISTING SERVICES

Locating Existing Services – Dial Before You Dig

The Contractor is responsible for locating services and in doing so, must comply with the WorkCover Guide *Work Near Underground Assets*, which is available on the Internet at:

www.workcover.nsw.gov.au/Documents/Publications/OHS/Safety%20Guides/work_near_underground_asset_1419.pdf

Before commencing excavation the Contractor must obtain, from the Dial Before You Dig information service or relevant public authorities or owners of underground services, written confirmation of the exact positions of all underground services at and around the Site, and verify and prominently mark the locations of the underground services on the Site.

Dealing with Existing Services

Existing services (such as drains, watercourses, public utilities, telecommunications and other services) obstructing the Works or if damaged in the course of the Contract, must be dealt with as follows:

- if the service is to be continued: repair, divert, relocate as required;
- if the service is to be abandoned: cut and seal or disconnect and make safe as required;

Cost and Delay

Where an existing service is damaged by the Contractor for any reason whatsoever, the Contractor shall bear all costs and any delays for repairing or disconnecting the service.

Notification

Notify the Principal's Representative immediately upon the discovery of services obstructing the Works not shown in the Contract documents.

2.4 OCCUPATIONAL HEALTH AND SAFETY MANAGEMENT

Specification and Statutory Requirements

The Contractor must comply with the NSW Government *Occupational Health and Safety Management Systems Guidelines 4th Edition* (OHSM Guidelines) and all statutory requirements including, but not limited to, the *Occupational Health and Safety Act 2000* (NSW) and *Occupational Health and Safety Regulation 2001* (NSW). In the event of any inconsistency, the Contractor must comply with the statutory provisions.

Appointment as principal contractor

The Contractor, having responsibility for the construction work at all times until the work is completed under the Contract, is appointed principal contractor and controller of the premises for the construction work under Clause 210 of the *Occupational Health and Safety Regulation 2001* (NSW), and is authorised to exercise such authority of the owner as is necessary to enable it to discharge the responsibilities of principal contractor and controller of premises imposed by the *Occupational Health and Safety Act 2000* (NSW) and Chapter 8 of the *Occupational Health and Safety Regulation 2001* (NSW).

Design

The Contractor must ensure that systematic assessments are undertaken in carrying out any design required, that:

- identify hazards and analyse the associated risks, probability and consequences of injury or illness;

- involve consultation with appropriate people on the safe construction, use and maintenance of the designed asset;
- establish a Design Hazard Register for the designed asset to record any hazards not eliminated in the design that may impose a risk to those constructing, using or maintaining the asset.

An up to date copy of the Design Hazard Register must be provided to the Principal at the date of Completion of the Works or the date the Works are occupied or taken over, whichever is earlier.

Project OHS Management Plan

Develop and implement a Project OHS Management Plan that complies with the *OHSM Guidelines*.

Submit the Project OHS Management Plan no later than 14 days before construction work commences. Do not start construction work before a complying Project OHS Management Plan has been submitted.

Ensure the following risks are covered in the Project OHS Management Plan:

- Removal of demolition material
- Site security
- Working around tenants
- Checking of services

This list of risks is not exhaustive and must not be relied upon by the Contractor. The Contractor must undertake its own detailed analysis of all occupational health and safety risks under the Contract.

Include a program indicating the timetable and resources allocated for *Inspection, testing and servicing* and *Internal review* (*OHSM Guidelines* Section 4, elements 8 and 11).

Nominate the resources allocated for *Incident management and corrective action* (*OHSM Guidelines* Section 4, element 9).

OHS Management Monthly Report

Submit, no later than the seventh (7th) day of each month, an OHS Management Monthly Report, detailing *Inspection, testing and servicing* activities, *Internal reviews* and *Incident management and corrective action*, and including the information listed below, as evidence of the implementation of the Project OHS Management Plan during the previous month.

As a minimum, the OHS Management Monthly Report must include the following information:

Contract Details

- Contract
- Contractor
- Contractor's representative
- Signature and Date
- Period Covered

Implementation of *Inspection, testing and servicing* procedures (*OHSM Guidelines* Section 4, element 8)

Summary of OHS inspections and tests carried out for:

- plant and equipment
- incoming products
- work site conditions
- adherence to and completeness of Risk Assessments, Safe Work Method Statements and Site Safety Rules
- work site access and exits
- personal protective equipment

Implementation of Incident management and corrective action procedures (OHSM Guidelines Section 4, element 9)

Details of:

- any OHS incidents or OHS issues, including non-compliance with OHS processes and procedures and near misses
- implementation of incident management
- implementation of corrective action
- OHS statistics for entire the Contract including:

	This Month	Total Cumulative
Number of Lost Time Injuries		
Number of Hours Worked		
Number of Hours Lost Due to Injury		
Lost Time Injury Frequency Rate LTIFR		
Number of OHS Management Audits		
Number of OHS Inspections		

Implementation of Internal Reviews (OHSM Guidelines Section 4, element 11)

Details of internal reviews, including audits and inspections, undertaken to verify that on-site OHS processes and practices conform with the Project OHS Management Plan including:

- System element(s) and activities audited and/or reviewed
- Non-conformance(s), improvement(s) identified and corrective action(s) taken
- Details of auditors and reviewers and dates and durations of audits and reviews
- Copies of third party audit reports and details of the Contractor's responses to the reports.

Incident Reports

Ensure compliance with the notification and other requirements of *OHS Regulation 2001* Clauses 341 and 344 for accidents, incidents and non-disturbance occurrences, including immediate notification of WorkCover where required.

Immediately notify the Principal of any accident or incident defined in *OHS Regulation 2001* Clauses 341 and 344.

Provide a written report to the Principal within twenty-four hours of the incident, giving details of the incident and evidence that notification requirements have been met.

When requested, provide an incident investigation report, including identification of the cause of the incident and corrective actions taken, in the form directed.

Prohibition and Improvement Notices and On-The-Spot Fines

Immediately notify the Principal of any Prohibition and Improvement Notice (PIN) or on-the-spot fine issued by WorkCover. Provide the Principal with a copy of the PIN or fine notice and written details of the corrective action taken by the Contractor and/or the applicable subcontractor to rectify the breach and to prevent recurrence.

Electrical work on electrical installations

In compliance with section 207 of the *OHS Regulation 2001*, ensure that electrical work on an electrical installation is not carried out while the circuits and apparatus of the part of the installation that is being worked on are energised, unless it is necessary to do so in the interests of safety and the risk of harm would be greater if the circuits and apparatus were de-energised before work commenced.

Independent Certification of Formwork

In this clause, the terms “qualified engineer” and “formwork” have the meanings given in Clause 209 of the *OHS Regulation 2001*. “Related Entities” means businesses, one of which is owned wholly or in part by the other or that have proprietors, directors, officers, shareholders or employees in common.

Inspection and certification of formwork, if required by Clause 233 of the *OHS Regulation 2001*, must be carried out by a qualified engineer who is not a proprietor, director, officer, or employee either of the entity carrying out the formwork erection or a Related Entity to that entity. In addition, if the Contractor carries out the design of the formwork, then the qualified engineer must not be a proprietor, director, officer or employee either of the Contractor or a Related Entity to the Contractor.

If such inspection and certification are required, the Contractor and any subcontractors involved must include the inspection and certification as actions in Safe Work Method Statements for the erection and use of formwork, and they must be hold points in the Contractor’s and subcontractors’ Inspection and Test Plans.

Submit formwork certification before commencing the use of the formwork. Do not use the formwork before this certification is submitted.

Failure to Comply

If at any time the Contractor has not carried out its obligations under the Contract in relation to occupational health and safety management, then notwithstanding any other provisions of the Contract, no payment will be due to the Contractor until the 7th day after the required action has been carried out.

2.5 HAZARDOUS SUBSTANCES

Definition

Hazardous Substance means a substance that is listed in the document entitled *List of Designated Hazardous Substances* published by Worksafe Australia; or a substance that fits the criteria for a hazardous substance set out in the document entitled *Approved Criteria for Classifying Hazardous Substances* published by Worksafe Australia.

Asbestos, material containing asbestos, polychlorinated biphenyl (PCB) and lead based paints are recognised as hazardous substances. Other substances in certain situations are also considered hazardous and therefore require controlled handling. Examples are glues, solvents, cleaning agents, paints, and water treatment chemicals.

Work involving stone, rock, concrete, masonry and such materials containing silica, is work under the Contract whether explicitly identified in the Specification or not. The Contractor is responsible for the control of any hazard which may arise from the presence of silica.

Response to Unexpected Discovery

If any hazardous substance not specified in work under the Contract is discovered on the Site the Contractor must suspend all work which may result in exposure to such hazardous substance and notify the Principal's Representative immediately of the type of substance and its location.

With the initial notification, or as soon as practicable thereafter, submit details, including:

- the additional work and additional resources the Contractor estimates to be necessary to deal with the substance so that work and subsequent use of the Works may proceed safely and without risk to health
- the time the Contractor anticipates will be required to deal with the substance and the expected delay in achieving Completion;
- the Contractor's estimate of the cost of the measures necessary to deal with the substance; and
- other details reasonably required by the Principal's Representative

The Contractor must, in planning and carrying out any work dealing with the substance take all reasonable steps:

- to carry out the work concurrently with other work wherever possible; and
- to otherwise minimise effects of the work on the Contractual Completion Date.

Responsibility For Decontamination

Control and decontamination of any hazardous substances is the responsibility of:

- the Principal, in respect of any such substances not identified in the Contract Documents, which are discovered on the Site; and
- the Contractor, in respect of any such substances identified in the Contract Documents.

Decontamination By Principal

Where the Principal is responsible for the control and decontamination of any hazardous substances, the Principal's Representative may suspend the whole or any part of the Works until the hazardous substances are isolated or removed.

Decontamination By Contractor

Where the Contractor is responsible for the control and decontamination of the Site following the discovery of hazardous substances, handle, use, isolate, remove and dispose of such substances in accordance with statutory requirements.

The Environment Protection Authority or Waste Service NSW may advise of suitable disposal sites.

2.6 ASBESTOS REMOVAL

Requirement

Where the Contractor is responsible for asbestos removal work, comply with the relevant statutory requirements, standards, codes and guidelines, including but not limited to the:

- *Occupational Health and Safety Act 2000 (NSW)*

- *Occupational Health and Safety Regulation 2001* (NSW)
- WorkCover Authority of NSW requirements
- Australian Safety and Compensation Council *Code of Practice for the Safe Removal of Asbestos 2nd Edition* (2005)
- Australian Safety and Compensation Council *Code of Practice for the Management and Control of Asbestos in Workplaces* (2005)
- Australian Safety and Compensation Council *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition* (2005)
- *Environmentally Hazardous Chemicals Act 1985* (NSW)
- *Waste Avoidance and Resource Recovery Act 2001* (NSW)

Notification and Permit

Not less than seven days prior to commencing any asbestos removal work, notify the local office of WorkCover and the Principal of the intention to carry out that work.

Where the regulations require a licence for asbestos removal work, before the work commences, submit a copy of the current licence held by the entity that will undertake the work and a copy of any WorkCover permit required for the work.

Monitoring

Provide air monitoring by an independent testing authority on each day during asbestos removal and on completion of each area where removal has been undertaken.

Clearance Certificate

Submit to the Principal a clearance certificate from an independent testing authority at the completion of the asbestos removal work.

2.7 ENVIRONMENTAL MANAGEMENT

Requirement

The Contractor must comply with the NSW Government *Environmental Management Systems Guidelines* which are available on the Internet at:

www.managingprocurement.commerce.nsw.gov.au/system/index_procurement_guideline_documents.doc

Environmental Management Plan

Develop and implement an Environmental Management Plan that complies with the *EMS Guidelines*.

The Contractor may elect to complete Schedule to Preliminaries **Environmental Management Plan**, adding objectives and actions as required to suit the risks/hazards associated with the work under the Contract, and implement the completed version as the Environmental Management Plan.

Submit the Environmental Management Plan no later than 7 days before construction work commences. Do not start construction work before a complying Environmental Management Plan has been submitted.

The Environmental Management Plan must address the following risks:

- Checking for asbestos based material

- Removal of rubbish material from the site
- Removal of soil on vehicles
- Checking of paintwork for lead

This list of risks is not exhaustive and must not be relied upon by the Contractor. The Contractor must undertake its own detailed analysis of all environmental risks under the Contract.

Incident reports

Ensure compliance with the notification and other requirements of the *Protection of the Environment Operations Act 1997 (POEO Act)*.

Immediately notify the Principal of any pollution incident that may cause material harm to the environment, providing evidence that notification requirements of the POEO Act have been met, where applicable.

Report immediately the details of any waste removed from the Site and not disposed of at a lawful facility.

When requested, provide an incident investigation report, including identification of the cause of the incident and corrective actions taken, in the form directed.

Failure to comply

If at any time the Contractor has not carried out its environmental management obligations under the Contract, then notwithstanding any other provisions of the Contract, no payment is due to the Contractor until the 7th day after the required action has been carried out.

2.8 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

Requirement

Apply strategies to maximise the achievement of ecologically sustainable development in the design, construction and operation of the Works, including reducing pollutants, greenhouse gas emissions and demand on non-renewable resources such as energy sources and water.

Restricted timbers

Do not use the following timbers or their products for work under the Contract:

- rainforest timbers, unless certification is provided that they are plantation grown;
- timber from Australian high conservation forests.

2.9 WASTE MANAGEMENT

Requirement

Implement waste minimisation and management measures, including:

- recycling and diverting from landfill surplus soil, rock, and other excavated or demolition materials, wherever practical;
- separately collecting and streaming quantities of waste concrete, bricks, blocks, timber, metals, plasterboard, paper and packaging, glass and plastics, and offering them for recycling where practical.

Ensure that no waste from the Site is conveyed to or deposited at any place that cannot lawfully be used as a waste facility for that waste.

Monitoring

Monitor and record the volumes of waste and the methods and locations of disposal.

Submit a progress report every two months, and a summary report before Completion, on the implementation of waste management measures, including the total quantity of material purchased, the quantity purchased with recycled content, the total quantity of waste generated, the total quantity recycled, the total quantity disposed of and the method and location of disposal in the form of a *Waste Recycling and Purchasing Report* available on the Internet at:

www.managingprocurement.commerce.nsw.gov.au/contract_management/cm_sf_waste_recycling_and_purchasing_report.doc

With the *Waste Recycling and Purchasing Report*, submit waste disposal certificates and/or company certification confirming appropriate, lawful disposal of waste.

2.10 PEST CONTROL

Do not use any chemical pesticides or termiticides for new construction work. Use preventive treatment by physical means to minimise the risk of pest infestations.

Chemical treatments may be used in existing buildings only as a last resort for the eradication of pest and termite infestations. Chemical pesticides used for this purpose must be registered by the National Registration Authority for Agricultural and Veterinary Chemicals and applied by a Pest Control Operator licensed by WorkCover.

Pest preventive methods must comply with AS 3660.1-2000 Protection of Buildings from Subterranean Termites (except for references to chemical soil barriers), as well as supplementary standards for existing buildings.

2.11 WORK METHOD

If the Contract prescribes a particular work method or the Principal or Principal's Representative directs that a particular work method must be used to the exclusion of the other work methods, then that work method is part of the Contract.

Otherwise, the work method is not part of the Contract and the Contractor is free to use any work method. This is so even though, before or after acceptance of the tender, the Contractor made known to the Principal the Contractor's proposed work method and the Principal accepted or approved it.

If the work method is not part of the Contract, the fact that the proposed work method is impractical or impossible or the Contractor, with or without the approval of the Principal's Representative, uses another work method will:

- not entitle the Contractor to make a claim on the Principal;
- not be grounds for an extension of time for Completion;
- not cause the Contract to be frustrated.

2.12 STANDARDS

Where the Contract requires compliance with a standard or Code, unless otherwise specified that Standard or Code shall be the one current at the closing date for tenders, except for the Building Code of Australia, which shall be the one current at the Date of Completion.

Where the Contract refers to an Australian Standard it does not preclude the adoption of a relevant international standard.

2.13 CLEANING UP

All visible external and internal surfaces, including fittings, fixtures and equipment, must be free of marks, dirt, dust, vermin and unwanted materials, at Completion.

2.14 PROPRIETARY ITEMS

Identification by the Principal of a proprietary item does not necessarily imply exclusive preference for that item, but indicates the required properties of the item.

The Contractor may offer an alternative to any proprietary item. Apply in writing for approval to use the alternative. The request must be accompanied by all available technical information and describe how, if at all, the alternative differs from the proprietary item and how it will affect other parts of the Works and performance of the Works.

Except to the extent that the approval, if any, of the Principal's Representative includes a contrary provision, the approval shall be deemed to include the conditions that:

- use of the alternative must not directly or indirectly result in any increase in the cost to the Principal of the Works;
- the Contractor must indemnify the Principal against any increase in costs;
- use of the alternative must not directly or indirectly cause any delay to the Works and if it does, the Contractor will compensate the Principal for any loss which the delay causes.

2.15 GUARANTEES

Generally

Obtain and ensure that Tabulam LALC or Gungyah Ngallingnee Aboriginal Corporation (as the property owner) will have the benefit of warranties or guarantees as specified in the Contract or offered by suppliers, including warranties or guaranties that are obtained by, or offered to the subcontractors of the Contractor.

2. PRELIMINARIES

2.16 SCHEDULE TO PRELIMINARIES - ENVIRONMENTAL MANAGEMENT PLAN

(Note: Refer to Preliminaries clause **Environmental Management** where the Contractor elects to adopt this Plan. The Contractor must complete the Environmental Management Plan by inserting contract-related requirements as necessary, or 'NA' where a particular item is not applicable.)

IMPLEMENTATION

ENVIRONMENTAL OBJECTIVES	ACTION TO BE TAKEN	WHEN ACTION WILL BE TAKEN	PERSON RESPONSIBLE	ACTION COMPLETED
1. CONSERVATION OF PLANTS & WILDLIFE				
1.1 Protect flora and fauna	Protect existing trees and plants at and around the Site from damage unless approved by the Principal			
	Do not remove trees and plants without approval from the Principal			
	Control weeds on the Site			
	Protect birds, fish and animals at and around the Site from harm			
	Do not remove birds, fish and animals from the Site without the written agreement of the Principal			
	Do not bring birds, fish, animals and plants onto the Site without written agreement from the Principal			
	Minimise the use of pesticides and herbicides for minimal impact on the environment			
1.2 Control movement of pedestrians, materials, vehicles and plant to minimise damage to the environment	Use only designated routes for access to the Site			
	Use designated site roads and access routes for all movements on and adjacent to the Site			
	Locate compounds, and park all vehicles and plant, in designated areas on the Site			
2. CONSERVATION OF RESOURCES				
2.1 Design for energy efficiency	Adopt energy efficiency, environmental enhancement and waste minimisation as design criteria			
	Use low energy usage construction, fittings and appliances (including heating/cooling and lighting)			
2.2 Select materials to minimise: 1. resource use and waste	Incorporate conservation of resources obligations into subcontracts			
	Reuse all topsoil on the Site and minimise the use of imported topsoil			
	Mulch and chip cleared vegetation as appropriate			

2. PRELIMINARIES

ENVIRONMENTAL OBJECTIVES	ACTION TO BE TAKEN	WHEN ACTION WILL BE TAKEN	PERSON RESPONSIBLE	ACTION COMPLETED
and waste 2. ozone depleting effects 3. detrimental effects on air, water, and land quality 2.3 Conserve heritage items and other physical attributes of the Site	Maximise use of materials that are recyclable or from a sustainable source			
	Use timber from sustainable managed sources only			
	Implement a strategy to reduce the quantity of waste, including minimising and recycling packaging			
	Use low water demand fittings & appliances (dual flush toilets, water conserving shower roses & taps)			
	Minimise the use of solvents, glues, paints and other materials which release odours or vapour			
	Comply with statutory requirements for conservation of heritage items			
	Manage the conservation of physical attributes of the Site, including (LIST THE ATTRIBUTES): •			
3. POLLUTION CONTROL				
3.1 Control discharges and emissions from vehicles and plant to minimise damage to the environment	Do not use vehicles, plant or equipment that produce excessive emissions			
	Monitor emissions from vehicles and plant			
	Do not bring vehicles or plant and equipment with hydraulic fluid, fuel or oil leaks to the Site			
	Wash down vehicles, plant and equipment only in controlled areas acceptable to the Principal			
	Prevent and clean up any spills from transport vehicles			
3.2 Prevent pollution of stormwater and adverse effects on land and vegetation by control of cleaning activities and discharges	Use only water based, non-toxic paints and use only water to clear point brushes and rollers			
	Control all run-off from cleaning activities			
	Discharge only non-toxic cleaning products generally			
3.3 Control soil erosion	Identify the existing drainage paths on the Site and protect them against siltation			
	Protect vulnerable and exposed surfaces and stockpiles against scouring			

2. PRELIMINARIES

ENVIRONMENTAL OBJECTIVES	ACTION TO BE TAKEN	WHEN ACTION WILL BE TAKEN	PERSON RESPONSIBLE	ACTION COMPLETED
	Install the following sediment control devices before starting construction (LIST THE DEVICES):			
	•			
	Monitor and manage the effectiveness of sediment control devices			
	Remove sediment control devices when no longer required			
3.4 Prevent release of soil contamination to the environment	Establish, before commencing work on the Site, in consultation with the Principal, if contaminated soil is present at the Site			
	If contaminated soil is present, manage the work to prevent release to the environment			
3.5 Manage refrigerants and other dangerous goods to meet statutory requirements	Ensure the procedures used for the charging and disposal of refrigerants and use of dangerous goods meet statutory obligations			
	Use appropriately trained employees			
	Obtain the licences required			
	Document dangerous goods identification, disposal and management, and retain the documentation			
3.6 Minimise noise and vibration impacts on neighbours, occupants and users of any facility	Comply with noise limits and conditions prescribed by the EPA, Department of Environment and Conservation and Council (as applicable)			
	Use equipment in good repair and condition			
	Use noise suppression equipment (e.g. silencers on compressors) and acoustic barriers as required			
	Do not expose workers, neighbours or visitors to excessive noise, and cooperate and coordinate with operators of any neighbouring facility			
	Do not expose people or property to excessive vibrations			
3.7 Comply with Trade Waste Licence conditions applicable	Implement procedures to avoid breaches of the Trade Waste Licence conditions (may apply to discharges from cooling water systems, condenser water systems, heating water systems, cooking facilities, engine discharges, water treated with chemicals or where large sediment loads exist)			

2. PRELIMINARIES

ENVIRONMENTAL OBJECTIVES	ACTION TO BE TAKEN	WHEN ACTION WILL BE TAKEN	PERSON RESPONSIBLE	ACTION COMPLETED
to the facility				
3.8 Minimise air pollution from dust and emissions	Minimise areas of exposed earth and stockpiles			
	Cover and secure materials in open transport			
	Use water sprays and/or other means to control dust			
	Keep emissions within statutory or other required limits			
	Minimise fire risks, and prevent and control fires			
3.9 Dispose of waste in accordance with statutory requirements	Implement appropriate disposal procedures for all waste items, including using lawful places for disposal, recording and reporting on the method and location of disposal and any non-conformances			
	EITHER Provide valid disposal certificates for each applicable item OR Provide company certification of appropriate disposal of the following (LIST THE ITEMS): <ul style="list-style-type: none"> • Packaging materials • Replaced or redundant materials • Chemicals • Oils and greases from machinery, cooking and other processes • Paints and solvents, including those used to clean equipment, tools and brushes • Cleaning materials and rags • Materials unsuitable for re-use, including hazardous materials such as asbestos 			
3.10 Minimise damage to the environment from emergencies	Document emergency procedures to manage all reasonably foreseeable harm, including spills and other environmental emergencies			
	Ensure emergency procedures are followed			

2. PRELIMINARIES

ENVIRONMENTAL OBJECTIVES	ACTION TO BE TAKEN	WHEN ACTION WILL BE TAKEN	PERSON RESPONSIBLE	ACTION COMPLETED
emergencies	Obtain the agreement of the Principal to procedures for handling oil, chemicals and other dangerous goods before placing them on the Site, including secure storage arrangements			
	Re-instate and clean damaged areas and features, including work areas			
	Re-instate damaged eco-systems and features to their previous condition			
	Identify key contacts: (LIST NAMES and ROLES) •			
3.11 Comply with environmental requirements and rectify breaches	Inspect the Site daily to ensure appropriate environmental controls are in place and operating effectively, and that all environmental management requirements are being met			
	Cooperate with environmental audits by others			
	Rectify any environmental breaches identified within the time specified in an audit or by the Principal			
4. RECORDS AND REPORTING				
4.1 Provide sufficient documentation to demonstrate appropriate environmental management, including:	Prepare, submit and update the Environmental Management Plan			
	Maintain and submit records of environmental training			
	Report on implementation of the Environmental Management Plan			
	Submit applicable waste disposal certificates and/or company certification of appropriate disposal			
	Submit to the Principal copies of correspondence with regulators, including incident reports and notification of non-compliances or fines			
	Submit documentation evidencing that the causes of non-compliances have been corrected			
	Keep records for inspection securely filed using an effective document retrieval system			
4.2 Report environmental incidents	Immediately report all environmental incidents to the Principal			
	Immediately report environmental incidents as otherwise required			

3 ABORIGINAL EMPLOYMENT AND TRAINING STRATEGY

The Contractor is required to provide employment and training opportunities to the local Tabulam Aboriginal community as detailed in this section. Notwithstanding these requirements, it remains the Contractor's responsibility to ensure time, cost and quality requirements of the tender documents are met.

If the Contractor is unable to ensure these requirements are met under the employment strategy, he shall immediately discuss the issue with the Principal's Representative and agree on a course of action to overcome the deficiencies.

3.1 ABORIGINAL EMPLOYMENT AND TRAINING ARRANGEMENTS

There may be Aboriginal Apprentices and or Trainees available that were previously employed by GN Constructions that can be offered employment and training, in their former capacity, for the duration of this project. There may also be other residents that could be employed. The local contact to advise on availability is Mr Ross James - phone number (02) 6666 1337

There are a number of work packages that may be able to be carried out by Aboriginal residents under the supervision of the Contractor. Such work may be continuous or on demand. The work packages that may be available include

- § Fencing;
- § Site Filling;
- § Preparation and laying of turf;
- § Installation of clothes lines;
- § Forming and installation of paths;
- § Forming and installation of driveways;
- § Building rubbish removal.

For Aboriginal residents employed, the Contractor shall meet all requirements for workers compensation, superannuation, long service leave payment scheme etc.

The Contractor will ensure workers employed have a "General Induction Certificate for Construction Work" issued by Workcover as appropriate.

If suitable arrangements cannot be made with Aboriginal residents to carry out any of the above work packages, the Contractor is to arrange for the work to be carried out by other labourers or qualified sub-contractors or staff.

The Tenderer shall detail proposed Aboriginal employment in Returnable Schedule

3.2 MONTHLY REPORTS

Monthly reports are to be submitted to GHD Pty Ltd with each progress claim detailing the number of local indigenous employment/training personnel engaged as well as the use of local suppliers and equipment. (Refer Schedule of Aboriginal Participation Information)

4 GENERAL

This Contract is for works that form part of the Tabulam Aboriginal Community Development Program.

This Contract comprises repair and maintenance (R&M) works to a total of 23 houses (22) located the Tabulam Aboriginal Community located South – West of Tabulam and one house in the township of Tabulam.

4.1 SCOPE OF WORKS

The scope of works for each house typically includes the remedial work of 'wet' areas (i.e. bathroom and laundry - in some cases may include a rebuild refer drawings), repair or replacement of kitchens, new floor coverings, repair of damaged walls and ceilings, replacement of doors, windows and security screens, and painting.

The existing water supply, sewer pipe work, associated fittings and fixtures have been assessed and where required the blockages cleared and rectification/replacement of damaged/faulty items has been undertaken under a separate contract. The contractor is identify and notify the Superintendent of any area where the item is found to be faulty or requires further repair/clearing.

The existing electrical wiring and switches, power points and smoke detectors have been assessed and where required rectification/replacement of damaged/faulty items has been undertaken under a separate contract. The contractor is identify and notify the Superintendent of any area where electrical work is found to be faulty or requires further repair/clearing.

There are 2 currently vacant houses located in the Common Area of the Village which are to be used as a transition house for the duration of the contract. They will be used for the temporary housing of tenants while work is undertaken on their respective houses.

Where the tenant is required to be temporarily housed in transitional housing for the duration of the works on their respective house, the tenants furniture and belongings is to be transferred to these transitional homes prior to work beginning. Separate secure storage for the excess furniture of each house will be provided by the Community. The contractor is to allow to relocate the furniture and possessions to the transitional houses/storage and return on completion or alternative work around or move as applicable if the tenant remains in occupancy.

The repair and maintenance work to each house is to be completed as quickly as possible, with an expected maximum construction period of four (4) weeks per house.

The addresses of each house is given below:

Location	ADDRESS
Community	Common House No 1
Community	Lot 2 Walker Street
Community	Lot 6 Walker Street
Community	Lot 7 Walker Street
Community	Lot 108 Walker Street
Community	Lot 110 Walker Street
Community	Lot 111 Walker Street
Community	Lot 112 Walker Street
Community	Lot 116 Walker Street
Community	Lot 10 Jubullum Street
Community	Lot 11 Jubullum Street
Community	Lot 12 Jubullum Street
Community	Lot 13 Jubullum Street
Community	Lot 18 Jubullum Street
Community	Lot 33 Gundingbo Street
Community	Lot 34 Gundingbo Street

2. PRELIMINARIES

Community	Lot 35 Gundingbo Street
Community	Lot 36 Off Gundingbo Street
Community	Lot 37 Off Gundingbo Street
Community	Lot 39 Gundingbo Street
Community	Lot 41 Gundingbo Street
Community	Lot 50 Torrens Road
Tabulam township	32 Barnes Street

END OF SECTION - PRELIMINARIES

**NSW Department of
Services, Technology &
Administration**

**Technical Specification for
Tabulam ACDP Program**

**Package 21 - Repairs &
Upgrading of 23 Existing
Houses**

Contract No. 0902697

October 2009



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Appendices

- A Sample Test Plans
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1. General Requirements

1.1 Scope of Works

This Contract is for works that form part of the Tabulam Aboriginal Community Development Program.

This Contract comprises repair and upgrading (R&M) works to a total of 23 houses, 22 located within the Tabulam Aboriginal Community, located West of Tabulam, and one house in the township of Tabulam.

SCOPE OF WORKS

The scope of works for each house typically includes the remedial work of 'wet' areas (i.e. bathroom and laundry - in some cases may include a rebuild refer drawings), repair or replacement of kitchens, new floor coverings, repair of damaged walls and ceilings, replacement of doors, windows and security screens, and painting.

The existing water supply, sewer pipe work, associated fittings and fixtures have been assessed and where required the blockages cleared and rectification/replacement of damaged/faulty items have been undertaken under a separate contract. The contractor is identify and notify the Superintendent of any area where the item is found to be faulty or requires further repair/clearing.

The existing electrical wiring and switches, power points and smoke detectors have been assessed and where required rectification/replacement of damaged/faulty items has been undertaken under a separate contract. The contractor is identify and notify the Superintendent of any area where electrical work is found to be faulty or requires further repair/clearing.

There are 2 currently vacant houses located in the Common Area of the Village, which are to be used as a transition house for the duration of the contract. They will be used for the temporary housing of tenants while work is undertaken on their respective houses.

Where the tenant is required to be temporarily housed in transitional housing for the duration of the works on their respective house, the tenants furniture and belongings is to be transferred to these transitional homes prior to work beginning. Separate secure storage for the excess furniture of each house will be provided by the Community. The contractor is to allow to relocate the furniture and possessions to the transitional houses/storage and return on completion or alternative work around or move as applicable if the tenant remains in occupancy.

The repair and maintenance work to each house is to be completed as quickly as possible, with an expected maximum construction period of four (4) weeks per house.

The addresses of each house is given below:

Location/ House no	ADDRESS
Community	Common House No 1
Community	Lot 2 Walker Street
Community	Lot 6 Walker Street
Community	Lot 7 Walker Street



Community	Lot 108 Walker Street
Community	Lot 110 Walker Street
Community	Lot 111 Walker Street
Community	Lot 112 Walker Street
Community	Lot 116 Walker Street
Community	Lot 10 Jubullum Street
Community	Lot 11 Jubullum Street
Community	Lot 12 Jubullum Street
Community	Lot 13 Jubullum Street
Community	Lot 18 Jubullum Street
Community	Lot 33 Gundingbo Street
Community	Lot 34 Gundingbo Street
Community	Lot 35 Gundingbo Street
Community	Lot 36 Off Gundingbo Street
Community	Lot 37 Off Gundingbo Street
Community	Lot 39 Gundingbo Street
Community	Lot 41 Gundingbo Street
Community	Lot 50 Torrens Road
Tabulam township	32 Barnes Street

1.2 General Requirements

1.2.1 General

Precedence

Requirements of individual technical sections of the specification override conflicting requirements in this section.

1.2.2 Referenced Documents

Current Editions

General: Use referenced documents which are editions, with amendments, current one month before the closing date for tenders, except where other editions or amendments are required by statutory authorities.

Site copies: AS 1428.1

Contractual relationships

Responsibilities and duties of the principal, contractor and contract administrator are not altered by requirements in referenced documents.



1.2.3 Interpretation

General

Unless the context otherwise requires, the following definitions apply:

- Supply: "Supply", "furnish" and similar expressions mean "supply only".
- Provide: "Provide" and similar expressions mean "supply and install".
- Approved: "Approved", "reviewed", "directed", "rejected", "endorsed" and similar expressions mean "approved (reviewed, directed, rejected, endorsed) in writing by the contract administrator".
- Give notice: "Give notice", "submit", "advise", "inform" and similar expressions mean "give notice (submit, advise, inform) in writing to the contract administrator".
- Obtain: "Obtain", "seek" and similar expressions mean "obtain (seek) in writing from the contract administrator".
- Proprietary: "Proprietary" mean identifiable by naming manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.
- Samples: Includes samples, prototypes and sample panels.

Technical

Zinc-coated steel: Includes zinc-coated steel, zinc/iron alloy-coated steel, and aluminium/zinc-coated steel.

Pipe: Includes pipe and tube.

Maintenance Period

Co-extensive with the defects liability period.

1.2.4 Contract Documents

General

Diagrammatic layouts: Layouts of service lines, plant and equipment where shown on the drawings are diagrammatic only, except where figured dimensions are provided or calculable. Before commencing work, obtain measurements and other necessary information.

1.2.5 Design

Space requirements

Check space requirements of equipment and services indicated diagrammatically in the contract documents and submit a report on consequent variations to the design.

1.2.6 Quality

Notice

Witness points: If notice of inspection is to be given in respect of parts of the works, advise if and when those parts are to be concealed.

Hold points: If notice of inspection is to be given in respect of parts of the works, do not conceal those parts without approval.



Minimum notice for inspections to be made: 4 hours for on-site inspectors, otherwise 2 working days.

Concealed services: Give notice so that inspection may be made of services to be concealed.

1.2.7 Samples

Timing

Delays: Coordinate submissions of related samples. Do not cause delays by making late submissions or submitting inadequate samples.

Quantity

General: Submit a sample of each designated item and 2 copies of supporting documentation. Include ancillary items such as fasteners, flashings and seals.

Identification

Identify the project, contractor, subcontractor or supplier, manufacturer, applicable product, model number and options, as appropriate and include pertinent contract document references. Include service connection requirements and product certification. Identify non-compliances with project requirements, and characteristics which may be detrimental to successful performance of the completed work.

Approval

General: Do not commence work affected by samples until the samples have been approved. Submit further samples as necessary.

Retention

Keep approved samples in good condition on site, until practical completion.

1.2.8 Submissions

Timing

General: Submit documents in a timely manner, to suit the construction program. Advise if any of the documents are to be returned.

Delays: Coordinate submissions of related items. Do not cause delays by making late or inadequate submissions.

Identification

Identify the project, contractor, subcontractor or supplier, manufacturer, applicable product, model number and options, as appropriate and include pertinent contract document references. Include service connection requirements and product certification. Identify non-compliances with project requirements, and characteristics which may be detrimental to successful performance of the completed work.

Endorsement

Witness points: Give notice before commencing work affected by contractor's submissions, unless the submissions have been endorsed as satisfactory.

Hold points: Do not commence work affected by contractor's submissions until, if appropriate, the submissions have been endorsed as satisfactory,



Errors: If a document contains errors, submit a new or amended document as appropriate, indicating changes since the previous submission.

1.2.9 Materials and Components

Proprietary Items

Implication: Identification of a proprietary item does not necessarily imply exclusive preference for the item so identified, but indicates the necessary properties of the item.

Alternatives: If alternatives are proposed, submit proposed alternatives and include samples, available technical information, reasons for proposed substitutions and cost. If necessary, provide an English translation. State if use of proposed alternatives will necessitate alteration to other parts of the works and advise consequent cost savings. Alternatives will be reviewed but not necessarily approved.

Manufacturers' or suppliers' recommendations

General: Select, if no selection is given, and transport, deliver, store, handle, protect, finish, adjust, prepare for use, and use manufactured items in accordance with the current written recommendations and instructions of the manufacturer or supplier.

1.2.10 Execution

General

Arrangement: Arrange services so that services running together are parallel with each other and with adjacent building elements. Under raked timber floors, keep services snug to the underside of sub-floor framings and ensure access is not impeded.

1.2.11 Services Connections

Statutory authorities' requirements

If the authorities elect to perform or supply part of the works, make the necessary arrangements. Install equipment supplied, but not installed, by the authorities.

Connections

Connect to statutory authorities' services or service points. Excavate to locate and expose connection points. On completion reinstate the surfaces and facilities which have been disturbed.

1.2.12 System Integration

General

Interconnect system elements so that the installations perform their designated functions.

1.2.13 Building Penetrations

Piping sleeves

General: Provide metal or uPVC sleeves formed from pipe sections, for piping penetrations through building elements.



Finish: Prime paint ferrous surfaces.

1.2.14 Marking

General

General: Mark equipment, electrical wiring, piping, valves, conduits and ducts, to provide a ready means of identification.

Piping, conduits and ducts: To AS 1345, as applicable.

Labels

Type: Select from the following:

- » For indoor applications only, engraved two-colour laminated plastic.
- » Engraved and black filled lettering on stainless steel or brass, minimum thickness 1 mm.
- » Cast metal.

Fixing

General: Provide mechanical fixing. Do not penetrate vapour barriers.

Valves: Screw fix to body or attach by key ring to valve handwheels.

Piping

Identify throughout its length, including in concealed spaces.

Electrical

Mark operable control devices, indicators, isolating switches and outlets to provide a ready means of identification.



2. Termite Control

2.1 General

Cross References

Refer to the *General Requirements* section.

Standard

Termite barriers: To AS 3660.1.

2.1.1 Quality

Witness Points

Give sufficient notice so that inspection may be made of the completed termite barriers.

Material

Use either Termimesh, Trithor or Kordon to slab edges, joints and under plates in accordance with Local Authority requirements and manufacturer's recommendations to create a permanent barrier.



3. Earthworks, Foundations and Footings

3.1 General

Excavate and backfill as required for all work shown on the drawings and/or included in the project documentation. Earthworks shall be in accordance with AS 3798 and as follows

3.2 Site Clearing and Preparation

Remove all stumps and roots over the area of the building and clear all trees and shrubs within 3 metres of the building.

Where applicable remove all existing concrete slabs and footings from the site. Grade the ground under the building to ensure water drains away from the building and doesn't pool under the floor areas.

For concrete slabs on ground, clear the building area of the topsoil containing vegetable and organic matter, roots, etc. The contractor shall check all excavations for organic material and rubbish, if any of this material is found, it should be removed from the works to a place designated by the Superintendent.

For a building with a suspended floor, grade the surface under the building to prevent ground and surface water ponding.

3.3 Driveways and Carpark Areas

Unless noted otherwise on the Project Drawings, driveways and carpark areas shall be founded on compacted material or controlled fill compacted in accordance with the following as appropriate for material type:

Sands with 5% fines or less, field density index not less than 65% of laboratory reference density determined in accordance with AS 1289.E5.1

Silts and sand with more than 5% fines, dry density ratio of not less than 98% of laboratory reference density determined in accordance with AS 1289.5.1.1

Clays, dry density ratio of not less than 95% of laboratory reference density determined in accordance with AS 1289.5.1.1. clay fill should be moist to allow compaction and reduce subsequent movement; reactive clay fill should be avoided.

Unless noted otherwise on the Project Drawings, driveways and carpark areas shall be cast on a minimum thickness of 50 mm of bedding sand, with a field density index not less than 65% of laboratory reference density determined in accordance with AS 1289.E5.1.

3.4 Existing Services

Obtain the required approval from the Local Authority or Service Authority before altering or covering up any service encountered during the excavation.



3.5 Excess Soil and Spoil

Any excess soil and spoil from excavations, footing, drainage or other works shall be spread evenly over the site unless otherwise specified in the project documentation. Ensure finished surface grades away from building with no areas of ponding.



4. Concrete

4.1.1 General

Provide concrete work as shown on the project drawings/documentation. All workmanship and materials shall be in accordance with AS 3600 and AS 2870 as appropriate.



5. Drainage

5.1 General

The existing water supply, sewer pipework, associated fittings and fixtures have been assessed and where required the blockages cleared and rectification/replacement of damaged/faulty items has been undertaken under a separate contract except houses/units located on Lot 53 Walker Street , Lot 113 and Lot 115 Walker Street . The contractor is identify and notify the Superintendent of any area where the item is found to be faulty or requires further repair/clearing. Where damaged or faulty items are found within concealed areas the contractor is not to conceal until instructed by the Superintendent.

On houses/units located on Lot 53 Walker Street , Lot 113 and Lot 115 Walker Street .

The contractor is to provide or modify the sewerage and wastewater treatment system for the household waste and/or stormwater drainage as required for the new / missing fixtures nominated on the drawings or in the drawing notes, to fix existing faults eg leaks, blockages, damage and corrosion on Lot 53 Walker Street , Lot 113 and Lot 115 Walker Street.

Any costs associated with shoring or dewatering of trenches is deemed to be included in the Contractors lump sum price.

5.2 Workmanship

All household drainage shall be carried out by a licensed Drainer in accordance with the Standard Sewerage By-laws and Local Authorities requirements. Given the required notice to the Local Authority concerned before covering up pipework and at other stages required for tests and obtain a certificate of satisfactory completion of drainage from the Local Authority.

Effectively divert all seepage and/or surface water clear of the building footings.

The position of drainage shall not be varied from the existing location unless approved by the Superintendent.



6. Sanitary Plumbing

6.1 General

The existing water supply, sewer pipework, associated fittings and fixtures have been assessed and where required the blockages cleared and rectification/replacement of damaged/faulty items has been undertaken under a separate contract except houses/units located on Lot 53 Walker Street , Lot 113 and Lot 115 Walker Street . The contractor is identify and notify the Superintendent of any area where the item is found to be faulty or requires further repair/clearing. Where damaged or faulty items are found within concealed areas the contractor is not to conceal until instructed by the Superintendent.

On houses/units located on Lot 53 Walker Street , Lot 113 and Lot 115 Walker Street .

The contractor is remove all damaged fixtures and fittings to Lot 53 Walker Street , Lot 113 and Lot 115 Walker Street. Install new fixtures and fittings and associated sanitary plumbing, and water services as required and as nominated on the drawings and/or included in the project documentation. Clean and reuse existing fixtures and fittings where possible

Reuse existing drainage in and under the existing concrete slab or raised floor.

Note - all existing pipework to be cleared of all material and blockages prior to commencement of new work.

All sanitary plumbing shall be installed and tested by a licensed tradesman.

6.2 Fixtures and Fittings

Provide sanitary grade fixtures and fittings to positions shown on drawings and in accordance with the relevant Australian Standards. Install in accordance with manufacturer's specifications.

Type and colour of fixtures and fittings to be as shown on project drawings or as advised by the Superintendent

6.3 Tapware

Install hot and cold water taps and fittings as nominated on the project drawings and/or noted in the project documentation. (Schedule of Products and Fixtures).

6.4 Floor Wastes

Reuse floor wastes where feasible if not feasible provide new to match existing.

6.5 Fixture Wastes, Traps and Vents

All wastes shall be trapped and connected to drains as required by the Standard Sewerage By-laws. Provide vermin seals to all pipe penetrations.



7. Hydraulic Services

7.1 General

The existing water supply, associated fittings and fixtures have been assessed and where required the rectification/replacement of damaged/faulty items has been undertaken under a separate contract except houses/units located on Lot 53 Walker Street , Lot 113 and Lot 115 Walker Street . The contractor is identify and notify the Superintendent of any area where the item is found to be faulty or requires further repair/clearing. Where damaged or faulty items are found within concealed areas the contractor is not to conceal until instructed by the Superintendent.

On houses/units located on Lot 53 Walker Street , Lot 113 and Lot 115 Walker Street the Contractor is to replace/repair as per specification and drawings

7.1.1 Cross References

General

Conform to the *General Requirements* worksection.

Related Worksections

Conform to associated worksections as follows:

- » *Adhesives, sealants and fasteners.*
- » *Metals and pre-finishes* for off-site painting and electroplated or in-line galvanized finishes.
- » *Service trenching.*
- » *Roofing* for roof plumbing.

7.1.2 Standards

General

Authorised products: To AS/NZS 3718 and SAA MP52, unless otherwise required by the statutory authority.

Copper pipe and fittings-installation and commissioning: To AS 4809.

Microbial control: To AS/NZS 3666.1 and AS/NZS 3666.2.

Plumbing and drainage: To AS/NZS 3500.0, AS/NZS 3500.1, AS/NZS 3500.2, AS/NZS 3500.3 and AS/NZS 3500.4.

7.1.3 Performance

Qualification

Use only appropriately experienced and qualified persons to undertake the hydraulic design work on the systems documented.



Description of Hydraulic Systems

Design, install, test and commission the following complete systems subject to the site and other constraints below:

- » Cold water services: Connect the cold water supply system to the statutory authority's main through a stop valve and meter. Provide the cold water installation from the meter to the draw-off points or connections to other services.
- » Hot water services: Provide the hot water installation from the cold water connection points to the draw-off points or connections to other services.
- » Sanitary plumbing and drainage: Connect to main line in accordance with local authority requirements. Note Supply and install a concrete septic tank on the waste line to primary treat all solids prior to discharging into the main line all in accordance with the Local Authority requirements. Inspection openings and manhole to be located above the finished ground line. Inspection openings to be made secure.
- » Stormwater: Connect to kerb and gutter. Use galv. RHS at kerb location. Modify existing concrete kerb as required and make good.
- » Where indicated on the drawings supply and fix a rainwater tank on a galvanised tank stand. Downpipe connection to tank to incorporate a first flush system complete with leaf disbursement at gutter. Refer Schedule of Products for specification. Overflow to connect to stormwater line.

Submissions: Make submissions (including notices) to authorities relating to the works.

7.2 Quality

7.2.1 Inspection

Witness Points

- » Excavated surfaces.
- » Concealed or underground services.

Testing

Hydrostatic tests: Do not install insulation until the piping has been tested. Pressure test cold and hot water services to AS/NZS 3500.1 Section 16. Include pipe joints, valve seats, tap washers and strainers. Repair as necessary, replace if damaged and retest.

7.3 Execution

7.3.1 Installation

Accessories

Provide the accessories and fittings necessary for the proper functioning of the systems, including taps, valves, outlets, pressure and temperature control devices, strainers, gauges and pumps.



Isolating valves: In addition to valves required to meet statutory requirements, provide valves so that isolation of parts of the system for safe isolation of the system in the event of leaks or maintenance causes a minimum of inconvenience to building occupants.

Arrangement

Locate and arrange all services and equipment so that:

- » Failure of plant and equipment (including leaks) does not create a hazard for the building occupants and causes a minimum or no damage to the building, its finishes and contents.
- » Inspection and maintenance operations can be carried out in a safe and efficient manner, with a minimum of inconvenience and disruption to building occupants and without damaging adjacent structures, fixtures or finishes.

Connections to Authorities' Mains

Excavate to locate and expose the connection points and connect to the authorities' mains. On completion, backfill and compact the excavation and reinstate surfaces and elements which have been disturbed such as roads, pavements, kerbs, footpaths and nature strips.

Embedded Pipes

Do not embed pipes that operate under pressure in concrete or surfacing material of a building without prior written approval. If embedding is approved:

- » Install in continuous lengths without fittings.
- » Do not lay across joints between adjoining sections of concrete through which reinforcement does not extend.
- » Use only copper pipe with the minimum number of joints.
- » Conform to AS 2896 clause 4.3.3.3.
- » Pressure test and rectify leaks before the concrete is poured.

Penetrations and Fixing

Fixing: If non-structural building elements are not suitable for fixing equipment and services to, subject to prior approval, fix directly to structure and trim around holes or penetrations in non-structural elements.

Limitations: Do not penetrate or fix to the following without prior approval:

- » Structural building elements including external walls, fire walls, fire doors and access panels, other tested and rated assemblies or elements, floor slabs and beams.
- » Membrane elements including damp-proof courses, waterproofing membranes and roof coverings.

Membranes: If approval is given to penetrate membranes, provide a waterproof seal between the membrane and the penetrating component.

Non-fire rated building elements: Seal penetrations around conduits and sleeves. Seal around cables within sleeves. If the building element is acoustically rated, maintain the rating.

Pipe sleeves: If piping or conduit penetrates building elements, provide metal or UPVC sleeves formed from oversize pipe sections.



Piping

General: Install piping in straight lines, plumb and to uniform grades. Arrange and support the piping so that it remains free from vibration and water hammer, while permitting movement in both structure and services. Keep the number of joints to a minimum. Prevent direct contact between incompatible metals.

Concealment: If practicable, conceal piping and fittings requiring maintenance or servicing so that they are accessible within non-habitable enclosed spaces such as roof spaces, subfloor spaces and ducts. Keep pipelines in subfloor spaces at least 150 mm above ground and ensure access can be provided throughout for inspection. Provide at least 25 mm clearance between adjacent pipelines (measured from the piping insulation where applicable).

Cover plates: Where exposed piping emerges from wall, floor or ceiling finishes, provide cover plates of stainless steel or non-ferrous metal finished to match the piping.

Differential movement: If the geotechnical site investigation report predicts differential movements between buildings and the ground in which pipes are buried, provide movement control joints in the pipes.

Pipe support materials: To be the same as the piping or galvanized or non-ferrous metals, with bonded PVC or glass fibre woven tape sleeves where needed to separate dissimilar metals.

7.3.2 Painting, Finishes and Marking

Exceptions

Do not paint chromium or nickel plating, anodised aluminium, glass reinforced plastic, stainless steel, non-metallic flexible materials and normally lubricated machined surfaces.

Finishes

General: Finish exposed piping, including fittings and supports, as follows:

- » In internal locations such as toilet and kitchen areas: Chrome plate copper piping to AS 1192 service condition 2, bright.
- » Externally and steel piping and iron fittings internally: Paint.
- » In concealed but accessible spaces (including cupboards and non-habitable enclosed spaces): Leave copper and plastic unpainted except for identification marking. Prime steel piping and iron fittings.

Valves: Finish valves to match connected piping.

7.3.3 Hot and Cold Water Services

Fittings and Accessories

General: Provide the fittings necessary for the proper functioning of the water supply system, including taps, valves, backflow prevention devices, pressure and temperature control devices, strainers, gauges and automatic controls and alarms.

Note: Provide water service to Evaporative Air Cooler.



Hot Water Temperature

Standard: To AS/NZS 3500.4.

Line Strainers

Type: Low resistance, Y-form bronze bodied type, with screen of dezincification resistant brass, stainless steel or monel.

Screen perforations: 0.8 mm maximum.

Pressure Control Valves

Provide reduction valves, pressure limiting valves or ratio valves, which produce the necessary reduction in pressure.

Piping Insulation

Standard: To AS/NZS 3500.4 Section 8.

Application: Fit insulation tightly to piping surfaces without gaps. Minimise number of joints. Insulate fittings for the same thermal resistance as the piping insulation. Install the insulation on unions and other items requiring service so that it is readily removable. Provide supports formed to fit around the insulation so the insulation thickness is reduced by < 10%.

Material: Select from the following:

- » Polyester in moulded tubular sections faced with factory bonded aluminium foil laminate or integral polyester scrim.
- » Polyolefin foam: Cross linked closed cell polyolefin foam faced with factory bonded aluminium foil laminate.
- » Elastomeric foam insulation: Chemically blown closed cell nitrile rubber in tubular sections to ASTM C534. Use only solvent-based adhesive supplied by insulation manufacturer and designed specifically for the material being used.

Fire hazard properties:

- » Spread of flame index: 0.
- » Smoke developed index: ≤ 3 .

Tapware

General: Provide the tapware in accordance with the Schedule of Products.

Tap positions: Locate hot tap to the left of or above, the cold tap. If there is sufficient space, install with valve spindles vertical.

Tempering Valves

General: Water temperature regulated by a single control, capable of delivering water at a set temperature.

Controls: Incorporate the following:

- » A temperature sensitive automatic control which maintains temperature at the pre-selected setting and rapidly shuts down the flow if either supply system fails or if the normal discharge water



temperature is exceeded. To be fitted to all hot water services to wet areas only, not to be fitted to laundry tubs, washing machine or kitchen service.

» Hot water flush facility.

7.3.4 Water Heaters

Standard

Energy performance: To AS 1056.1.

Refer drawings for location and Schedule of Products for type.

Tariff

Install so that the heating system qualifies for the tariff concession or subsidy offered by the statutory authority.

7.3.5 Stormwater

Cleaning

During construction, use temporary covers to openings and keep the system free of debris.

Pipelaying

Lay pipelines with the spigot ends in the direction of flow.

Downpipe Connections

Turn up drain branch pipelines to finish 50 mm above finished ground or pavement level.

Stormwater Drains

General: Provide stormwater drains to connect downpipes, surface drains, subsoil drains and drainage pits to the outlet point or point of connection.

Downpipe connections: Turn up branch pipelines with bends to meet the downpipe, finishing 50 mm (nominal) above finished ground or pavement level. Seal joints between downpipes and drains.

7.3.6 Sanitary Plumbing and Drainage

Vent Pipes

Staying to roof: If fixings for stays penetrate the roof covering, seal the penetrations and make watertight.

Terminations: Provide bird-proof vent cowls of the same material and colour as the vent pipe.

Sanitary Fixtures

Provide sanitary fixtures in the Schedule of Products complete with all accessories necessary for correct installation and use.



7.3.7 Completion

Completion

Hot and cold water services: On completion, flush pipelines using water and leave them clean.

Stormwater and wastewater services: On completion, flush the system using water and leave clean.

Charging

On completion of installation, commissioning, testing and disinfection, fill the hot and cold water systems with water, turn on control and isolating valves and the energy supply and leave the water supply system in full operational condition.



8. Electrical and Cabling

The existing electrical wiring and switches, power points and smoke detectors have been assessed and where required rectification/replacement of damaged/faulty items has been undertaken under a separate contract except houses/units located on Lot 53 Walker Street, Lot 113 and Lot 115 Walker Street . The contractor is identify and notify the Superintendent of any area where electrical work including smoke detectors, is found to be faulty or requires further repair/replacing.

Where damaged or faulty items are found within concealed areas the contractor is not to conceal the work until instructed by the Superintendent.

On houses/units located on Lot 53 Walker Street , Lot 113 and Lot 115 Walker Street the Contractor is to replace/repair as per specification and drawings

Work to be carried out by a licensed tradesman in accordance with the relevant Australian Standards and Local Supply Authority requirements.

Note Work to include but not limited to the following:-

Remove all damaged accessories and wiring as required.

Rewire and provide installation to new power points, switches and fixtures as shown.

Carry out testing on all installations and lodge necessary test notices with electrically supply authority.

Inspect existing meter box and switchboard. Replace all damaged items including box as required.

Provide new earth stake and main earth wiring as required.

Provide all new lights, power outlets and electrical appliances nominated on the drawings or in the Specification. The position of all new outlets and switches shall be as per the drawings or as directed by the Superintendent.

All RCD's to be checked for correct operation on completion of installation..

Provide and fix new hard wired smoke detectors complete with back up batteries as specified in Schedule of Products.



9. Adhesives, Sealants and Fasteners

9.1 General

Cross Reference

Refer to the *General Requirements* section.

9.2 Materials and Components

Adhesives

Provide adhesives capable of transmitting imposed loads, sufficient to ensure the rigidity of the assembly, and which will not cause discolouration of finished surfaces.

Adhesive Types

Mastic adhesive: To AS 2329.

Non-structural adhesive for timber: To AS 2754.3.

Polymer emulsion adhesive for timber: To AS 2754.2, not inferior to Type 3 if required to be water-resistant.

Elastomeric Sealants

Sealing compound (polyurethane, polysulphide, acrylic):

- » Single component: To TT-S-00230C.

Sealing compound (silicone):

- » Single component: To TT-S-001543A.

Fasteners

Provide fasteners capable of transmitting the loads imposed, and sufficient to ensure the rigidity of the assembly.

General

Masonry anchors: Purpose-made proprietary expansion or chemical types.

Metal washers: To AS 1237.

- » General: Provide washers to the heads and nuts of bolts and coach screws.

Plugs: Purpose-made plastic.

Powder-actuated fasteners: To AS/NZS 1873.4.

Steel nails: To AS 2334.

- » Length: At least $2\frac{1}{2}$ x the thickness of the member being secured, and at least 4 x the thickness if the member is plywood or building board <10 mm thick.

Unified hexagon bolts, screws and nuts: To AS/NZS 2645.



Bolts

Coach bolts: To AS/NZS 1390.

Hexagon bolts Grades A and B: To AS 1110.1.

Hexagon bolts Grade C: To AS 1111.1.

Nuts

Hexagon champered thin nuts Grades A and B: To AS 1112.4.

Hexagon nuts Style 1 Grades A and B: To AS 1112.1.

Hexagon nuts Style 2 Grades A and B: To AS 1112.2.

Hexagon nuts Grade C: To AS 1112.3.

Screws

Coach screws: To AS/NZS 1393.

Hexagon screws Grades A and B: To AS 1110.2.

Hexagon screws Grade C: To AS 1111.2.

Hexagon socket screws: To AS/NZS 1420 and AS/NZS 1421.

Machine screws: To AS/NZS 1427.

Self-drilling screws: To AS 3566.

» Minimum corrosion resistance Class: 2.

Tapping screws: To AS/NZS 4402 – AS/NZS 4410.

Finishes

Electroplating:

» Metric thread: To AS 1897.

» Imperial thread: To AS 4397.

Galvanising:

» Threaded fasteners: To AS 1214.

» Other fasteners: To AS/NZS 4680.

Mild steel fasteners: Galvanise where:

» Exposed to weather;

» Embedded in masonry;

» In external timbers such as weatherboards or decking; or in contact with chemically treated timber.



10. Light Timber Framing

10.1 General

Cross Reference

Refer to the *General requirements* section.

Related Sections

Refer to the Schedule of Products

Standards

Light timber framing: To AS 1684 Parts 2, 3 or 4, as appropriate.

Design: To AS 1720.1.

10.2 Quality

Witness Points

Give sufficient notice so that the following may be inspected:

- » Structural woodwork after erection but before it is covered.
- » Prefabricated items before priming or water-repellent treatment.
- » Bolts after final tightening.
- » Prefabricated fixtures before installation.

10.3 Materials and Components

Timber Grades

Structural timbers: Appearance grade if exposed to view in the finished work. Otherwise stud grade or lintel grade, as appropriate.

Structural Timber Grading Standards

Hardwood: To AS 2082.

Softwood: To AS 2858.

Mechanical stress grading: To AS/NZS 1748.

Machine proof-grading: To AS 3519.

Identification

Method: Identify timber using branding, certification or both.

Branding: Brand structural timber, under the authority of a recognised product certification program applicable to the product. Locate the brand mark on faces or edges which will be concealed in the works. Include the following data:



- » Stress grade.
- » Method of grading.
- » "Seasoned" or "s".
- » The certification mark of the product certification program.
- » The applicable standard.

Recognised product certification programs:

- » Pine framing: Plantation Timber Certification.
- » Finger jointed structural timber: Plantation Timber Certification.

Certification:

- » Timber to be certified: >Stud framing, trusses and roof beams

Inspection: If neither branding nor certification is adopted, have an independent inspecting authority inspect the timber.

10.4 Sheet Products

Structural Plywood

Standard:	To AS/NZS 2269.
Bond:	Marine Type A.
Flooring:	Tongued and grooved.
Veneer quality to visible surfaces:	C (minimum).
Application:	Wall Bracing, Flooring
Bracing thickness (mm):	6
Face veneer:	D (bracing), C (flooring)
Back veneer quality:	D
Stress grade:	F14

Identification

Method: Identify plywood using branding, certification or both.

Branding: Brand structural plywood, under the authority of a recognised product certification program applicable to the product. Locate the brand mark on faces or edges which will be concealed in the works. Include the following data:

- » Stress grade.
- » Method of grading.
- » The certification mark of the product certification program.
- » The applicable standard.

Recognised product certification programs:



» Plywood: Plywood Association of Australia (PAA) Quality control and Product Certification Scheme.

Certification:

» Plywood to be certified:

Inspection: If neither branding nor certification is adopted, have an independent inspecting authority inspect the plywood.

10.5 Framing

Wall Framing

Note – Certain sections of the walls require ply bracing to meet the code requirements for bracing. Where walls are required to be lined with cladding/sheeting over the ply bracing the contractor is to fabricate the walls with gauged studs and portion of top and bottom plates as required to enable the ply bracing to finish flush with the adjacent studwork.

Gauging: Provide gauged timbers in studs, noggings and plates for double faced walls.

Timber species or group: Cyprus or Treated pine

Grade: F5 (Walls) F11(Beams)

Preservative treatment (if applicable): LOSP or T2

Minimum sizes (mm): As nominated on drawings or to match existing stud sizes on site

- » Studs: min 90 x 35
- » Bottom plates: min 90 x 35
- » Top plates: min 2/90 x 45
- » Sill trimmers: min 90 x 35

Stud spacing (maximum) (mm): 400

Bracing material: Ply and metal strapping

Fixing details: As per AS 1684.2

Additional Support

General: Provide additional support in the form of noggings, trimmers and studs for fixing lining, cladding, hardware, accessories, fixtures and fittings as required.

Maximum spacing of noggings 600 and 1200 mm centres above floor

Vermin Barriers

Stud wall barrier: Metallic-coated steel sheet, 600 mm wide x 0.6 mm thick, fixed to each side of the external stud wall frame at the base. Lap joints 25 mm.

Flashings

Material: To AS/NZS 2904.

Type: Alcor or colorbond zincalume



Location:

Provide flashings to external openings sufficient to prevent the entry of moisture. Form trays at the ends of sill flashings.

10.6 Completion

Tightening

Tighten bolts, screws and other fixings so that joints and anchorages are secure at practical completion.



11. Metal Fixtures

11.1 General

Cross References

Refer to the *General Requirements* section.

Related Sections

Refer to the Schedule of Products.

11.2 Quality

Witness Points

Give sufficient notice so that inspection may be made of the following:

Shop fabricated or assembled items ready for delivery to the site.

11.3 Materials

Materials and Components

Metals

Performance: Provide metals suited to their required function, finish and method of fabrication, in sections of strength and stiffness adequate for their purpose.

11.4 Execution

Construction Generally

Metals

Performance: Provide metals so that they transmit the loads imposed and ensure the rigidity of the assembly without causing deflection or distortion of finished surfaces.

Incompatible metals: Separate using concealed layers of suitable materials in appropriate thicknesses.

Welding and Brazing

General

Quality: Provide finished welds which are free of surface and internal cracks, slag inclusion, and porosity.

Site welds: Do not weld on site.

Butt weld quality level: Not inferior to the appropriate level recommended in AS 1665 Appendix A.

11.5 Stainless Steel Fabrication

Welding Stainless Steel

Certification of welders: To AS 1796.



12. Timber Fixtures

12.1 General

Cross References

Refer to the *General Requirements* section.

Related Sections

Refer to the Schedule of Products.

12.2 Materials and Components

Joinery Timber

Seasoned hardwood: To AS 2796.3.

Seasoned Cypress pine: To AS 1810.

Australian grown conifers, other than radiata pine and cypress pine: To AS 1786.

Plywood

Interior use generally: To AS/NZS 2270.

Interior use, exposed to moisture: To AS/NZS 2271.

Particleboard

Standard: To AS/NZS 1859.1.

Melamine overlaid particleboard: Particleboard overlaid on both sides with low pressure melamine.

Medium Density Fibreboard

Standard: To AS/NZS 1859.2.

Melamine overlaid medium density fibreboard: Medium density fibreboard overlaid on both sides with low pressure melamine.

Decorative Overlays

Standard: To AS/NZS 1859.3.

High-Pressure Decorative Laminate Sheets

Standard: To AS/NZS 2924.1.

Thickness (minimum):

- » For horizontal surfaces fixed to a continuous background: 1.2 mm.
- » For vertical surfaces fixed to a continuous background: 0.8 mm.
- » For post formed laminate fixed to a continuous background: 0.8 mm.
- » For vertical surfaces fixed intermittently (e.g. to studs): 3.0 mm.



- » For edge strips: 0.4 mm.

12.3 Furniture

Construction Generally

Accuracy: Build components square and install plumb.

Joints: Provide materials in single lengths whenever possible. If joints are necessary make them over supports.

Framing: Frame and trim where necessary for openings, including those required by other trades.

Accessories and Trim

Provide accessories and trim necessary to complete the installation.

Fasteners

Visibility: Do not provide visible fixings except in the following locations:

- » Inside cupboards and drawer units.
- » Inside open units in which case provide proprietary caps to conceal fixings.

Fixing to building structure: Provide screws with washers for fixing into timber or steel framing.

Adhesives

General: Provide adhesives to transmit the loads imposed and to ensure the rigidity of the assembly, without causing discolouration of finished surfaces.

Decorative laminated sheets: Provide contact adhesive to AS 2131.

Finishing

Junctions with structure: Scribe benchtops, splashbacks, ends of cupboards, kickboards and returns to follow the line of structure.

Joints: Scribe internal and mitre external joints.

Edge strips: Finish exposed edges of sheets with 2 mm PVC edge strips which match sheet faces.

12.4 Domestic Kitchen Assemblies

Standard

General: To AS/NZS 4386.1.

Refer to drawings for kitchen location, layout and size if not matching existing size..

General construction as follows:-

Bench top to be laminate roll top on 32 HMR ply. All leading edges to be bullnosed – Colour to be advised.



Carcass to be constructed from 16mm white melamine faced board – all exposed edges to be edged with 2mm PVC colour to match melamine. Carcass to be drilled to accept support pins for adjustable shelving.

Adjustable shelving to be 16mm white melamine faced HMR particleboard – all exposed edges to be edged with 2mm PVC colour to match melamine.

Kickboards to be 16 mm HMR ply faced with laminate

Doors and Drawer fronts to be 16 mm melamine faced HMR particleboard – all exposed edges to be edged with 2mm PVC – colour to match melamine. Melamine colour to be advised

Drawer side/guides to be powdercoat metal sides with metal slides Drawer base to be melamine faced MDFB.

Hinges – fast assembly hinges for furniture doors – opening angle 110 deg.

Handles to be nom 100 mm Satin chrome “D” handles



13. Waterproofing

13.1 General

Cross References

Refer to the *General Requirements* worksection.

Related Worksections

Refer to the Schedule of Products.

13.2 Materials and Components

Seamless Membranes

Membranes applied in liquid or gel form and air cured to form a seamless film.

13.3 Execution

Substrates for Membranes

General: Apply membranes to dry, smooth, firm, continuous surfaces, clean and free from loose or foreign matter. Provide coving or fillets on internal corners. Round or arris external corners and edges.

Dryness tests for substrates: To AS 1884 Appendix A.

13.4 Residential Wet Areas

Waterproofing

Standard: To AS 3740.

Membrane

Type: Proprietary liquid applied membrane system such as Davco Dampflex, which:

- Has a current Australian Building Product and Systems Certification Scheme certificate; or
- Has a current technical opinion issued by the Australian Building Systems Appraisal Council stating that the system is suitable for use as a waterproofing system for use in wet areas, shower recess bases and associated floors and wall/floor junctions which are to be tiled.

Installation

Applicators: Use suitably qualified applicators.

Floor wastes: Turn membrane down onto the floor waste puddle flanges, and adhere.

Shower Recesses: To the full extent of shower walls up to 2000 mm high. Protect with ceramic tiles as scheduled.

Floors: To the full extent of bathroom and laundry floors. Turn up behind skirting tiles and bath hob. Fall to floors in accessible bathroom.



Walls: Apply behind splashbacks to bath to 450 mm high.

Curing: Allow membrane to fully cure before tiling.



14. Roofing

14.1 General

Cross References

Refer to the *General Requirements* worksection.

Related Worksections

Refer to the Schedule of Products.

14.2 Materials And Components

Fasteners

Self-drilling screws: Corrosion resistance Class 3.

Finish: Prefinish exposed fasteners with an oven baked polymer coating to match the roofing material, or provide matching purpose-made plastic caps.

Fastenings to timber battens: Provide fastenings just long enough to penetrate the thickness of the batten without piercing the underside.

14.3 Execution

Installation

General: Keep the roofing and rainwater system free of debris and loose material during construction, and leave them clean and unobstructed on completion. Repair damage to the roofing and rainwater system.

Touch up: If it is necessary to touch up minor damage to prepainted metal roofing, do not overspray onto undamaged surfaces.

14.4 Sheet Metal Roofing

Metal Separation

Prevent direct contact between incompatible metals, and between green hardwood or chemically treated timber and aluminium or coated steel, by either:

- Applying an anti-corrosion, low moisture transmission coating to contact surfaces; or
- Inserting a separation layer.

14.5 Roof Lights

Standard

General: To AS 4285.



Description

General: A proprietary rooflight system including framing, fixing, trim, accessories and flashings as specified in Schedule of Products and Finishes and location shown on drawings.

14.6 Roof Plumbing

General

Standard: To AS/NZS 3500.3.2.

General: Provide the flashings, cappings, gutters, rainwater heads, outlets and downpipes necessary to complete the roof system.

Materials

Metal rainwater goods: To AS/NZS 2179.1.

Jointing Sheet Metal Rainwater Goods

Butt joints: Make joints over a backing strip of the same material.

Soldered joints: Do not solder aluminium or aluminium/zinc coated steel.

Sealing: Seal fasteners and mechanically fastened joints. Fill the holes of blind rivets with silicone sealant.

Flashings and Cappings

Flashing material: To AS/NZS 2904.

Installation: Flash roof junctions, upstands, abutments and projections through the roof. Preform to required shapes where possible. Notch, scribe, flute or dress down as necessary to follow the profile of adjacent surfaces. Mitre angles and lap joints 150 mm in running lengths. Provide matching expansion joints at 6 m maximum intervals.

Upstands: Flash projections above or through the roof with two part flashings, consisting of a base flashing and a cover flashing, with at least 100 mm vertical overlap. Provide for independent movement between the roof and the projection.

Gutters

General: Prefabricate gutters to the required shape where possible. Form stop ends, downpipe nozzles, bends and returns. Dress downpipe nozzles into outlets. Provide overflows to prevent back-flooding.

Downpipes

General: Prefabricate downpipes to the required section and shape where possible. Connect heads to gutter outlets.

Downpipe support: Provide supports and fixings for downpipes.



15. Cladding

15.1 General

Cross References

Refer to the *General Requirements* worksection.

Related Worksections

Refer to the Schedule of Products.

15.2 Quality

Witness Points

Give sufficient notice so that inspection may be made of framing complete with sarking and flashings ready to receive cladding.

15.3 Materials And Components

Plywood and Blockboard

Exterior use: To AS/NZS 2271.

Marine plywood: To AS/NZS 2272.

Presealed plywood: Plywood presealed both sides and edges with a machine applied sealer.

Fibre Cement

Standard: To AS/NZS 2908.2.

Cladding and eaves and soffit linings: Type A Category 3.

Reconstituted Timber

Standard: To AS/NZS 1859.4:1997

15.4 Execution

Substrates or Framing

Before fixing cladding check and, if necessary, adjust the alignment of substrates or framing.

Fixing

Nail to timber framing, screw to steel framing all in accordance with manufacturers specification.

Accessories and Trim

Provide accessories and trim necessary to complete the installation.



16. Doors and Hatches

16.1 General

Cross References

Refer to the *General Requirements* worksection.

Related Worksections

Refer to the Schedule of Products.

16.2 Execution

Construction Generally

Installation

Install doors so that the frames:

- are plumb, level, straight and true within acceptable building tolerances;
- are adequately fixed or anchored to the building structure; and
- will not carry any building loads, including loads caused by structural deflection or shortening.

Joints

Make accurately fitted tight joints so that neither fasteners nor fixing devices such as pins, screws, adhesives and pressure indentations are visible on exposed surfaces.

Operation

Ensure moving parts operate freely and smoothly, without binding or sticking, at correct tensions or operating forces and that they are lubricated where appropriate.

16.3 Timber Doors

Standards

Flush doors and joinery doors: To AS 2688.

Solid core doors to all external door openings and honeycomb core to all internal doors

Installation: To AS 1909.

Undercut: Under and over cut doors to toilets to enable doors to be lifted off

Door Thickness (minimum)

Generally: 40 mm externally and 35mm internally.

Priming

Prime timber doors on top and bottom edges before installation.



16.4 Steel Door Frames

General

Type: Assemble frames from coated steel sections, including necessary accessories such as buffers, strike plates, spreaders, mortar guards, switch boxes, fixing ties or brackets, and cavity flashing with suitable provision for fixing hardware; prefinished with protective coatings, built in or fixed to prepared openings.

Sections

Rebates: Incorporate rebates or double rebates where required for side hung doors.

Coated steel sheet: To AS 1397.

Minimum steel sheet thickness:

- Generally: 1.1 mm.
- Security doorsets: 1.6 mm.

Assembly Methods

Mechanical: Site assemble from “knocked down” components by mechanical methods, e.g. slot and lug joints.

Welded: Shop assemble fire rated and heavy duty frames by continuous welding. Grind the welds smooth and cold galvanize the welded joints before shop priming.

Finish

Prefinish: Zinc-iron.

Shop priming: Shop prime the sections for the painting system.

Hardware and Accessories

General: Provide for fixing hardware including hinges and closers, using 4 mm backplates and lugs. Screw fix the hinges into tapped holes in the back plates.

Lift-off Hinges: Provide lift-off rising butt hinges to toilet doors.

Installation

Fixing to stud frames: Clip galvanized brackets to frame stiles at 600 mm maximum centres and fasten to the stud frame.

16.5 Security Screen Doorsets

Hinged Security Screen Doorsets

Type: Proprietary system comprising a metal screen door side hung in a metal frame and inclusive of insect screen, security screen and the necessary hardware and accessories.

Hinged security screen doors: To AS/NZS 2803.1.

Installation: To AS/NZS 2804.1.



Sliding Security Screen Doorsets

Type: Proprietary system comprising a metal sliding screen door and frame and inclusive of insect screen, security screen and the necessary hardware and accessories.

Sliding security screen doors: To AS/NZS 2803.2.

Installation: To AS/NZS 2804.2.

16.6 Aluminium Doorsets

General

Type: Proprietary doorset system comprising an aluminium framed glazed sliding doors, supported by a fixed aluminium door frame, inclusive of the necessary hardware and accessories.

Selection and installation: AS 2047.



17. Windows

17.1 General

Cross References

Refer to the *General requirements* worksection.

Related Worksections

Refer to the Schedule of Products.

17.2 Standards

Windows

Selection and installation: To AS 2047.

17.3 Performance

Australian Window Association (AWA) Labelling Scheme

Serviceability design wind pressure (Pa) (minimum): 400

17.4 Materials and Components

Standard: To AS/NZS 2904.

Materials: Provide flashings and weatherings which are corrosion resistant, compatible with the other materials in the installation, and coated with a non-staining compound where necessary.

17.5 Execution

Installation

Install windows so that the frames

- » are plumb, level, straight and true within acceptable building tolerances;
- » are adequately fixed or anchored to the building structure; and
- » will not carry any building loads, including loads caused by structural deflection or shortening.

Joints

General: Make accurately fitted tight joints so that neither fasteners nor fixing devices such as pins, screws, adhesives and pressure indentations are visible on exposed surfaces.

Sealants: If priming is recommended, prime surfaces in contact with jointing materials.

Operation

Ensure moving parts operate freely and smoothly, without binding or sticking, at correct tensions or operating forces and that they are lubricated where appropriate.



Trim

General: Provide mouldings, architraves, reveal linings, and other internal trim using materials and finishes matching the window frames. Install to make neat and clean junctions between frames and the adjoining building surfaces.

Flashing and Weatherings

Install flashings, weather bars, drips, storm moulds, caulking and pointing so that water is prevented from penetrating the building between the window frame and the building structure under the prevailing service conditions, including normal structural movement of the building.

Fixing

Packing: Pack behind fixing points with durable full width packing.

Security Screens

Type: Proprietary system comprising a Aluminium metal frame and inclusive of insect screen, security screen to be fixed to sliding section.

Security Screen: To AS/NZS 2803..

Installation: To AS/NZS 2804.1.



18. Glazing

18.1 General

Cross References

Refer to the *General Requirements* worksection.

Related Worksections

Refer to the Schedule of Products.

18.2 Design

Glass Type and Thickness

Standard: To AS 1288, where no glass type or thickness is given.

18.3 Standard

Materials and installation: To AS 1288.

Cut-to-size quality: To AS/NZS 4667.

Laminated and toughened glass process: To AS/NZS 4667.

18.4 Materials And Components

Glass

Glass and Glazing Materials

Glass and glazing materials generally: Free from defects which detract from appearance or interfere with performance under normal conditions of use.

Glazing plastics: Free from surface abrasions, and warranted by the manufacturer for 10 years against yellowing or other colour change, loss of strength and impact resistance, and general deterioration.

18.5 Glazing Materials

General

Glazing materials (including putty, glazing compounds, sealants, gaskets, glazing tapes, spacing strips, spacing tapes, spacers, setting blocks and compression wedges): Appropriate for the conditions of application and the required performance.

18.6 Mirrors

Reflective Surface

Type: Silver layer deposited on the glass or glazing plastic.



Protective coatings: Electrolytic copper coating at least 5 µm thick, and 2 coats of mirror backing and edge sealing paint having a total dry film thickness of at least 50 µm.

18.7 Installation

General

General: Install the glass so that:

- each piece is held firmly in place by permanent means which enable it to withstand the normal loadings and ambient conditions at its location without distortion or damage to glass and glazing materials;
- building movements are not transferred to the glass; and
- external glazing is watertight and airtight.

Temporary marking: Use a method which does not harm the glass. Remove marking on completion.

18.8 Fixing Mirrors

Screw Fixing

Direct to wall plugs with dome-headed chromium-plated screws in each corner and at 900 mm maximum centres around perimeter. Provide polyethylene sleeves and washers to prevent contact between screw and glass. Do not over-tension the screws.

18.9 Completion

Cleaning

Replace damaged glass and leave the work clean, polished, free from defects, and in good condition.



19. Door and Window Hardware

19.1 General

Cross References

Refer to the *General Requirements* worksection.

Related Worksections

Refer to the Schedule of Products.

19.2 Materials

Metal Finishes

Generic items: The following minima apply to the relevant finishes on hardware items described in generic terms (i.e. not as proprietary items):

- Coating class for steel sheet: At least Z275.
- Anodising class for internal applications: At least AA15.

Clear lacquer: Provide a factory applied clear lacquer finish on copper alloy surfaces liable to corrosion.

19.3 Components

General

Hardware specified generically: Provide hardware of sufficient strength and quality to perform its function, appropriate to the intended conditions of use, suitable for use with associated hardware, and fabricated with fixed parts firmly joined.

Operation

Ensure working parts are accurately fitted to smooth close bearings, without binding or sticking, free from rattle or excessive play, lubricated where appropriate.

19.4 Hinges

Butt Hinge Sizes

General: Minimum sizes are those in **Hinge Table A** and **Hinge Table B** (not applicable to cupboard doors), in which length (l) is the dimension along the knuckles, not including hinge tips, if any, and width (w) is the dimension across both hinge leaves when opened flat.

Steel, stainless steel, brass, bronze butt hinges for timber doors in timber or steel frames: To **Hinge Table A**.

Aluminium hinges for aluminium doors, or for doors of other materials in aluminium frames: To **Hinge Table B**.



Hinge Table A

Nominal hinge size l x w x t (mm)	Door leaves not exceeding any of the following:		
	Mass (kg)	Width (mm)	Thickness (mm)
70 x 50 x 1.6	16	620	30
85 x 60 x 1.6	20	820	35
100 x 75 x 1.6	30	920	40
100 x 75 x 2.5	50	920	50
100 x 75 x 3.2	70	1020	50
125 x 100 x 3.2*	80	1220	50

* stainless steel only.

Hinge Table B

Nominal hinge size l x w x t (mm)	Door leaf not exceeding mass (kg)	Minimum construction	
		Knuckles	Screws/hinge leaf
100 x 70 x 3	30	3	3
100 x 80 x 3.5	50	5	4

Note: Provide lift off hinges to toilet doors.

Number of Hinges

Small door leaves: Door leaves not exceeding any of the following may have 2 hinges each:

- 2040 mm high.
- 820 mm wide.
- 30 kg mass.

Other door leaves: Provide 3 hinges for leaves between 2040 mm and 2340 mm high.

19.5 Keying

Key Material

Pin tumbler locks: Nickel alloy, not brass.

Lever locks: Malleable cast iron or mild steel.

Identification

Supply four (4) keys per house with a purpose-made plastic or stamped metal label legibly marked to identify the key, attached to the key by a metal ring.

Group Keying

Keying control security system: All external locks on each individual house to be keyed alike. Lock to security door to be keyed to match doors.

Stamping: Stamp keys and lock cylinders to show the key codes.



Contractor's Keys

Master key systems: Do not use any key under a master key system.

Delivery

Keys: Arrange for the manufacturer or supplier to deliver direct to the principal/proprietor.

Windows

Where window locks are included in building key code groups, provide cylinder or pin tumbler locks coded accordingly.

19.6 Locks and Latches

Mechanical Locksets

Standard: To AS 4145.2.

Furniture

Provide lock and latch furniture suitable for use with the lock or latch to which it is installed.

19.7 Execution

Fixings

General: Provide materials compatible with the item being fixed, matching where exposed, and of sufficient strength, size and quality to perform their function. Provide a corrosion resistant finish to concealed fixings, and match exposed fixings to the material fixed.

Support: Provide appropriate back support (for example lock stiles, blocking, wall noggings and backing plates) for hardware fixings.

Hollow metal sections: Provide backing plates drilled and tapped for screw fixing, or provide rivet nuts with machine thread screws, not self tapping screws or pop rivets.

Security: Locate exposed fixings to lock furniture on the inside faces of external doors and on the inside faces of internal doors to lockable rooms.

Window Hardware

Proprietary window systems: Provide the standard hardware.

Door Hardware

Proprietary doorsets: Provide the standard hardware.

Mounting heights: Mount locks and latches so that the centreline of the door knob or lever spindle is 1000 mm above finished floor.

Hinges

Timber doorsets: Install butt hinges in housings equal in depth to the thickness of the hinge leaf (except for hinges designed for mounting without housing), and fix with countersunk screws.

Metal frames: Fix hinges using metal thread screws.



Door stops

General: Fix on the floor or on the skirting, as appropriate, to prevent the door furniture striking the wall or other surface.

19.7.1 Completion

Keys

Contractor's keys: Immediately before practical completion, replace cylinders to which the contractor has had key access during construction with new cylinders which exclude the contractor's keys.

Keys: For locks keyed to differ and locks keyed alike, verify quantities against key records, and deliver to the contract administrator at practical completion.

Adjustment

General: Leave the hardware properly adjusted with working parts in working order, and clean, undamaged, properly adjusted, and lubricated where appropriate.



20. Lining

20.1 General

Cross References

Refer to the *General Requirements* worksection.

Related Worksections

Refer to the Schedule of Products.

20.2 Quality

Witness Points

Give sufficient notice so that inspection may be made of substrate or framing before installation of linings.

20.3 Materials And Components

Plasterboard

Standard: To AS/NZS 2588.

Fibre Cement

Standard: To AS/NZS 2908.2.

Wall and ceiling linings: Type B category 2.

Minimum thickness: 6 mm.

20.4 Execution

Construction Generally

Substrates or Framing

Before fixing linings check and, if necessary, adjust the alignment of substrates or framing.

Battens

Fix at each crossing with structural framing members, or direct to solid walls or ceilings. Provide wall plugs in solid backgrounds. Do not provide explosive powered fastenings.

Accessories and Trim

Provide accessories and trim necessary to complete the installation.

20.5 Plasterboard Lining

Supports

General: Install timber battens or proprietary cold-formed galvanized steel furring channels:

Package 21 - Repairs & Upgrading of 23 Existing Houses



- where framing member spacing exceeds the recommended spacing; and/or
- where direct fixing of the plasterboard is not possible due to the arrangement or alignment of the framing or substrate.

Transverse walls: Locate noggings:

- at least 150 mm from the horizontal joint; or
- ensure that noggings do not protrude beyond the face of studs.

Installation

Plasterboard: To AS/NZS 2589.1.

Framed construction: Screw or nail or combine with adhesive.

Joints

Flush joints: Provide recessed edge sheets and finish flush using perforated paper reinforcing tape. Make joints over framing members or otherwise provide back blocking.

External corner joints: Make joints over zinc coated steel corner beads.

Control joints: Install purpose-made zinc coated control joint beads at not more than 12 m centres in walls and ceilings and to coincide with structural movement joints.

Wet areas: Install additional supports, flashings, trim and sealants as required.

20.6 Fibre Cement Lining

Supports

Install timber battens or proprietary cold-formed galvanized steel furring channels:

- where framing member spacing exceeds the recommended spacing; and/or
- where direct fixing of the fibre cement is not possible due to the arrangement or alignment of the framing or substrate.

Installation

General: Run sheets across the framing members. In flush jointed applications, stagger end joints in a brick pattern and locate them on framing members, away from the corners of large openings. Provide supports at edges and joints.

Timber framed construction: Nail only or combined with adhesive.

Wall framing: Do not fix to top and bottom plates or noggings.

In tiled areas: Provide an extra row of noggings immediately above wall-to-floor flashings. Fix sheet at 150 mm centres to each stud and around the perimeter of the sheet.

Ceilings and soffits: Provide battens where fixing to underside of rafters, roof trusses and purlins.

Wet areas: To AS 3740.

Joints

Flush joints: Provide recessed edge sheets and finish flush using perforated paper reinforcing tape.



Movement joints in walls: Position a stud parallel to the joint on each side.

Movement joints in ceilings and soffits: Provide movement joints to divide ceilings into bays not larger than 10.8 x 7.2 m and soffit linings into bays not larger than 4.2 x 4.2 m or 5.4 x 3.6 m. Provide framing parallel to the joint on each side. Do not fix the lining to abutting building surfaces.

External corner joints: Make joints over zinc coated steel corner beads.

Butt joints: Butt sheets together over framing members or otherwise provide back blocking.

Control joints: Provide purpose-made zinc coated control joint beads at 7.2 m maximum centres in walls and ceilings and to coincide with structural movement joints.

Wet areas: Provide additional supports, flashings, trim and sealants as required.

Joints in tiled areas: Bed perforated paper tape in bedding compound. Do not apply a topping coat.

Movement joints: Space to suit joints required in tiling.

Internal corners: Reinforce with zinc-coated steel angles. In corners subject to continuous moisture, flash over the angle and under the sheeting with continuous bitumen coated aluminium flashing.



21. Insulation and Barriers

21.1 General

Cross References

Refer to the *General Requirements* worksection.

Related Worksections

Refer to the Schedule of Products.

21.2 Interpretation

Definitions

Terminology: To AS 2352.

Sarking-type material: Flexible membrane material normally used for waterproofing, vapour proofing or thermal reflectance.

21.3 Quality

Witness Points

Give sufficient notice so that the sarking, vapour barrier and insulation may be inspected before they are covered up or concealed.

21.4 Execution

Bulk Insulation

Standard: To AS 3999 or AS 4075.

Batts and rigid sheets: Fit tightly between framing members. If support is not otherwise provided, staple nylon twine to the framing and stretch tight.

Sarking-Type Material

Standard: To AS/NZS 4200.2.

Location: Walls in accordance with BCA use breathable moisture and mechanical barrier.

Roof: In accordance with BCA use reflective foil insulation and condensation barrier

Reflective Foil Laminate

To timber: Clouts or staples at 300 mm maximum centres.



21.5 Wall Insulation

General

Location:- Common houses 3 and 4, Lot 53 Walker Street , Lot 113 and Lot 115 Walker Street. Use R2.0 rigid batts between studs to all external walls. Line external face of all external walls with CSR Bradford THERMOTUFF LD breather fixed in accordance with manufacturer's recommendations area where feasible (Refer Schedule of Products).

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22. Tiling

22.1 General

Cross References

Refer to the *General Requirements* section.

Related Sections

Refer to the Schedule of Products.

22.2 Materials and Components

Ceramic Tiles

Standard: To BS 6431 for tolerance limits on dimensions, surface quality, physical and chemical properties relevant to the product type.

Exposed Edges

In positions where the edge is exposed provide purpose-made border tiles with the exposed edge (whether round, square or cushion) glazed to match the tile face. If such tiles are not available, mitre tiles on external corners.

Accessories

Provide tile accessories which match the composition, colour and finish of the surrounding tiles.

Coves, Nosings and Skirtings

Provide matching stop ends and internal and external angle tiles moulded for that purpose.

22.3 Adhesives

General

Standard: To AS 2358.

PVA (polyvinyl acetate) based adhesives: Do not provide in wet areas or externally.

22.4 Mortar

Materials

Cement type to AS 3972: GP.

- » White cement: Iron salts content $\leq 1\%$.
- » Off-white cement: Iron salts content $\leq 2.5\%$.

Lime: To AS 1672.

Sand: Fine aggregate with a low clay content selected for grading.

Water: To AS 3958.1.



Bedding Mortar

Proportioning: Select proportions from the range 1:3 - 1:4 cement:sand to obtain satisfactory adhesion. Provide minimum water.

Mixing: To AS 3958.1.

22.5 Grout

Type

Cement based proprietary grout: Mix with water. Fine sand may be added as a filler in wider joints.

Portland cement based grout: Mix with fine sand. Provide minimum water consistent with workability.

- » For joints < 3 mm: 1:2 cement:sand.
- » For joints \geq 3 mm: 1:3 cement:sand.

22.6 Execution

Drying and Shrinkage

Before tiling, allow at least the following times to elapse (for initial drying out and shrinkage) for these substrates:

- » Toppings on slabs or compressed cement sheet: 21 days.

Preparation

Suitably prepare substrates to receive the bedded finish, including the following:

- » Remove deleterious and loose material and leave the surface dust-free and clean.
- » For mortar bedding wet the substrate as necessary to achieve suitable suction. Alternatively apply a bonding agent to the substrate to improve adhesion.

22.7 Tiling Generally

Sequence

Fix wall tiles before floor tiles.

Cutting and Laying

Cutting: Cut tiles neatly to fit around fixtures and fittings, and at margins where necessary. Drill holes without damaging tile faces. Cut recesses where necessary for fittings such as soapholders. Rub edges smooth without chipping.

Laying: Return tiles into sills, reveals and openings. Butt up to returns, frames, fittings, and other finishes. Strike and point up beds where exposed.

Variations

If necessary, distribute variations in hue, colour, or pattern uniformly, by mixing tiles or tile batches before laying.



Protection

Floor tiles: Keep traffic off floor tiles until the bedding has set and attained its working strength.

Cleaning: Keep the work clean as it proceeds and protect finished work from damage.

22.8 Setting Out

General

Joint widths: Set out tiles to give uniform joint widths within the following limits:

- » Internal ceramic tiling: 1.5 - 3 mm.
- » External ceramic tiling: 4 - 9 mm.
- » Mosaic tiling: Nominal 2 mm or as dictated by pattern.
- » Quarry tiling: 6 - 12 mm.
- » Chemical resistant epoxy jointed floor tiling: 5 - 6 mm.
- » Vitrified floor tiling: 3 - 5 mm.

Joint alignment: Set out tiling with joints accurately aligned in both directions and wall tiling joints level and plumb, to a tolerance of ± 4 mm in 2 m from the design alignment.

Margins: Provide whole or purpose made tiles at margins where practicable, otherwise set out to give equal margins of cut tiles. If margins less than half tile width are unavoidable, locate the cut tiles where they are least conspicuous.

Fixtures: If possible position tiles so that holes for fixtures and other penetrations occur at the intersection of horizontal and vertical joints or on the centre lines of tiles. Continue tiling fully behind fixtures which are not built in to the tiling surface. Before tiling ensure that fixtures interrupting the tile surfaces are accurately positioned in their designed or optimum locations relative to the tile layout.

22.9 Falls and Levels

General: Grade floor tiling to even and correct falls to floor wastes and elsewhere as required. Make level junctions with walls. Ensure water does not drain to the door.

Where falls are not required lay level.

Fall, general: 1:100 minimum.

Fall, in shower areas: 1:60 minimum.

Deviation: Maximum deviation of the finished floor level between points of contact under a 2 m straight edge laid in any direction on an area of uniform grade to be 1:300 or 3 mm, whichever is the lesser.

Change of finish: Maintain finished floor level across changes of floor finish including carpet.



22.10 Grouted and Caulked Joints

Grouted Joints

General: Commence grouting as soon as practicable after bedding has set. Clean out joints as necessary before grouting.

Face grouting: Fill the joints solid and tool flush. Clean off surplus grout. Wash down when the grout has set. When grout is dry, polish the surface with a clean cloth.

Edges of tiles: Grout exposed edge joints.

Epoxy grouted joints: Ensure that tile edge surfaces are free of extraneous matter such as cement films or wax, before grouting.

Grouting mosaics: If paper faced mosaics are to be bedded in cement mortar, pre-grout the sheeted mosaics from the back before fixing. After fixing, rub grout into the surface of the joints to fill any voids left from pre-grouting. Clean off surplus grout. When grout has set, wash down. If necessary use a proprietary cement remover.

Caulked Joints

General: Provide caulked joints filled with sealant and finished flush with the tile surface as follows:

- » Where tiling is cut around sanitary fixtures.
- » Around fixtures interrupting the tile surface, for example pipes, brackets, bolts and nibs.
- » At junctions with elements such as window and door frames and built-in cupboards.
- » At internal corners.

Width: 5 mm.

Depth: Equal to the tile thickness.

22.11 Joint Accessories

Floor Finish Dividers

General: Finish tiled floors at junctions with differing floor finishes with a non corrosion resistant metal dividing strip suitably fixed to the substrate, with top edge flush with the finished floor. Where changes of floor finish occur at doorways make the junction directly below the closed door.



23. Resilient Finishes

23.1 General

Cross References

Refer to the *General Requirements* section.

Related Sections

Refer to the Schedule of Products.

23.2 Standard

General

Laying: To AS 1884.

23.3 Quality

Edges of Sheets

Ensure edges are firm, unchipped, machine-cut accurately to size and square to the face, and that tile edges are square to each other.

23.4 Execution

Substrate

General: Suitably prepare the substrate to receive the installation, including the following:

- » Repairs: Make good to the surface finish as necessary. Fill depressions with a suitable filler, and remove high spots and projections. Fixtures and fittings: Remove door stops and other fixtures, and refix in position undamaged on completion of the installation.

Cleaning and Protection

General: Keep traffic off floors until bonding has set or for 24 hours after laying, whichever period is the longer. Do not allow water in contact with the finish for 7 days.

Reinstatement: Repair or replace faulty or damaged work. If the work cannot be repaired satisfactorily, replace the whole area affected.

Cleaning

Keep the surface clean as the work proceeds.

23.5 Sheet Installation

Sheet Setout

Set out sheets to give the minimum number of joints. Run sheet joints parallel with the long sides of floor areas, vertically on walls.



23.6 Vinyl Sheeting

Welded Joints

Heat welding: After fixing, groove the seams using a grooving tool and weld the joints with matching filler rod and using a hot air welding gun. When the weld rod has cooled, trim off flush.

Epoxy jointing: Join seams with epoxy adhesive.

23.7 Joints and Accessories

Junctions

Finish junctions flush with adjoining surfaces. Where changes of floor finish occur at doorways locate the junctions directly below the closed doors.

Accessories

General: Provide purpose-made accessories for edge cover strips and finishes at junctions, margins, and angles, if available. Otherwise form accessories from the sheet material.

Cover Strips

General: Provide edge cover strips at junctions with different floor finishes and as protection strips to exposed edges.

Metal cover strip: Extruded tapered strip 25 mm wide, of the same thickness as the sheet or tile. Fix with matching screws to timber bases or to masonry anchors in concrete bed bases, at 200 mm maximum centres.

23.8 Completion

Maintenance Manual

Submit manufacturer's published use, care and maintenance requirements for each type of finish.

Cleaning

Clean the finished surface. Buff and polish. Before handover, mop and leave the finished surface clean and undamaged on completion.



24. Painting

24.1 General

Cross References

Refer to the *General Requirements* section.

24.2 Standards

General

Painting: Comply with the recommendations of those parts of AS/NZS 2311 and AS/NZS 2312 which are referenced in this section.

24.3 Quality

Coated Samples

Submit, on representative substrates, 1 m² samples of each coating system showing surface preparation, colour, gloss level, texture, and physical properties.

24.4 Materials and Components

Paints

GPC specifications: Provide paints and other materials which are scheduled in the Australian Paint Approvals Scheme "List of Approved Products" as complying with cited GPC specifications.

Quality: Provide premium quality lines.

Combinations

General: Do not combine paints from different manufacturers in a paint system.

Clear timber finish systems: Use only the combinations of putty, stain and sealer recommended by the manufacturer of the top coats.

Delivery

Deliver paints to the site in the manufacturer's labelled and unopened containers. Ensure containers of materials specified by a GPC specification code are labelled accordingly.

Tinting

General: Provide only products which are colour tinted by the manufacturer or supplier.

Tinting by contractor: Add tinters or stainers only if this is without detriment to the durability or aesthetic performance of the product.

Putty

General: Oil-based or polymeric based.



Putty for timber finishes: Lacquer or water based. Do not provide oil based or glazing putty.

Toxic Ingredients

Comply with the requirements of Appendix P "Uniform Paint Standard" to the Standard for the Uniform Scheduling of Drugs and Poisons (SUSDP).

24.5 Execution

Painting

General: To AS/NZS 2311 Sections 3, 6 and 7.

Protection of steelwork: To AS/NZS 2312 Sections 5, 8 and 10.

Order of Work

Other trades: Before painting, complete the work of other trades as far as practicable within the area to be painted, except for installation of fittings, floor sanding and laying flooring materials.

Clear finishes: Complete clear timber finishes before commencing opaque paint finishes in the same area.

Protection

Fixtures: Remove door furniture, switch plates, light fittings and other fixtures before starting to paint, and refix in position undamaged on completion of the installation.

Adjacent surfaces: Protect adjacent finished surfaces liable to damage from painting operations.

"Wet Paint Warning"

Place notices conspicuously and do not remove them until paint is dry.

Restoration

Clean off marks, paint spots and stains progressively and restore damaged surfaces to their original condition. Touch up damaged decorative paintwork or misses only with the paint batch used in the original application.

Substrate Preparation

General: Prepare substrates to receive the painting systems.

Cleaning: Clean down the substrate surface. Do not cause undue damage to the substrate or damage to, or contamination of, the surroundings.

Filling: Fill cracks and holes with fillers, sealants, putties or grouting cements as appropriate for the finishing system and substrate, and sand smooth.

Clear finish: Provide filler tinted to match the substrate.

Paint Application

Apply the first coat immediately after substrate preparation and before contamination of the substrate can occur. Ensure each coat of paint or clear finish is uniform in colour, gloss, thickness and texture, and free of runs, sags, blisters, or other discontinuities.



Priming Before Fixing

Apply one coat of wood primer (2 coats to end grain) to the back of the following before fixing in position:

- » External fascia boards.
- » Timber door and window frames.
- » Tops and Bottoms of external doors.
- » Associated trims and glazing beads.
- » Timber board cladding.

Repair of Galvanising

General: For galvanised surfaces which have been subsequently welded, prime the affected area.

Primer: To GPC-C-29/16, two pack.

24.6 Paint Systems

Paint System Description

Final coat: If a paint or clear finish system is referred to only by its final coat (for example by the manufacturer's brand name, or the generic name) provide in addition to the final coat, the appropriate stains, primers, sealers and undercoats, suitable for the substrate and compatible with the finish coat and each other.

No system description given: If a surface is to be painted but no system is nominated select the system from AS/NZS 2311 clause 5.1, using System 1 where a choice is offered.

Number of Coats

Unless specified as one coat or two coat systems, each paint system consists of at least 3 coats. Provide additional coats if necessary to :

- » Prepare porous or reactive substrates with prime or seal coats consistent with the manufacturer's recommendations;
- » Achieve the total film thickness or texture; or
- » Achieve a satisfactory opacity.

Tinting

Tint each coat of an opaque coating system so that each has a noticeably different tint from the preceding coat, except for top coats in systems with more than one top coat.

Paint within wet areas to include mould/mildew retardant.

Interior Painting Schedule

Surface Identification	Substrate	Paint System
All ceilings except bathroom and laundry	Plasterboard	Flat latex
Ceiling to bathroom and laundry	Fibrous Cement/plasterboard	Semi gloss latex



Surface Identification	Substrate	Paint System
Walls	Plasterboard/FC	Semi gloss latex
Walls (WET AREAS)	Plasterboard/FC	Full gloss latex
Doors	Timber	Full gloss enamel
All trim (includes architraves, skirting, jambs, sills etc)	Timber	Full gloss enamel

Exterior Painting Schedule

Surface Identification	Substrate	Paint System
Soffits and raking ceilings	Fibrous cement	Semi gloss latex
Fascia, barges and rafters	Timber	Full gloss enamel
Gables, battens and beams	Timber	Full gloss enamel
Walls	Timber	Semi gloss enamel
Doors	Timber	Full gloss enamel
All Trim (jambs sills etc)	Timber	Full gloss enamel
Posts	Timber/steel	Semi gloss enamel
Handrails balustrade	Timber/steel	Full gloss enamel
Sunhoods	Metal	Full gloss enamel

Paint Systems Schedules

General: These schedules specify, for each of the paint systems listed in the **Painting schedules**, and for each substrate to which those systems are applied in the project:

- » The number and order of coats; and
- » The paint type for each coat.

Codes: Codes are GPC Specification codes.

Flat Latex : Interior

Substrate	1st Coat	2nd Coat	3rd Coat
Plasterboard	S-17/2	L-26/4	L-26/4

Semi and Full Gloss Latex: Interior

Substrate	1st Coat	2nd Coat	3rd Coat
Existing paintwork (solvent-borne)	L-26/5	L-26/5	
Existing paintwork (latex)	L-26/5	L-26/5	
Sprayed ceiling	S-17/2	L-26/5	L-26/5
Fibre cement	S-17/2	L-26/5	L-26/5
Plasterboard (paper faced)	S-17/2	L-26/5	L-26/5
Iron & steel	P-32	L-26/5	L-26/5



Substrate	1st Coat	2nd Coat	3rd Coat
Aluminium	P-35/4	L-26/5	L-26/5
Zinc-coated and zinc-alloy-coated steel	P-13/4	L-26/5	L-26/5
Oil-based air-drying primed metal	L-26/5	L-26/5	
Organic or inorganic zinc primed metal	S-17/1	L-26/5	L-26/5
Timber	P-18/3	L-26/5	L-26/5
Particleboard	P-18/3	L-26/5	L-26/5
Medium density fibreboard	S-17/2	L-26/5	L-26/5
Hardboard, unprimed	P-18/3	L-26/5	L-26/5
Pre-primed board	L-26/5	L-26/5	
uPVC	U-16/1	L-26/5	L-26/5

Semi-Gloss Latex: Exterior

Substrate	1st Coat	2nd Coat	3rd Coat
Existing paintwork (solvent-borne)	L-169	L-169	
Existing paintwork (latex)	L-169	L-169	
Concrete	L-169	L-169	
Fibre cement	L-169	L-169	
Compressed fibre cement	S-17/1	L-169	L-169
Iron & steel	P-32	L-169	L-169
Aluminium	P-35/4	L-169	L-169
Zinc-coated and zinc-alloy-coated steel	P-13/4	L-169	L-169
Oil-based air-drying primed metal	L-169	L-169	
Organic or inorganic zinc primed metal	L-169	L-169	
Cat. epoxy zinc phosphate primed metal	L-169	L-169	
Timber	P-18/3	L-169	L-169
UPVC	L-169	L-169	

Full Gloss, Solvent-Borne: Interior

Substrate	1st Coat	2nd Coat	3rd Coat
Oil-based air-drying primed metal	U-16/1	E-15/4	E-15/4
Organic or inorganic zinc primed metal	P-13/4	E-15/4	E-15/4
Timber	U-16/1	E-15/4	E-15/4
Particleboard	U-16/1	E-15/4	E-15/4
Medium density fibreboard	S-17/2	E-15/4	E-15/4
Hardboard, unprimed	U-16/1	E-15/4	E-15/4
Pre-primed board	U-16/1	E-15/4	E-15/4
UPVC	E-15/4	E-15/4	

**Full Gloss, Solvent-Borne: Exterior**

Substrate	1st Coat	2nd Coat	3rd Coat
Compressed fibre cement	S-17/1	E-15/3	E-15/3
Iron & steel	P-32	E-15/3	E-15/3
Aluminium	P-35/4	E-15/3	E-15/3
Zinc-coated and zinc-alloy-coated steel	P-13/4	E-15/3	E-15/3
Oil-based air-drying primed metal	U-16/1	E-15/3	E-15/3
Organic or inorganic zinc primed metal	P-13/4	E-15/3	E-15/3
Cat. epoxy zinc phosphate primed metal	E-15/3	E-15/3	
Timber	P-18/1	U-16/1	E-15/3
uPVC	E-15/3	E-15/3	



25. Drawings

TABULAM ACDP – Package 21 Repairs and Upgrading of 23 Existing Houses			
House	Drawing Number	Revision Number	Description
	41-12221- 25- A01	0	LOCATION PLAN
	41-12221- 25- A02	0	GENERAL NOTES
Common House 1	41-12221- 25- A03	0	GROUND FLOOR PLAN
Lot 2 Walker Street	41-12221- 25- A06	0	GROUND FLOOR PLAN
Lot 6 Walker Street	41-12221- 25- A07	0	GROUND FLOOR PLAN
Lot 7 Walker Street	41-12221- 25- A08	0	GROUND FLOOR PLAN
Lot 108 Walker Street	41-12221- 25- A09	0	GROUND FLOOR PLAN
Lot 110 Walker Street	41-12221- 25- A10	0	GROUND FLOOR PLAN
Lot 111 Walker Street	41-12221- 25- A11	0	GROUND FLOOR PLAN
Lot 112 Walker Street	41-12221- 25- A12	0	GROUND FLOOR PLAN
Lot 116 Walker Street	41-12221- 25- A13	0	GROUND FLOOR PLAN
Lot 10 Jubullum Street	41-12221- 25- A14	0	GROUND FLOOR PLAN
Lot 11 Jubullum Street	41-12221- 25- A15	0	GROUND FLOOR PLAN
Lot 12 Jubullum Street	41-12221- 25- A16	0	GROUND FLOOR PLAN
Lot 13 Jubullum Street	41-12221- 25- A17	0	GROUND FLOOR PLAN
Lot 18 Jubullum Street	41-12221- 25- A18	0	GROUND FLOOR PLAN
Lot 33 Gundingbo Street	41-12221- 25- A19	0	GROUND FLOOR PLAN
Lot 34 Gundingbo Street	41-12221- 25- A20	0	GROUND FLOOR PLAN
Lot 35 Gundingbo Street	41-12221- 25- A21	0	GROUND FLOOR PLAN
Lot 36 Off Gundingbo Street	41-12221- 25- A22	0	GROUND FLOOR PLAN
Lot 37 Off Gundingbo Street	41-12221- 25- A23	0	GROUND FLOOR PLAN
Lot 39 Gundingbo Street	41-12221- 25- A24	0	GROUND FLOOR PLAN
Lot 41 Gundingbo Street	41-12221- 25- A25	0	GROUND FLOOR PLAN
Lot 50 Torrens Road	41-12221- 25- A26	0	GROUND FLOOR PLAN
32 Barnes Street	41-12221- 25- A27	0	GROUND FLOOR PLAN



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Appendix A

Sample Test Plans



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(Must be approved by Superintendent prior to work commencing on site)

Project Quality Plan:

CONTRACT TESTING & INSPECTION STATUS RECORD

Cover Page

Location: TABULAM

Principal: NSW Department of Commerce

Contractor:

Contract No: 0902697

	Inspection & Testing Schedules	Inspection/Test Completed by	Sign off by Contractor (Activity completed satisfactorily)	
			Signature	Date
No	Description			
1	Preliminary Site Inspection			
2	Documentation			
3	Inspection and Notice by authorities where applicable			
3a	Electrical - Installation			
	- Testing			
3b	Gas - Installation			
	- Testing			
3c	Water & Sewerage - Installation			
	- Testing			
3d	Drainage - Installation			
	- Testing			
	Contractor Inspection of Services			
3e	Water - Installation			
	- Testing			
3f	Sewerage - Installation			
	- Testing			
3g	Drainage - Installation			
	- Testing			
4	Variation			
5	Pre-Commencement			
6	Site Preparation			
7	Footings			
8	Concrete Slab Work			
9	Pier/Stump/Column			
10	Sub Floor Frame			
11	Wall Frame & Windows			
12	Ceiling Frame			
13	Roof Frame			
14	Roof Truss			
15	Metal Roof			
16	Tiled Roof			
17	External Wall Cladding			
18	Internal Wall Cladding			
19	Windows/Doors			



	Inspection & Testing Schedules	Inspection/Test Completed by	Sign off by Contractor (Activity completed satisfactorily)	
			Signature	Date
20	Flooring, Excluding Wet Areas			
21	Flooring, Wet Areas			
22	Waterproof Membranes, Wet Areas			
23	Lock-Up Inspection			
24	Pre-Paint Inspection			
25	Pre-Handover Inspection			
26	Water Penetration/Leaks Inspection			
27	Other Inspections Completed by Builder			
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Appendix B

Schedule of Products



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APPENDIX B

Schedule of Products

Cover Page

Revision:
June 2009

Schedule of Products and Finishes

This schedule is to be read in conjunction with drawings and specification

Note Not all of the materials/items shown in this schedule will be required for the project it is a generic list which covers all possible situations. The contractor is to select as required to complete the works.

Note All fittings to conform to the BCA.

Item	Description	Material	Colour/Finish	Product/Type (or similar)
<u>SITEWORKS</u>				
Driveway/Cartracks		Concrete	Square edges/Broom finished	-
Paths	Pedestrian access to house	Concrete	Square edges / Broom finished	-
Fences		Welded galvanised wire fence panels fixed to metal posts. (refer IMEAQ standard drawing G-0045. Extend footings to 1m deep)	Galvanised	Smorgon ARC - Weldmesh Acacia
Gates	Pedestrian and Vehicular	Welded wire fence panels fixed to metal posts. (refer IMEAQ standard drawing G-0045. Extend footings to 1 m deep)	Galvanised	Smorgon ARC - Weldmesh Acacia
Clothesline	One per house	Fixed hinged retractable clothes line - 2300 x 720	Precoated , rust resistant	Hills - Model No 45312
	One per house	Fixed rotary type with min 48 lm line/5m diameter	Galvanised	Hills – Original Supa Hoist 5
Letterbox		Alum.. Min. 150 mm wide x 160 mm high x 230 mm deep. Min. 25 mm high letterbox slot. Complete with stick-on house numbers	Refer Details	



Item	Description	Material	Colour/Finish	Product/Type (or similar)
Carparking	Slab on ground	Concrete	Natural - broom finish	Local
Garden taps	2 No per unit and house - refer plan for location	Standpipe, hose cock 900 mm above GL		Refer Drawing for detail
Footings (PO)	-	Reinforced concrete piers and strip footing as detailed	Natural	-
<u>EXTERNAL</u>				
Wall framing	Generally	Cyprus pine studs @ 400 crs Alternative – termite treated pine maybe used	Natural for cyprus ,If alternative is used -stamped for Termite treated timber	Local
	Wet Areas	Cyprus pine studs @ 400 crs Alternative – termite treated pine maybe used	Natural for cyprus ,If alternative is used -stamped for Termite treated timber	Local
Wall insulation	Behind all external wall cladding	Breathable foil barrier fixed to external face of studs with (R2.5) rigid polyester wool batts between studs	Foil laminate	CSR Bradford THERMOTUFF LD breather
Wall Sheeting		Nom 180 FC weatherboards – face fixed refer manufactures specification for fixings etc	Paint finish	James Hardie weatherboard (Profile to match existing) complete with extruded alum corners and trim



Item	Description	Material	Colour/Finish	Product/Type (or similar)
Stair Stringers	Stair stringer	100x50x3 Galv RHS	Natural	
Verandah railing (Deck below 1000 above ground level)	Bottom, mid and top rail	40 mm dia. Galv steel pipe Framing structure to AS 4100 Steel tube to AS 1163 Galvanised to AS 1650 Welding to AS 1554.1	Natural	
Verandah railing (Deck above 1000 above ground level)	Bottom and top rail	40 mm dia. Galv Steel Pipe	Natural	
	Balustrades at max 125 c/s	12 dia solid Galv steel rod welded to rails Framing structure to AS 4100 Steel tube to AS 1163 Galvanised to AS 1650 Welding to AS 1554.	Natural	
Verandah flooring (DE)	Verandah	Grooved Class 1 88 x 19 Kwila hardwood decking	Sikkens Cetol or Wattyl Oil based decking stain. Face grooves down	
Roof framing	-	Cypress pine roof trusses and rafters If cyprus not used - alternative certified LOSP treated pine		Trusses designed and fabricated by others
Roof sheeting (RSH)	-	Colorbond coated steel min. 0.48 mm BMT	Colorbond – Colour to be advised	Custom Orb
Roof flashing	Penetrations	Colorbond XRW - To AS 2179.1/80	To match roof sheeting	
Facias & barges	-	Colorbond 0.60 mm BMT	To match roof sheeting	
Roof insulation	Under roof sheeting	Reflective foil roof sarking bonded to 50 mm (R2.0) polyester wool blanket	Reflective	CSR Bradford THERMFOIL 730
Posts (PO)	Verandah	75 x 75 x 4 Galv SHS	Painted	Local
Roof vent (RV)	-	Colorbond 0.60 mm BMT	To match roof sheeting	Edmonds SupaVent



Item	Description	Material	Colour/Finish	Product/Type (or similar)
				ventilator
Roof Lights	-	400 diameter flexible shaft with opaque diffusers with ventilated rung	To match roof sheeting	Edmonds SolarBrite
Verandah ceilings		6 mm Fibre cement sheeting	Painted	James Hardie - Hardiflex II
Soffits (SO)		6 mm Fibre cement sheeting with ventilation slots or holes	Painted	James Hardie - Hardiflex II/Decorvent NSR or similar
Gutters (GU)		Colorbond 150 mm half round with external strap. Colorbond 0.60 mm BMT	To match roof sheeting	Stratco - Spanish style brackets
Downpipes (DP)		Colorbond XRW – rectangular with 25 mm wide Colorbond. Strap 100 dia PVC complete with first flush system to rainwater tank and leaf diverter on gutter	Colour to be advised Colour to match Colorbond downpipes	Local Rain Harvesting
Rainwater tank		Proprietary food grade polyethylene - approx 2400 L rainwater tank on galv metal stand and concrete footings	Beige	Proprietary system
Windows		Aluminium frame	Powdercoat - colour to be advised	G James Series or equiv.
Security screens		Alum. security screen to sliding section of window	Powdercoat - colour to match window	Amplimesh or similar
Security doors		Alum. Security doors complete with triple locks and door closer	Powdercoat - colour to match window	G James Series or equiv.



Item	Description	Material	Colour/Finish	Product/Type (or similar)
Entry doors		Solid core waterproof ply, 3 Trio s/steel hinges, 40 mm thick. Provide weatherproof threshold seals	Painted – colour to be advised	Local, Raven RP3 seals
Door frames		Zincanneal metal frame Note Rising butt hinges required on all toilet doors	Prepainted finish – final paint onsite	Local
Doorstops		Lockwood 250 floor mounted door stop		Lockwood
Door locks & latches	Front & rear entry	Cylindrical latchset, key in knob		Lockwood 530 Series
	Front & rear entry			
	[disabled only]	Cylindrical latchset, lever		Lockwood 930 Series
	Bedrooms	Cylindrical latchset		Lockwood 531 Series
	Bedrooms			
	[disabled only]	Cylindrical latchset, lever		Lockwood 930 Series
	Bathroom/WC doors	Cylindrical latchset, key in knob, with privacy set		Lockwood 532 Series
	Bathroom/WC doors [disabled only]	Cylindrical latchset, lever		Lockwood 930 Series
Sliding doors		Aluminium frame	Powdercoat - colour to match window	G James Series or equiv.
Light fittings	Verandah	Wall mounted - IP55	Natural	Thorn - Kempthorn - Porto 1 IP55
	Entry	Wall mounted - IP55	Natural	Thorn - Kempthorn - Porto 1 IP55
	Floodlight to outside	Mounted to fascia	Natural	Thorn - Flexiflood [150 W] Par 38
<u>INTERNAL</u>				
Flooring	Wet areas	15 mm Compressed fibre cement	Natural (tiled finish on completion)	James Hardie



Item	Description	Material	Colour/Finish	Product/Type (or similar)
Wall lining (IWL)	Excluding wet areas	13 CSR Impactchek plasterboard wall sheeting to common houses 3&4, Lots 53, 113, 115 Remainder standard plasterboard to match existing	Painted	Local
	Wet areas	Fibre cement sheet wall lining – 9 mm thick	Painted/Tiled	James Hardie - Villaboard
Ceilings	Excluding wet areas	13 mm reinforced flush set plasterboard sheeting	Painted	Gyprock
	Wet areas	6 mm flush set fibre cement sheet	Painted	James Hardie - Villaboard
Doors		40 mm thick flush panel ply faced solid core door to AS 2688 externally & 35 mm hardboard faced honeycomb core doors internally	Painted	Local
Door frames		Prepainted Zinccanneal metal frame - width to suit wall sheeting fixed behind	Painted	Local
Doorstops		Floor mount door stop	Chrome	Lockwood 250 door stop
Skirting (SKT)		42 mm x 12 mm square edge pine	Painted	Local
Architraves		42 mm x 12 mm pine	Painted	Local
Cornice (CO)		Plasterboard	Painted to match ceiling	Local
Corners	Vertical - Internal	Flush Set	Painted	Local
	Vertical - External	Flush Set	Painted	Local
	Vertical - Wet Areas	Flush Set	Painted	Local



Item	Description	Material	Colour/Finish	Product/Type (or similar)
Flooring finishes	Bedrooms	Vinyl sheeting of commercial grade, 2.5 mm thick.	To be advised	Tarkett
	Entry/passage	Vinyl sheeting of commercial grade, 2.5 mm thick	To be advised	Tarkett
	Living/dining	Vinyl sheeting of commercial grade, 2.5 mm thick.	To be advised	Tarkett
	Kitchen	Vinyl sheeting of commercial grade, 2.5 mm thick	To be advised	Tarkett
Tiles (CT)	Wet area walls	150 mm x 150 mm, 6 mm thick	White	Waringa
	Kitchen splashback	150 mm x 150 mm, 6 mm thick	White	Waringa
	Wet areas - floor	Vitrified ceramic, 150 mm x 150 mm, 8 mm thick	Non-slip - Colour to be advised	Granito Oasis
	Fireplace plinth	Vitrified ceramic, 150 mm x 150 mm, 8 mm thick	Non-slip - Colour to be advised	Granito Oasis
Wardrobes	Interior shelves and carcass	Melamine faced MDFB. 1 shelf at 1700 mm AFL, coat rail under and open fixed shelving adjacent	White	Local
Broom cupboard	Interior shelves and carcass	Melamine faced MDF. 1 shelf at 1700 mm AFL	White	Local
Linen cupboard	Interior shelves and carcass	Melamine faced MDFB. 4 shelves per cupboard	White	Local
Heater (HE)		Locate on tiled plinth with tiled lining behind where required	Metallic Black or Goldern Brown	Norseman Nevada
Kitchen cupboards, benches and doors		Framed carcasses with 32 mm HMR plywood rolled edge bench tops	Colour to be advised	Refer drawings for details
Kitchen fittings	Sink (SK)	Stainless steel, one and a half bowl sink nom. 1200 mm long, with three tap holes	Flushline profile, natural	Clarks Series 2000, type 2003F



Item	Description	Material	Colour/Finish	Product/Type (or similar)
	Taps	Sink set [hob] Basix approved AAA Rating	Chrome	Caroma Trident Adjustable Hob Sink Set
Wet Area fittings	Taps	Basin set with Mark II handles Basix approved AA Rating	Chrome	Caroma Trident Series
	Taps - Disable bathroom	Basin Mixer with lever arm Basix approved AAA Rating	Chrome	Caroma Opus vanity basin mixer (87144C) with lever handle (90921C)
	WC pan and cistern	Vitreous china pan with heavy duty plastic seat and cistern. Dual Flush Basix approved AAAA Rating	White	Caroma Caravelle 2000 cistern and pan and Caravelle Vandal Resistant seat
	WC pan and cistern Disable bathroom	Vitreous china pan with heavy duty plastic seat and cistern. Dual Flush Basix approved AAAA Rating	White	Caroma Care 200 Toilet Suite
	Handbasins (VB)	Vitreous china vanity basin [size 500 mm x 425 mm] with three tap holes	White	Caroma Concorde 500
	Hand basin Disable bathroom	Vitreous china vanity basin with one tap hole	White	Caroma Caravelle 550
	Baths (BA)	Acrylic bath 1675 mm x 762 mm x 390 mm	White	Caroma Verona
	Shower tray (SHR)	Acrylic shower base 900 mm x 900 mm x 90 mm	White	Caroma Verona
	Shower screen (SSC)	1800 mm high	Clear safety glass	Stegbar or similar
	Ceiling mounted curtain track complete with shower curtain and hooks	Anodised aluminium	Natural	Handrail Industries – Altrack Curtain track
	Shower head	Universal – adjustable shower rose – Basix approved AAA Rating	Chrome	Caroma Trident Series
	Shower head Disable bathroom	Adjustable hand held shower Basix approved AAA Rating	Chrome	Caroma Mystic hand held



Item	Description	Material	Colour/Finish	Product/Type (or similar)
	Shower taps	Top assembly wall handles Basix approved AAA Rating	Chrome	Caroma Trident Series
	Shower taps Disable bathroom	Shower Mixer with disable lever Basix approved AAA Rating	Chrome	Caroma with G series lever
	Wall mounted Shower seat Disable bathroom	600 wide 12mm acrylic seat on SS frame		Handrail Industries - Model 503
	Grab rails for toilet Disable bathroom	32 dia stainless steel profiled to conform to AS1428	Chrome	Handrail Industries – Model No 102/103
	Grab rails for Shower Disable bathroom	stainless steel profiled to conform to AS1428 complete with adjustable shower bracket	Chrome	Handrail Industries - Model 258/259 and 390
	Bath Taps and Spout	Bath taps and spout Basix approved AA Rating	Chrome	Caroma Trident Series
	Laundry tubs (LT)	Stainless steel single bowl tub with min. 70 L capacity housed in rust resistant cabinet	White	Clarks Single Laundry Unit Mk II, type 9011
	Laundry taps	Pillar tap plus swivel aerated spout and Washing machine taps Basix approved AAA Rating	Chrome	Caroma Trident Series
	Toilet roll holder (TRH)	Screw fixed to stud or nogging	Chrome	Dorf Alliance
	Bath towel rail (TR)	Single towel rail [760 mm long]	Chrome	Dorf Alliance
	Robe hooks (CH)	Screw fixed to back of door	Chrome	Dorf Alliance
	Mirror (MI)	Integral part of vanity unit	Powdercoat (frame)	Local
	Exhaust (EX)	All bathrooms and WC's. Mechanically ventilated	White	Edmonds Bathroom Ventilation System
	Vanity Cabinet	Nom. 700 mm wide x 500 mm high with 2 shelves. Lockable mirrored sliding doors	White	Local
	Waterproofing	To AS 3740	Natural	Davco Dampflex
Electrical Appliances	Range hood (RH)	Exhaust type with ducting to roof. Nom. 600 mm wide	White	Robinhood



Item	Description	Material	Colour/Finish	Product/Type (or similar)
	Electric stove (ST)	Separate grill and oven, coil element. Fixed to floor with anti-tip plate.	White	Chef EUC5140W
	Smoke alarms	Location as per code requirements. Alarm pause (hush) button to silence alarm - hard wired	White	Clipsal Photoelectric
	GPOs	Plastic faced	White	Clipsal Standard range
	Television outlet	Living area - 1 x outlet	White	Clipsal Standard range
	Telephone outlet	Living area - 1 x outlet	White	Clipsal Standard range
	Hot water system	250 L Electric connected to off-peak supply.	Natural	Rheem - Optima
Light Fittings	Bedrooms	Surface mounted on ceiling, 350 dia metal shade fitting complete with batten fitting and 18W low energy bulb	White	Ideal Electrical Suppliers
	Bathrooms	Fluorescent - Impact [18W] Surface mounted on ceiling, opal diffuser	White	Thorn
	Kitchen	Fluorescent - Impact [36W] Surface mounted on ceiling, opal diffuser	White	Thorn
	Living/Dining	Surface mounted on ceiling, 350 dia metal shade fitting complete with batten fitting and 18W low energy bulb	White	Ideal Electrical Suppliers
	Deck/Entry	Fluorescent - Gladiator [1 x 36 W or 1x 18 W] Surface mounted on soffit,	White	Thorn
	External	Floodlight - Flexiflood [150W] Par 38	Black	Thorn
Painting	Kitchen area – walls and ceilings	2 Coats of Anti-flame paint under finishing coat	Tint to suit finished colour	Luxury Paints, Dubbo NSW
	Internal	All paint types, oils and stains as specified	To be advised	To be selected from either Wattyl, Dulux or Taubman range
	External	All paint types, oils and stains as specified	To be advised	To be selected from either



Item	Description	Material	Colour/Finish	Product/Type (or similar)
allowed for the application of paint.				Wattyl, Dulux or Taubman range Note Add Tropical Mould Killer (UIM Chemicals Brisbane) to paint



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Appendix C

Sample of Safe Working Method Statements



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(Must be approved by Superintendent prior to work commencing on site)

Safety Management Plan:

Indicate who is responsible for the following areas of safety:

Safety Aspect	Name	Position	Qualification
Keeping up to date with relevant OHS&R Regulations, Codes of Practice and the communicating of their relevance within to others the Contractors organisation.			
The identification and the evaluation of site-specific OHS&R hazards.			
Ensuring the continued safety of all equipment, plant and materials used on the site.			
Procuring, training, enforcement and the monitoring of the condition of all safety related equipment.			
The management of on-site safe work methods, the warning of hazards and the implementation of accident and emergency procedures.			
The protection of the public and private property on and near the site.			
The supervision of Sub-Contractors.			
The conducting of site inductions for visitors and new employees			
Training and instruction of employees including the distribution of safety information.			
Providing First Aid and the maintenance of First Aid stocks.			



Appendix D

Drawings





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Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
0	L. Clem	G. Paulsen		G. Paulsen		20/11/09



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Drawn	J.TSAKOS	Designed	L.CLEM
Drafting Check	L.CLEM*	Design Check	G.PAULSEN*
Approved	<i>[Signature]</i>		
Date	19.11.09		
Scale	NOT TO SCALE		

Client	TABULAM ABORIGINAL COMMUNITY
Project	HOUSING REPAIR & MAINTENANCE
Title	LOCATION PLAN
Original Size	A1
Drawing No:	41-12221-25-A01

Rev: 0

GENERAL NOTES

THESE NOTES APPLY TO ALL HOUSES AND ARE TO BE READ IN CONJUNCTION WITH THE SITE SPECIFIC NOTES (WHICH ARE ADDITIONAL REQUIREMENTS FOR THAT PARTICULAR HOUSE), SPECIFICATION AND SCHEDULE OF PRODUCTS.

- G01

- **DOORS** - REPLACE ALL DAMAGED OR MISSING TIMBER DOORS WITH 35mm HONEYCOMB CORE TIMBER FOR INTERNAL DOORS AND 40mm SOLID CORE FOR EXTERNAL

INTERNAL DOORS TO BE HARDBOARD FACED AND EXTERNAL DOORS TO BE WATERPROOF PLY FACED.

-REHANG EXISTING HONEY COMB DOORS TO WARDROBES (INCLUDES SLIDING DOORS) IF IN GOOD CONDITION. IF NOT REPLACE .

-PROVIDE 3 HINGES TO NEW DOORS AND CHECK AND PROVIDE 3 HINGES TO EXISTING SOLID CORE DOORS IF REQUIRED. CHECK THAT EXISTING JAMBS ARE SECURELY FIXED TO FRAME TO ADEQUATELY SUPPORT A SOLID CORE DOOR. PROVIDE 2 HINGES TO HONEYCOMB CORE DOORS .

-PROVIDE SELF-CLOSING LIFT-OFF HINGES TO TOILET (WC) DOOR. UNDERCUT DOOR AT TOP AND BOTTOM TO SUIT.

-MAKE GOOD OR REPLACE SLIDING DOOR TRACKS/GUIDES TO WARDROBES AND IN WALL SLIDING DOORS WHERE REQUIRED.

-REPLACE JAMBS WITH METAL FRAMED WHERE POSSIBLE FOR SOLID CORE DOORS IF NOT MAKE GOOD EXISTING JAMBS USING DRESSED HWD TIMBER EXTERNALLY AND INTERNALLY AND MAKE GOOD ALL ARCHITRAVES.

-REPLACE DAMAGED OR MISSING LOCKS, STRIKER PLATES AND HARDWARE TO EXISTING DOORS. REUSE EXISTING LOCKS AND FURNITURE FROM DAMAGED DOORS WHEN IN GOOD CONDITION, IF NOT POSSIBLE, SUPPLY NEW FURNITURE TO MATCH EXISTING AND FIT NEW LOCKS AS LISTED BELOW. IF AN EXTERNAL LOCK IS DAMAGED REPLACE ALL EXTERNAL LOCKS AND FURNITURE WITH NEW TO KEEP KEYS THE SAME.

-FRONT, REAR & STOREROOM DOORS - LOCKWOOD 530 SERIES

-BATHROOM & TOILET DOORS - LOCKWOOD 532 SERIES

-BEDROOM & REMAINING DOORS - LOCKWOOD 531 SERIES

-SUPPLY & INSTALL FLOOR MOUNTED MAGNETIC DOOR STOPS - "HOWARD SILVERS - TYPE B (ORDER CODE 015037)" TO ALL DOORS WHERE STOPS ARE MISSING OR DAMAGED. SUPPLY AND INSTALL DOOR STOPS TO ALL WARDROBE DOORS WHERE STOPS ARE MISSING OR DAMAGED. POSITION DOOR STOPS TO ENSURE DOOR HANDLES DO NOT HIT WALLS OR SHOWER SCREENS.

-PROVIDE NEW THRESHOLDS TO ALL EXTERNAL DOORS (WHERE MISSING OR DAMAGED), THRESHOLD TO BE SIMILAR TO RAVEN RP4B. UNDERCUT DOORS IF REQUIRED. (NOTE! PAINT BOTTOM OF DOOR). IN EXPOSED AREAS FIT DOOR BOTTOM SEALS SIMILAR TO RAVEN RP5.
- G02

- **WINDOWS** - REMOVE ALL BROKEN GLASS & DAMAGED WINDOW/SLIDING DOOR FRAMING WHERE REQUIRED, REFIX WINDOW/DOOR FRAMING TO WALL STRUCTURE WHERE REQUIRED. REPLACE ALL MISSING MULLIONS, WINDOW/SLIDING DOOR FRAMES, GLASS AND ACCESSORIES.

-SIZE, FINISH AND PROFILE OF REPLACEMENT SECTIONS TO MATCH EXISTING. CHECK AND REPAIR ALL SLIDE AND LOCKING MECHANISMS TO WINDOWS AND SLIDING DOORS. MAKE GOOD ALL TRIMS/ARCHITRAVES TO WINDOWS.

NOTE- WHERE WINDOWS AND SLIDING DOORS ARE BEYOND REPAIR REPLACE WITH NEW TO MATCH EXISTING SIZE AND FINISH.

USE OBSCURE GLASS TO WC & BATHROOM WINDOW GLASS REPLACEMENT.

-WHERE EXISTING REMOVE FIXED GLASS TO LOWER PANELS OF WINDOWS THAT HAVE GLASS BETWEEN TRANSOM AND SILL. REPLACE WITH PLY PANELS. PAINT ON COMPLETION. ALTERNATE OPTION IS TO REPLACE WHOLE WINDOW AND INFILL WITH A SOLID PANEL BELOW.
- G03

- **SECURITY** -ON HOUSES WITHOUT SECURITY SCREENS - SUPPLY AND FIT SECURITY SCREENS (FINISH TO MATCH WINDOWS) WITH INSECT MESH TO ALL SLIDING PORTION OF WINDOWS

-ON HOUSES THAT CURRENTLY HAVE SECURITY SCREEN FITTED, CHECK AND MAKE GOOD ALL DAMAGED SCREENS (INCLUDING INSECT SCREENS) REPLACE ALL MISSING SCREENS

-REPLACE DAMAGED OR MISSING LOCKS TO EXISTING SECURITY DOORS.

-SUPPLY AND FIT NEW TRIPLE LOCK SECURITY SCREEN DOORS TO ALL EXTERNAL DOORS WHERE SECURITY DOORS ARE MISSING OR DAMAGED.

- G04

- **BATHROOM/ENSUITE** - REMOVE FIXTURES AND FITTINGS SUCH AS WC,TOILET SEATS, CISTERN, TOILET ROLL HOLDERS, TOWEL RAILS, SHELVES, OVERHEAD VANITY CUPBOARDS, MIRRORS AND THE LIKE AND RE-USE ON COMPLETION IF IN GOOD CONDITION. IF NOT OR MISSING SUPPLY AND INSTALL NEW FIXTURES.

-REMOVE LINING AND TILES FROM WALLS AND FLOORS TO BATHROOM AND SHOWERS.

WHERE APPLICABLE REMOVE LINING AND TILES FROM WALLS TO ADJACENT PASSAGES, TOILETS, LAUNDRIES OR BASIN AREAS.

-REMOVE AND REPLACE ALL DAMAGED AND ROTTEN STUD FRAMING/BOTTOM PLATES AND WALL SECTIONS WHERE REQUIRED WITH LOSP TREATED TIMBER - SIZE AND CENTRES TO MATCH EXISTING - ON RAISED FLOORS REPLACE ALL WATER DAMAGED PLY/PARTICLEBOARD/T&G FLOORING WITH 18mm COMPRESSED FC SHEETING.

- CHECK CONDITION OF EXISTING WATER PIPES PRIOR TO RELINING WALLS REPLACE IF IN DETERIORATED CONDITION

- REPLACE ALL BROKEN OR MISSING TAPS, TAP HANDLES, SHOWER ROSES & SPOUTS WHERE REQUIRED, TYPE TO MATCH EXISTING, RESEAT TAPS AS REQUIRED & REPLACE ALL WASHERS.

-SUPPLY AND FIX 9mm FC SHEETING TO WALLS IN BATHROOMS AND SHOWERS AND TO ANY AFFECTED WALL SHEETING IN ADJACENT WET AREAS. REPLACE DAMAGED WALL SHEETING ON OPPOSITE FACE.

-SUPPLY AND FIX NEW CORNICE AND TILE SKIRTINGS TO MATCH EXISTING.

-CONSTRUCT NEW SHOWER HOB TO TILED SHOWER WHERE EXISTING OR REPLACE/CLEAN AND REUSE EXISTING ACRYLIC SHOWER BASE AS REQUIRED.

-PROVIDE NEW TILE BED WITH GOOD FALLS TO EXISTING FLOOR WASTES.

-CLEAN AND REUSE EXISTING BATH, BASIN AND TAPWARE UNLESS NOTED OTHERWISE IN SITE SPECIFIC NOTES.

-APPLY NEW WATERPROOF MEMBRANE TO FLOOR AND WALLS IN SHOWER, BEHIND SKIRTING, AND AROUND BATH - ALL IN ACCORDANCE WITH BCA AND AS3740-1994. SUPPLY CERTIFICATION FOR INSTALLATION AND MATERIALS USED.

-SUPPLY AND INSTALL NEW 150x150 FLOOR (GRANITO - VITRIFIED) AND WALL (JOHNSON WARINGA) TILES TO BATHROOM AND SHOWER AND BEHIND VANITY UNITS TO MATCH EXISTING. APPLY SILICONE SEALANT TO ALL INTERNAL CORNERS IN TILE WORK AND JUNCTION TO BATH, SHOWER BASE, LAUNDRY TUBS AND BENCH TOPS.

-REMOVE EXISTING SHOWER ROD AND CURTAIN IF APPLICABLE AND SUPPLY AND FIT NEW SHOWER SCREEN AND DOOR TO SHOWER OR SIDE OF BATH AS REQUIRED TO FORM A SHOWER SPACE
- G05

- **CLEANING** - CLEAN ALL WALLS (INTERNALLY AND EXTERNALLY), DOORS, WINDOWS, TRIMS, SILLS, JAMBS, ARCHITRAVES, SOFFITS AND CEILINGS WITH APPROVED CLEANING AGENTS TO REMOVE ALL GREASE, GRIME, TAPE RESIDUE, MILDEW AND GRAFFITI.
- G06

- **WALLS/CEILING** - MAKE GOOD ALL DENTS, HOLES, CRACKS, PEELING PAINT, LIFTING SETTING TAPE, WATER DAMAGE, GRAFFITI TO PLASTERBOARD/FC SHEETING TO WALLS AND CEILINGS IN ALL ROOMS AND EXTERNAL CLADDING/SOFFITS. REPLACE AND MAKE GOOD ALL ARCHITRAVES, CORNICES AND SKIRTING AS REQUIRED - WHERE DAMAGE IS MAJOR REPLACE ALL LININGS. NOTE WHERE CEILINGS ARE REPLACED CHECK BATTENS AND FIXINGS - REPLACE/MAKE GOOD AS REQUIRED. -PAINT ALL OF THE WALL/CEILING THAT CONTAINED PATCHING OR REPLACEMENT OF SHEETING. REFER PAINTING BELOW.

- G07

- **PAINTING**

- **BATHROOM AND SHOWER** PREPARE AND PAINT ALL NEW/EXISTING DOORS, TRIM, INTERNAL WALLS / CEILINGS AS FOLLOWS:-

SEALER AND 2 COATS OF SEMI GLOSS ACRYLIC - WALLS

2 COATS OF GLOSS ACRYLIC

- CEILINGS

- DOORS

- JAMBS/TRIM/SILL

- **REMAINING AREAS** PREPARE AND PAINT NEW/EXISTING DOORS, TRIM, INTERNAL WALLS/CEILINGS, EXTERNAL WALLS, WALL PANELS, POSTS, BEAMS, SOFFITS AND FASCIA/BARGE AS FOLLOWS (REFER TO SITE SPECIFIC NOTES FOR EXTENT OF WORKS) :-

2 COATS OF GLOSS ACRYLIC

- EXTERNAL WALLS, GABLES AND PANELS

- FASCIA/BARGE

- SOFFIT

- POSTS/BEAMS

- INTERNAL WALLS

- CEILINGS

- DOORS

- JAMBS/TRIM/SILL




NOTE - PAINT IS TO BE SELECTED FROM EITHER WATTYL, DULUX OR TAUBMANS "TRADESMAN RANGE". ALL PAINT USED EXTERNALLY OR IN WET AREAS TO INCLUDE A MOULDICIDE ADDED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- G08

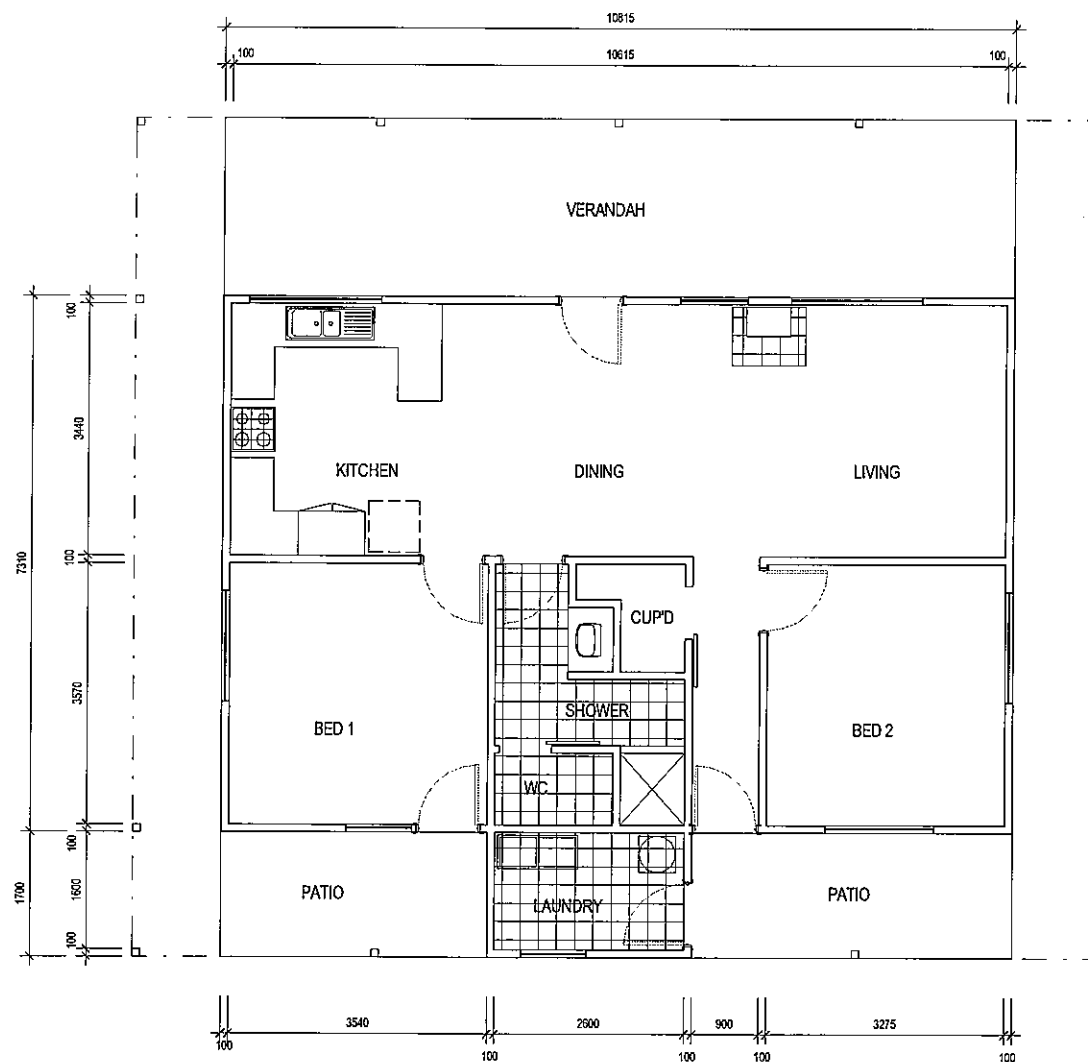
-**PEST CONTROL** - ALL HOUSES ARE TO BE INSPECTED AND TREATED ON COMPLETION FOR ALL PESTS INCLUDING TERMITES.
- G09

- **SEWERAGE/DRAINAGE** - CHECK ALL EXTERNAL PLUMBING FOR CORRECT OPERATION.
- G10

- **ELECTRICAL** - CHECK AND REPLACE ALL FAULTY CEILING FANS.
- G11

- **EXTERNAL** -REPLACE OR REPAIR ALL MISSING/DAMAGED OR ROTTEN FASCIA/BARGE BOARDS - TO MATCH EXISTING. PAINT AS SPECIFIED ABOVE

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										GHD Pty Ltd		Drafting Check L.CLEM*		Design Check G.PAULSEN*		Project		HOUSING REPAIR & MAINTENANCE			
										Conditions of Use.		Approved L.CARTER*				Title					
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0 APPROVED ISSUE				JT		LJC*				19.11.09						A1		Drawing No: 41-12221-25-A02		Rev: 0	
No Revision Note: * Indicates signatures on original Issue of drawing or last revision of drawing				Drawn		Checked		Approved		Date											
Plot Date: 19 November 2009 - 4:21 PM Plotted by: Jim Tsakos																					
Ced File No: G:\41\12221\WORK PACKAGES\Major rfm (remainder of houses)\41-12221-25-A02_GENERAL NOTES.rvg																					

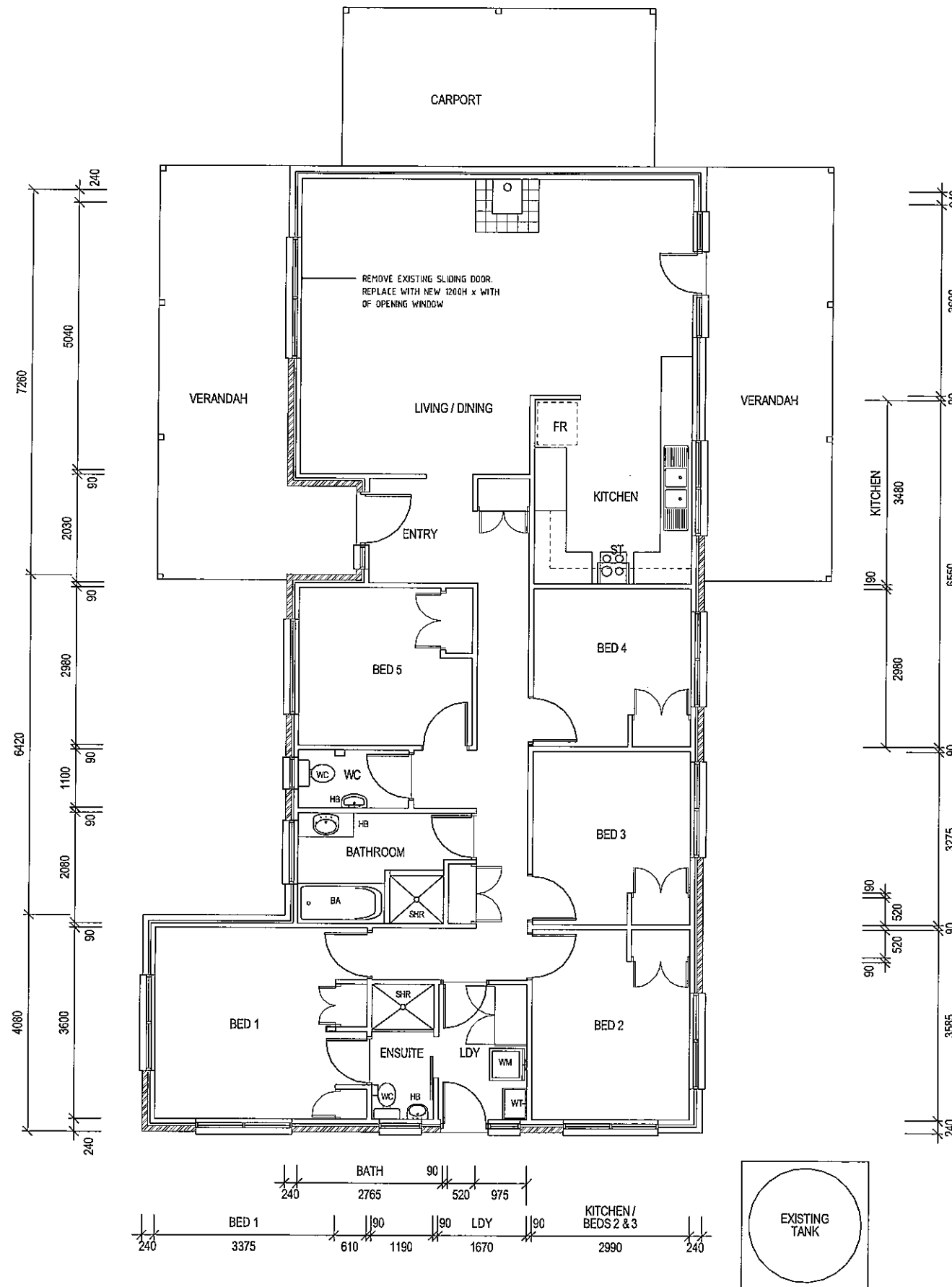


SITE SPECIFIC NOTES:

SHOWER-
REMOVE TILES TO FLOOR WITHIN SHOWER, HOB AND TILES TO WALLS AND REPLACE AS PER SETOUT IN GENERAL NOTES.

GROUND FLOOR
SCALE 1:50 @A1, 1:100 @A3

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0	APPROVED ISSUE				JT	LJC*			19.11.09	Drafting Check L.CLEM*	Design Check G.PAULSEN*			
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing			Drawn	Checked	Approved	Date	Approved L.CARTER*	Date 19.11.09		Scale As indicated	This Drawing must not be used for Construction unless signed as Approved	Original Size A1 Drawing No: 41-12221-25-A03 Rev: 0



SITE SPECIFIC NOTES:

KITCHEN -
ADJUST ALL DOORS.
REAPPLY SILICONE SEALANT TO SPLASHBACK/BENCHTOP FRONT.

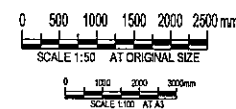
BATHROOM / ENSUITE -
CLEAN MOULD OFF ALL TILES AND GROUT.
RESILICONE ALL INTERNAL CORNERS OF TILES AND JUNCTION OF TILES TO FLOOR, BATH AND VANITY UNIT.

JOINERY -
REPAIR ALL CUPBOARDS.

PAINTING -
INTERNAL - PAINT ALL WALLS THAT REQUIRE PATCHING.
PAINT ALL DOORS AND DOOR JAMBS / ARCHITRAVES.
MAKE GOOD MANHOLE AND REPAIR.
EXTERNAL - REPAINT ALL SOFFITS, BEAMS, POSTS, WINDOW PANELS, GUTTERS AND DPs.

EXTERNAL -
REGRADE SURFACE LEVELS AROUND REAR OF HOUSE TO ENSURE WATER DRAINS AWAY.

GROUND FLOOR
SCALE 1:50 @ A1, 1:100 @ A3



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Drawn J.TSAKOS

Drafted L.CLEM*

Approved L.CARTER*

Date 19.11.08

Scale As indicated

Designed L.CLEM

Design Check G.PAULSEN*

Signature

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Client **TABULAM ABORIGINAL COMMUNITY**
Project **HOUSING REPAIR & MAINTENANCE**
Title **LOT 2 WALKER STREET**
GROUND FLOOR PLAN

Drawing No: **41-12221-25-A06**

Rev: 0

REFER DRAWING # 41-12221-A11
FOR PROPOSED PLAN & SECTIONS
OF PROPOSED EXTENSION

REMOVE EXISTING
TANK

SITE SPECIFIC NOTES:

KITCHEN-

REMOVE EXISTING KITCHEN, SPLASHBACK AND WALL LINING AS REQUIRED.
REINSTATE WALL LINING WHERE REMOVED AND INSTALL NEW KITCHEN AND TILED SPLASHBACK.
GENERALLY LAYOUT TO MATCH EXISTING TO ENSURE EXISTING SERVICES CAN BE REUSED (eg DRAINAGE, POWER).
CONSTRUCTION OF KITCHEN AS PER SPECIFICATION.
TILED SPLASHBACK TO BE TAKEN TO UNDERSIDE OF OVERHEAD CUPBOARDS. TILES TO BE 150X150 GLOSS WHITE -REFER SPECIFICATION.
CONTINUE TILES TO FLOOR BEHIND STOVE.
SILICONE SEAL ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO BENCH TOP AND ARCHITRAVES AROUND WINDOWS.
PROVIDE NEW RANGE HOOD AS SPECIFIED. COMPLETE WITH EXHAUST TO ABOVE ROOF.

BATHROOM -

REMOVE FLOOR TILES TO BASE OF SHOWER, WC AND WALL TILES WITHIN SHOWER. REMOVE TILES TO HOB BETWEEN BATH AND SHOWER.
PROVIDE NEW WATERPROOF MEMBRANE TO WALL, FLOOR AND HOB AND APPLY 150 X 150 GLOSS TILES TO WALL AND 150 X 150 FLOOR TILES AS PER GENERAL NOTES.
MAKE GOOD DAMAGE TO WALL FRAMING AS REQUIRED.
MAKE GOOD WALL CLADDING AS REQUIRED.
PROVIDE NEW SHOWER SCREEN WITH HINGED DOOR TO SUIT OPENING.
SILICONE SEAL ALL NEW AND EXISTING INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO FLOOR, BATH AND VANITY UNIT.
PATCH CHIP TO BATH USING APPROVED REPAIR SYSTEM FOR BAKED ENAMEL.

WC -

REMOVE AND REPLACE ALL TILES TO FLOOR & SKIRTING OF WC.

SHOWER / WC -

REMOVE FLOOR TILES TO BASE OF SHOWER, WC AND WALL TILES WITHIN SHOWER, REMOVE TILES TO HOB TO SHOWER.
MAKE GOOD WALL FRAMING AS REQUIRED.
MAKE GOOD FLOOR, WALL LINING AND HOB AS REQUIRED.
TREAT FLOOR AND PROVIDE NEW WATER PROOF MEMBRANE TO FLOOR AND WALL.
APPLY 150 X 150 GLOSS WHITE TILES TO WALL AND 150 X 150 FLOOR TILES AS PER GENERAL NOTES.
REMOVE EXISTING SHOWER RAIL AND PATCH TILES.
PROVIDE NEW SHOWER SCREEN WITH HINGED DOOR TO SUIT OPENING.
SILICONE SEAL ALL NEW AND EXISTING INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO FLOOR.

LAUNDRY -

PROVIDE NEW LINEN CUPBOARD TO MATCH EXISTING.
PROVIDE NEW DOOR TO LAUNDRY TUB.

CEILING -

MAKE GOOD EXISTING CONTROL JOINTS.
FORM NEW JOINT IN PASSAGE.

WALL TO BED 1 -

PATCH EXISTING OPENING FOR A/C UNIT.

PAINTING -

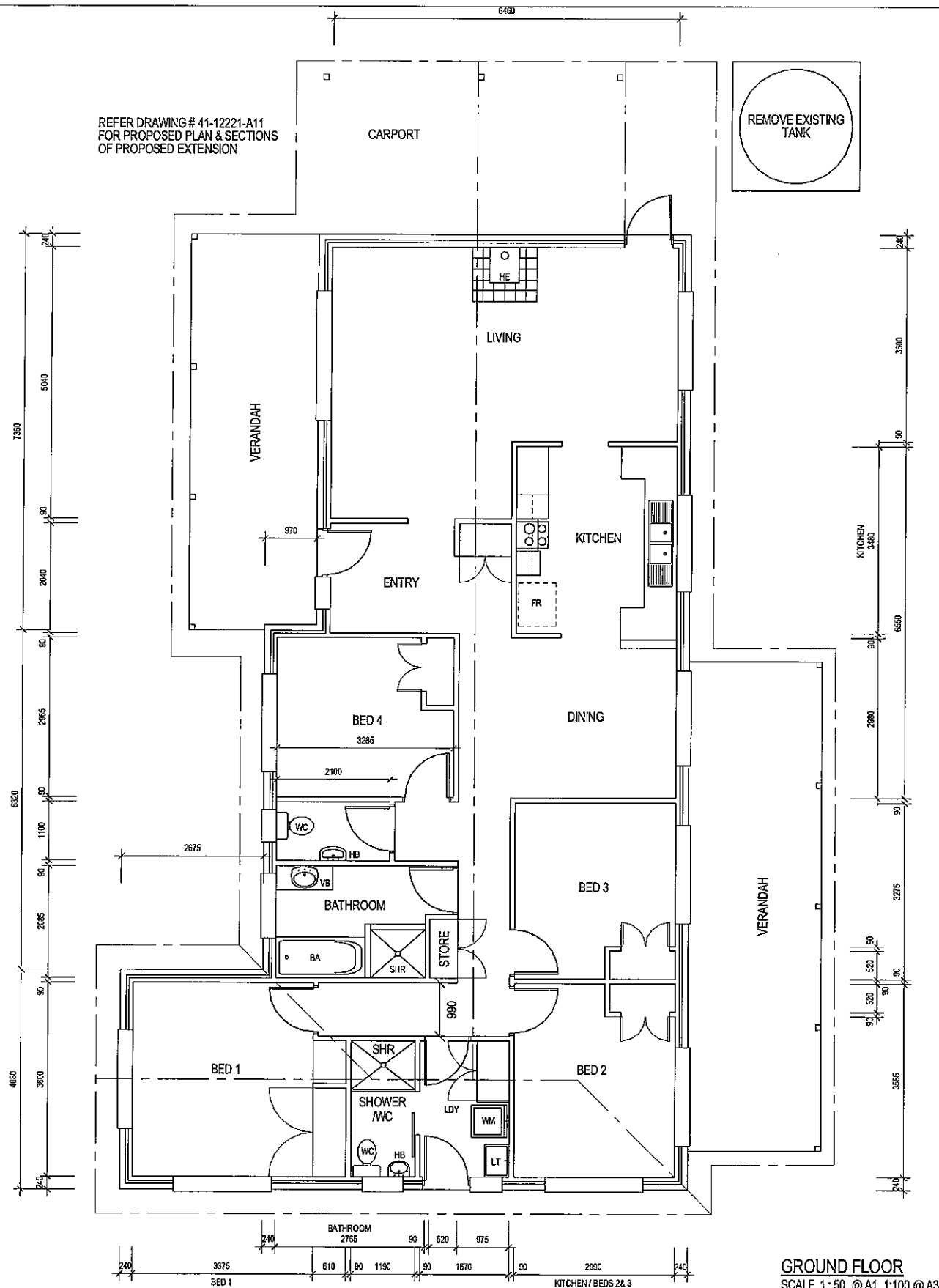
INTERNAL - REPAINT ALL INTERNAL WALLS, CEILINGS, DOORS AND TIMBER TRIMS (SKIRTING, ARCHITRAVES ETC) AS PER GENERAL NOTES.
EXTERNAL - PAINT ALL SOFFITS, POSTS, BEAMS, DOORS AND TRIMS AS PER GENERAL NOTES.

FLOOR COVERING-

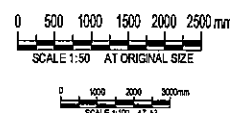
REMOVE ALL EXISTING FLOOR COVERINGS, MAKE GOOD FLOOR AND INSTALL NEW SHEET VINYL TO ALL ROOMS EXCEPT WET AREAS.
INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. COLOUR TO BE ADVISED.

EXTERNAL-

REPAIR SAGGING SOFFIT PRIOR TO PAINTING.
REPLACE HWU WITH MATCH TYPE AND SIZE (250 L)



GROUND FLOOR
SCALE 1:50 @ A1, 1:100 @ A3



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Drawn J.TSAKOS

Designed L.CLEM

Drafting
Check L.CLEM

Design
Check G.PAULSEN

Approved J.TSAKOS

Date 19.11.09

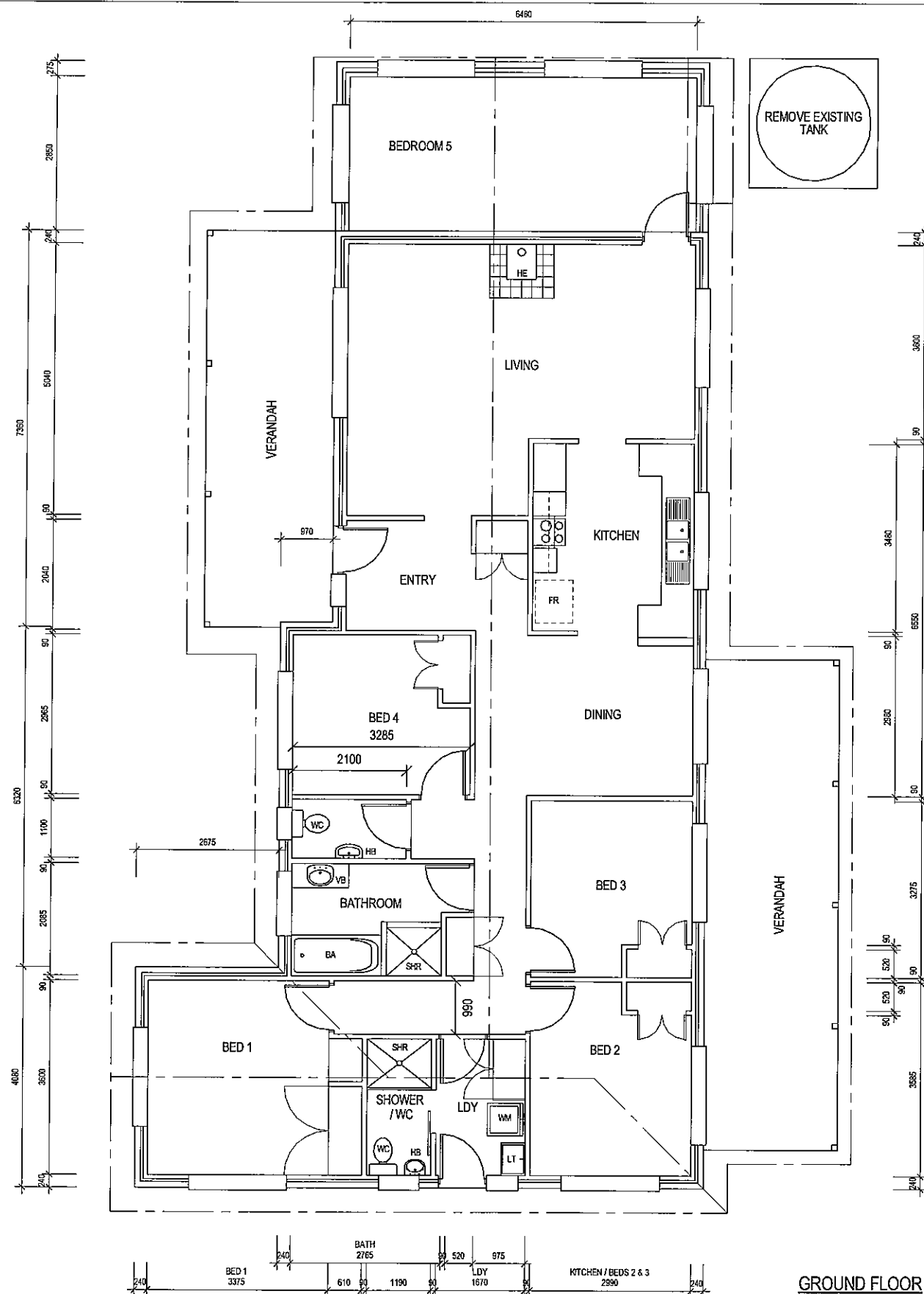
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Client **TABULAM ABORIGINAL COMMUNITY**
Project **HOUSING REPAIR & MAINTENANCE**
Title **LOT 6 WALKER STREET**
GROUND FLOOR PLAN

Original Size
A1 Drawing No: **41-12221-25-A07**

Rev: 0



SITE SPECIFIC NOTES:

KITCHEN-
REMOVE EXISTING KITCHEN, SPLASHBACK AND WALL LINING AS REQUIRED.
REINSTATE WALL LINING WHERE REMOVED AND INSTALL NEW KITCHEN AND TILED SPLASHBACK.
CONSTRUCTION OF KITCHEN AS PER SPECIFICATION.
COLOURS OF LAMINATE AND MELAMINE TO BE ADVISED.
CARCASS AND SHELVING CONCEALED FROM VIEW TO BE WHITE.
GENERALLY LAYOUT TO MATCH EXISTING TO ENSURE EXISTING SERVICES CAN BE REUSED (eg DRAINAGE, POWER).
TILED SPLASHBACK TO BE TAKEN TO UNDERSIDE OF OVERHEAD CUPBOARDS. TILES TO BE 150 X 150 GLOSS WHITE - REFER SPECIFICATION.
CONTINUE TILES TO FLOOR BEHIND STOVE.
PROVIDE NEW RANGE HOOD AS SPECIFIED COMPLETE WITH EXHAUST TO ABOVE ROOF. REUSE EXISTING STOVE.
SILICONE SEAL ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO BENCH TOP AND ARCHITRAVES AROUND WINDOWS.

BATHROOM -
STRIP BATHROOM AND PROVIDE NEW WALL LINING, TILES, SHOWER SCREEN, VANITY UNIT, EXHAUST AS SPECIFIED IN THE GENERAL NOTES (BATH TO BE REUSED).

SHOWER / WC -
STRIP ROOM TO SHOWER AREA, WC AREA AND PROVIDE NEW LINING, WATERPROOFING, TILES, SHOWER SCREEN, EXHAUST AS SPECIFIED IN GENERAL NOTES.

CEILING -
PROVIDE NEW CONTROL JOINTS IN PASSAGE AT ENTRY.

WINDOWS -
REMOVE EXISTING LOUVRES AND LOUVRE FRAME BELOW SLIDING WINDOW PANEL.
PROVIDE FRAMING AS REQUIRED TO FORM A SANDWICH PANEL BELOW WINDOW CONSISTING OF 16 WATER PROOF PLY EXTERNALLY AND 6 MM PLY INTERNALLY.
PANEL TO FIT WITHIN WINDOW FRAME DEPTH.
PAINT ALL EDGES PRIOR TO FIXING.
SEAL ALL GAPS AROUND THE PERIMETER WITH SEALANT ON THE EXTERNAL SHEET.

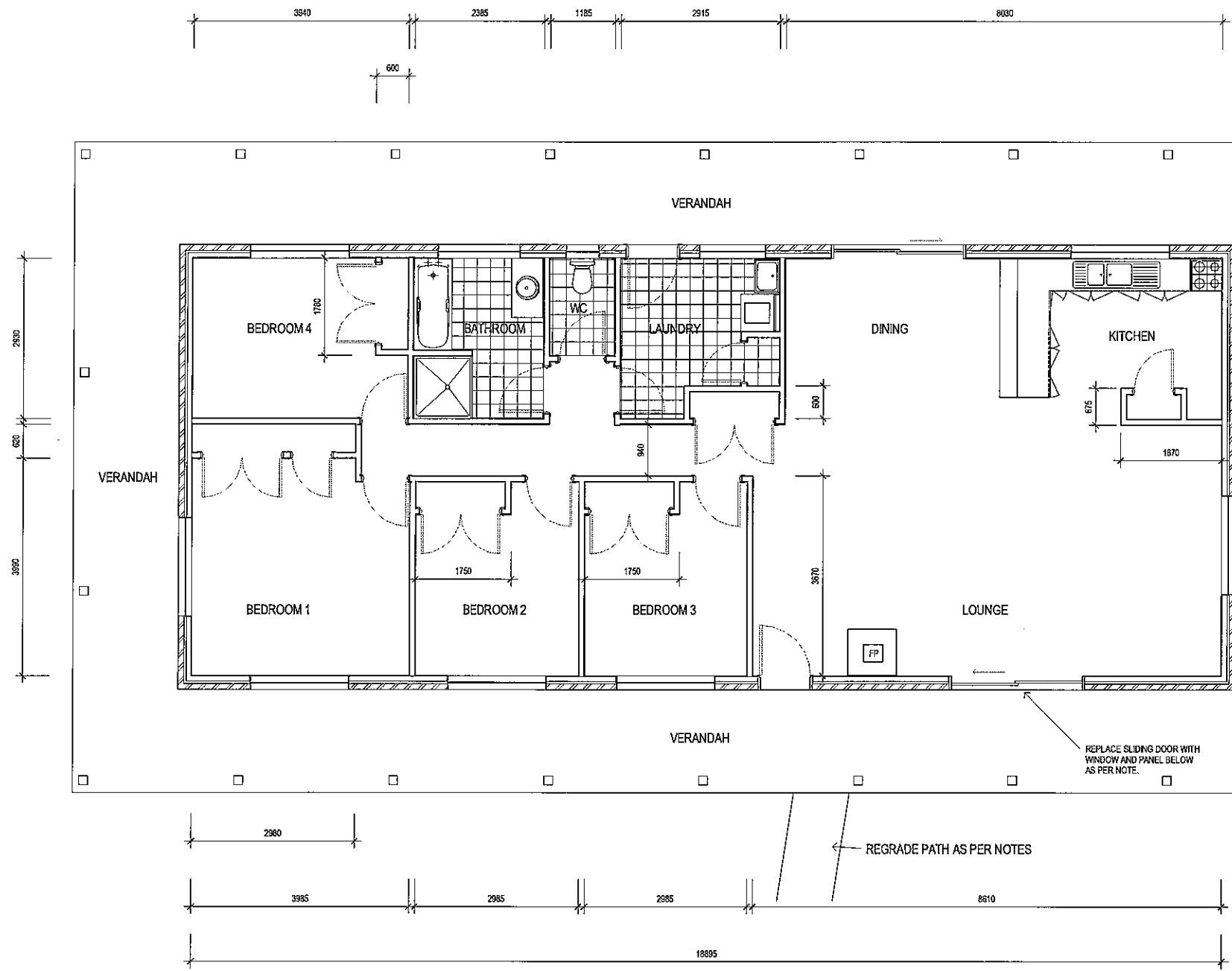
JOINERY -
REPAIR ALL CUPBOARDS.

PAINTING -
INTERNAL - REPAINT ALL INTERNAL WALLS, CEILINGS, DOORS AND TIMBER TRIMS (SKIRTING, ARCHITRAVES ETC) AS PER GENERAL NOTES.
EXTERNAL - REPAINT ALL PREVIOUSLY PAINTED METAL AND TIMBER AS PER GENERAL NOTES.

FLOOR COVERING-
REMOVE EXISTING VINYL SHEETING TO ALL ROOMS.
PREPARE FLOOR AND INSTALL NEW VINYL SHEETING TO ALL ROOMS.
INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. COLOUR TO BE ADVISED.
REFER SPECIFICATIONS.

EXTERNAL-
REPAIR ALL SAGGING SOFFITS PRIOR TO PAINTING.
PROVIDE ANY TIMBER MOULDING WHERE MISSING OR DAMAGED.
REMOVE SOLAR PANEL FROM ROOF AND MAKE GOOD ALL PENETRATIONS. TERMINATE ANY SERVICES.
REPAIR TILED SILL AND WINDOWS TO LAUNDRY.
REPAIR CURRENT LEAK ADJACENT LAUNDRY AND MAKE GOOD FLOOR / PATH / WALL ETC. DISTURBED DURING REPAIR AS REQUIRED.
REPAIR TILES TO THRESHOLD AT EXTERNAL DOORS

<div> <div>0 500 1000 1500 2000 2500mm</div> <div>SCALE 1:50 AT ORIGINAL SIZE</div> </div>				<div> <div>GHD</div> <div>CLIENTS PEOPLE PERFORMANCE</div> </div>		<div>DO NOT SCALE</div>		<div> <div>Drawn J.TSAKOS</div> <div>Designed L.CLEM</div> </div>	<div> <div>Client</div> <div>Project</div> <div>Title</div> </div>
<div> <div>0 1000 2000 3000mm</div> <div>SCALE 1:100 AT A3</div> </div>				<div> <div>Level 4, 201 Charlotte St Brisbane QLD 4000 Australia</div> <div>GPO Box 668 Brisbane QLD 4001</div> <div>T 61 7 3316 3000 F 61 7 3316 3333</div> <div>E brennall@ghd.com.au W www.ghd.com.au</div> </div>		<div> <div>GHDI Pty Ltd</div> <div>Conditions of Use:</div> <div>This document may only be used by</div> <div>GHDI's client (and any other person who</div> <div>GHDI has agreed can use this document)</div> <div>for the purpose for which it was prepared</div> <div>and must not be used by any other</div> <div>person or for any other purpose.</div> </div>		<div> <div>Drafting</div> <div>Check</div> <div>Approved</div> <div>Date</div> </div>	<div> <div>Project</div> <div>Title</div> <div>Original Size</div> </div>
<div> <div>0 APPROVED ISSUE</div> <div>Revised</div> <div>Note: * Indicates signature on original issue of drawing or last revision of drawing</div> <div>Drawn</div> <div>Checked</div> <div>Approved</div> <div>Date</div> </div>				<div> <div>19.11.09</div> <div>19.11.09</div> </div>		<div> <div>19.11.09</div> <div>19.11.09</div> </div>		<div> <div>19.11.09</div> <div>19.11.09</div> </div>	<div> <div>19.11.09</div> <div>19.11.09</div> </div>



SITE SPECIFIC NOTES:

KITCHEN-
REMOVE EXISTING BENCH TOP.
PROVIDE NEW LAMINATE PLASTIC BENCH TOP TO MATCH EXISTING - COLOUR TO BE ADVISED.
CLEAN CUPBOARDS AND REHANG DOORS AS REQUIRED.
RESILICONE ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO BENCH TOP AND ARCHITRAVES TO WINDOWS.

BATHROOM -
RESILICONE ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO FLOOR, BATH AND VANITY UNIT.
PROVIDE NEW SHOWER SCREEN COMPLETE WITH HINGED DOOR TO SUIT OPENING.

SLIDING DOOR TO LIVING ROOM -
REMOVE EXISTING DOOR AND JAMB AND REPLACE WITH NEW ALUMINIUM SLIDING GLASS WINDOW WIDTH TO MATCH OPENING X 1200 H. WINDOW HEAD SILL AND JAMBS TO FORM PART OF WINDOW AND MATCH EXISTING.
CONSTRUCT NEW TIMBER FRAMED WALL BELOW WINDOW COMPLETE WITH A WATERPROOF PLY EXTERNALLY AND PLASTERBOARD TO INTERNALLY TO MATCH EXISTING ADJACENT WALL. PROVIDE INSULATION WITHIN THE WALL.

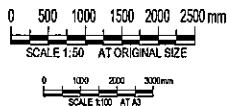
PAINTING -
INTERNAL - REPAINT ALL INTERNAL WALLS, CEILINGS, DOORS AND TIMBER TRIMS (SKIRTING, ARCHITRAVES ETC) AS PER GENERAL NOTES.
EXTERNAL - REPAINT ALL SOFFITS AND PREVIOUSLY PAINTED AND NEW TIMBER AND METAL SURFACES AS PER GENERAL NOTES.

FLOOR COVERING-
REMOVE EXISTING VINYL SHEETING TO ALL ROOMS.
PREPARE FLOOR AND INSTALL NEW VINYL SHEETING TO ALL ROOMS.
INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
COLOUR TO BE ADVISED.

EXTERNAL -
REGRADE EXISTING CONCRETE PATH FROM VERANDAH TO FRONT FENCE TO REMOVE STEP AT VERANDAH.
PATH TO BE LAID AT MAX OF 1:14 GRADE.
SUPPLY AND LAY SOIL AND TURF BESIDE NEW PATH TO PROVIDE A LEVEL AREA OF 1000 EACH SIDE OF PATH.

GROUND FLOOR
SCALE 1:50 @ A1, 1:100 @ A3

No	Revision	Note: *Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Checked	Approved	Date
0	APPROVED ISSUE		JT	LJC*		18.11.09



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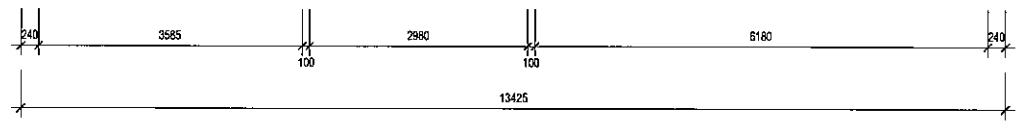
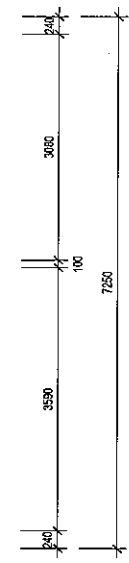
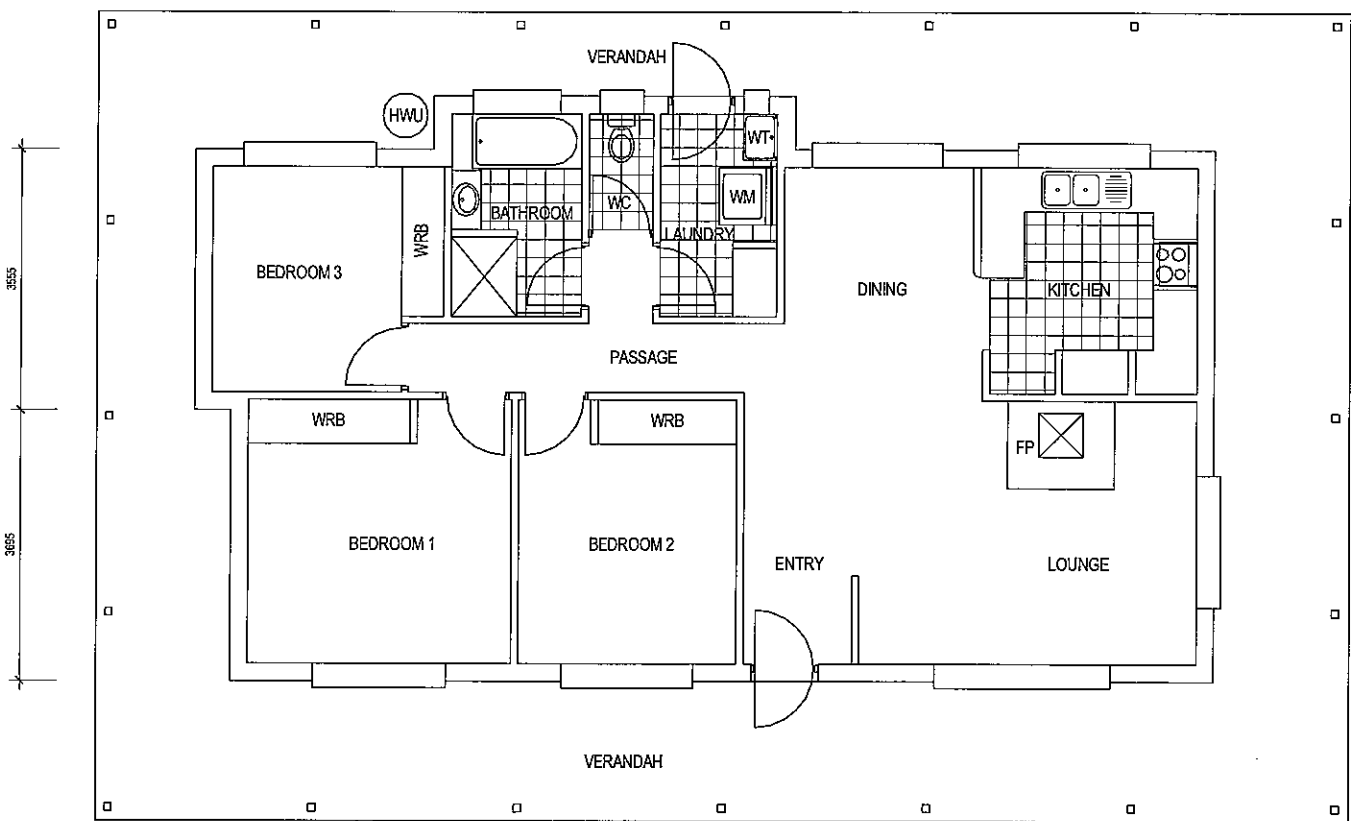
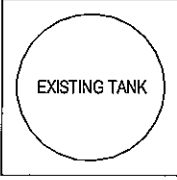
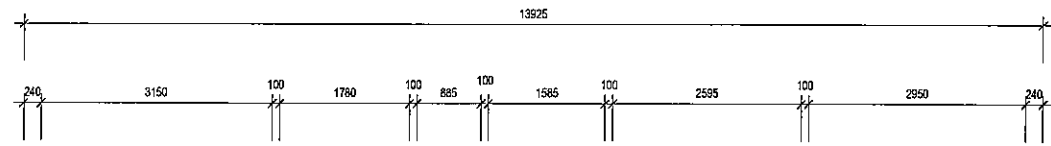
Drawn	J.TSAKOS	Designed	L.CLEM
Drafting Check	L.CLEM	Design Check	G. PAULSEN
Approved			
Date	19.11.09		
Scale	As indicated		

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Client **TABULAM ABORIGINAL COMMUNITY**
Project **HOUSING REPAIR & MAINTENANCE**
Title **LOT 108 WALKER STREET**
GROUND FLOOR PLAN

Original Size **A1** Drawing No: **41-12221-25-A09**

Rev: 0

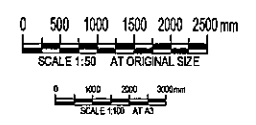


GROUND FLOOR
SCALE 1:50 @A1, 1:100 @A3

SITE SPECIFIC NOTES:

RESILICONE INTERNAL CORNERS TO TILED SPLASH BACK AND JUNCTION TO BATH AND VANITY UNIT.
CLEAN KITCHEN BENCH TOP AND RE SILICONE SPLASHBACK JUNCTION TO BENCH TOP.

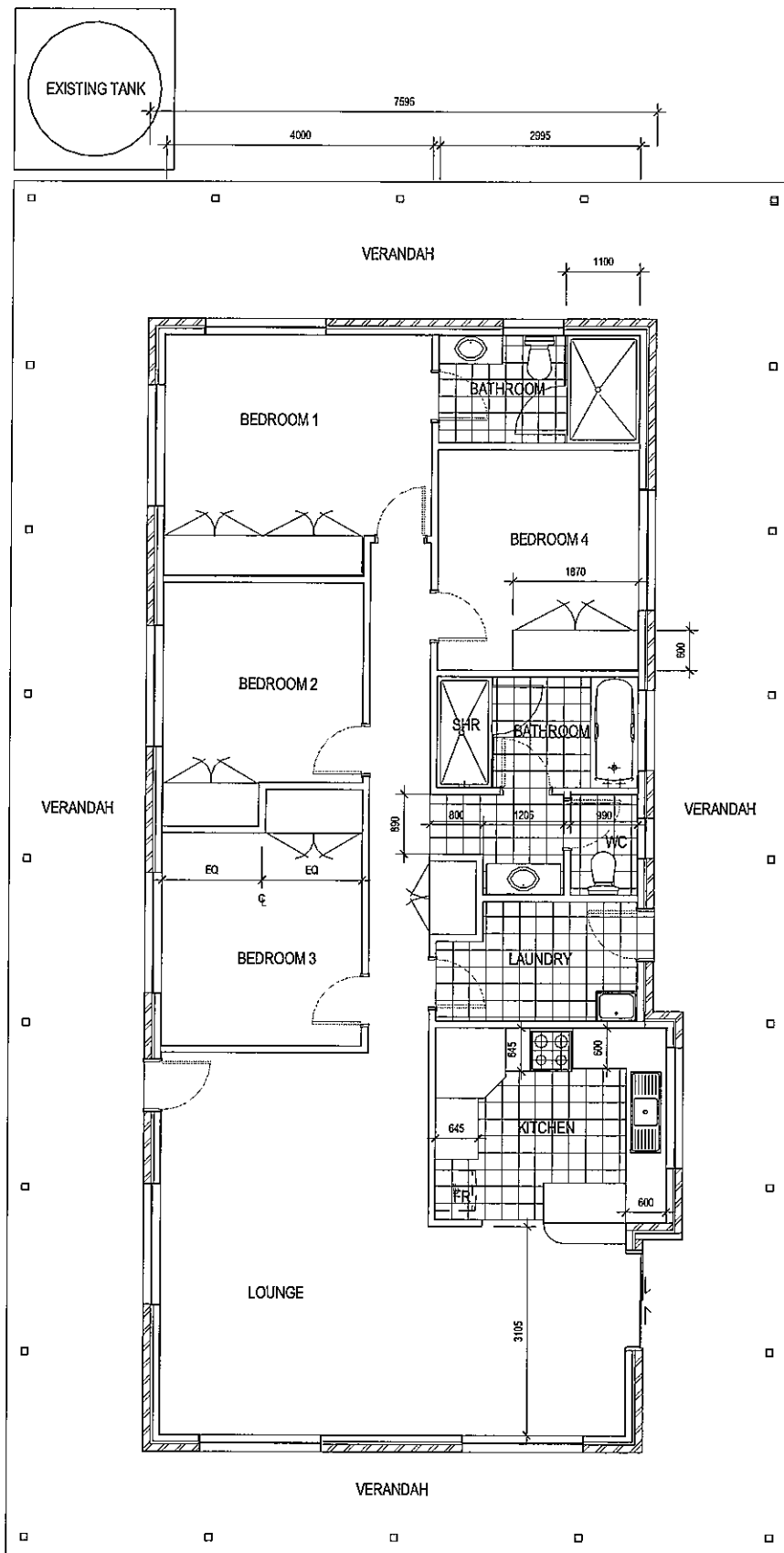
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	Approved L.CLEM*		Title LOT 110 WALKER STREET
	Date 19.11.09		Original Size A1
Scale As indicated	This Drawing must not be used for Construction unless signed as Approved		Drawing No: 41-12221-25-A10
			Rev: 0



GROUND FLOOR
SCALE 1:50 @ A1, 1:100 @ A3

SITE SPECIFIC NOTES:

KITCHEN-
REMOVE EXISTING KITCHEN, SPLASHBACK AND WALL LINING AS REQUIRED.
REINSTATE WALL LINING WHERE REMOVED AND INSTALL NEW KITCHEN AND TILED SPLASHBACK.
GENERALLY LAYOUT TO MATCH EXISTING TO ENSURE EXISTING SERVICES CAN BE REUSED (eg DRAINAGE, POWER).
CONSTRUCTION OF KITCHEN AS PER SPECIFICATION.
TILED SPLASHBACK TO BE TAKEN TO 600 ABOVE BENCH TOP. TILES TO BE 150X150 GLOSS WHITE-REFER SPECIFICATION. CONTINUE TILES TO FLOOR BEHIND STOVE.
SILICONE SEAL ALL INTERNAL CORNERS TO TILES, AND JUNCTION OF TILES TO BENCH TOP AND ARCHITRAVES AROUND WINDOWS.
PROVIDE NEW RANGE HOOD AS SPECIFIED COMPLETE WITH EXHAUST TO ABOVE ROOF.

BATHROOM -
PROVIDE NEW SHOWER SCREEN COMPLETE WITH HINGED DOOR-SIZE TO SUIT OPENING.
RESILICONE ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO FLOOR BATH.

PASSAGE VANITY -
REPAIR ALL DAMAGED DRAWER UNITS.

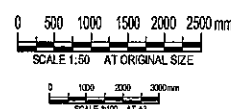
ENSUITE -
PROVIDE NEW VANITY UNIT-SIZE TO MATCH EXISTING UNIT TO BE ON ADJUSTABLE ALUMINIUM OR S.S LEGS.
PROVIDE NEW MIRROR VANITY CABINET MOUNTED ON WALL ABOVE VANITY UNIT.
PROVIDE NEW TILED SPLASHBACK TO VANITY UNIT.
SILICONE SEAL ALL INTERNAL CORNERS TO TILES AND PROVIDE NEW SILICONE SEAL AT JUNCTION OF TILES TO SHOWER BASE AND FLOOR.

PAINTING -
INTERNAL - REPAINT ALL INTERNAL WALLS, CEILINGS, DOORS AND TIMBER TRIMS (SKIRTING, ARCHITRAVES ETC) AS PER GENERAL NOTES. COLOUR TO BE ADVISED.
EXTERNAL - REPAINT ALL PREVIOUSLY PAINTED METAL AND TIMBER AS PER GENERAL NOTES.

FLOOR COVERING-
REMOVE EXISTING VINYL SHEETING THROUGHOUT HOUSE.
PREPARE FLOOR AND INSTALL NEW VINYL SHEETING INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS-COLOUR TO BE ADVISED.

EXTERNAL-
REPAIR BRICK ENTRY SILL.

0	APPROVED ISSUE			JT	LJC	19.11.09
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Checked	Approved	Date



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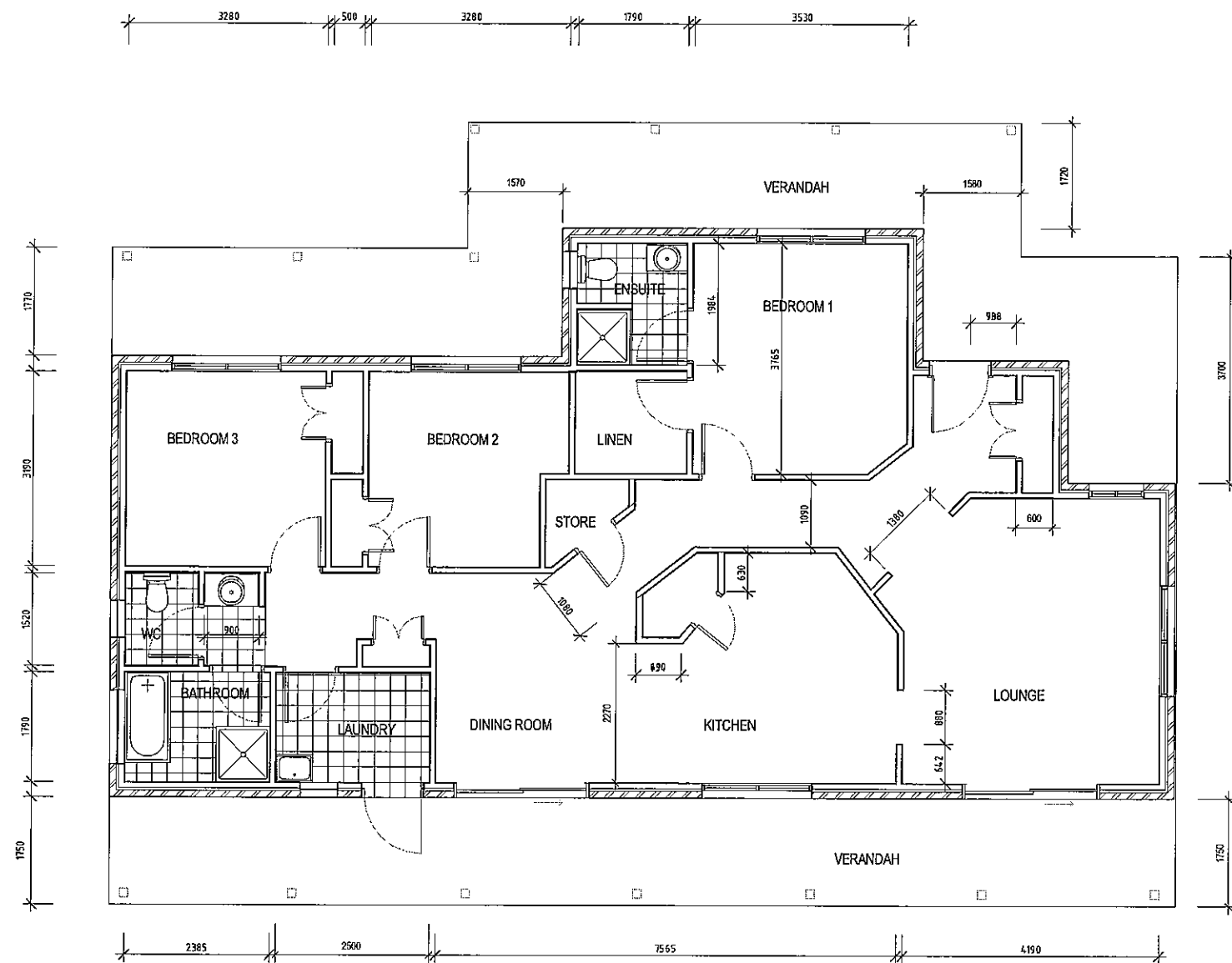
Drawn	J.TSAKOS	Designed	L.CLEM
Drafting Check	L.CLEM	Design Check	G. PAULSEN
Approved	J. CARP		
Date	19.11.09		
Scale	As indicated		

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Client **TABULAM ABORIGINAL COMMUNITY**
Project **HOUSING REPAIR & MAINTENANCE**
Title **LOT 111 WALKER STREET**
GROUND FLOOR PLAN

Original Size **A1** Drawing No: **41-12221-25-A11**

Rev: 0



GROUND FLOOR
SCALE 1:50 @A1, 1:100 @A3

SITE SPECIFIC NOTES:

KITCHEN -
REPLACE EXISTING TILED SPLASHBACK WITH 150 X150 GLOSS WHITE TILES.
MAKE GOOD WALL LINING AS REQUIRED. CONTINUE TILES TO FLOOR BEHIND STOVE. SILICONE SEAL ALL INTERNAL CORNERS TO TILE WORK AND JUNCTION OF TILES TO BENCH TOPS AND ARCHITRAVES.
CLEAN CUPBOARD INTERNALLY AND DOORS.
ADJUST DOORS AS REQUIRED.

BATHROOM -
CLEAN MOULD AND SCUM OF ALL TILES AND GROUT.
RESILICONE ALL INTERNAL CORNERS OF ALL TILEWORK AND JUNCTION OF TILES TO BATH AND SHOWER BASE.
PROVIDE NEW EXHAUST TO CEILING AND CONNECT TO POWER.

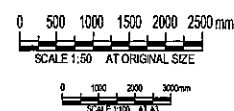
ENSUITE -
CLEAN MOULD AND SCUM OF ALL TILES AND GROUT.
RESILICONE ALL INTERNAL CORNERS OF ALL TILEWORK AND JUNCTION OF TILES TO BATH AND SHOWER BASE.
PROVIDE NEW EXHAUST TO CEILING AND CONNECT TO POWER.

PAINTING -
INTERNAL - REPAINT ALL INTERNAL WALLS, CEILINGS, DOORS AND TIMBER TRIM (SKIRTING, ARCHITRAVES ETC.) AS PER GENERAL NOTES.
EXTERNAL - REPAINT ALL PREVIOUSLY PAINTED METAL AND TIMBER AS PER GENERAL NOTES.

FLOOR COVERING -
REMOVE EXISTING VINYL SHEETING TO BEDROOM 1.
PREPARE AND LAY NEW VINYL SHEETING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. COLOUR TO BE ADVISED.
REFER SCHEDULE OF PRODUCTS.
CLEAN AND POLISH VINYL TO ALL REMAINING ROOMS AND PASSAGES.

WC -
PROVIDE NEW VENTILATION EXHAUST TO CEILING.

BEDROOM 1 -
REPLACE MANHOLE TO CEILING - MAKE GOOD TRIM IF REQUIRED.



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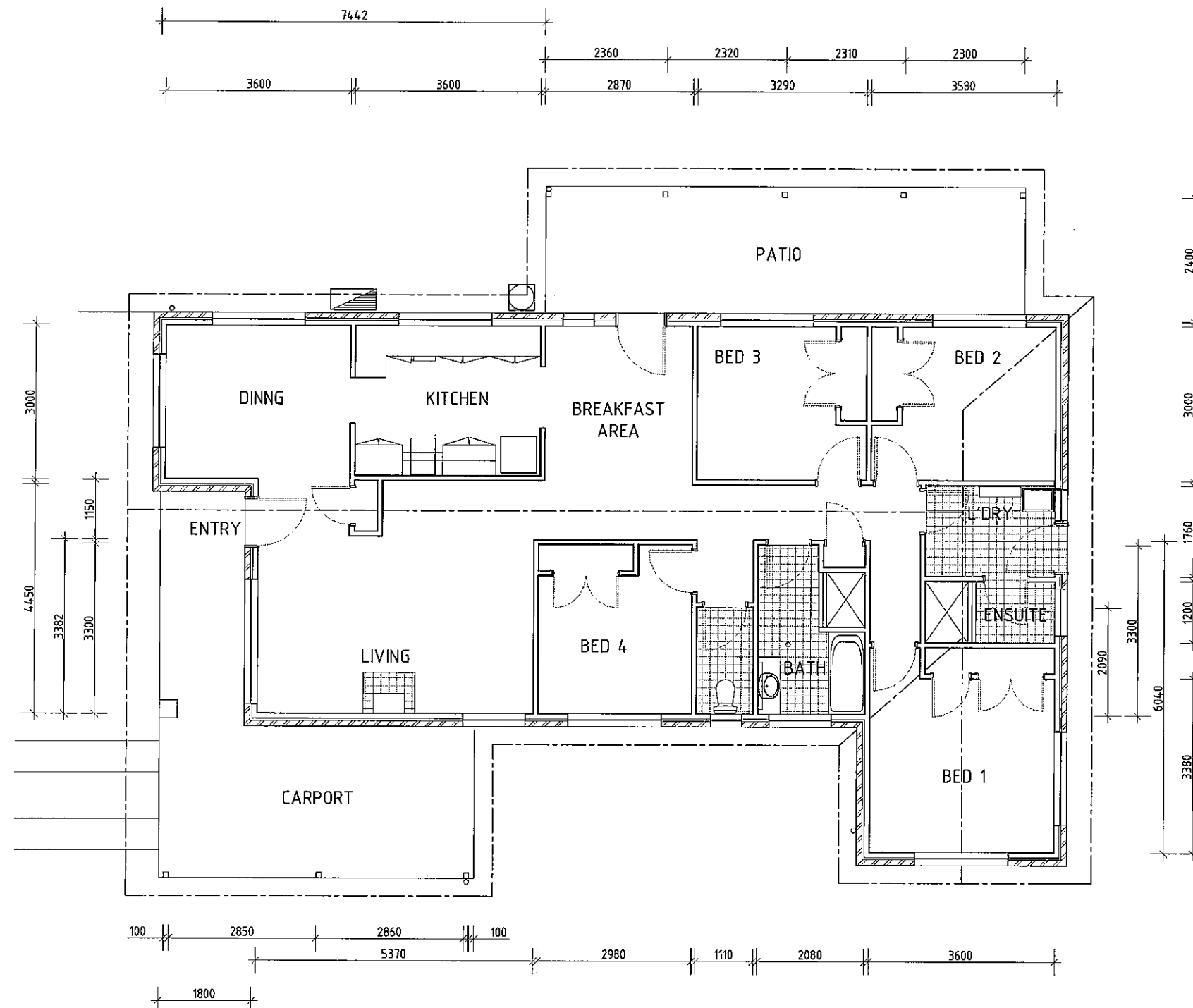
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Drawn	J.TSAKOS	Designed	L.CLEM
Drafting Check	L.CLEM	Design Check	G.PAULSEN
Approved	L.CLEM		
Date	19.11.09		
Scale	As indicated		

Client **TABULAM ABORIGINAL COMMUNITY**
Project **HOUSING REPAIR & MAINTENANCE**
Title **LOT 112 WALKER STREET**
GROUND FLOOR PLAN

Original Size **A1** Drawing No: **41-12221-25-A12**

Rev: 0



GROUND FLOOR
SCALE 1:50 @ A1, 1:100 @ A3

SITE SPECIFIC NOTES:

KITCHEN-

PROVIDE NEW KITCHEN COMPLETE WITH OVERHEAD CUPBOARDS, PANTRY, RANGEHOOD AND STOVE. ALL TO MATCH EXISTING LAYOUT.

PROVIDE TILED SPLASHBACK FROM BENCHTOP TO UNDERSIDE OF OVERHEAD CUPBOARDS. TILES TO BE 150 X 150 GLOSS WHITE. SILICONE SEAL ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO BENCHTOPS AND ARCHITRAVES AROUND WINDOWS. TILES TO CONTINUE TO THE FLOOR BEHIND THE STOVE.

PROVIDE NEW RANGE HOOD WITH EXHAUST TO DISCHARGE ABOVE ROOF.

REMOVE EXISTING KITCHEN, TILED SPLASHBACK AND WALL LINING AS REQUIRED

BATHROOM AND ENSUITE-

REMOVE FLOOR TILES TO BASE OF SHOWER, WC AND WALL TILES WITHIN SHOWER. REMOVE TILES TO HOB BETWEEN BATH AND SHOWER.

PROVIDE NEW WATERPROOF MEMBRANE TO WALL, FLOOR AND HOB'S AND APPLY 150 X 150 GLOSS TILES TO WALL AND 150 X 150 FLOORTILES AS PER GENERAL NOTES.

MAKE GOOD DAMAGE TO WALL FRAMING AS REQUIRED.

MAKE GOOD WALL CLADDING AS REQUIRED.

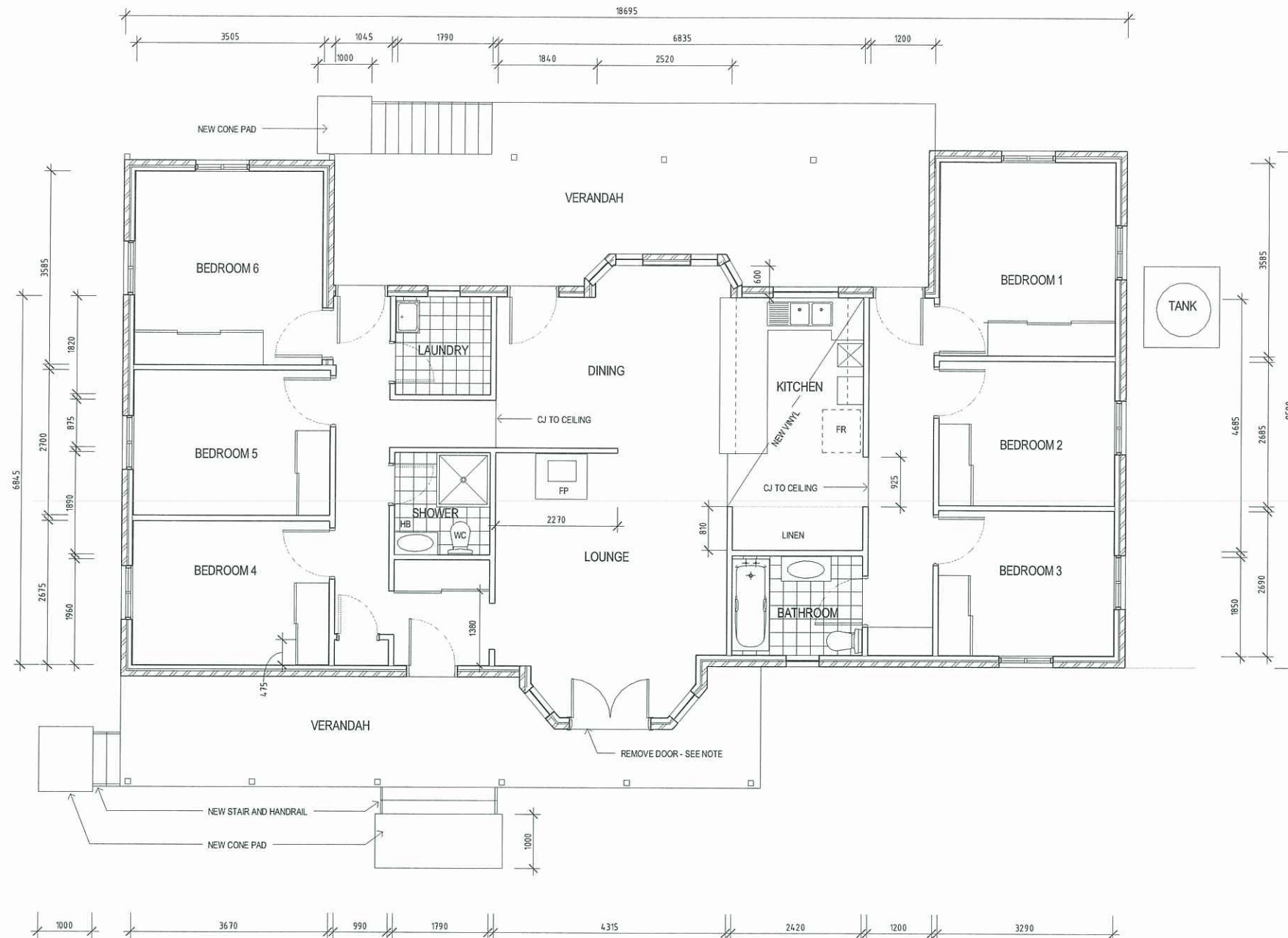
PROVIDE NEW SHOWER SCREEN WITH HINGED DOOR TO SUIT OPENING.

SILICONE SEAL ALL NEW AND EXISTING INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO FLOOR, BATH AND VANITY UNIT.

FLOORING COVERING -

REMOVE EXISTING FLOOR COVERING IN KITCHEN, INSTALL NEW VINYL SHEETING TO KITCHEN AFTER INSTALLATION OF CUPBOARDS. INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATION. COLOUR TO MATCH EXISTING.

<p>0 500 1000 1500 2000 2500mm</p> <p>SCALE 1:50 AT ORIGINAL SIZE</p>				<p>GHD CLIENTS PEOPLE PERFORMANCE</p> <p>Level 4, 201 Charlotte St Brisbane QLD 4000 Australia GPO Box 568 Brisbane QLD 4001 T 61 7 3316 3000 F 61 7 3316 3333 E bnomail@ghd.com.au W www.ghd.com.au</p>		<p>DO NOT SCALE</p> <p>GHD Pty Ltd Conditions of Use: This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.</p>	<p>Drawn J.TSAKOS</p> <p>Drafting Check L.CLEM*</p> <p>Approved L.CLEM*</p> <p>Date 19.11.09</p> <p>Scale As indicated</p>	<p>Designed L.CLEM</p> <p>Design Check G.PAULSEN*</p> <p>This Drawing must not be used for Construction unless signed as Approved</p>	<p>Client TABULAM ABORIGINAL COMMUNITY</p> <p>Project HOUSING REPAIR & MAINTENANCE</p> <p>Title LOT 116 JUBULLUM STREET GROUND FLOOR PLAN</p> <p>Original Size A1</p>	<p>Drawing No: 41-12221-25-A13</p> <p>Rev: 0</p>
0	APPROVED ISSUE	JT	LJC*	19.11.09						
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Checked	Approved	Date				



GROUND FLOOR
SCALE: 1:100 @ A3

SITE SPECIFIC NOTES:

KITCHEN-

REMOVE EXISTING KITCHEN, SPLASHBACK AND WALL LINING AS REQUIRED.
REINSTATE WALL LINING WHERE REMOVED AND INSTALL NEW KITCHEN AND TILED SPLASHBACK TO SUIT LAYOUT NOMINATED ON THE FLOOR PLAN, CHECK DIMENSIONS ON SITE.
GENERALLY LAYOUT TO MATCH EXISTING TO ENSURE EXISTING SERVICES CAN BE REUSED (eg DRAINAGE, POWER).
CONSTRUCTION OF KITCHEN AS PER SPECIFICATION.
TILED SPLASHBACK TO BE TAKEN TO UNDERSIDE OF OVERHEAD CUPBOARDS AND CONTINUE TILE BEHIND STOVE TO FLOOR. TILES TO BE 150X150 GLOSS WHITE-REFER SPECIFICATION.
SILICONE SEAL ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO BENCH TOP AND ARCHITRAVES AROUND WINDOWS.
CONTINUE SPLASHBACK TO FLOOR BEHIND STOVE.
PROVIDE NEW RANGE HOOD AS SPECIFIED COMPLETE WITH EXHAUST TO ABOVE ROOF.
REFER ELECTRICAL NOTE FOR POWER REQUIREMENTS. COLOURS OF LAMINATE AND MELAMINE TO BE ADVISED. CARCASS AND SHELVING CONCEALED FROM VIEW TO BE WHITE.

BATHROOM -

STRIP BATHROOM INCLUDING FLOOR AND PROVIDE NEW WALL LINING, WATERPROOFING, TILES, SHOWER SCREEN, VANITY UNIT, EXHAUST AS SPECIFIED IN THE GENERAL NOTES.
PROVIDE SS GRAB RAILS TO BACK AND ENDS OF BATH C/W NOGGING SUITABLE FOR APPLIED LOADS.

SHOWER

STRIP SHOWER INCLUDING FLOOR AND PROVIDE NEW WALL LINING, TILES, WATERPROOFING, SHOWER SCREEN, VANITY UNIT, EXHAUST AS SPECIFIED IN THE GENERAL NOTES.
PROVIDE NEW TOILET SEAT.

PAINTING -

INTERNAL - REPAINT ALL INTERNAL WALLS, CEILINGS, DOORS AND TIMBER TRIMS (SKIRTING, ARCHITRAVES ETC) AS PER GENERAL NOTES.
EXTERNAL - REPAINT ALL PREVIOUSLY PAINTED TIMBER AS PER GENERAL NOTES - OIL TIMBER DECKING.

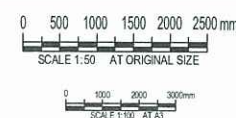
FLOOR COVERING-

SAND AND RECOAT ALL EXISTING TIMBER FLOORS WITH POLYURETHANE FLOOR FINISH (eg WATTYL ESTAPOL EXCEPT KITCHEN AND WET AREAS.
WET AREAS TO BE TILED AS SPECIFIED.
KITCHEN - INSTALL SHEET VINYL ON UNDERLAY AS PER MANUFACTURER'S RECOMMENDATION.
COLOUR TO BE ADVISED. REFER SCHEDULE OF PRODUCTS.

EXTERNAL-

REAR STAIRS - REPLACE STAIRS WITH CONCRETE TREAD AND GALV STEEL STRINGERS.
FRONT STAIRS - REPLACE BOTH TIMBER STAIRS WITH NEW CONCRETE TREADS AND GALV STEEL STRINGERS - SETOUT AND SIZE TO MATCH EXISTING.
PROVIDE NEW FOOTINGS AS REQUIRED TO SUIT STAIR CONSTRUCTION.
PROVIDE GALVANISED METAL HANDRAILS TO EACH SIDE OF THE STAIRS - HANDRAILS TO BE BCA COMPLIANT.
PROVIDE NEW CONCRETE PAD AT BASE OF STAIRS.
CONCRETE TO BE 100 MM THICK X 1000 MM X WIDTH OF STAIR. REINFORCE WITH F 72 MESH.
REMOVE EXISTING DOUBLE DOORS FROM LOUNGE TO VERANDAH. INFILL OPENING WITH SLIDING WINDOW (SIZE TO SUIT WIDTH OF OPENING) X 1200 AND SOLID INFILL PANEL BELOW. ENSURE OPENING IS WATERPROOF.

No	Revision	Note	Drawn	Checked	Approved	Date
0	APPROVED ISSUE		JT	LJC		19-11-09



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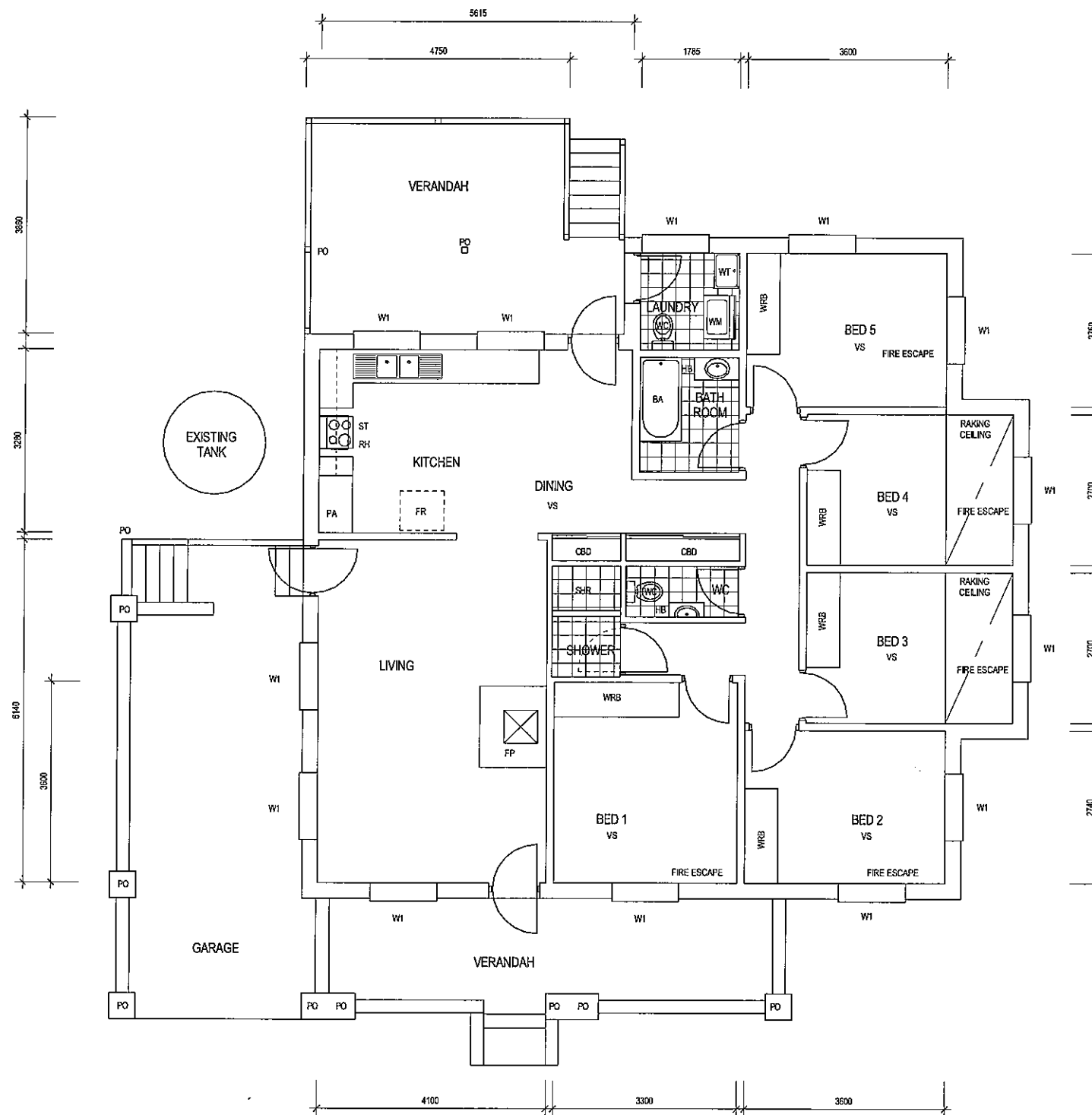
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Drafting Check	L.CLEM	Design Check	G.PAULSEN
Approved	L.CLEM		
Date	19.11.09		
Scale	As indicated	This Drawing must not be used for Construction unless signed as Approved	

Client **TABULAM ABORIGINAL COMMUNITY**
Project **HOUSING REPAIR & MAINTENANCE**
Title **LOT 10 JUBULLUM STREET**
GROUND FLOOR PLAN

Original Size **A1** Drawing No: **41-12221-25-A14**

Rev: 0



GROUND FLOOR
SCALE 1:50 @A1, 1:100 @A3

SITE SPECIFIC NOTES:

KITCHEN-
RESILICONE ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO BENCH TOP AND ARCHITRAVES TO WINDOWS.

BATHROOM -
PROVIDE NEW VANITY UNIT -SIZE TO MATCH EXISTING. UNIT TO BE ON ADJUSTABLE ALUMINIUM OR S.S LEGS.
PROVIDE NEW MIRROR VANITY CABINET MOUNTED ON WALL ABOVE VANITY UNIT.
SILICONE SEAL VANITY TO TILE SPLASHBACK. PROVIDE NEW CEILING EXHAUST TO MATCH EXISTING.

WC-
PROVIDE NEW CEILING EXHAUST TO MATCH EXISTING.

SHOWER -
REMOVE FLOOR TILES TO BASE OF SHOWER AND HOB AND WALL TILES WITHIN SHOWER.
MAKE GOOD DAMAGE TO WALL FRAMING AND WALL LINING AS REQUIRED.
PROVIDE NEW WATER PROOF MEMBRANE TO WALL, FLOOR AND HOB'S AND APPLY 150 X 150 GLOSS TILES TO WALLS AND 150 X 150 FLOOR TILES AS PER GENERAL NOTES.
PROVIDE NEW SHOWER SCREENS WITH HINGED DOORS TO SUIT OPENINGS.
SILICONE SEAL ALL NEW AND EXISTING INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO FLOOR.
REHINGE DOOR TO SWING INTO PASSAGE, MODIFY DOOR JAM AND LOCK AS REQUIRED.

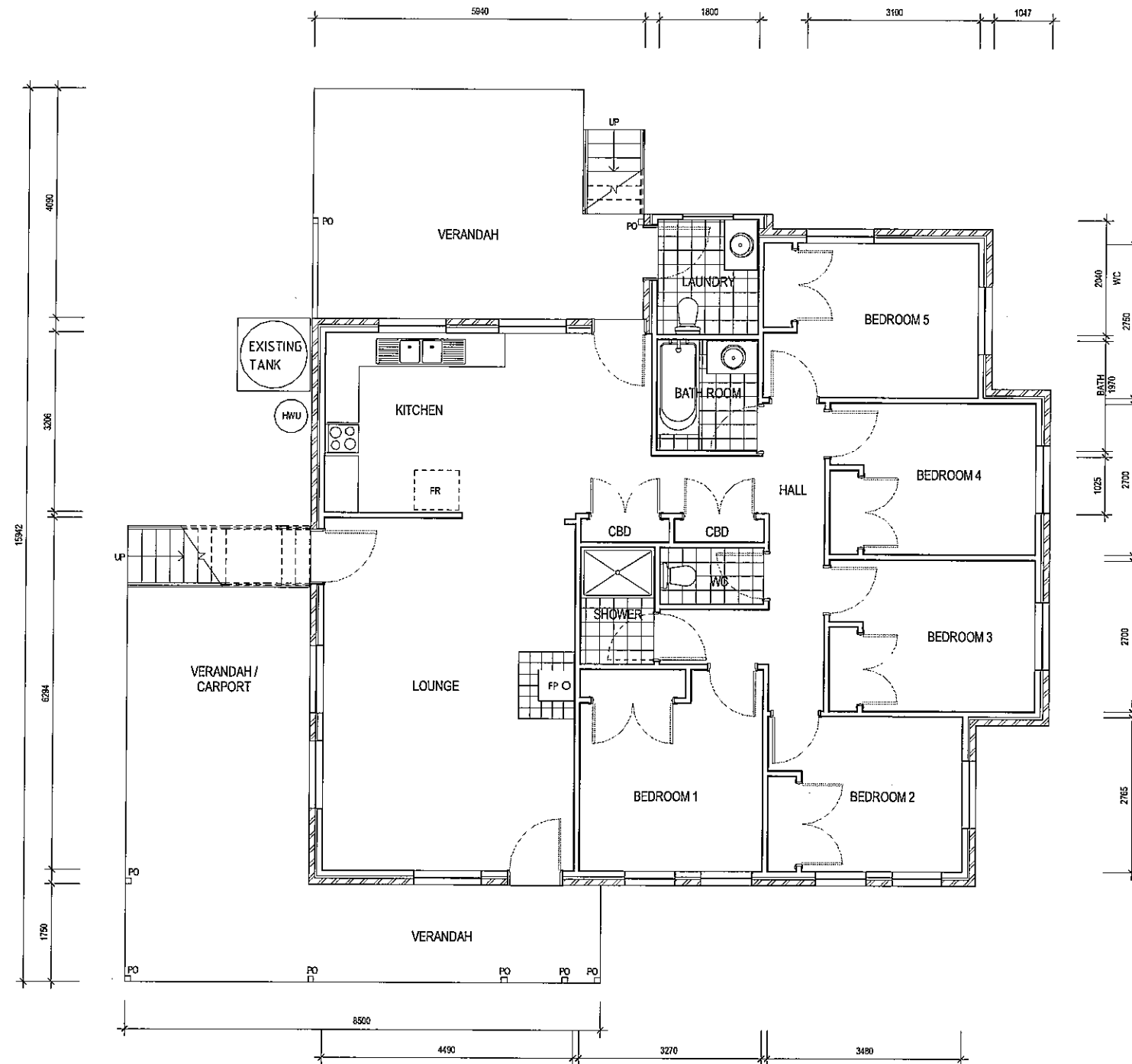
LAUNDRY -
PROVIDE NEW FLOOR WASTE.

CEILING -
REPAIR MANHOLE AND CEILING AROUND FLUE TO HEATER AND CONTROL JOINT.

PAINTING -
INTERNAL - REPAINT ALL INTERNAL WALLS, CEILINGS, DOORS AND TIMBER TRIM (SKIRTING, ARCHITRAVES ETC. NOTE - REPAIR BEFORE PAINTING) AS PER GENERAL NOTES.
EXTERNAL - PAINT ALL SOFFITS, SUNHOODS, STAIRS, HANDRAILS, POSTS, BEAMS, DOORS AND TRIMS AS PER GENERAL NOTES.

EXTERNAL-
PROVIDE CAPPING BRICKS TO ENTRY WALL.
REPAIR REAR STAIRS AND HANDRAIL.
PROVIDE NEW FASCIA BOARDS TO THE EDGE OF REAR DECK.
PROVIDE NEW DOOR AND JAMBS TO UNDER FLOOR SPACE UNDER DECK.
MAKE GOOD METER BOX.
REMOVE TO GRAFFITI TO EXTERNAL WALLS.

				<div>0 500 1000 1500 2000 2500mm</div> <div>SCALE 1:50 AT ORIGINAL SIZE</div>		<div><div><div>GHD</div><div>CLIENTS PEOPLE PERFORMANCE</div></div><div>Level 4, 201 Charlotte St Brisbane QLD 4000 Australia GPO Box 668 Brisbane QLD 4001 T 61 7 3316 3000 F 61 7 3316 3333 E Brisbane@ghd.com.au W www.ghd.com.au</div></div>		<div>DO NOT SCALE</div>		<div>Drawn J.TSAKOS</div>		<div>Designed L.CLEM</div>		<div>Client TABULAM ABORIGINAL COMMUNITY</div>			
				<div>0 1000 2000 3000mm</div> <div>SCALE 1:100 AT A3</div>				<div>GHD Pty Ltd</div>		<div>Drafting Check L.CELM*</div>		<div>Design Check G.PAULSEN*</div>		<div>Project HOUSING REPAIR & MAINTENANCE</div>			
<div>0 APPROVED ISSUE</div>				<div>JT LJC*</div>		<div>19.11.09</div>		<div>Conditions of Use.</div> <div>This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.</div>		<div>Approved L.CELM*</div>		<div>Date 13.11.09</div>		<div>Title LOT 11 JUBULLUM STREET</div>			
<div>No Revision</div>				<div>Note: * Indicates signatures on original issue of drawing or last revision of drawing</div>				<div>Drawn</div>		<div>Checked</div>		<div>Approved</div>		<div>Date</div>		<div>Original size</div>	
								<div>Scale As indicated</div>		<div>This Drawing must not be used for Construction unless signed as Approved</div>				<div>A1 Drawing No: 41-12221-25-A15</div>		<div>Rev: 0</div>	



SITE SPECIFIC NOTES:

KITCHEN-

RESILICONE ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO BENCH TOP AND ARCHITRAVES TO WINDOWS.

BATHROOM-

PROVIDE NEW VANITY UNIT -SIZE TO MATCH EXISTING. UNIT TO BE ON ADJUSTABLE ALUMINIUM OR S.S LEGS. PROVIDE NEW MIRRORRED VANITY CABINET MOUNTED ON WALL ABOVE VANITY UNIT. SILICONE SEAL VANITY TO TILE SPLASHBACK. PROVIDE NEW CEILING EXHAUST TO MATCH EXISTING.

WC -

PROVIDE WC SEAT. PROVIDE NEW CEILING EXHAUST TO MATCH EXISTING.

SHOWER -

REMOVE FLOOR TILES TO BASE OF SHOWER AND HOB AND WALL TILES WITHIN SHOWER. MAKE GOOD DAMAGE TO WALL FRAMING AND WALL LINING AS REQUIRED. PROVIDE NEW WATER PROOF MEMBRANE TO WALL, FLOOR AND HOB'S AND APPLY 150 X 150 GLOSS TILES TO WALLS AND 150 X 150 FLOOR TILES AS PER GENERAL NOTES. PROVIDE NEW SHOWER SCREENS WITH HINGED DOORS TO SUIT OPENINGS. SILICONE SEAL ALL NEW AND EXISTING INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO FLOOR. REHINGE DOOR TO SWING INTO PASSAGE, MODIFY DOOR JAM AND LOCK AS REQUIRED.

WALLS -

REPAIR VENT UNDER REAR WINDOW TO BEDROOM 5.

FLOOR COVERING -

REMOVE ALL FLOOR COVERINGS, MAKE GOOD FLOOR AND INSTALL NEW SHEET VINYL TO ALL ROOMS EXCEPT WET AREAS. INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. COLOUR TO BE ADVISED. REFER SPECIFICATION.

CEILING -

REPAIR MANHOLE AND CONTROL JOINT.

PAINTING -

INTERNAL - REPAINT ALL INTERNAL WALLS, CEILINGS, DOORS AND TIMBER TRIM (SKIRTING, ARCHITRAVES ETC. NOTE - REPAIR BEFORE PAINTING) AS PER GENERAL NOTES. EXTERNAL - PAINT ALL SOFFITS, SUNHOODS, STAIRS, HANDRAILS, POSTS, BEAMS, DOORS AND TRIMS AS PER GENERAL NOTES.

ELECTRICAL -

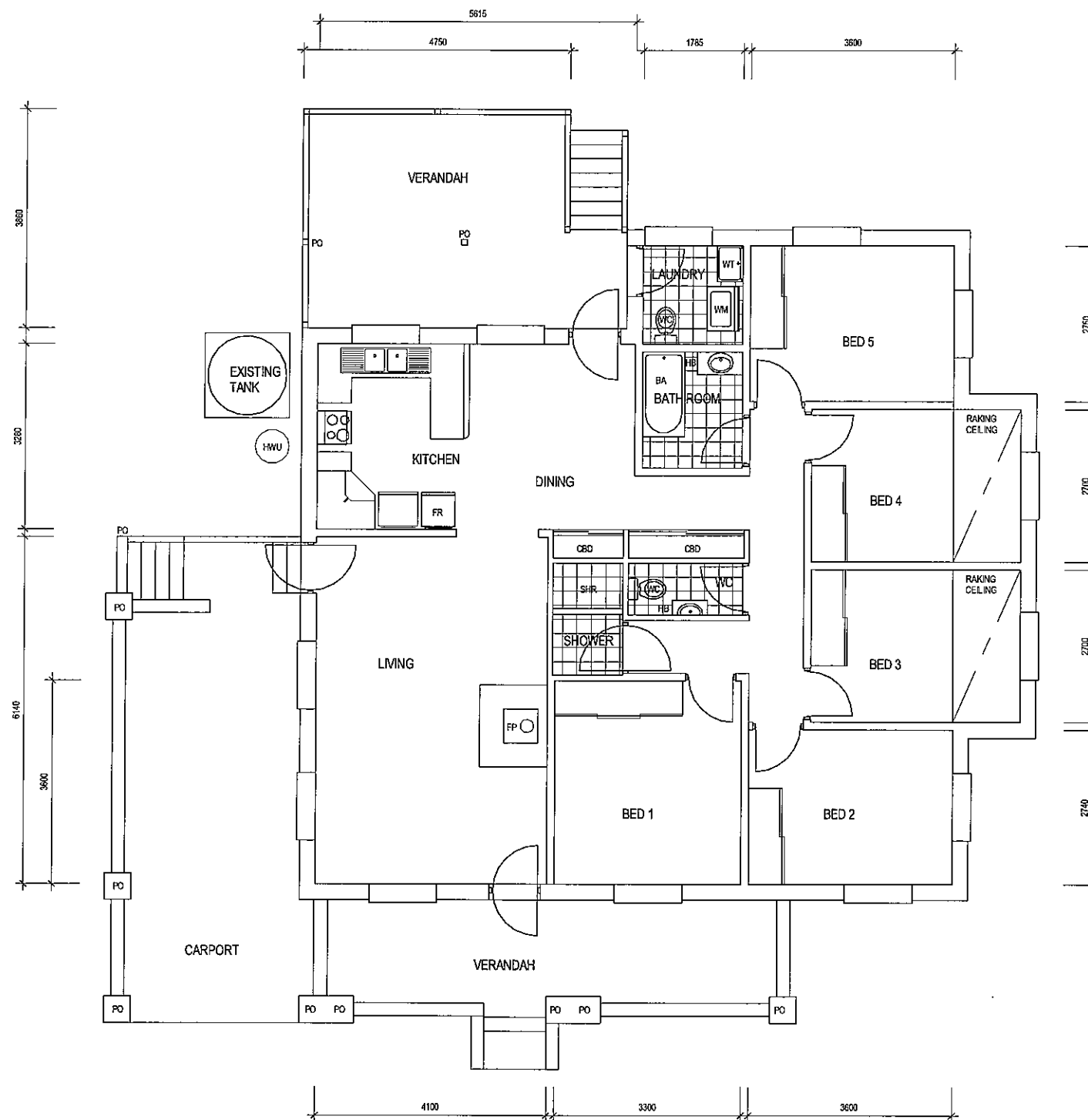
PROVIDE NEW CEILING FANS TO LIVING ROOM. REFER GENERAL NOTES.

EXTERNAL-

PROVIDE NEW FASCIA BOARDS TO THE EDGE OF REAR DECK AND REPAIR DAMAGED / MESSY BRICKWORK BELOW. PROVIDE NEW DOOR AND JAMBS TO UNDER FLOOR SPACE UNDER DECK. MAKE GOOD METER BOX. REPLACE ALL DAMAGE FC SHEETING TO GABLE ON ROOF. PAINT ON COMPLETION. PROVIDE AND INSTALL NEW ROTARY CLOTHES LINE. REMOVE EXISTING STAIRS & PROVIDE NEW CONCRETE TREAD AND GALV STEEL STRINGER AND HANDRAIL TO DECK. SIZE AND CONSTRUCTION TO MATCH EXISTING - (2No. STAIRS). REPAIR SOFFIT TRIM. REPAIR HOLES IN BRICKWORK, VENTS AND BRICKWORK COURSE. CLEAN PAINT FROM BRICKWORK.

GROUND FLOOR
SCALE 1:50 @ A1, 1:100 @ A3

<p>0 500 1000 1500 2000 2500 mm</p> <p>SCALE 1:50 AT ORIGINAL SIZE</p> <p>0 1000 2000 3000 mm</p> <p>SCALE 1:100 AT A3</p>	<p>0 500 1000 1500 2000 2500 mm</p> <p>SCALE 1:50 AT ORIGINAL SIZE</p> <p>0 1000 2000 3000 mm</p> <p>SCALE 1:100 AT A3</p>	<p>GHD CLIENTS PEOPLE PERFORMANCE</p> <p>Level 4, 201 Charlotte St Brisbane QLD 4000 Australia GPO Box 668 Brisbane QLD 4001 T 61 7 3316 3000 F 61 7 3316 3333 E brenn@ghd.com.au W www.ghd.com.au</p>	<p>DO NOT SCALE</p> <p>GHD Pty Ltd</p> <p>Conditions of Use: This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.</p> <p>Drawn J.TSAKOS Designed L.CLEM Drafting Check L.CLEM Approved [Signature] Date 19.11.09 Scale As indicated</p>	<p>Client TABULAM ABORIGINAL COMMUNITY Project HOUSING REPAIR & MAINTENANCE Title LOT 12 JUBULLUM STREET GROUND FLOOR PLAN</p> <p>Original Size A1 Drawing No: 41-12221-25-A16 Rev: 0</p>
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GROUND FLOOR
SCALE 1:50 @A1, 1:100 @A3

SITE SPECIFIC NOTES:

BATHROOM -
PROVIDE NEW VANITY UNIT - SIZE TO MATCH EXISTING. UNIT TO BE ON ADJUSTABLE ALUMINIUM OR S.S LEGS.
PROVIDE MIRROR VANITY CABINET MOUNTED ON WALL ABOVE VANITY UNIT.
RESILICONE ALL INTERNAL CORNERS TO TILE WORK AND JUNCTION OF TILES TO VANITY, AND BATH.
REPLACE CEILING EXHAUST FAN.

WC -
PROVIDE NEW VENTILATION EXHAUST TO CEILING.

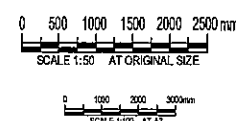
SHOWER -
RESWING EXISTING TIMBER DOOR INTO PASSAGE, MAKE GOOD HINGE AND STRIKE LOCATION TO DOOR JAMBS.
FORM NEW STRIKE AND HINGE FIXINGS AS REQUIRED.
STRIP SHOWER, HOB AND FLOOR. PROVIDE NEW WALL LINING, WATERPROOFING MEMBRANE, TILES, HOB, SHOWER
SCREEN AND CEILING EXHAUST AS SPECIFIED IN THE GENERAL NOTES.

PAINTING -
INTERNAL - PAINT ALL WALLS AND CEILINGS TO BATHROOM AND SHOWER..
PAINT ALL DOORS, JAMBS AND ARCHITRAVES BOTH INTERNALLY AND EXTERNALLY AS PER GENERAL NOTES.
CLEAN ALL WALLS AND CEILINGS.
EXTERNAL - PAINT ALL PREVIOUSLY PAINTED METAL AND TIMBER SURFACES AS PER GENERAL NOTES.

FLOOR COVERING -
CLEAN AND POLISH ALL VINYL FLOORING.

EXTERNAL -
REFIX SHEETING TO SUNHOODS.

0	APPROVED ISSUE			JT	LJC	18.11.09
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing	Drawn:	Checked:	Approved:	Date:



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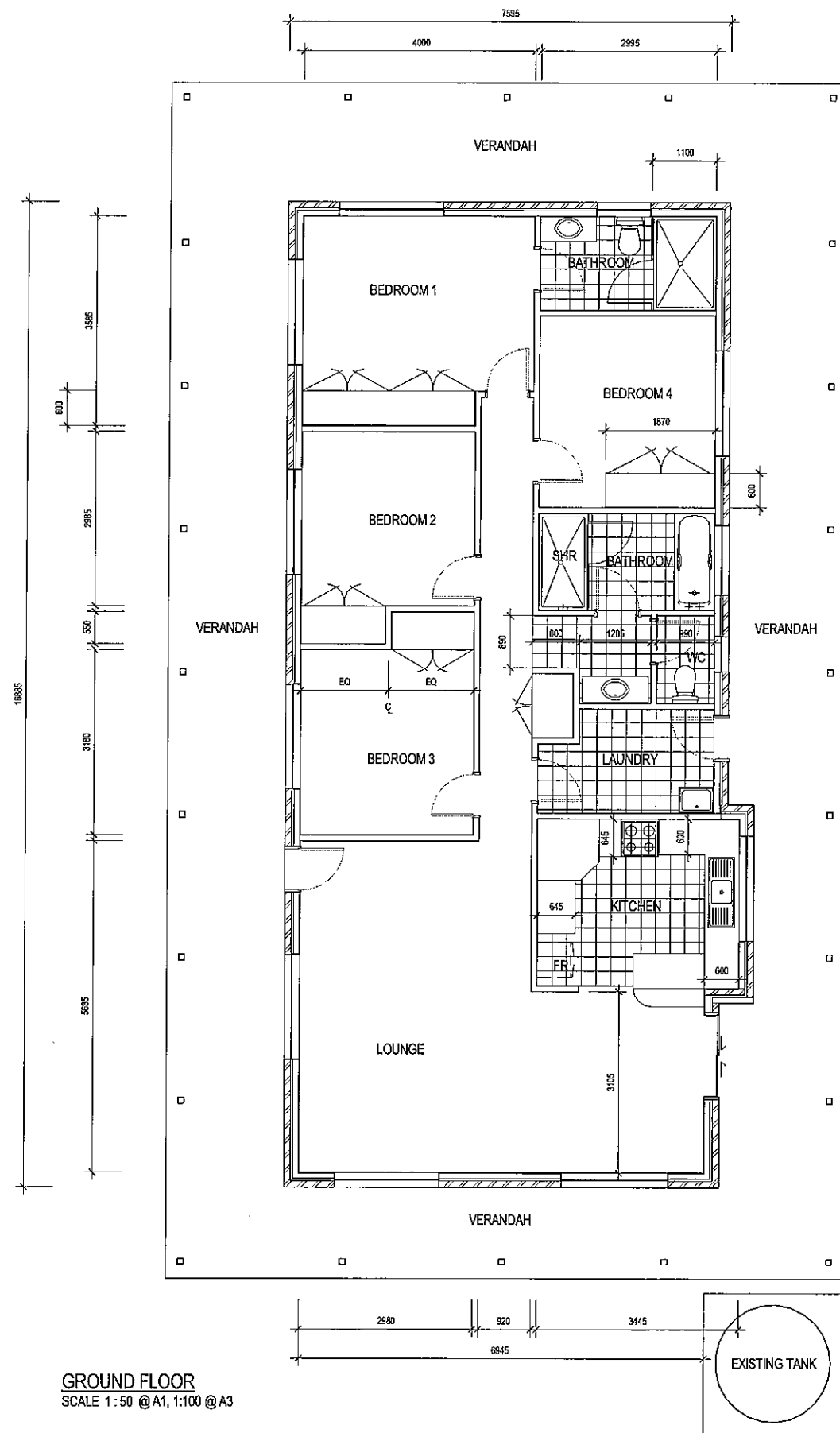
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Approved	[Signature]		
Date	19.11.09		
Scale	As indicated		

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Client	TABULAM ABORIGINAL COMMUNITY		
Project	HOUSING REPAIR & MAINTENANCE		
Title	LOT 13 JUBULLUM STREET		
	GROUND FLOOR PLAN		
Original Size	A1	Drawing No:	41-12221-25-A17
Rev:	0		



SITE SPECIFIC NOTES:

KITCHEN-

REMOVE EXISTING KITCHEN, SPLASHBACK AND WALL LINING AS REQUIRED.
REINSTATE WALL LINING IF REMOVED AND INSTALL NEW KITCHEN AND TILED SPLASHBACK TO SUIT LAYOUT NOMINATED ON THE FLOOR PLAN. - CHECK DIMENSIONS ON SITE.
GENERALLY LAYOUT TO MATCH EXISTING TO ENSURE EXISTING SERVICES CAN BE REUSED (eg DRAINAGE, POWER).
CONSTRUCTION OF KITCHEN AS PER SPECIFICATION.
TILED SPLASHBACK TO BE TAKEN TO 600 ABOVE BENCHTOP. TILES TO BE 150X150 GLOSS WHITE, CONTINUE TILE TO FLOOR BEHIND STOVE - REFER SPECIFICATION.
COLOURS OF LAMINATE AND MELAMINE TO BE ADVISED. CARCASS AND SHELVING CONCEALED FROM VIEW TO BE WHITE.
PROVIDE NEW RANGE HOOD AS SPECIFIED COMPLETE WITH EXHAUST TO ABOVE ROOF.

BATHROOM-

RESILICONE ALL INTERNAL CORNERS TO TILE WORK AND JUNCTION OF TILES TO SHOWER BASE, BATH AND ARCHITRAVES.
PROVIDE NEW SHOWER SCREEN COMPLETE WITH HINGED DOOR-SIZE TO SUIT OPENING.
PROVIDE NEW EXHAUST VENTILATION TO CEILING.

PASSAGE VANITY -

REMOVE ALL EXISTING DOORS AND REPLACE WITH NEW MELAMINE FACED DOORS WITH 2 MM PVC EDGE STRIPS TO ALL EDGES.
PROVIDE NEW HINGES TO MATCH - REUSE EXISTING HANDLES.
MAKE GOOD TILED SKIRTING.

ENSUITE-

RESILICONE ALL INTERNAL CORNERS TO TILEWORK AND JUNCTION OF TILES TO SHOWER BASE AND VANITY UNIT.
PROVIDE NEW SHOWER SCREEN COMPLETE WITH HINGED DOOR - SIZE TO SUIT OPENING.
PROVIDE NEW VANITY UNIT-SIZE TO MATCH EXISTING UNIT TO BE ON ADJUSTABLE ALUMINIUM OR S.S LEGS.
PROVIDE MIRRORRED VANITY CABINET MOUNTED ON WALL ABOVE VANITY UNIT.
PROVIDE NEW VENTILATION EXHAUST IN CEILING.

PAINTING-

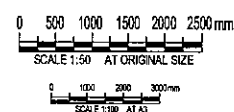
INTERNAL - REPAINT ALL INTERNAL WALLS, CEILINGS, DOORS AND TIMBER TRIMS (SKIRTING, ARCHITRAVES ETC) AS PER GENERAL NOTES. COLOUR TO BE ADVISED.
EXTERNAL - REPAINT ALL POSTS, SOFFITS, FASCIAS, DOORS ETC. AS PER GENERAL NOTES.
COLOUR TO BE ADVISED.

FLOOR COVERING-

REMOVE EXISTING VINYL TO ALL ROOMS.
PREPARE AND LAY NEW VINYL SHEETING TO THE ABOVE AREAS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS- COLOUR TO BE ADVISED.

GROUND FLOOR
SCALE 1:50 @ A1, 1:100 @ A3

0	APPROVED ISSUE	JT	LJC*	19.11.09	
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing		Drawn	Checked
				Approved	Date



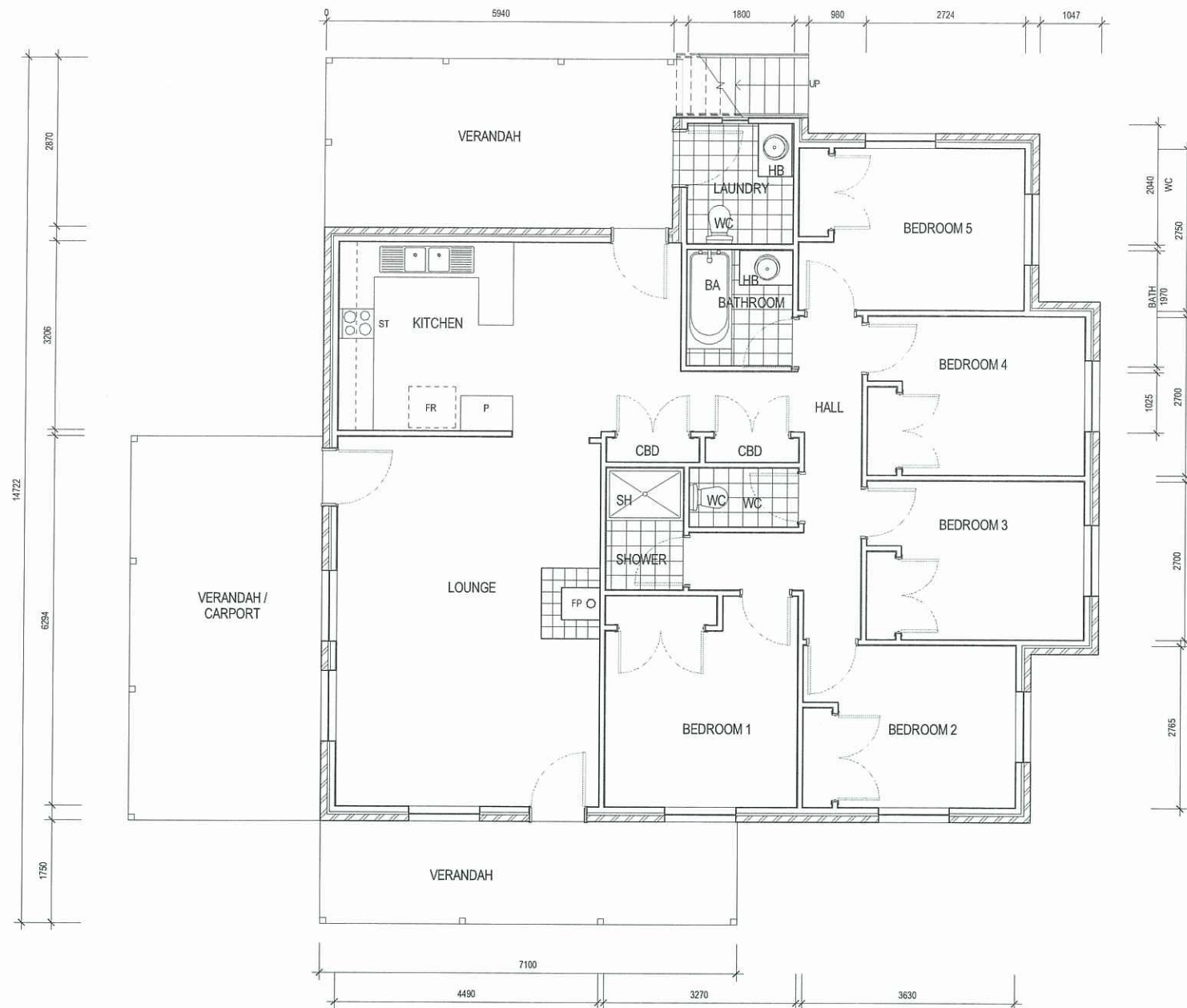
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Drafting Check	L.CLEM	Design Check	G.PAULSEN
Approved	L.CLEM	Date	19.11.09
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Client	TABULAM ABORIGINAL COMMUNITY		
Project	HOUSING REPAIR & MAINTENANCE		
Title	LOT 18 JUBULLUM STREET GROUND FLOOR PLAN		
Original Size	A1	Drawing No:	41-12221-25-A18
Rev:	0		



GROUND FLOOR
SCALE 1:50 @ A1, 1:100 @ A3

SITE SPECIFIC NOTES:

KITCHEN-
REMOVE EXISTING KITCHEN, SPLASHBACK AND WALL LINING AS REQUIRED.
REINSTATE WALL LINING WHERE REMOVED AND INSTALL NEW KITCHEN AND TILED SPLASHBACK.
GENERALLY LAYOUT TO MATCH EXISTING TO ENSURE EXISTING SERVICES CAN BE REUSED.(eg. DRAINAGE, POWER ETC.)
CONSTRUCTION OF KITCHEN AS PER SPECIFICATION.
TILED SPLASHBACK TO BE TO UNDERSIDE IF NEW OVERHEAD CUPBOARDS. TILES TO BE 150 X 150 GLOSS WHITE - REFER SPECIFICATION- CONTINUE TILES TO FLOOR BEHIND STOVE.
SILICONE SEAL ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO BENCHTOPS AND ARCHITRAVES.
PROVIDE NEW RANGE HOOD AS SPECIFIED COMPLETE WITH EXHAUST TO ABOVE ROOF.

BATHROOM -
REPLACE MISSING FLOOR TILES.
CLEAN MOULD OFF TILES AND GROUT - REGROUT AS REQUIRED.
RESILICONE SEAL ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO BATH AND VANITY UNIT.
PROVIDE NEW VANITY UNIT - SIZE TO MATCH EXISTING. UNIT TO BE ON ALUMINIUM OR S.S ADJUSTABLE LEGS. PROVIDE NEW MIRROR VANITY CABINET ON WALL ABOVE VANITY UNIT.
REPLACE EXISTING EXHAUST VENTILATION AND LIGHT IN CEILING.

SHOWER-
RENOVATE SHOWER AS PER GENERAL NOTES.

WC -
PROVIDE NEW BASIN COMPLETE WITH TAPS, SPOUT AND DRAINAGE.

LAUNDRY -
REPLACE EXISTING CEILING EXHAUST VENTILATION.

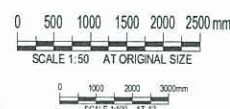
JOINERY -
REPAIR PASSAGE CUPBOARD SHELVES FITOUTS.

PAINTING -
INTERNAL - REPAINT ALL INTERNAL WALLS, CEILINGS, DOOR JAMBS, DOORS AND ALL TIMBER TRIM (SKIRTING, ARCHITRAVES ETC.) AS PER GENERAL NOTES.
EXTERNAL -REPAINT ALL SOFFITS, SUNHOODS AND PREVIOUSLY PAINTED AND NEW METAL AND TIMBER SURFACES AS PER GENERAL NOTES.

FLOOR COVERING -
REMOVE EXISTING VINYL SHEETING TO ALL ROOMS.
PREPARE FLOOR AND INSTALL NEW VINYL SHEETING TO ALL ROOMS.
INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
COLOUR TO BE ADVISED.

SMOKE DETECTORS-
PROVIDE NEW HARD WIRED SMOKE DETECTOR IN PASSAGE.

EXTERNAL WORKS -
VERANDAH - PROVIDE AND FIX NEW TIMBER FASCIA BOARD TO EXISTING VERANDAH.
PROVIDE ADDITIONAL NOGGING AS REQUIRED.
PROVIDE NEW HANDRAIL AND BALUSTRADE TO MATCH EXISTING ON VERANDAH.
PROVIDE NEW DOOR TO OPENING INTO UNDER FLOOR AREA UNDER THE VERANDAH.
POST AT STAIRS TO BE REPLACED.
CLEAN GRAFFITI FROM BRICKWORK.



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Drawn J.TSAKOS

Drafting L.CLEM*

Approved L.CLEM*

Date 19.11.09

Scale As indicated

Designed L.CLEM

Design Check G. PAULSEN*

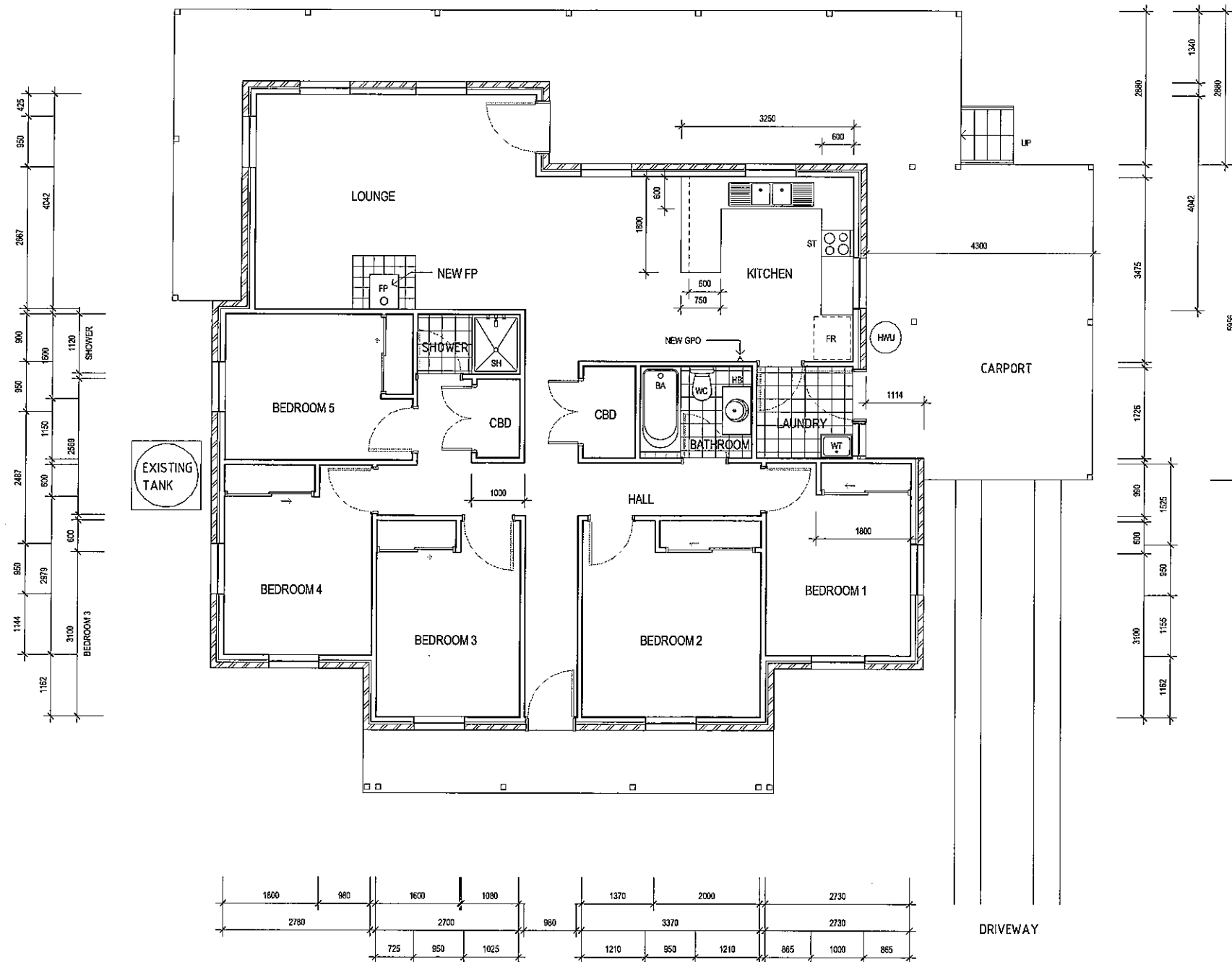
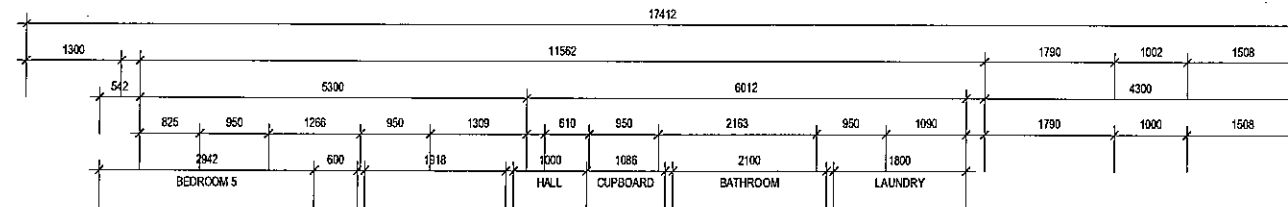
Signature

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Client **TABULAM ABORIGINAL COMMUNITY**
Project **HOUSING REPAIR & MAINTENANCE**
Title **LOT 33 GUNDINGBO STREET**
GROUND FLOOR PLAN

Original Size **A1** Drawing No: **41-12221-25-A19**

Rev: 0



GROUND FLOOR
SCALE 1:50 @A1, 1:100 @A3

SITE SPECIFIC NOTES:

KITCHEN -

REMOVE EXISTING KITCHEN, SPLASHBACK AND WALL LINING AS REQUIRED.
REINSTATE WALL LINING WHERE REMOVED AND INSTALL NEW KITCHEN AND TILED SPLASHBACK.
GENERALLY LAYOUT IS TO MATCH EXISTING TO ENSURE EXISTING SERVICES CAN BE REUSED (EG. DRAINAGE, POWER ETC).
REFER FLOOR PLAN FOR MODIFICATIONS TO KITCHEN LAYOUT SIZE.
CONSTRUCTION OF KITCHEN AS PER SPECIFICATION.
TILED SPLASHBACK TO BE TAKEN TO UNDERSIDE OF NEW OVERHEAD CUPBOARDS. TILES TO BE 150X150 GLOSS WHITE - REFER SPECIFICATION. CONTINUE TILES TO FLOOR BEHIND STOVE.
SILICONE SEAL ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO BENCH TOP AND ARCHITRAVES.
PROVIDE NEW RANGEHOOD AS SPECIFIED COMPLETE WITH EXHAUST ABOVE ROOF.

BATHROOM -

CLEAN MOULD OFF TILES AND GROUT - REGROUT AS REQUIRED.
RESILICONE SEAL ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO BATH AND VANITY UNIT.
PROVIDE NEW VANITY UNIT - SIZE TO MATCH EXISTING. UNIT TO BE ON ADJUSTABLE ALUMINIUM OR STAINLESS STEEL LEGS.
PROVIDE NEW MIRRORED VANITY CABINET MOUNTED ON WALL ABOVE VANITY UNIT.
REPLACE EXISTING EXHAUST VENTILATION ON CEILING.

SHOWER -

REMOVE FLOOR TILES TO BASE OF SHOWER AND WALL TILES WITHIN SHOWER, REMOVE TILES TO HOB.
REBUILD HOB AS REQUIRED AND REPLACE ANY DAMAGED WALL FRAMING.
PROVIDE NEW WATERPROOF MEMBRANE TO HOB, BASE OF SHOWER AND WALLS. PROVIDE NEW TILES TO HOB, FLOOR AND WALLS - SIZE TO MATCH EXISTING. SILICONE SEAL CORNERS ALL AS PER GENERAL NOTES.
REPLACE EXISTING CEILING EXHAUST VENTILATION. REMOVE CURTAIN RAIL AND PATCH TILES.
PROVIDE NEW SHOWER SCREEN COMPLETE WITH HINGED DOOR. SIZE OF SCREEN TO SUIT OPENING.
REPLACE EXISTING EXHAUST FAN.

WC -

REPLACE EXISTING CEILING EXHAUST VENTILATION.
REPLACE CISTERN TO PAN.

CEILING -

CONSTRUCT NEW CONTROL JOINTS IN CEILING AT PASSAGE WAYS TO MINIMISE CRACKING, REPAIR EXISTING CRACKS.
MAKE GOOD MANHOLE TRIM AND REPLACE MANHOLE PANEL.

PAINTING -

INTERNAL - REPAINT ALL INTERNAL WALLS, CEILINGS, DOORS AND TIMBER TRIMS (SKIRTING, ARCHITRAVES ETC) AS PER GENERAL NOTES.

NOTE 1 - THERE IS A PAINTING ON THE DINING ROOM WALL THAT IS TO BE RETAINED. CONTRACTOR IS TO PROVIDE A PROFILED TIMBER BORDER AROUND PAINTING.

EXTERNAL - REPAINT ALL PREVIOUSLY PAINTED AND NEW TIMBER AND METAL SURFACES INCLUDING FC TO ROOF GABLE AS PER GENERAL NOTES, INCLUDING NEW HANDRAILS / BALUSTRADES AND STAIRS.

FLOOR COVERING -

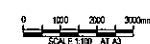
MAKE GOOD ALL FLOORS AND INSTALL NEW VINYL SHEETING TO ALL ROOMS EXCEPT WET AREAS.
INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION - COLOUR TO BE ADVISED.
CONTRACTOR TO ASSESS OPTION OF LAYING VINYL DIRECTLY OVER EXISTING VINYL TILES. IF NOT FEASIBLE ALLOW FOR STRIPPING AND PROVIDING UNDERLAY AS REQUIRED.

EXTERNAL WORK -

REMOVE ALL VEGETATION ON BALUSTRADES.
REPLACE DAMAGED FLOOR BOARDS TO VERANDAH.
REMOVE EXISTING STAIRS AND REPLACE WITH NEW CONCRETE TREAD AND GALV STEEL STRINGERS, SIZE TO MATCH EXISTING.
PROVIDE NEW HANDRAILS/BALUSTRADE ON VERANDAH. ALL TO MATCH EXISTING.

HANDRAIL / BALUSTRADE -

MAKE GOOD ALL HANDRAIL / BALUSTRADE TIMBER TO ALL VERANDAHs, STAIRS AND ENTRY. REPLACE WHERE TIMBER HAS ROTTED OR IS MISSING WITH MATCHING SIZE.
PROVIDE SUPPORTS UNDER BALUSTRADE AS REQUIRED TO STOP SAGGING.
REPLACE MISSING DOOR TO UNDER FLOOR AREA BELOW VERANDAH.



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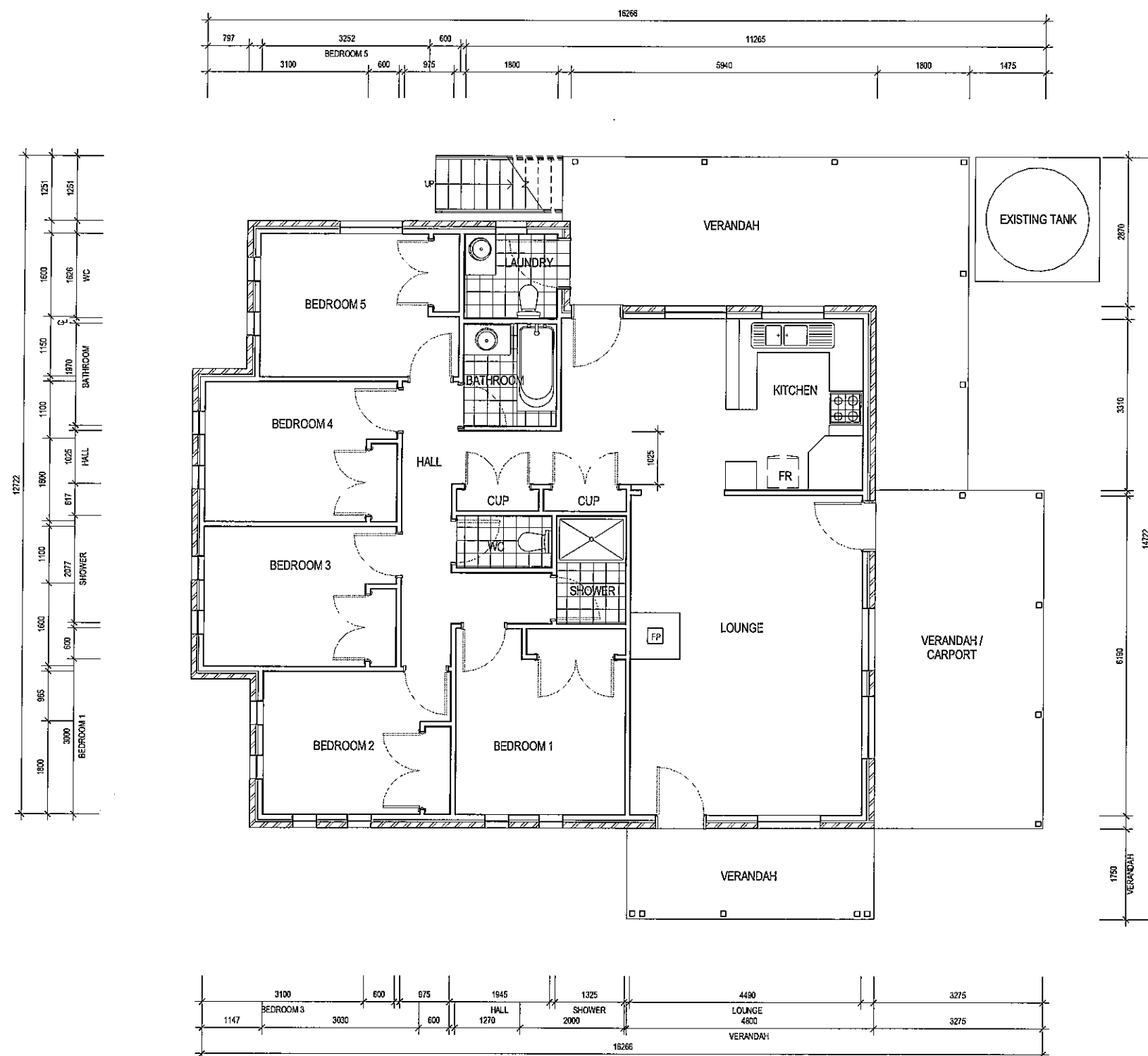
Drawn	J.TSAKOS	Designed	L.CLEM
Drafting Check	L.CLEM*	Design Check	G.PAULSEN*
Approved	L.CLEM*		
Date	18.11.09		
Scale	1:50		

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Client **TABULAM ABORIGINAL COMMUNITY**
Project **HOUSING REPAIR & MAINTENANCE**
Title **LOT 34 GUNDINGBO STREET**
GROUND FLOOR PLAN

Original Size **A1** Drawing No: **41-12221-25-A20**

Rev: 0



GROUND FLOOR
SCALE 1:50 @ A1, 1:100 @ A3

SITE SPECIFIC NOTES:

KITCHEN-
REMOVE EXISTING BENSHTOP AND REPLACE WITH 32 HMR, PLY (SIZE TO MATCH EXISTING) SHEET WITH MATT LAMINATED PLASTIC. COLOUR TO BE ADVISED. FRONT EDGE TO BE ROLLED.
REMOVE EXISTING SPLASHBACK AND WALL LINING AS REQUIRED.
REINSTATE THE WALL LINING WHERE REMOVED AND INSTALL NEW SPLASH BACK TO UNDERSIDE OF OVERHEAD CUPBOARDS.
SPLASH BACK TO CONSIST OF 150 X 150 GLOSS WHITE TILES.
SILICONE SEAL ALL INTERNAL CORNERS OF TILES AND JUNCTION OF TILES TO BENCHTOPS AND ARCHITRAVES AROUND WINDOWS.

CONTINUE SPLASHBACK TO FLOOR BEHIND STOVE.
REHANG DOORS WHERE MISSING DOOR CONSTRUCTION. COLOUR TO MATCH EXISTING. ADJUST ALL DOORS AS REQUIRED.
REPLACE BULB TO RANGE HOOD - CLEAN FILTERS, SERVICE STOVE, REPLACE BULBS, HOT PLATES AS REQUIRED.

BATHROOM-
PROVIDE NEW VANITY UNIT - SIZE TO MATCH EXISTING. UNIT TO BE ON ADJUSTABLE ALUMINIUM OR S.S LEGS.
SILICONE SEAL TILE SPLASHBACK TO VANITY TOP.
PROVIDE NEW MIRRORRED VANITY CABINET MOUNTED ON WALL ABOVE NEW VANITY UNIT.
RESILICONE ALL INTERNAL CORNERS OF TILES AND AT JUNCTION OF TILES TO FLOOR AND BATH.
REPAIR ALL CHIPS TO ENAMEL ON BATH USING AN APPROVED REPAIR METHOD.
CLEAN DUST AND FLUFF FROM CEILING EXHAUST.

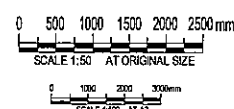
SHOWER-
REMOVE TILES TO WALL AND FLOOR WITHIN SHOWER SPACE AND DRYING AREA. REMOVE HOB.
REPLACE WALL LINING AS REQUIRED.
PROVIDE WATERPROOFING TO WALLS, HOB AND FLOOR ALL IN ACCORDANCE WITH BCA AND AS 3740-1994.
SUPPLY CERTIFICATION FOR INSTALLATION AND MATERIALS USED.
SUPPLY AND INSTALL FULL GLOSS WHITE TILES TO WALLS AND HOB.
PROVIDE AND INSTALL NEW 150 X 150 NON SLIP FLOOR TILES WITHIN SHOWER.
SILICONE SEAL ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO FLOOR.
REPLACE TAPS AND SPOUT TO MATCH EXISTING.
SUPPLY AND INSTALL NEW SHOWER SCREEN COMPLETE WITH HINGED DOOR. SIZE TO SUIT OPENING.
CLEAN DUST AND FLUFF FROM CEILING EXHAUST.

WC-
REHANG EXISTING BASIN.
CLEAN DUST AND FLUFF FROM CEILING EXHAUST.

CEILING-
REPLACE DIFFUSER TO SKYLIGHT.

PAINTING-
INTERNAL - REPAINT ALL INTERNAL WALLS, CEILINGS, DOORS AND ALL TIMBER TRIM (SKIRTING, ARCHITRAVES ETC.) AS PER GENERAL NOTES.
EXTERNAL -REPAINT ALL PREVIOUSLY PAINTED METAL, TIMBER AND FC (INCLUDES GABLE AND SOFFITS) AS PER GENERAL NOTES.

LAUNDRY-
CLEAN DUST AND FLUFF FROM CEILING EXHAUST - CHECK OPERATION.

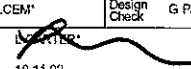


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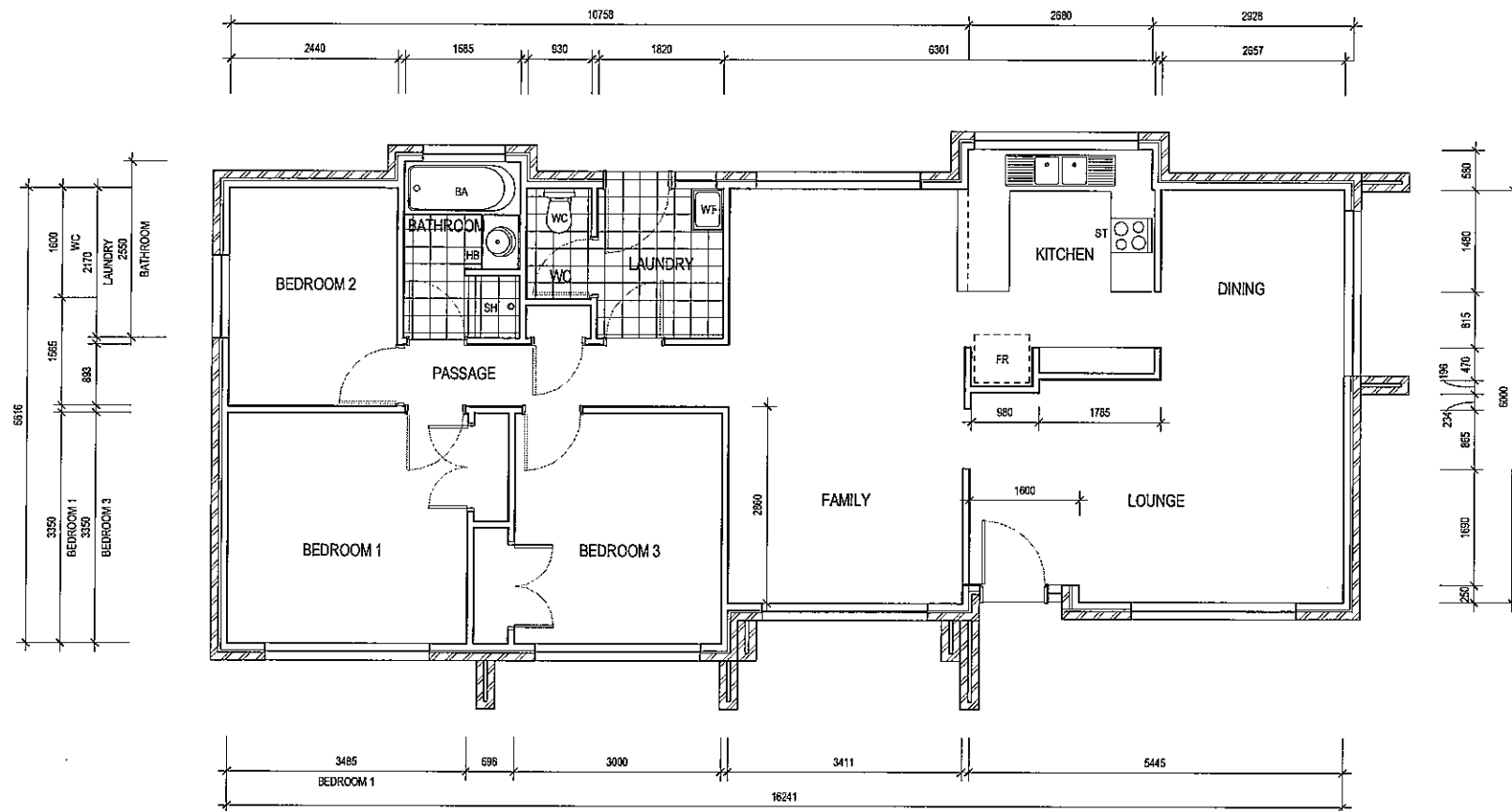
Drawn	J.TSAKOS	Designed	L.CLEM
Drafting Check	L.CEM*	Design Check	G.PAULSEN*
Approved			
Date	19.11.09		
Scale	As indicated		

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Client **TABULAM ABORIGINAL COMMUNITY**
Project **HOUSING REPAIR & MAINTENANCE**
Title **LOT 35 GUNDINGBO STREET**
GROUND FLOOR PLAN

Original Size **A1** Drawing No: **41-12221-25-A21**

Rev: 0



GROUND FLOOR
SCALE 1:50 @ A1, 1:100 @ A3

SITE SPECIFIC NOTES:

KITCHEN-
REMOVE EXISTING KITCHEN, SPLASHBACK AND WALL LINING AS REQUIRED.
REINSTATE WALL LINING WHERE REMOVED AND INSTALL NEW KITCHEN AND TILED SPLASHBACK.
GENERALLY LAYOUT TO MATCH EXISTING TO ENSURE EXISTING SERVICES CAN BE REUSED.(eg. DRAINAGE, POWER ETC.)
CONSTRUCTION OF KITCHEN AS PER SPECIFICATION.
TILED SPLASHBACK TO 600 HIGH. TILES TO BE 150 X 150 GLOSS WHITE - REFER SPECIFICATION. CONTINUE TILES TO FLOOR BEHIND STOVE.
SILICONE SEAL ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO BENCHTOP AND ARCHITRAVES.
PROVIDE NEW RANGE HOOD AS SPECIFIED COMPLETE WITH EXHAUST TO ABOVE ROOF.
PROVIDE NEW POWERPOINT TO OPERATE UNIT.

BATHROOM -
REMOVE FLOOR TILES TO BASE OF SHOWER AND WALL TILES WITHIN SHOWER.
REMOVE TILES TO HOB IN SHOWER.
DUE TO VISIBLE WATER DAMAGE CHECK WALL FRAMING AROUND SHOWER AND MAKE GOOD AS REQUIRED. REPLACE WALL LINING AND TIMBER TRIM BOTH INSIDE SHOWER AND PASSAGE AS REQUIRED.
REPAIR WATER DAMAGE DOOR FRAME AND ARCHITRAVE.
PROVIDE NEW WATER PROOF MEMBRANE TO HOB, BASE OF SHOWER AND WALLS WHERE TILES HAVE BEEN REMOVED.
PROVIDE NEW TILES TO HOB, FLOOR AND WALLS - SIZE TO MATCH EXISTING OR 150 X 150 GLOSS WHITE WALL TILES AND NON SLIP 150 X 150 FLOOR TILES.
SILICONE SEAL CORNERS ALL AS PER GENERAL NOTES.
NOTE - ENSURE AREA AROUND FLOOR WASTE IS PROPERLY WATER PROOF.
PROVIDE 300 WIDE x 1800 NOM HIGH FIXED GLAZED SCREEN PANEL TO HOB ADJACENT DOOR TO BATHROOM TO MINIMISE WATER SPILL FROM SHOWER - MODIFY SHOWER CURTAIN RAIL AND CURTAIN TO SUIT NEW SCREEN (LOCATE ON INTERNAL FACE). ENSURE NEW SCREEN IS RESTRAINED AT TOP.
PROVIDE NEW VANITY - SIZE TO MATCH EXISTING. UNIT TO BE ON ALUMINIUM OR S.S ADJUSTABLE LEGS. PROVIDE NEW MIRRORRED VANITY CABINET ON WALL ABOVE VANITY UNIT.
REPLACE EXISTING EXHAUST VENTILATION IN CEILING.
RESILICONE SEAL ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO BATH, VANITY UNITS AND ARCHITRAVES.

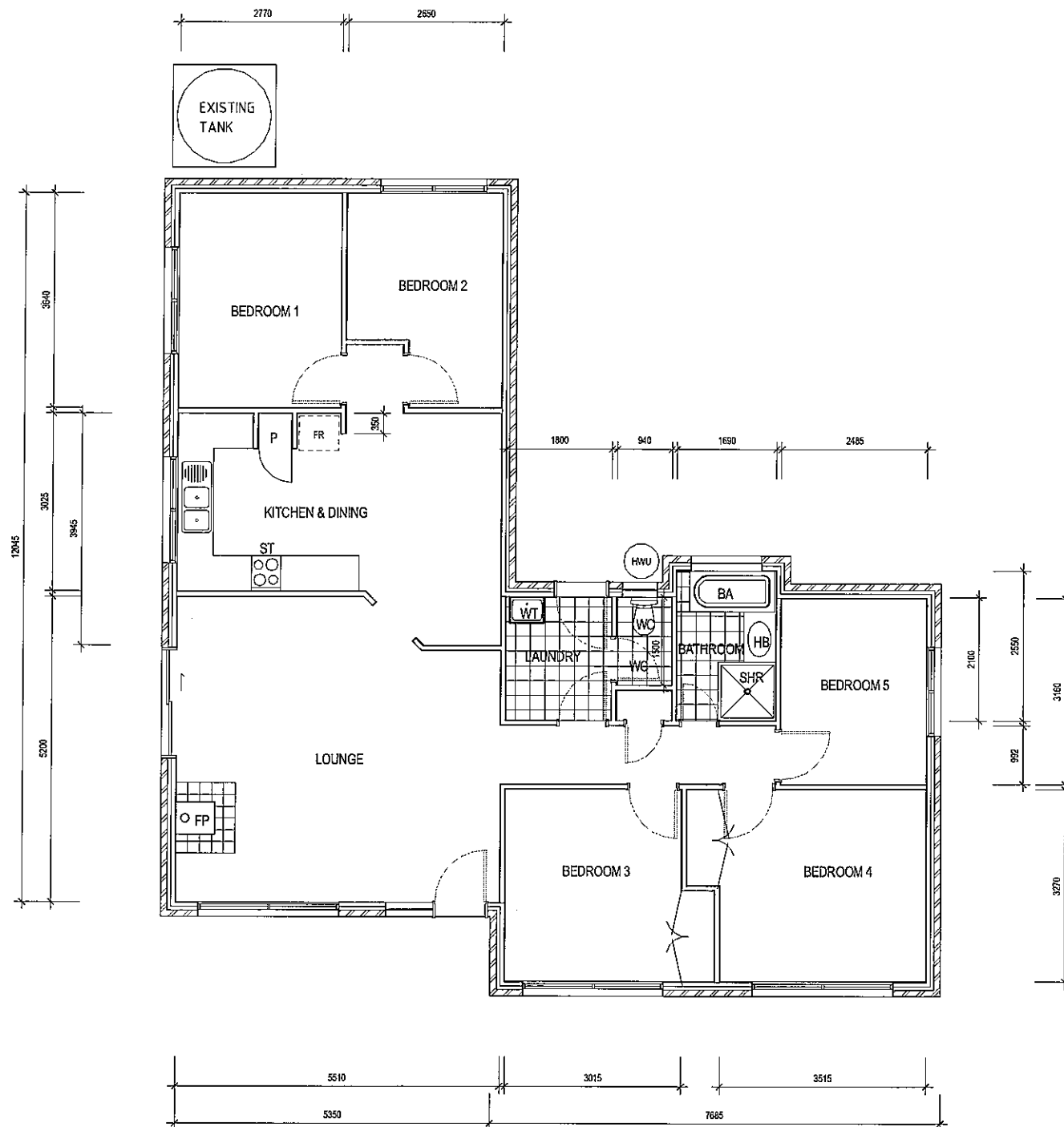
CEILING -
REPAIR CORNICE IN KITCHEN.

PAINTING -
INTERNAL - REPAINT ALL INTERNAL WALLS, CEILINGS, DOORS AND ALL TIMBER TRIM (SKIRTING, ARCHITRAVES ETC.) AS PER GENERAL NOTES.
EXTERNAL -REPAINT ALL PREVIOUSLY PAINTED AND NEW METAL AND TIMBER SURFACES AS PER GENERAL NOTES.

FLOOR COVERING -
REMOVE EXISTING VINYL SHEETING TO ALL ROOMS.
PREPARE FLOOR AND INSTALL NEW VINYL SHEETING TO ALL ROOMS.
INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
COLOUR TO BE ADVISED.

EXTERNAL WORKS -
SECURE VENT PIPE OUTSIDE BATHROOM.
REPAIR DAMAGED SOFFIT AND FASCIA
REPLACE ENTRY DOOR FRAME AND SIDE PANEL AND PAINT AS PER GENERAL NOTES.

				0 500 1000 1500 2000 2500mm SCALE 1:50 AT ORIGINAL SIZE		<p>CLIENTS PEOPLE PERFORMANCE</p> <p>Level 4, 201 Charlotte St Brisbane QLD 4000 Australia GPO Box 555 Brisbane QLD 4001 T 61 7 3316 3000 F 61 7 3316 3333 E bnm@ghd.com.au W www.ghd.com.au</p>	<p>DO NOT SCALE</p> <p>GHD Pty Ltd Conditions of Use: This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.</p>	Drawn J.TSAKOS	Designed L.CLEM	Client TABULAM ABORIGINAL COMMUNITY Project HOUSING REPAIR & MAINTENANCE Title LOT 36 GUNDINGBO STREET GROUND FLOOR PLAN
0	APPROVED ISSUE	JT	LJC	19.11.09				Drafting Check L.CELM	Design Check G PAULSEN	
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Checked	Approved	Date	Scale As indicated	Date 19.11.09	This Drawing must not be used for construction unless signed as Approved	Original Size A1 Drawing No: 41-12221-25-A22 Rev: 0



GROUND FLOOR
SCALE 1:50 @A1, 1:100 @A3

SITE SPECIFIC NOTES:

KITCHEN-
REMOVE EXISTING KITCHEN, SPLASHBACK AND WALL LINING AS REQUIRED.
REINSTATE WALL LINING WHERE REMOVED AND INSTALL NEW KITCHEN AND TILED SPLASHBACK.
GENERALLY LAYOUT TO MATCH EXISTING TO ENSURE EXISTING SERVICES CAN BE REUSED (EG. DRAINAGE, POWER ETC.)
CONSTRUCTION OF KITCHEN AS PER SPECIFICATION.
TILES SPLASHBACK TO BE TAKEN TO 600mm ABOVE BENCHTOP. TILES TO BE 150X150mm GLOSS WHITE - CONTINUE TILES TO FLOOR BEHIND STOVE.
SILICONE SEAL ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO BENCHTOP AND ARCHITRAVES AROUND WINDOWS.
PROVIDE NEW RANGEHOOD COMPLETE WITH EXHAUST TO ABOVE ROOF.

BATHROOM -
CLEAN MOULD OFF TILES TO SHOWER, SHOWER HOB AND ABOVE BATH. REGROUT AS REQUIRED.
RESILICONE SEAL ALL INTERNAL CORNERS TO TILES AND PROVIDE NEW SILICONE SEALANT AT JUNCTION OF TILES TO SHOWER BASE, BATH AND FLOOR.
REMOVE EXISTING SHOWER CURTAIN AND RAIL, MAKE GOOD FIXING HOLES TO TILES.
PROVIDE AND FIX A FIXED SHOWER SCREEN ADJACENT DOOR (APPROX. 1/3 OF OPENING) COMPLETE WITH SUPPORT AS REQUIRED TO RESTRAIN TOP.
PROVIDE NEW CURTAIN RAIL AND SHOWER SCREEN TO FIT INSIDE NEW FIXED SCREEN.
PROVIDE NEW VANITY UNIT - SIZE TO MATCH EXISTING. UNIT TO BE ON ADJUSTABLE ALUMINIUM OR STAINLESS STEEL LEGS.
PROVIDE NEW MIRRORRED VANITY CABINET MOUNTED ON WALL ABOVE VANITY UNIT.
PROVIDE NEW EXHAUST VENTILATION TO CEILING.

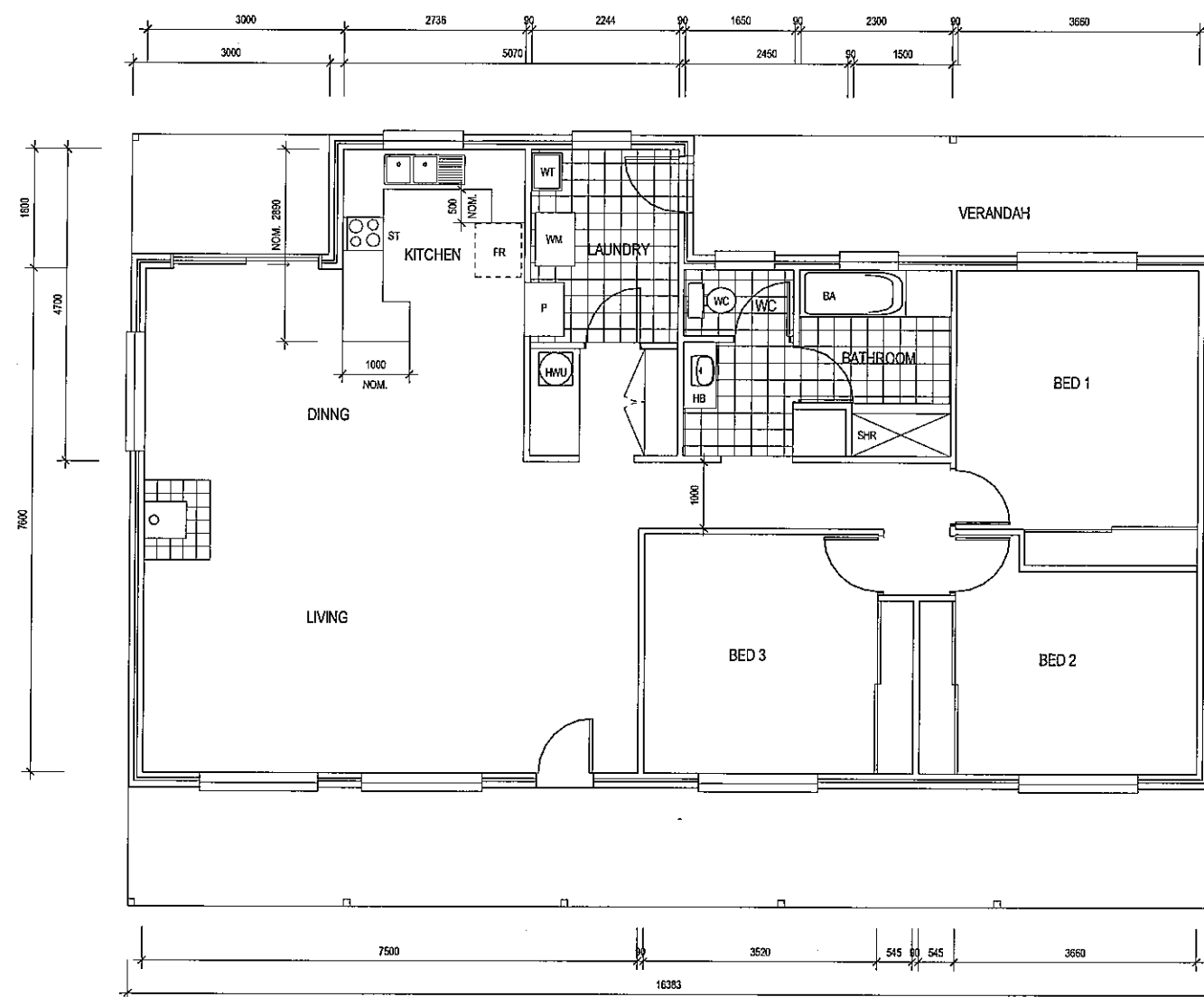
LAUNDRY -
PROVIDE AND INSTALL NEW LAUNDRY TUB AND CABINET, ALL TO MATCH EXISTING.

PAINTING -
INTERNAL - REPAINT ALL INTERNAL WALLS, CEILINGS, DOOR JAMBS, DOORS AND ALL TIMBER TRIM (SKIRTING, ARCHITRAVES ETC.) AS PER GENERAL NOTES.

FLOOR COVERING -
REMOVE EXISTING VINYL FLOORING TO THROUGHOUT HOUSE.
PREPARE FLOOR AND INSTALL NEW VINYL SHEETING TO ALL ROOMS.
INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
COLOUR TO BE ADVISED.

EXTERNAL -
REPAINT ALL PREVIOUSLY PAINTED STEEL, F.C. AND TIMBER AS PER GENERAL NOTES.
EXTERNAL METER BOX CABINET - FIX DOOR.
PERGOLA - FIX TOP EDGE BATTEN.

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								Level 4, 201 Charlotte St Brisbane QLD 4000 Australia GPO Box 668 Brisbane QLD 4001 T 61 7 3316 3000 F 61 7 3316 3333 E bnm@ghd.com.au W www.ghd.com.au				GHD Pty Ltd Conditions of Use: This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.				Drafting Check L.CLEM*		Design Check G.PAULSEN*		Project HOUSING REPAIR & MAINTENANCE			
0 APPROVED ISSUE				JT LJC								Approved 				Date 19.11.09		Title LOT 37 GUNDINGBO STREET GROUND FLOOR PLAN					
No	Revision	Note: * Indicates signature on original issue of drawing or last revision of drawing		Drawn	Checked	Approved	Date					Scale 1:50				This Drawing must not be used for Construction unless signed as Approved		Original Size A1		Drawing No: 41-12221-25-A23		Rev: 0	



GROUND FLOOR
SCALE 1:50 @ A1, 1:100 @ A3

SITE SPECIFIC NOTES:

KITCHEN-

REMOVE EXISTING KITCHEN, SPLASHBACK AND WALL LINING AS REQUIRED.
REINSTATE WALL LINING WHERE REMOVED AND INSTALL NEW KITCHEN AND TILED SPLASHBACK.
GENERALLY LAYOUT TO MATCH EXISTING TO ENSURE EXISTING SERVICES CAN BE REUSED.(eg. DRAINAGE, POWER ETC.)
REFER FLOOR PLAN FOR MODIFICATION TO KITCHEN LAYOUT.
CONSTRUCTION OF KITCHEN AS PER SPECIFICATION.
TILED SPLASHBACK TO BE TAKEN TO 600 ABOVE BENCHTOP. TILES TO BE 150 X 150 GLOSS WHITE - REFER SPECIFICATION-
CONTINUE TILES TO FLOOR BEHIND STOVE.
SILICONE SEAL ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO BENCHTOPS AND ARCHITRAVES.
PROVIDE NEW RANGE HOOD AS SPECIFIED COMPLETE WITH EXHAUST TO ABOVE ROOF.

BATHROOM / SHOWER -

REFER TO GENERAL NOTES FOR EXTENT OF WORKS.

VANITY AREA -

PROVIDE NEW VANITY UNIT- SIZE TO MATCH EXISTING.
UNIT TO BE ON ADJUSTABLE ALUMINIUM OR S.S LEGS. PROVIDE 600 HIGH TILED SPLASHBACK TO REAR AND SIDE OF VANITY -
SEALL ALL CORNERS AND JUNCTIONS WITH SILICONE.
PROVIDE NEW MIRRORRED VANITY CABINET MOUNTED ON WALL ABOVE NEW VANITY UNIT.

CEILING -

REPLACE MANHOLE SURROUND.

PAINTING -

INTERNAL - REPAINT ALL INTERNAL WALLS, CEILINGS, DOOR JAMBS, DOORS AND ALL TIMBER TRIM (SKIRTING, ARCHITRAVES ETC.) AS PER GENERAL NOTES.
EXTERNAL -REPAINT ALL PREVIOUSLY PAINTED AND NEW METAL AND TIMBER SURFACES INCLUDING FC TO SOFFIT AS PER GENERAL NOTES.

FLOOR COVERING -

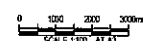
REMOVE ALL EXISTING FLOOR COVERING EXCEPT CARPET TO LIVING ROOM.
MAKE GOOD ALL FLOORS AND INSTALL NEW VINYL SHEETING TO THESE AREAS.
INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS - COLOUR TO BE ADVISED.

PASSAGE -

REINSTATE SMOKE DETECTOR SYSTEM WITH HARD WIRED SYSTEM.
MAKE GOOD MANHOLE IN CEILING.

EXTERNAL WORKS -

CHECK CONDITION OF SOFFIT AND FRAMING FROM WATER DAMAGE - REPAIR AS REQUIRED.



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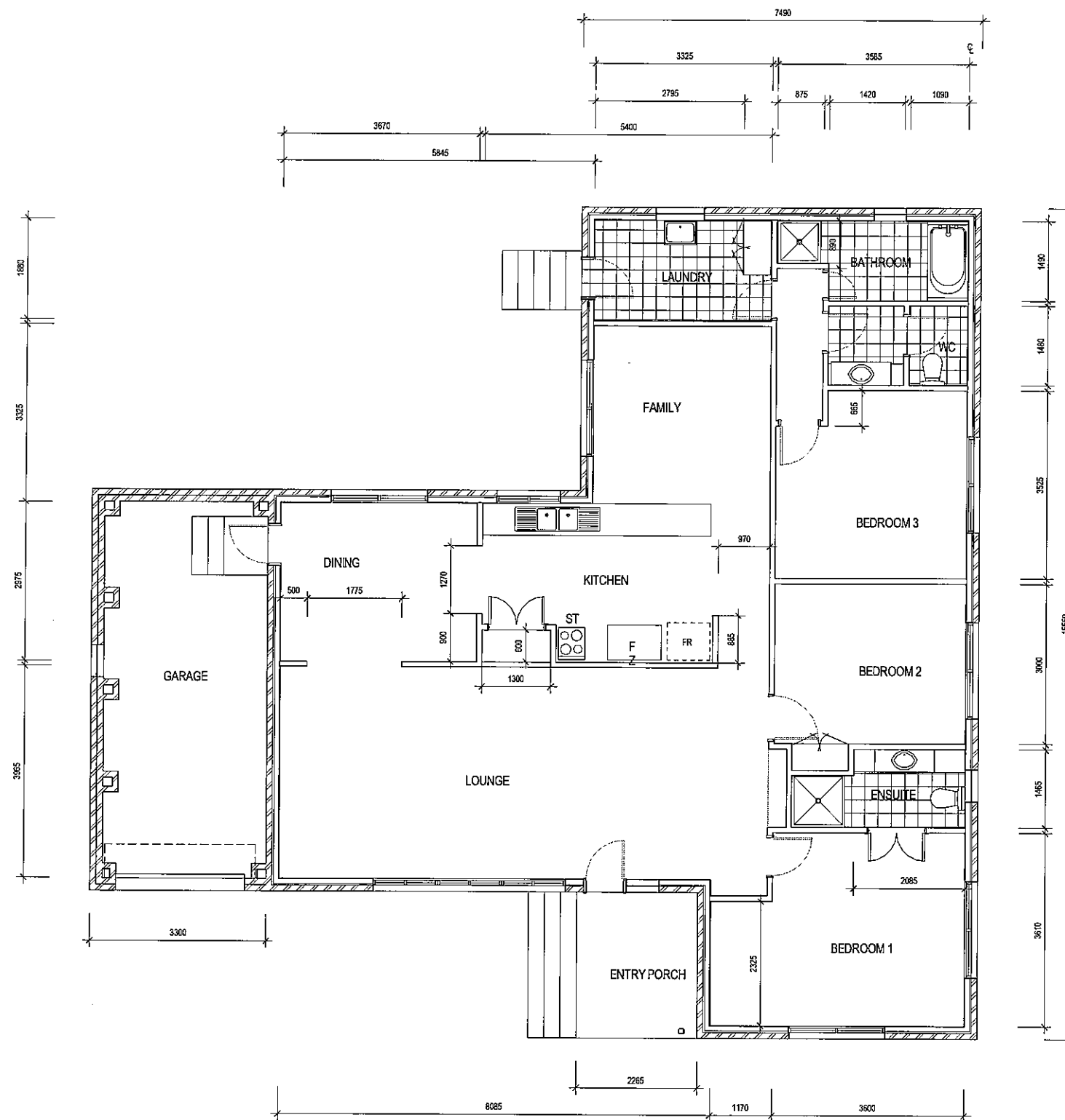
Drawn	J.TSAKOS	Designed	L.CLEM
Drafting Check	L.CLEM*	Design Check	G.PAULSEN*
Approved	[Signature]		
Date	19.11.09		
Scale	As indicated		

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Client **TABULAM ABORIGINAL COMMUNITY**
Project **HOUSING REPAIR & MAINTENANCE**
Title **LOT 50 TORRENS STREET**
GROUND FLOOR PLAN

Original Size **A1** Drawing No: **41-12221-25-A26**

Rev: 0



SITE SPECIFIC NOTES:

KITCHEN -
 REMOVE EXISTING KITCHEN, SPLASHBACK AND WALL LINING AS REQUIRED.
 REINSTATE WALL LINING WHERE REMOVED AND INSTALL NEW KITCHEN AND TILED SPLASHBACK.
 GENERALLY LAYOUT TO MATCH EXISTING TO ENSURE EXISTING SERVICES CAN BE REUSED.(eg. DRAINAGE, POWER ETC.)
 CONSTRUCTION OF KITCHEN AS PER SPECIFICATION.
 TILED SPLASHBACK TO BE TAKEN TO 600 ABOVE BENCH. PROVIDE TILES BEHIND STOVE FROM UNDERSIDE OF RANGE HOOD TO FLOOR EDGE OF TILE TO BE 900 FROM CORNER.
 PROVIDE TILE BESIDE STOVE FROM FLOOR TO U/S OF RANGE HOOD. TILES TO BE 150 X 150 GLOSS WHITE.
 SILICONE SEAL ALL INTERNAL CORNERS TO TILES AND JUNCTION OF TILES TO BENCH TOP AND ARCHITRAVES AROUND WINDOWS.
 PROVIDE NEW RANGE HOOD AS SPECIFIED COMPLETE WITH EXHAUST TO ABOVE ROOF.

FLOOR COVERINGS -
 REMOVE EXISTING FLOOR COVERING TO KITCHEN AND FAMILY ROOM. MAKE GOOD FLOOR AND INSTALL NEW SHEET VINYL.
 INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS - COLOUR TO BE ADVISED.

BATHROOM AND ENSUITE -
 REFER GENERAL NOTES FOR EXTENT OF WORKS.

PAINTING -
 INTERNAL - REPAINT ALL INTERNAL WALLS, CEILINGS, DOOR JAMBS, DOORS AND ALL TIMBER TRIM (SKIRTING, ARCHITRAVES ETC.) AS PER GENERAL NOTES.
 EXTERNAL - REPAINT ALL SOFFITS AND TIMBER WORK TO DOORS (FRAME AND DOOR).

PASSAGE -
 REPAIR SMOKE DETECTORS.

EXTERNAL WORKS -
 PROVIDE GALVANISED HANDRAILS TO BOTH SIDES OF REAR STAIRS.
 REPAIR BROKEN TILES STRIP TO EXTERNAL ENTRY.
 TILES TO BE CONTRASTING COLOUR AND NON SLIP.

GROUND FLOOR
 SCALE 1:50 @ A1, 1:100 @ A3

<div>0 500 1000 1500 2000 2500mm</div> <div>SCALE 1:50 AT ORIGINAL SIZE</div>					<div><div></div><div>CLIENTS PEOPLE PERFORMANCE</div></div> <div>Level 4, 201 Charlotte St Brisbane QLD 4000 Australia GPO Box 668 Brisbane QLD 4001 T 61 7 3316 3000 F 61 7 3316 3333 E brennell@ghd.com.au W www.ghd.com.au</div>					<div><div>DO NOT SCALE</div><div>GHD Pty Ltd Conditions of Use: This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.</div></div>					<div>Drawn J.TSAKOS</div> <div>Designed L.CLEM</div> <div>Drafting Check L.CLEM*</div> <div>Design Check G.PAULSEN*</div> <div>Approved </div> <div>Date 19.11.09</div> <div>Scale As indicated</div> <div>This Drawing must not be used for construction unless signed as Approved</div>		<div>Client TABULAM ABORIGINAL COMMUNITY</div> <div>Project HOUSING REPAIR & MAINTENANCE</div> <div>Title 32 BARNES STREET GROUND FLOOR PLAN</div> <div>Original Size A1</div>				
0	APPROVED ISSUE	JT	LJC*	19.11.09											Drawing No: 41-12221-25-A27					Rev: 0	
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing			Drawn	Checked	Approved	Date													