



**1. Lot 2, Section H, DP876, 44 Balmoral Avenue, Croydon Park NSW 2133**

**2. Preliminary**

- 2.1 This is to be read with conjunction of the HIA contract.
- 2.2 Temporary power to be installed by a licensed electrician
- 2.3 Temporary water to be installed by a licensed plumber

**3. Planning and Design**

- 3.1 All fees and permits to be paid by the builder and will lodge all necessary applications prior to commencement of construction.
- 3.2 All site set-out to be done by the builder using the correct instruments.
- 3.3 All plans and designs are designed by Hudson Homes and have full rights to the drawings.

**4. Earthworks**

- 4.1 All excavation and earthworks to be carried out by licensed contractor and all correct reduced levels must be obtained.
- 4.2 All vegetation must be removed and all spoil to be transported from site.

**5. Concrete / Footings / Foundations**

- 5.1 All appropriate fill must be placed to achieve the correct foundation.
- 5.2 Footing will be excavated as per the engineer's specification.
- 5.3 A waffle pod slab will be placed as per the engineer's specification.
- 5.4 A curing process must be in accordance with the relevant codes.
- 5.5 Retaining walls will be constructed where necessary to achieve correct levels.
- 5.6 Whilst concrete pump is operating, all safety precautions must be in place to avoid accident and ensure the well being of workers is priority.

**6. Stormwater Drainage**

- 6.1 The builder will allow for the supply and install of all stormwater drainage, the builder is to ensure that all falls and levels are correct to achieve the correct flow of stormwater
- 6.2 The stormwater must be carried out by a licensed plumber and must hold the correct licences.

**7. Engineer**

- 7.1 The builder must engage a licensed structural engineer for the approval of all structural work



## **8. Site Waste Bins**

8.1 All site wastes are to be placed in the correct bins and ensure that the all EPA legislation are abided by.

## **9. Sediment Control**

8.1. The control of loos soil must be attained by adequate mesh and erected in the correct way, it is the builders responsibility to ensure the correct procedures are taken.

## **10. Temporary Fencing**

9.1 Temporary fencing must be provided to entire perimeter of site, all fencing must be in good condition and no holes or cut chain wire to be on any part of the fence.

## **11. Site Locks**

10.1 The site must be locked with a keyed padlock and a galvanised chain at the end of each working day

## **11. Crossover Material**

11.1 The crossover material must be placed on driveway of each dwelling to ensure all mud and other particles are shaken off the tyres of any vehicle that has entered the site.

## **12. Site Surveying**

12.1 A licensed site surveyor is to be engaged for establishment survey for all site marks, also slab position and formwork levels to be obtained by the surveyor

12.2 The surveyor is to give a final survey at the end of the project, signed off and given to builder.

## **13. Toilet Hire**

13.1 A toilet must be provided for each site, this is to be pumped out every fortnight and kept hygienically clean at all times.

## **14. Pest Control**

14.1 Correct pest control procedures is essential and must be performed by a licensed entity.

14.2 All perimeters to be placed and a sign off on the works is essential at the end of the works.

14.3 All penetrations are to be wrapped in the correct way and be signed off by licensed company.

## **15. Piers**

15.1 Where necessary piers are to be constructed as per the structural engineer in accordance with the geotechnical report.



## **16. Plant Hire**

16.1 All plant hire to be checked off by builder ensuring all is in good working order and that the electrical tag is secured on and in date.

## **17. Masonry**

17.1 Bricks are to be placed on site by brick Supply Company, this will be performed by machinery and all safety procedures must be in place whilst in operation.

17.2 Bricks tolerances to total measurements of 20 units, ensuring that individual units are not used as these are a clay product and during the kiln process may vary from time to time.

17.3 Brick clean to be applied by a profession contractor and acid and all other materials to have all MSDS on site at all time.

## **18. Render**

18.1 Correct apply of render must be performed by a licensed entity.

18.2 The correct ratios to be performed by an experienced and licensed renderer.

## **19. Frames & Trusses**

19.1 All timber frame trusses to be in accordance with AS 1720.

19.2 The install of all timber frame trusses must be erected within the manufacturer's guidelines and instructions.

19.3 Bracing to be in accordance with the manufacturers truss layout drawings.

19.4 All fasteners and fixings to be in good condition and brand new from the manufacturer.

## **20. Timber Post**

20.1 All timbers supporting the porch area or alfresco must be of external grade timber.

## **21. Skirting & Architrave**

21.1 Skirting and architrave to be primed and be placed by builder

## **22. Doors and Door Jambs**

22.1 Internal doors to be prehung and be of hollow core.

22.2 All sizing as per plan.

22.3 All external doors to be of prime coat and suitable for external weather.

22.4 All door jambs to be prehung

## **23. Windows**

23.1 All windows to be powder coated by the manufacturer and be in accordance with AS 2047 reflecting the BASIX requirement.



## **24. Metal Fascia & Gutter**

- 24.1 All metal fascia to be from nominated supplier.
- 24.2 Gutters and Downpipes to be in accordance with the relevant standards and codes.
- 24.3 Gutters to be 115 high front quad slotted.
- 24.4 Downpipes to be PVC round in accordance with BASIX and ensure the water tank inflow is correctly fixed to the pump.

## **25. Roof Tiling**

- 25.1 Roof tiling to be constructed by nominated supplier ensuring it is in accordance with AS2050-1995.
- 25.2 Sarking to be placed before placing roof tiles
- 25.3 All concrete waste from the off cut to tile to be placed in appropriate waste bin provided by the builder

## **26. Insulation**

- 26.1 Insulation to be in accordance with the thermal R rating
- 26.2 Installers must give a signed off certificate upon the completion of work.

## **27. Plasterboard Linings**

- 27.1 To be erected by licensed linings company and comply with the relevant codes and BCA 2019
- 27.2 All MSDS to be kept onsite for all compounds being used
- 27.3 All plasterboard to be of Gypsum material and a minimum of 10mm thick.
- 27.4 All wet area linings to be of villa board or other specified materials in accordance with the BCA 2019

## **28. Waterproofing**

- 28.1 All internal wet areas to be waterproofed in accordance with the BCA 2019
- 28.2 A certificate is to be given by the contractor upon completion and inspection

## **29. Kitchens**

- 29.1 Kitchen to be installed by a professional cabinet company in accordance with the BCA 2019

## **30. Tiling**

- 30.1 All tiles to be warranted by the manufacturer and be of high quality porcelain.
- 30.2 All sundries and materials to be in accordance with AS 3958.1.
- 30.3 Installation to be carried by a licensed tiler and ensure that the installation of tiles to be in accordance with AS 3958.1.



30.4 Vertical and horizontal joints to be filled in the correct procedure with grout.

30.5 Adhesives must be used on wall and floor tiles as per AS 3958.1.

### **31. Garage Door**

31.1 The garage door to be in accordance with the BCA 2019 requirements.

31.2 Colours to compliment facade and local covenants.

31.3 All garage doors to have a motor for automatic operable use

### **32. Showerscreens / Mirrors**

32.1 Showercreens and mirrors to be in accordance with the relevant codes.

32.2 Glazing to showerscreen to in accordance with AS 1288-2006.

### **33. Painter**

33.1 Painting contractor to have all relevant MSDS on site at all times.

33.2 Painter to ensure that all painting application to be done by the relevant standards and BCA 2019.

33.4 All paint that is used to be of high quality and come with a manufacturer's warranty, all application instructions should be read which is provided by manufacturer.

### **34. Plumber**

34.1 All works to comply with the relevant codes and a licensed and certified plumber is onsite whilst conducting any plumbing work.

34.2 Installation of all fittings and appliances and HWU to be installed by a licensed plumber.

34.3 Any works with gas must be done by a licensed gas fitter.

34.4 Installation of water tank to be installed by a licensed plumber.

34.5 Water tank to be as per the BASIX requirements.

### **35. Electrical**

35.1 All works to comply with the relevant codes and a licensed and certified electrician is onsite at all times whilst conducting electrical.

35.2 Smoke detectors must be installed as per the working drawings.

### **36. Landscaping**

36.1 All dwellings to be landscaped with turf to front and rear.

36.2 Australian native shrubs to be used.

36.3 The landscape and fencing to abide by any covenants listed and all clauses to be read carefully.

36.4 Letterbox to compliment facade of dwelling.