

## **BUILDING WORKS**

### **SPECIFICATIONS**

Complying Development Certificate :

*Interior Alteration*

*Unit F1, Mavis Street, Revesby, 2B*



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## 1.00 GENERALLY

### 1.01 Definitions

Selected:	Selected and approved by the Owner.
Provide:	Means approved by the Owner, unless specially stated to the contrary.
To Detail:	Construction detail approved by Owner.
The Builder:	Builder or Sub-contractor nominated by the Owner.

### 1.02 Regulation. Notices & Standards

The Builder is to comply with the current appropriate Australian Standards as amended. Work to be in accordance with the Local Government Act 1993, the Local Government (Approvals) regulations 1993 and the Building Code of Australia (BCA). The Builder is to give all Notices, obtain all Permits and pay all Fees required by such Authorities.

### 1.03 Insurances

Insurances of the works against fire will be affected by the Builder. The Builder shall at his own expense, adequately insure against Public Risk and arrange indemnification in respect of his ability under the Workers Compensation Act New South Wales. The Builder is to obtain the Home Owners Warranty Insurance prior to commencement of the works.

### 1.04 Visit Site

Builder's tendering are to visit the site and satisfy themselves as to the nature and extent of the works, the facilities available, site levels, building location, and the difficulties entailed in execution of the said works.

No extra amount above the accepted contract price will be allowed because of work arising owing to neglect to this precaution.

### 1.05 Labour and Materials

The Builder is to provide the necessary labour, material, fittings and plant to construct and completed the building. Materials to be the standard specified. Workmanship in each trade to be performed by tradesman of that particular trade and in conformity with current good building practice. Specific materials or contractors nominated by the Owner in writing are to be complied with.

### 1.06 Nominated Sub-Contractor

The Nominated Sub-Contractor will be required to complete a Sub-contract agreement with the Building Contractor on a standard Form of Agreement and Schedule of Conditions issued under the sanction of the Master Builders association of New South Wales.

Progress payments to Nominated Sub-Contractors will be made by the Builder.

Nominated sub-Contractors shall operate in accordance with the instructions and under the direction of the builder, who shall be responsible for all executive work on site.

The Builder shall, and hereby does, accept responsibility for the organisation and co-operation of all Nominated Sub-Contractors and for ensuring the due and proper performance of all work included in such Contracts.

The Builder shall properly connect and co-ordinate his work with that of all nominated Sub-contractors and he shall facilitate their entry to the site, allot them sufficient space for working and for storing their materials, whilst affording them every reasonable opportunity for the installation and completion of their works. The builder shall permit Nominated Sub-Contractors

to use his hoists, crane and scaffolding when erected and shall permit the use of lavatories and other conveniences on the site.

1.07 Set Out

The Builder is to set out and maintain the works in accordance with the drawings to the satisfaction of the Council. Figured dimension on plans are to be taken in preference to scale measurements.

1.08 Plans and Specifications

Any work indicated on plan but not in Specification or vice versa, and any item not shown in either plan or specification, but which is obviously necessary as part of proper construction and/or finish is to be considered as so shown or specified and is to be done as part of the Contract. Variations to plans and/or Specifications may be use if approval, in writing, is given by the Owner.

1.09 Plans on Job

The Builder must always maintain on a job a legible copy of plans and Specifications, bearing the approval of the Local Government Authority concerned.

1.10 Inspections Required by Council

The Builder is to satisfy the Council regarding their policy for inspections and proceeding with work.

1.11 Owner remaining on site

It is the owner choice that they will be present on site during the construction contract. Refer to demolition/staging plan. Extent of owner's area is the existing lean to portion to rear boundary. Builder to allow clear access to front boundary via side boundary. Any other arrangements are to be approved by the owner.

## 2.00 EXCAVATOR & DEMOLITION

2.01 Backfilling

Backfill adjacent to walls, footings, sumps, pits, drainage services, etc with approved inorganic material from excavations and completely free of all deleterious substances. Bush sand having a large percentage of clay content shall not be used.

All filling shall be wet and compacted to its optimum extent in 150mm layers and brought up to the levels required.

All fillings abutting concrete pavement and/or flooring slabs shall be thorough and sufficiently rolled, consolidated and blinded before receiving waterproof membrane.

Backfilling to any pipe or drain run shall not be commenced until it has been approved by the Builder and where necessary, the governing authority. Backfilling to pipe with mortar joints shall not commence until the mortar is twenty-four (24) hours old.

Extreme care shall be taken at all times to avoid damage to pipework, unless pipes are concrete encased, backfilling above pipes for a depth of 230mm above the pipes barrel shall be in fine sand of uniform grain size, which shall be compacted by flooding and other aids as necessary

to a relative density of not less than 95% of the maximum dry density and shall be finished to give a hard, smooth, uniform, close-textured and tight finish, or in condition suitable to receive any other finishes specified. All underfloor fill to comply with AS2870.

## 2.02 Demolition

All Demolition work is to be carried out in accordance with the provisions of AS2601-1991. Extent as noted and shown on drawings. Allow for the disconnection of services to the demolished and reconnect services to the owner staging residence. Builder to remove materials from site as per Council regulations.

## 3.0 CONCRETER

### 3.01 Generally

All Concrete works to comply with AS 3600 and AS 2870 and the builder should refer to structural Engineers drawings, specifications and recommendation.

Concrete mixed on site is to consist of:-

- Four (4) parts 20mm blue metal or other approved aggregate;
- Two (2) parts clean sharp sand;
- One (1) part fresh Portland cement;
- A sufficiency of water

All proportions are to be properly gauged and the concrete is to be thoroughly mixed and placed in position immediately after mixing. The slump of the concrete is not to exceed 80mm. Ready mixed concrete may be used provided that, when tested at twenty-eighth (28) days, it has the following minimum strengths:-

- 15 Mpa for concrete in footings
- 20 Mpa for concrete used elsewhere

The concrete shall be supplied by an approved firm and delivery dockets are to be kept on the job for sighting by Owner's Representatives.

### 3.02 Scope

The Builder is to supply and install concrete and reinforcing steel for:-

- (a) Continuous footings to;
- (b) Reinforced concrete slab as shown on plan.

All work to conform to the following Australian Standards:-

AS 3600 Concrete Structures  
AS 3610 Formwork for Concrete  
AS 2870 Residential Slabs and Footings – Construction

Strip continuous footings for two storey timber framed construction:-

Size: 500mm deep x 300mm wide, 3-11 tm reinforcement top and bottom.

Trench mesh is designated as x-11 tm, where x is the number of main longitudinal wires. For bar reinforcement, refer to AS 3600 for sizes.

Structural Engineers details to be used as supplied by the Builder, for the design of reinforced concrete slab to the trench mesh to the edge thickening. Allow for a termite barrier to the latest SAA regulations, waterproof continuous membrane, 50mm sand layer and a 50mm layer of hard core fill compacted to an acceptable standard of the local conditions.

3.03 Curing period of seven (7) days.

#### **4.00 BRICKLAYER**

##### **4.01 Generally**

All clay bricks and brickwork to comply with AS/NZS 4455, AS/NZS 4456 and AS 3700. All brickwork is to be accurately bonded, carried up true and plumb in level courses to various heights and thickness as shown on plans. All brickwork to be laid with full bed and perpend joints 10mm thick keeping perpend plumb. Bricks of clay and/or shale origin are to be sound, hard and well burnt. Bricks are to be well wetted at time of using and every course is to be well flushed up.

##### **4.02 Bricks**

Bricks selected are to be used on all external sub walls and exposed faces as detailed on drawings.

All brickwork is to be finished with neatly ironed joints.

Allow a PC Sum of \$700/\$1000 for the supply and delivery of face bricks.

##### **4.03 Mortars**

Mortars to consist of fresh Portland cement, hydrated lime or lime putty, clean sharp sand, nominal proportioned by lume and mixed with fresh water at time of use.

###### **Compo Mortar**

No 1-2 cement, 1 lime and 9 sand

No 2-1 cement, 1 lime and 6 sand

No 3-1 cement, 2 lime and 6 sand

Lime Mortar            1 lime and 3 sand

Mortar to be coloured to give a uniform shade throughout the face brick, colour of mortar to be approved by Owner.

- All brickwork to dampcourse level
- All fender and dwarf walls
- All copings, sills and piers

Building in No 3 Compo Mortar-

- All general purpose work above dampcourse

##### **4.04 Sleeper Piers**

Of brick are to be built to a minimum 230mm x 230mm up to 1800mm high, spaced at not more than 1800mm centres; if any piers exceed this height, the additional lower portion there of is to be increased by a minimum of 50mm all round.

4.05 Brick Veneer

External walls shall have one leaf of brickwork providing a clear cavity of not less than 25mm from timber frame, 3mm galvanised wire or metal ties shall be placed no further apart than 460mm horizontally and 610mm vertically, or alternatively, not further apart than 610mm horizontally and 460mm vertically, set staggered sloping downwards towards, the outside and secured to wall ties and vermin-proofing.

Clean all exposed brickwork with diluted spirits of salts and wash with clean water and leave free from cement and mortar stains.

4.06 Floor levels

To comply with drawings.

4.07 Flashing

Build in under all window sills 230mm x 1mm lead. To be turned up 25mm at back of sill and 50mm at each end of same.

Flashing to be bent down across fixed to timber stud wall.

Build in 225mm x 1mm lead over exposed door and window heads etc. Extend 150mm beyond each end of opening behind down across cavity and set 25mm into outer leaf of external wall.

4.08 Weep Holes

Leave open perpend joints in external walls spaced at maximum of 600mm apart.

4.09 Straps

Fix each door and window frame with 1.6mm galvanised straps secured to frames and set in brickwork. Straps are to be 25 mm wide at least 300 mm long, where practicable spaced at a maximum 450mm apart.

Set 25mm x 1.6mm galvanised steel straps 1800mm apart and 750mm down cavity with ends turned 75mm into timber brickwork to secure wall plates.

4.10 Lintels



Provide mild steel angles or wrought iron bars of the following sizes over all openings to each 110mm thickness (or part thereof) of brickwork; all having 90mm bearing at each end.

SPAN	EXTERNAL WALLS
Up TO 1200mm	One 76mm x 10mm bar
1201 to 1500mm	One 76 mm x 76 mm x 10 mm angle
1501mm to 2400mm	One 127 mm x 76 mm x 10 mm angle
2401mm to 3000mm	One 152 mm x 89 mm x 10 mm angle

All angle and bars are to be painted with zinc chromate primer before fixing in position.

#### 4.11 Sills

Provide and lay bricks on edge of sills of all window opening.

#### 4.12 Thresholds

Provide 300mm x 38mm tallowwood selected bull-nosed thresholds to external doorways

#### 4.13 Completion

Bed all wall plates on lime mortar.

Clean all cavities.

Wait upon and make good after other trades.

Replace all defective bricks, point up faulty joints, etc.

Clean all exposed brickwork with diluted spirits of salts and wash with clean water and leave free from cement and mortar strains.

### 5.00 CARPENTER

#### 5.01 Generally

Cut, fix and erect all timber framing in accordance with the 'Light Timber Framing Code' AS1684 National Timber Framing Code

Timber shall comply with the provisions of the Timber Marketing Act, 1945 and be of the class specified; reasonably straight grained and free from those defects which might affect its durability and/ or strength, Sizes of timber for constructional purposes to be the nominal size mentioned with allowable tolerances as provided by the appropriate standard issued by the Standards Association of Australia. Cantlings scribes to be in long lengths, accurately cut and fitted, well spiked and securely fixed.

All timber exposed to view to be dressed. All floor timbers and tops of joists are to be painted on all surfaces, including ends with creosote, before flooring is laid.

#### 5.02 Floor Framing

Joists, hardwood, as shown on plan. Stress grade F8, set on edge at 450 centres maximum, each end bearing 100mm on timber top plates. Tops of joists to be finished true and level. Check with drawing details and authorities regulations.

### 5.03 Sheet Flooring

Particle Board: is to be CSR Red Tongue 'Décorflor' Particleboard floors. Boards shall be fixed in accordance with manufacturer's instructions. The perimeter of flooring shall be fully supported by joister noggings. Extent of flooring to Play retreat to upper floor level.

### 5.04 Wall Framing

For 100mm studs, provide 100 mm x 50 mm plates

For 75 mm studs, provide 75 mm x 50 mm plates

To ground floor of the building, and not exceeding 2700mm in length, provide 100mm x 50 mm centres. Well block and securely fasten studs at all wall angles and intersections. Studs to each side of opening to be of thickness shown. Refer schedule below:-

#### THICKNESS OF STUDS

	CLEAN OPENING	FOR SINGLE OR FOR LOWER TOP STOREY	OF TWO STOREY
Up to	900mm	50mm	50mm
	1800mm	50mm	75mm
	3600mm	75mm	100mm

Studs are to be checked to receive heads over openings and timbers under windows.

Heads: To be approved timber and have a stress grade of F8 or better. Where depth exceeds 150mm, timber is to be seasoned. Heads are to be placed on edge and be checked or housed into studs and are not less than the sizes indicated below. Where practicable, and for openings 3600mm and over, heads are to be carried through and fixed to the adjoining stud or a secondary Stud.

Where supporting conventional roof construction:-

SPAN	FOR TILED ROOF CONSTRUCTION (mm)	FOR SHEET ROOF CONSTRUCTION (METAL OR FIBRE CEMENT (mm))
Up to 900mm	75 x 50 or 100 x 50	75 x 50
1200mm	75 x 75 or 100 x 50	75 x 50
1500mm	125 x 50 or 100 x 100	100 x 38
1800mm	175 x 59 or 150 x 75	125 x 50 or 100 x 100
2100mm	200 x 50 or 175 x 75	150 x 50 or 125 x 75
2400mm	225 x 50 or 200 x 75	175 x 50 or 150 x 75
2700mm	250 x 50 or 225 x 75	200 x 50 or 175 x 75
3000mm	300 x 50 or 250 x 75	225 x 50 or 200 x 75

#### 5.05 Hangers

To be provided so that the unsupported length of ceiling joist does not exceed 2100mm, double nailed to each ceiling joist and secured to side of rafters where practicable.

	STRESS GRADE F8	STRESS GRADE F5
Up to 2400mm	150mm x 38mm	150mm x 50mm
2401mm to 3000mm	175mm x 38mm	200mm x 38mm
3001mm to 3600mm	200mm x 38mm	200mm x 50mm
3601mm to 4200mm	225mm x 50mm	250mm x 38mm
4201mm to 4800mm	250mm x 38mm	300mm x 38mm

#### 5.06 For Sheet Roof Construction (Metal or Asbestos Cement)

SPAN	SPAN OF TRUSS (mm)		
	600mm	750mm	900mm
Up to 1200mm 100 x 50		125 x 50 or 100 x 75	125 x 50 or 100 x 75
1500mm 125 x 50 or		150 x 50 or 100 x 100	150 x 50 or 125 x 75
1800mm 150 x 50		175 x 50 or 150 x 75	175 x 50 or 150 x 75
2100mm 175 x 50 or		200 x 50 or 175 x 75	200 x 50 or 175 x 75
2400mm 200 x 50 or		225 x 50 or 175 x 75	250 x 50 or 200 x 75
2700mm 225 x 50 or		250 x 50 or 200 x 75	300 x 50 or 225 x 75
3000mm 250 x 50 or 225 x 75		300 x 50 or 250 x 75	300 x 75 or 250 x 75

Where length of hanger exceed 4800 mm the hanger is to be supported by a beam as for Strutting Beams and the size of hanger is to be governed by new span.

N.B: Roof is not to be strutted off hangers or beam supporting hanger.

#### Roof

Slope of roof is to be as shown on plan and length of rafters on longest ridge is to be gauged to suit sheet layout, Roof timbers are to be seated on timber wall framing.

Rafters to be birds – mouthed over plates; accurately cut and fitted, positioned beside ceiling joists and, together with all other timbers used in roof constructions, are to be secured by double nailing at all parts where practicable.

Roof timbers to be of dimensions are under:-

Rafters – conventional roof construction – Profiled/ corrugated metal roof 100mm x 38mm hardwood at maximum 450mm centres.

Ridges and Hips – 150mm x 25mm

Valleys – 150mm x 38mm

Purlins – Profiled/ corrugated roofing 100mm x 50mm at maximum spacing of 2100mm.

Collar ties – To be fixed to alternate pairs of rafters and be of the following sizes:-

- ❖ Up to 4200mm – 75mm x 38mm stress grade F8 or 75mm x 50mm stress grade F5.
- ❖ Over 4200mm – 100 mm x 38 mm stress grade F8 or 100mm x 50 mm stress grade F5 or 125mm x 50mm stress grade F5

Struts – To be 100mm x 50mm hardwood up to a length of 2100mm space under purlins at maximum 2100mm centres. Length over 2100mm to be 75mm x 75mm. Struts must be seated on or directly above, walls and must be tightly fitting and securely fastened.

Strutting Beams - Where required are to be the sizes shown hereunder and when placed in position are to be packed up from the walls so as to be 12mm above the level of ceiling joists.

	STRESS GRADE F8	STRESS GRADE F5
Up to 300 mm span	175mm x 75mm	200mm x 75mm
3001mm to 3600mm	200mm x 75mm	225mm x 75mm
3601mm to 4200mm	225mm x 75mm	250mm x 75mm
4201mm to 4800mm	250mm x 75 mm	300mm x 75mm

NB: Strutting beams must not be used as hangers for ceilings joists nor to support hangers unless specifically so designed.

Valley Gutter Boards to be 19mm thick and full width of valley gutter. Where deep-ribbed valley gutter is specified, valley boards may be omitted.

Battens to be nailed at all crossings. To be 75 mm x 31mm spaced at maximum of 900mm centres for corrugated metal roofing.

#### 5.07 Manhole

Trim as required between ceiling joists for a manhole, 600mm x 400mm. Line the opening and provide a suitable cover.

Location to be nominated by Owner.

#### 5.08 Eaves

As shown on drawings

#### 5.09 Sarking and Insulation

Supply and fix to all new external wall and roofing, sarking and insulation as well as insulation blankets and bats with a minimum thickness of 75mm and where applicable:

Walls: Perforated reflective foil behind internal cladding of timber frame.

Roof: Heavy duty double reflective reinforced aluminium foil installed under metal roof sheeting.

## **6.00 JOINER**

### **6.01 Generally**

All internal and external doors shall be installed in accordance with AS 1909 and manufactured in accordance with AS 2688 and AS 2689

Joinery timber is to be of a durable species seasoned and free of those defects which might affect its appearance and durability. All to be accurately cut and fitted and securely fixed. External joinery timber specified to be stain or oil finish shall be as selected. Nails and screws for fixing shall be galvanised or cadmium plated.

### **6.02 Joinery**

All external doors and window frames, where applicable, are to have storm mouldings fixed.

### **6.03 Door Frames and Doors**

Main Entry Door – Timber Frame and Timber Door (Refer to plans)

Internal Doors – Timber Frame with Timber Doors (Refer to plan for door sizes)

### **6.04 Architraves to Doors and Windows**

Provide 50 x 35 custom wood colonial Architraves.

### **6.05 Skirting**

Provide 50 x 35 custom wood colonial Architraves skirting to internal walls generally.

### **6.06 Door Hardware**

Allow for the Supply and Fixing of handles and latches to all internal doors. Type: Complete passage set polished gold anodised finish. Bathroom and toilet doors lockable. Allow to supply and fix brass butt hinges (two (2) off) 100mm per leaf.

External door to be dead locked and keyed alike – equal to Lockwood 001 (brass finish) hardware.

### **6.07 Hall Cupboards**

Construct hall cupboard where indicated on drawings. Line shelving, ceiling and wall lining with 5mm standard hardboard. Provide selected doors; hang as for internal doors and fit with cupboard type mortice latchset and matching door furniture to external face only. On internal face, fit purpose made factory manufactured washer to end of spindle as approved. Latchset and door furniture to match surrounding door furniture. Four (4) off shelves.

### **6.08 Timber fret work to Gable ends**

Refer to elevations for dressed timber gable ends, sizes to be checked on site before manufacture. This includes finials and saddles/latticework.

## **7.00 DRAINER**

### **7.01 Generally**

Drain pipes must not be taken through the footings of the building (see Excavator).

Trenches for drain, where running parallel to the building, must not be within 600mm of the footing of the building.

Drainage and sewerage systems are to be to the design and approved of the Council. Builders are to obtain the specific requirement design from the Council to allow for this in their price.

Provide a drainage system from all fittings and from grease trap in accordance with the requirements of Local Authority concerned.

Excavate for drains to provide even falls throughout and a minimum cover of 300mm. Lay 100mm socketed vitritied clay pipes to take soil water from wastes of washtubs, bath/shower and wash basin. All pipe to be completely jointed in cement mortar or with rubber ring as approved.

All drainage work from fitting to the drainage line outside the building to be in accordance with the rules and requirements of the Council.

#### 7.02 Rainwater Drains

Drains to be 100mm PVC and socketed pipes or other approved pipes laid to an even regular fall, and join each pipe as approved by Authority. Connect drainage lines to downpipes and discharge in accordance with Authorities. Builder to obtain appropriate certificates of compliance.

### 8.00 **PLUMBER & GAS FITTER**

#### 8.01 Eaves Gutters

'Quad' Zinalume colorbond set in position with sufficient fall to downpipes and secure with galvanised steel colorbond brackets spaced at maximum 1200mm. All joints and angles are to be well appended and double soldered.

#### 8.02 Downpipes

Provide 100mm x 50mm colorbond downpipe as shown on drawing.

Connect each downpipe to gutter and roof water drains and secure to walls with neat 'Colorbond' steel astragals at a maximum spacing of 2700mm, minimum of two (2) to each stack.

#### 8.03 Water Service

Allow for new pipes as necessary for the relocation.

All hot water pipes to be insulated in accordance with relevant Australian Standard.

The Hot Water System installed to achieve a minimum of greenhouse score of 3.5 as detailed SEDA's Energy Smart Homes Policy

#### 8.04 Gas Fitter

The builder is to comply with all relative Australian Standards.

## **9.00 ROOFER**

### **9.01 Sarking**

Roof to be sarked with double – sided sisalation laid across rafters in long wise lengths lapped minimum 150 at all joints, carried over ridge and down the rafters to discharge into gutters. Sisalation to be laid and covered in same day and held in position with galvanised clouts before battens are fixed.

## **10.00 ELECTRICIAN**

### **10.01 Generally**

Provide all labour and material necessary for the property installation of electricity services in accordance with the appropriate SAA rules and requirements of the Local Supply Authority. All lighting outlets to be positioned in centre of rooms unless otherwise noted on drawings. Switches are to be shown on plan. Power points as shown on plan. Check on light outlet load before determining the number of lights per circuit.

### **10.02 Electrical Installation**

The electrical installation shall be, pending the Owner's confirmation.

## **11.00 WALL LININGS**

### **11.01 Walls – external**

Where applicable:

Wall linings to be CSR 'Weathertex' Smooth planks 200mm, factory primed fix as per manufactures details and instructions. Extent as shown on drawings. Allow to flash both horizontally and vertically as per manufactures instructions to all openings, corners both internal and external, over flashing at roof/ wall intersections and any other areas. Note that timber trims and battens are to be used in lieu of metal and plastic connectors. Joints are to staggered butt and nailed at studs. Plastic joiners are not to be used.

### **11.02 Walls – Internal**

Gypsum Plaster : Sheets are to have recessed edges and be 13mm thick when fitted to timber studs, spaced at no more than 450 centres. Tape and Set – all internal wall faces. Setting to be applied when floating has dried.

## **12.00 CEILING FIXER**

### **12.01 Generally**

Provide foil backed gypsum plasterboard ceilings throughout.

### **12.02 Gypsum Plasterboard**

Sheets are to have recessed edges and be 10mm thick when fixed to ceiling joists/battens, spaced at not more than 450mm centres and 13mm thick when fixed to ceiling joists/battens spaced at up to 600mm centres

Fixing is to be galvanised clouts and/or approved adhesive and be strictly in accordance with the manufacturer's recommendations as approved.

12.03 Cornice

Provide cornice to the ceilings, neatly mitred, properly fixed and set at all angles. Cornices to be in full wall lengths where practicable Type: BCC 098 – by Baiuley's or similar

12.04 Fibrous Cement

Provide fibrous cement ceilings as noted on drawing.

Sheets to be arranged in balanced pattern, fixed to properly nogged and even surface with all edges of sheets fixed to solid backing.

Set all joints as per manufacturer's instructions and provide cornice as necessary.

**13.00 PAINTER**

13.01 Generally

All exposed timber work to be sealed and primed as part of this tender.

This includes:

- All windows, including internal and external Architraves.
- All doors both internal and external, including Architraves.
- Exposed rafters, eaves lining and all timber trims
- External CSR cladding
- Timber gable fretwork, barge, fascia trims etc.
- Internal Dado timber panelling, skirting, moulds, etc.
- And other incidentals that may occur during construction
- Flooring not included.

All paints, stains, varnishes and water colours are to be of approved brands as selected.

Materials used for priming and undercoating are to be the same brand as the finishing paints or as recommended by the manufacturers of the finishes used. All finishing colours are to be selected by the Owner or as per colours board.

Do all necessary stopping after the priming has been applied. Rub down all surfaces to a smooth finish prior to the application of each successive coat of paint. External joinery intended to be painted is to be primed on all faces of assembly.

Where joinery is to be other than painted is to be treated at place of assembly with a primer having preservative and water repellent properties.

13.02 External

All external woodwork to be given one (1) coat of primer, on (1) coat of oil based undercoat and one (1) coat of gloss oil paint.

All external doors to be given (1) coat of clear primer, one (1) coat of flat clear plastic and one (1) coat of clear plastic.

13.03 Internal

Ceilings- to be given one (1) coat of sealer and two (@) coats of oil paint. The finishing coat of bathroom and kitchen ceilings to be semi-gloss.



Walls- all rooms to be given one (1) coat of sealer and two (2) coats of water based paint. Where not tiled or a pre-surfaced material, to be given one (1) coat of sealer, one (1) coat of undercoat and one (1) coat of semi- gloss paint.

## **14.00 TILER**

### **14.01 Materials**

Cement mortar and other materials to comply with AS 3958.1

### **14.02 Installation**

Installation to in accordance with the provision of AS 3958

## **15.00 GLAZIER**

### **15.01 Generally**

All windows sashes and lights are to be glazed. All glass is to be backing puttied, well sprigged into primed or oiled rebates and weather puttied. Glass is to be free of defect and of the proper thickness relative to the size of sheets, in accordance with SAA code. Clear glass is to be used for windows and door generally. Selected obscure glass for windows in the bathroom.

## **16.00 WINDOWS AND DOORS**

### **16.01 Aluminium Windows and Doors**

Using sub- contractor approved by the Owner, construct and install aluminium frame sliding windows complete with all necessary building in lugs, storm moulds flashing, fittings, trim and glazing, all to suit opening sizes shown on drawings.

## **17.00 PRIME COST (PC) ITEMS**

Builder to include for delivery and installation of PC items. Adjustments for substituted fittings and extras will be made on the basis of prevailing retail price.

Builder to install "AAA" rated water efficient plumbing fixtures (taps and shower roses) and water efficient dual flush toilets.

### **17.01 Schedule of PC Allowances**

1. Bricks select face (Delivery & Supply)
2. Kitchen Appliances
3. Wall & Floor tiles
4. Kitchen appliances
5. Kitchen/Laundry Fittings
  - Sink- Clark CL2009F or similar
  - Tap- Clark Arwa class- Flick mixer or similar
  - Laundry Tub- Clark compact laundry unit-45 litres or similar
  - Cupboard
  - Handles- Howard Silvers Bow handles in Satin Chrome (96mm) or similar to match laminex

6. Bathroom Fittings
- |               |   |
|---------------|---|
| Toilet suite- | Caroma 'lowline' or similar                 |
| Wall Basins-  | Caroma 'minet' 460 or similar               |
| Baths-        | Caroma 'Concorde' (1525x762x390) or similar |
| Tap ware-     | Caroma 'Monterey' range or similar          |
- (Includes toilet roll holder soap holder 600mm towel rail & towel ring)

## **18.00 FIRE PROTECTION and SMOKE ALARMS**

Builder to comply with the AS-1603 Automatic Deduction and Alarm System and with AS-1670 Fire Protection and Alarm System. All smoke detectors to be manufactured in accordance with AS 3786. In bushfire prone areas that construction shall comply with AS3959 "Constructions of Buildings in Bushfire Prone areas" and the building should be managed as an "Inner Protection Areas as outlined within section 4.2.2 in Planning for Bushfire Protection 2001.

## **19.00 MECHANICAL VENTILATION**

The Location and height of the discharge of mechanical ventilation systems are to satisfy the relevant provisions of the Building Code of Australia BCA and the Australian Standards AS 1668.

## **20.0 COMPLETION**

On Projected completion date the building is to be completed in every trade. Sashes and doors to be eased, locks oiled and all plant, surplus building materials and rubbish removed from the site. Gutters and drains to be cleared and the building generally to be left clean and fit for occupation. The Builder is to furnish the Owner with:

- Notification of completion;
- Certification from Sewerage Authority re sanitary drainage;
- Invoices from PC items where required;
- All keys for all doors