

GENERAL SPECIFICATIONS

This is the General Specification of work to be done and materials to be used in the erection and completion of the dwelling referred to in the Contract and are to be read in conjunction with the Contract, Plans and previous Specification pages.



PLANT AND LABOUR: The Builder shall supply all materials, tools and plant and do all works in all trades necessary to carry out the true intent of these Specifications to a reasonable and satisfactory completion of the Contract in all respects.

MATERIALS: All materials used throughout the works to be new (unless otherwise specified) and of good quality of their several respective kinds as hereinafter specified. Any defective materials to be removed from the site.

MAKE GOOD: All roads, pavements and/or adjoining property, etc. which may be damaged by any cause arising out of the Contract to be made good by the Builder to the satisfaction of Municipal or other authorities concerned unless as a result of bad access provided by the Owner.

WATER AND POWER: The Owner shall at their expense (unless otherwise provided herein) make arrangement for provision of water (at mains pressure) and power required for the execution for these works. In the event of provision being made in the Contract documents for the water tapping to be done by the Builder then the Builder shall arrange for the water tapping provided water is available to the site from the appropriate water supply authority. Water and Electrical supply must be within 18 metres of the works. The owner will bear costs associated with water usage for the execution of the contracted works.

Where no mains water is available the owner shall arrange for provision of 900 litres of water in tanks, to be maintained on site for use in the building works, the water must be available at mains pressure. Any additional work required due to water not being available or not available at mains pressure will be charged as an extra via contract variation.

Where no power is available the owner shall arrange for provision of a portable 10kW minimum generator to be available as required during the course of building operations. Any additional poles height brackets or extra work required by the relevant power authority or the removal of obstructions shall be additional to the Contract.

TRIM, LEVEL AND STEP: All trenches to be properly trimmed levelled for bed & stepped where necessary & pegs placed & levelled for concrete.

CONCRETE: Concrete to be Minimum Grade 20 MPA as specified by AS 2870.1 - SAA Residential Slabs and Footings.

Footings to have not less than minimum dimensions and have reinforcement as specified in the Engineering plans and computations and/or the Building Code of Australia.

BRICKWORK: Bricks to be approved quality, machine made, or masonry block as specified. All brickwork shall be in accordance with all ASA codes current, at the time of permit issue. Bricks will be ex kiln as supplied by the Manufacturer, and the Builder cannot be held responsible for any variation in size or colour of bricks. Clay common bricks or masonry block will be used in all sub-floor area work irrespective of the type of face brick specified in the Addendum, unless explicitly specified otherwise.

MORTAR: Single Storeys Double Storeys Base Brickwork 6:1:1 6:1:1 Top Brickwork 6:1:1 6:1:1

Except that the whole of the brickwork including brickwork to terraces & piers below the damp course shall be laid in mortar as may be specified or otherwise as specified by the Brick Manufacturer & acceptable to the Governing Authorities.

Where coloured mortar is specified the Builder cannot be held responsible for variation in colour of same. Where raked joints are specified the Builder cannot be held responsible for any chipping to face edge of bricks.

BOND: All exterior walling to be 110mm properly bonded to timber frame work with approved galvanised wall ties in accordance with all ASA codes current, at the time of permit issue. Air space between brickwork and timber to be not less than 25mm or more than 50mm.

JOINTS: All exposed brickwork externally to be finished with neat joints. All perpends to be kept true, all angles plumb & courses kept

LINTELS: Over openings to be of angle steel and of adequate strength to carry loading.

DAMPCOURSE: Approved 0.25 embossed black polythene dampcourse to be provided to all brickwork at bearer level. Dampcourse for external brick walls to concrete slabs to 305mm alcove flashing and 100mm malthoid.

VENTILATION: Provide ventilation below floor level by installing galvanised iron or plastic vent to provide net ventilating area of 7,300mm² free air space at 1000mm centres to the external walls of dwelling and to the requirements of the of the local municipal authorities.

PIERS: Construct 230mm x 120mm engaged piers to support bearers, each pier to be maximum 1400mm in height and bonded to base walling every fifth course.

Where the height of the Base Structure from the top of the concrete footing to the underside of the Bearers exceeds 1400mm in height. Base Structure shall not be less than 230mm thick to a height of 1400mm below the underside of the Bearer.

CARPENTERS AND JOINERS

GENERAL: The whole of the carpenter's work throughout to be finished in good and tradesman like manner and in accordance with the approved building permit drawings and all ASA codes current, at the time of permit issue.

PLUMBER

The whole of the Plumbers work is to be carried out in strict accordance with local regulations and the specification of materials.

ELECTRICIAN

The whole of the work is to be carried out in accordance with the regulations of the relevant power authority

PLASTERBOARD

The whole of the work is to be carried out in compliance with Australian Standard Specification. All sheets are to be flush jointed unless otherwise specified.

TILELAYER

Size, extent and type of the tile to be as specified. All tiles to be fixed in accordance with the required Australian Standard and manufactures requirements. Any tiling installed by Owner before completion, which is cleaned by the Builder during final cleaning, shall be charged to the Owner on completion.

GLAZIER

Unless otherwise specified, glaze all windows and doors with Manufacturer's clear float sheet glass, fixed with glazing beads. Glazing to aluminium windows and doors to Manufacturers specifications.

PAINTER

MATERIALS: All materials used throughout are to be of good quality and of approved manufacture.

GENERAL: All colours to be chosen by Owner.

EXTERNAL WOODWORK: Unless otherwise specified to receive one coat of primer undercoat & one coat of finish.

INTERNAL WOODWORK: Unless otherwise specified, paint to whole of the exposed internal woodwork with one coat of primer undercoat and one coat of finish or when stain specified, one coat of stain and one coat of polyurethane.

GENERAL : Generally touch-up, whenever required, clean off marks and stains and leave the painting and finished work in proper order.

FINALLY

The Builder is to clean out premises, rough sand all timber floors, remove all building debris and building materials and ease all doors and window sashes, clean all glass and leave in a clean and habitable condition provided nevertheless that clearing and regrading of any portion of the site of the removal of surplus soil or rock is not included in this Contract, unless otherwise stated in the site costs.

MAINTENANCE OF MATERIALS

The obligation of the Builder for maintenance shall comprise of -

- Easing of doors, windows and drawers, including their respective locks, latches and fasteners and making good by touching up where such adjustment has been made.
- Repair of grouting to wall and floor tiles where necessary.
- Adjusting all taps, providing new washers where necessary, checking waste traps for leakage, and generally ensuring that all plumbing is in satisfactory working condition.
- Replacement of any fittings, which may appear defective due to faulty manufacture.
- Weatherproofing all windows.
- Replacement of defective light switches or power points and confirmation that all circuits are working.
- Replacement of any finished timbers which are defective and making good same.

The Builder shall not be responsible for the following items after notice of completion but is subject to the 'Guide to Standards & Tolerances' as published by the Building Control Commission 2007. Refer special conditions.

- Damage or breakage to windows, mirrors, baths, basins, troughs, shower base and appliances.
- Natural shrinkage of the frame, which may cause cracks, loose, nails stopping in plaster walls, ceilings & cornices.
- Shrinkage in all finishing timbers and flooring.