

**MASTER BUILDERS ASSOCIATION
OF VICTORIA**



Building Excellence

PROJECT SPECIFICATIONS

**Specifications For Domestic
And Other Appropriate Buildings
Not Exceeding 12m In Height**

**1996
Second Revision**

UNIT 1 NEWMAN ROAD

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DBF:- BS1153

G.Jones:- 23/11/98

**GUIDANCE NOTES FOR
BUILDER/PROPRIETOR**

NOTE:
**These guidance notes do not form part
of the specifications.**

1. THESE SPECIFICATIONS SHALL BE COMPLETED IN ENGLISH
2. THE SPECIFICATIONS SHALL BE COMPLETED IN INK OR TYPING OR WORD PROCESSOR FORMAT
3. THE SPECIFICATIONS SHALL BE READ IN CONJUNCTION WITH THE CONTRACT.
4. EACH PAGE SHALL BE INITIALLED BY THE OWNER AND BUILDER. ANY ALTERATIONS TO DRAWINGS AND/OR THESE SPECIFICATIONS SHALL ALSO BE INITIALLED BY THE OWNER AND THE BUILDER.
5. RULE OUT ITEMS IN THESE SPECIFICATIONS WHICH ARE NOT REQUIRED AND DO NOT LEAVE BLANK BOXES OR BLANK SPACES.
6. THE BUILDER IS RESPONSIBLE FOR THE INFORMATION CONTAINED IN THESE SPECIFICATIONS AND THE BUILDER, ASSISTED BY THE OWNER WHERE NECESSARY, SHALL ACCURATELY AND APPROPRIATELY COMPLETE THE BLANK SPACES TO PROPERLY DESCRIBE THE WORKS AND/OR MATERIALS REQUIRED.
7. FENCING - OWNER TO NOTE AND EXECUTE DUTIES REQUIRED BY CLAUSE 1.12 OF BUILDING SPECIFICATIONS.

THE BUILDING OWNERS SHALL ENSURE THAT THESE PROJECT SPECIFICATIONS ARE FULLY AND ACCURATELY COMPLETED TO SUIT THE BUILDING OWNERS SPECIFIC REQUIREMENTS AND THAT ALL COPIES AGREE IN EVERY RESPECT. THE BUILDING OWNERS INITIALLING AT THE BOTTOM OF THIS PAGE MEANS ACKNOWLEDGEMENT AND UNDERSTANDING OF THESE GUIDANCE NOTES FOR THIS PROJECT SPECIFICATION



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**PARTICULARS OF
THIS BUILDING CONTRACT**

A. BUILDING OWNER
Name(s): **Boston Properties No 1 Pty Ltd**

ACN (if applicable): **006 619 932**
Address: **8 Murray Court Vermont 3133**
State:
Telephone No: (B) **9803 2837** (H) **N/A**
Facsimile **9803 2837**

B. BUILDER
Name: **Crown Partners 2000 Pty Ltd**
ACN (if applicable): **005 934 289**
Trading Name (if applicable): **Boston Group**
Address: **8 Murray Court, Vermont**
State: **Victoria 3133**
Telephone No: (B) **9803 2837** (Mbl) **0408 392 795**.....
Fax No: **9803 2837**
MBAV Membership No: **4325**
Builder Registration No: **DBU 3573**
Domestic Building
Insurance Policy No: **Annual Policy**
Insurance Company
Address:
Builders Project No: **BS1153**

C. LANDUnit 1
Address: **Number 4 & 2 Newman Road, Wantirna, 3152**
Volume No: **8514, 8685**
Folio No: **111, 210**
Lot No: **2, 1**
Plan of Subdivision No: **66020. 66020**
Name(s) of Registered
Building Owner(s) **Boston Properties No 1 Pty Ltd**
Registered Lender(s) (if applicable)



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D. **DETAILED DESCRIPTION OF MAJOR DOMESTIC BUILDING WORK**
Description: **Construction of a Brick Veneer Dwelling**
Unit 1 Pin Oak Model

Details of Project Specifications:

No of Pages: 79
Date: 23.11.98
Prepared By: Glenn Jones - Registered Building Practitioner
Supplied By: Glenn Jones
Project No: BS1153

Details of Project Drawings:

No of Pages: WD1 to WD7
Date: July 1998
Prepared By: Peter Matthews - Registered Building Designer
Supplied By: Glenn Jones
Project No: BS1153



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1. PRELIMINARY

1.1 These specifications form agreement between the Building Owner and the Builder in what is to be used in the construction of a building as shown and dimensioned and accompanying working drawings, of which forms part of the Building Contract.

1.2 Site Identification the Building Owner shall indicate the site and title boundaries to the Builder before the commencement of any works.

The Builder shall display on site a conspicuous site sign indicating the site and name of the Builder.

1.3 Allotment Verification the Building Owner shall be responsible for the accuracy and delineation of the allotment boundaries. In addition the Building Owner shall supply to the Builder a current copy of title of the allotment and, if requested by the Builder, the Building Owner shall further provide a survey plan showing the correct boundaries of the allotment and its location that can be established from a fixed reference point.

Unless otherwise shown on the drawings, the Building Owner shall be responsible for establishing the point from which the Builder will set out the building and such set out shall be carried out by the Builder using the details as shown on the site plan.

1.4 These specifications specify finishes and/or materials to be used in the construction of a building. Amendments must be initialled by both parties.

1.5 All works shall comply with the Building Regulations, as legislated for and adopted by the State Government, inclusive of any Code or other document that is adopted by or specified in the Building Regulations, and any other regulation provided, or administered by a State or local authority having jurisdiction over the building works.

Where in addition to the works referred to in the drawings and specifications any authority having jurisdiction over works requires additional work to enable the issue of a building approval/permit, or directs that additional work be performed, that work, shall be at the owner's expense, in accordance with the conditions of contract.

1.6 These specifications shall be taken as being generally applicable to the drawings and other documents forming part of the building agreement or contract.

1.7 Notices shall be given and received by the Owner and the Builder pursuant to clauses Statutory Notices Required By The Domestic Building Contract and Tribunal Act 1995.

1.8 Plant and Labour In accordance with the contract the builder shall supply materials, tools, scaffolding, plant, and do or have done works in all trades necessary to carry out the work indicated on the drawings and in these specifications.

1.9 Temporary Water and Single Phase Electric Power Supply

I In renovations existing services (water, power, telephone and toilet) are supplied by the owner and not included in the contract as preliminary costs.

To alter this clause please refer to Special Conditions and amend notations accordingly.



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1.10 Dimensions Figured dimensions as shown on drawings shall be given preference to scaled dimensions which should only be used where figured dimensions are not indicated.

Unless otherwise stated:-

- Internal dimensions shall be taken between wall plates or brickwork as the case may be.
- External dimensions shall be taken over:-
 - (a) Wall plates if the external walls are of clad frame construction eg, weather-boards, cement fibre sheet or similar materials fixed to the supporting framework.
 - (b) The outside face of brickwork or block work if the external walls are of masonry, or masonry veneer.
- Ceiling heights shall be taken between the floor level and the underside of the finished ceiling level as specified in the Building Code of Australia.

1.11 Access to Site Unless otherwise agreed the owner shall be responsible for providing an all-weather access to the building site to enable the delivery of all equipment, materials and goods necessary for the works. No responsibility is given by the Builder for damage to existing driveways, footpaths or subsequential damage to lawns or plants in the event that the project is a home improvement or extension type project.

1.12 FENCING Where fencing is required, and unless otherwise agreed, the builder shall include the full cost of all fencing in his tender and state the cost per metre run that is allowed for the supply and erection of fencing to adjoining properties together with the full cost and rate per metre run for other fencing. **IT IS THE OWNERS RESPONSIBILITY TO SERVE THE REQUIRED FENCING NOTICES ON THE ADJOINING OWNERS** and the builder shall not proceed with fencing works until the owner has furnished to the builder confirmation of approval from the adjoining owner together with written instructions for the builder to proceed with the fencing works. Such approval and instructions shall be provided so as to not cause any delay to the building work. Any adjustments to the extent of fencing actually erected shall be made at the rate for the metre run stated by the builder in the project requirements

1.13 Final Completion Where such work is within the scope of the Contract, the Builder shall remove all builder's plant and equipment and debris from the site, check satisfactory operation of installed equipment, doors, windows, locks, remove paint spots, clean windows, sweep floors, clean all plumbing fixtures and fittings, clean cupboards and leave the building and site in a clean and tidy condition: the Builder shall obtain and give the Building Owner all necessary certificates of final approval from the various authorities.



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2. DEMOLITION

Required	Not Required	By Builder	By Owner
----------	--------------	------------	----------

2.1 Demolition - New Home

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2.2

Demolition for Renovators

- 1. Site Clearance
 - Outbuildings
 - Paving
 - Trees
- 2. Fencing
 - Removal from Site

Extent: **Foundation to existing footing to remain**

-		-	
-		-	
-		-	
-		-	
-		-	
	-		
	-		

- Remove and Reinstate

-		-	
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2.3

Building Demolition

- 1. Roofing
- 2. Flooring
- 3. Windows
- 4. Stud Work
- 5. Fittings and Taps
- 6. Fireplaces
- 7. Tiling
- 8. Weatherboards
- 9. Removal of Plaster

-		-	
-		-	
-		-	
-		-	
-		-	
-		-	
-		-	
-		-	
-		-	
-		-	



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10. Brickwork

-		-	
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Extent: **The Builder is to ensure all demolition works is complete ready for new works set out and completion**

3. SERVICES

Required	Not Required	By Builder	By Owner
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3.1 **Mains Water Supply**

-		-	
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Note: Where the Builder's plumbing contractor is to provide a domestic water service from the Mains Water Supply it shall be provided with a nylon ball cock at the meter position with an appropriate non-return valve fitted after the meter is attached. All works are to comply with AS3500. These provisions shall apply in either dry tap or wet tap installations. The Building Owner shall pay for application and/or connection costs which are applicable.

1. Type of connection: **20mm copper**

-		-	
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2. Detail: **As per Melbourne Water direct**

-		-	
---	--	---	--

3. Water Arresting Devices: (Detail)

	-		-
--	---	--	---

3.2 **Rain Water Supply**

--	--	--	--

1. Details and Capacity: **Not required for this project**

	-		-
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3.3 **Electricity Supply**

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1. Connection from Authority

-		-	
---	--	---	--

• Supply - underground

-		-	
---	--	---	--

• Supply - overhead

	-		
--	---	--	--

3.4 **Gas Supply**

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1. Type

- Mains Gas
- Liquid Petroleum Gas

-			-
	-		-

3.5 Telephone

1. Pre Wiring to dwelling

-		-	

3.6 Cable Television - Pre Wiring:

	-		-
--	---	--	---

3.7 Computers - Pre Wiring:

	-		-
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Required	Not Required	By Builder	By Owner
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3.8 Security Systems - Pre Wiring:

	-		-
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3.9 Facsimile - Pre Wiring:

	-		-
--	---	--	---

3.10 Others:

-			-
---	--	--	---

The Building Owners shall make application for Telstra services ready at frame stage for pre-wiring to a common point junction box external to the brickwork that is determined by the Builder



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4. STORM WATER DRAINAGE

Required	Not Required	By Builder	By Owner
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4.1	Inground Storm Water Drains	-		-	
-----	------------------------------------	---	--	---	--

1. Type of Pipe: **90mm pvc pipe**
.....
2. Details: **To be installed from the suspended stormwater system and discharge to the front of property**.....
3. Extent: **To pick up suspended stormwater drainage system only**

4.2	Suspended Stormwater Drains	-		-	
-----	------------------------------------	---	--	---	--

1. Type of Pipe: **90mm pvc pipe**
2. Details: **Suspended from beneath the timber sub floor**
3. Extent: **To all downpipes as depicted on the working drawings**.....

4.3	Inground Agricultural Drains	-		-	
-----	-------------------------------------	---	--	---	--

1. Type of Pipe: **90mm PVC pipe as per site plan depicts**.....
2. Details: **N/A**
3. Extent: **As per site plan depicts**.....

4.4	Property Stormwater Drainage Pits	-		-	
-----	--	---	--	---	--

1. Location: **As working drawings depict**.....
2. Size: **250 x 250 plastic**.....



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- 3. Details: **Or as builders plumbing contractor**
- directs**

Required	Not Required	By Builder	By Owner
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4.5 **Property Stormwater Surface Grates**

-		-	
---	--	---	--

- 1. Type: **Black Plastic**
-
- 2. Location: **As working drawings depict**
-
- 3. Details: **Or as builders plumbing contractor**
- directs**

Note: The stormwater drains shall be installed to each downpipe as depicted on the working drawings



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5. SEWERAGE

Required	Not Required	By Builder	By Owner
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5.1 Inground Sewerage System

-		-	
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The inground sewerage system shall be installed to each fixture or in the alternate, the pickup point where the suspended sewerage system penetrates the external brick wall above or below ground level.
 All overflow relief gullies shall be installed with a domed pop-off grate.
 All such works shall comply with AS3500
 The inground sewerage system shall be installed so as to pick up the suspended sewerage system under the house.

Note: The installation of a reflux valve at the sewerage outfall point will constitute a contract variation in the event that a directive is issued to the Builder's plumbing contractor by the relevant sewerage authority for installation to the works.

5.2 Septic Tank Installation

	-		-
--	---	--	---

Where required to be included in the contract sum
 litres capacity and metres
 run off effluent drains

5.3 Other Requirements for Septic Tank Installation

	-		-
--	---	--	---

Details: **Not Required to this project as sewerage is**
available at the site.....

Note: The septic tank installation shall be installed in accordance with the Local Council's acceptance pursuant to Council's permit requirements.



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Required	Not Required	By Builder	By Owner
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5.4 **Suspended Sewerage System**

-		-	
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The suspended sewerage system shall be installed to each fixture as depicted on the working drawings, any venting systems shall so be installed by the Builder's plumbing contractor.

All such works shall comply with AS3500.

5.5 **Other Requirements**

-		-	
---	--	---	--

Details: **The Builder's plumbing contractor shall ensure that the drainage system is installed so as to suit the siting of the house and the connection of the drainage system for the property on the group drainage system to the sewerage outfall point**



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6. PRELIMINARY SITE WORKS AND EXCAVATIONS

6.1 **Site Preparation**

- 1. Clearing of Site
- 2. Excavation and Levelling of Site

Builder is to adjust levels to suit strip footing structures as depicted on the working drawings

Required	Not Required	By Builder	By Owner
-		-	
-		-	
-		-	

6.2 **Excavation of Rock**

Agreed rate of charge **\$135.00** per m³

	-		-
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Note: In the event that the building contractor encounters rock or reef during the excavation or installation of concrete stumps or foundation works, the Builder will be entitled to the variation cost as scheduled in the above section.

6.3 **Removal from Site/or Spreading of Surplus Soil and/or Rock**

Builder is to remove any surplus soil or rock for the works to be completed or spread on site if the material is of good type

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Required	Not Required	By Builder	By Owner
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6.4 Protection of Existing Crossover

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Details: **Builder is to ensure adequate protection is provided to the existing crossover to front of street as the crossing is to be left in situ by the Builder**

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<p>Important Notice For Attention of Owner</p> <p>The owner's attention is drawn to the fact that foundations in all sites requires continuing maintenance to assist footing performance. Advice for foundations maintenance is contained in the CSIRO Sheet No 10-91 and it is the owner's responsibility to maintain the site in accordance with that document.</p>
--



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7. CONCRETE

		Required	Not Required	By Builder	By Owner
7.1	Concrete Floor Slab construction in accordance with:		-		
	1. Residential Slabs & Footings Code AS2870.1		-		
	2. Engineer's Design: Not required to this project		-		
	3. Other: Not required to this project		-		
.....					
.....					
7.2	Concrete Strip Footings constructed in accordance with:				
	1. Residential Slabs & Footings Code AS2870.1	-		-	
	2. Engineer's Design: Hard Rock Geotechnical Engineers				
	3. Other: Report Number 97536 & 97537	-		-	
Classification Class "S " & Class "M"					
.....					
7.3	Concrete Pumping Contractor	-		-	
	Details: Builder will most likely use a concrete pump for the completion of the concrete works to strip footings				
.....					
7.4	Protection Against Subterranean Termites		-		-
	1. Physical Barrier/Soil Treatment		-		-
	Details: Not required to this project				
.....					
.....					
7.5	Stumps	-		-	
	Type: 100mm x 100mm cope concrete industries				
.....					
.....					



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Note: This Section is to be read in conjunction with the Geotechnical Report for prevailing site conditions **Engineer's**

		Required	Not Required	By Builder	By Owner
7.6	Concrete other than Grade 20 (20Mpa) to be provided to: Not required	-	-		
7.7	Concrete Landings, Ramps, Steps and Thresholds: Extent: Concrete to the front door of the dwelling as depicted on the working drawings Finish: Cope pre-cast concrete treads Special Treatment: Not applicable Ramps: Not applicable Gradient: Not applicable Surface Finish: Not applicable	-		-	
7.8	Concrete Vehicle Crossover Extent (in conjunction with site plan): Existing Treatment: Existing Width: Approximately 3 metres Thickness: 200mm Reinforcing Size: F-82 steel fabric	-		-	



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7.9_{ps}

Concrete Paving

-		-	
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Extent (in conjunction with site plan):

Plain neutral concrete to garage floor in a coloured pattern paving to driveways and paths

Treatment: **One coat of slate sealer to finish on coloured areas only**

Width: **At site plan depicts**

Thickness: **75mm to 100mm**

Size: **F72 steel fabric.**

Required	Not Required	By Builder	By Owner
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7.10

Brick/Asphalt or Other Paving

	-		-
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Type: **Not required to works**

Extent: **Not required to works**

Sub base: **Not required to works**

Bed for Brick/Block Paving/Sand/Mortar: **Not required to works**

Special Finishes: **Not required**



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8. BRICKWORK AND MASONRY

Required	Not Required	By Builder	By Owner
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8.1 **Bricks to be Reused in Dwelling**

	-		
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8.2 **Sub Floor Access - Door/Access Panel**

-		-	
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Type: **Mild Steel**.....
 Location: **To be determined on site by Builder for free and adequate access to sub-floor area to services**.....

8.3 **Brickwork** (including blockwork)

-		-	
---	--	---	--

1. Type and Colour of Base Brickwork
Bowral Bricks Pty Ltd
Pitt Clinker
2. Type and Colour of Brickwork for Above Base
Bowral Bricks Pty Ltd
Pitt Clinker
3. Type and Colour for Internal Brick Walling
Not applicable to this Project.....

4. Manufacturer of Bricks
Bowral Bricks Pty Ltd

8.4 **Colour of Mortar**

-		-	
---	--	---	--

1. Colour of Mortar for External Brickwork
Natural colour.....

2. Colour of Mortar for Internal Brickwork
Not applicable



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8.5 **Jointing to External Brickwork**

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Racked joints to courses and vertical purps so as to achieve a none accurate look (antique) as per G Jones instructions.....

Required	Not Required	By Builder	By Owner
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8.6 **Jointing to Internal Brickwork**

	-		-
--	---	--	---

Not applicable to these works.....

8.7 **Damp Proof Course Material**

-		-	
---	--	---	--

Details: Polyurethane 75mm wide at bottom vent height - base bearer level.....

8.8 **Control Joints to Walling**

-		-	
---	--	---	--

Details: As per plan depicts and/or Glenn Jones sole discretion as site instruction.....

8.9 **Construction of Fireplace**

	-		-
--	---	--	---

Details: Brick hearth and sides to suit gas fire then solid brick turret as plan depicts to outside atmosphere.....

Size of Opening: 700 wide x 500 deep.....

Hearth Details: Brick.....

Chimney Damper - Type:



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8.10 **Window Sills** - brick on edge/other

-		-	
---	--	---	--

Details: **All brick sills are to provide adequate water runoff from the bottom of the window frames**

.....

Required	Not Required	By Builder	By Owner
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8.11 **Brick Fencing**

	-		-
--	---	--	---

Details: **Not applicable**

.....

Height: **Not applicable**

Thickness: **Not applicable**

Type and Colour of Brickwork: **Not applicable**

.....

Colour of Mortar: **Not applicable**

.....

Jointing: **Not applicable**

.....

Gate Post Size: **Not applicable**

.....

Gate Fittings: **Not applicable**

.....

8.12 **Letter Box Built-In**

-		-	
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Detail: **As per plan depicts**

.....

8.13 **Brick Cleaning -**

-		-	
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Detail: **The Builder shall clean all bricks in a tradesman like manner during the course of construction**



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9. METALWORK

Required	Not Required	By Builder	By Owner
----------	-----------------	---------------	-------------

9.1	Steel Lintels: 90mm x 90mm x 8mm lintels are to be provided to all windows where indicated on the working drawings with pre-primed paint ready for final painting finish	-		-	
-----	--	---	--	---	--

9.2	Structural Steel: 200 x 12mm T Lintel to garage door in pre-primed paint ready for final painting finish	-		-	
-----	--	---	--	---	--

9.3	Steel Posts: Not required to works	-		-	
-----	--	---	--	---	--

9.4	Metal Floor Framing Type/Details: Not required to works	-		-	
-----	---	---	--	---	--

9.5	Metal House Framing Type/Details: Not required to works	-		-	
-----	---	---	--	---	--

9.6	Metal Roof Framing Type/Details: Not required to works	-		-	
-----	--	---	--	---	--



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9.7 **Metal Pre Manufactured Wall Frames/Panels**

	-		-
--	---	--	---

Not required to works

.....

Required	Not Required	By Builder	By Owner
----------	--------------	------------	----------

9.8 **Metal Roof/Trusses**

	-		
--	---	--	--

Details: **Not required**

.....

9.9 **Special Steel Fixings, Supports etc**

	-		
--	---	--	--

Details: **Not applicable**

.....

9.10 **Sub-Floor Access Door**

-		-	
---	--	---	--

Details: **Size to be confirmed on site by builder in construction with the selected position**

.....



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10. CARPENTRY

Note: Timber sizes and framing to be in accordance with As 1684 - Timber or Timber Framing Manual or AS 1720 Timber Structure Australia Framing Code Code and Building Code of Australia

		Required	Not Required	By Builder	By Owner
10.1	Timber Framing - Components and Stress Grade of Timber Members	-		-	
10.1.1	Bearers: O.B. Hardwood Size of Material: 100 X 75 Stress Grade: F8	-		-	
10.1.2	Floor Joists: O.B. Hardwood Size of Material: 100 X 50 Stress Grade: F8	-		-	
10.1.3	Wall Plates: Radiata Pine Size of Material: 90 X 45 Stress Grade: F5	-		-	
10.1.4	Wall Studs: Radiata Pine built at .450 centres Size of Material: 90 X 35 Stress Grade: F5	-		-	
10.1.5	Window Lintels Lower Floor: Kiln Dried Hardwood Size of Material: 200 X 45 Stress Grade: F17	-		-	
10.1.6	Window Lintels First Floor: Kiln Dried Hardwood	-		-	



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.....
 Size of Material: **200 X 45** Stress Grade: **F17**

Required	Not Required	Builder	Owner
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10.1.7 Door Studs: **Radiata Pine**

 Size of Material: **90 X 45** Stress Grade: **F5**

-		-	
---	--	---	--

10.1.8 Wall Noggins: **Radiata Pine**

 Size of Material: **75 X 35** Stress Grade: **F5**

-		-	
---	--	---	--

10.1.9 Wall Bracing: **Galvanized Iron Speed Brace perforated to one edge**

 Size of Material: **20 X 20** Stress Grade: **Steel**

-		-	
---	--	---	--

10.1.10 Sheet Bracing:
Masonite where required
 Size of Material: **2.3 X .900** Stress Grade: **N/A**

-		-	
---	--	---	--

10.1.11 Ceiling Joists for Conventional Pitched Roof:
Not applicable - Refer roof truss computations

 Size of Material: X Stress Grade:

	-		
--	---	--	--

10.1.12 Ceiling Joists for First Floor Structural Purposes:
Not applicable - Refer roof truss computations

	-		
--	---	--	--



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.....
 Size of Material: X Stress Grade:

10.1.13 Ceiling Hangers, Counter Beams for Conventional Pitched Roofs:

	-		
--	---	--	--

Not applicable - Refer roof truss computations

.....
 Size of Material: X Stress Grade:

Required	Not Required	Builder	Owner
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10.1.14 Ridging for Conventional Pitched Roofs:

	-		
--	---	--	--

Not applicable - Refer roof truss computations

.....
 Size of Material: X Stress Grade:

10.1.15 Hips for Conventional Pitched Roofs:

	-		
--	---	--	--

Not applicable - Refer roof truss computations

.....
 Size of Material: X Stress Grade:

10.1.16 Rafters for Conventional Pitched Roofs:

	-		
--	---	--	--

Not applicable - Refer roof truss computations

.....
 Size of Material: X Stress Grade:



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10.1.17 Purlins for Conventional Pitched Roofs:

	-		
--	---	--	--

Not applicable - Refer roof truss computations

Size of Material: X Stress Grade:

10.1.18 Props for Conventional Pitched Roofs:

	-		
--	---	--	--

Not applicable - Refer roof truss computations

Size of Material: X Stress Grade:

10.1.19 Collar Ties for Conventional Pitched Roofs:

	-		
--	---	--	--

Not applicable - Refer roof truss computations

Size of Material: X Stress Grade:

Required	Not Required	Builder	Owner
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10.1.20 Valley Boards:

-		-	
---	--	---	--

O.B. Hardwood

Size of Material: **150 X 25** Stress Grade: **F8**

75 X 25 Stress Grade: **F8**

10.1.21 Verandah Posts: **Not required**

	-		-
--	---	--	---

Size of Material: X Stress Grade:



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10.1.22 Prefabricated Roof Trusses to Engineer's Computations:

	-		-
--	---	--	---

All trusses are to be manufactured by a reputable Truss Manufacturer in accordance with Engineer's computations to the works

.....

10.1.23 Laminated Beams - Hardwood/Softwood Brand Name:

	-		-
--	---	--	---

Details: **Not required to this Project**.....

.....

Size of Material: . . . X . . . Stress Grade:

10.1.24 Exposed Beams: Dressed/Sawn:

	-		-
--	---	--	---

Details: **Not required to this Project**.....

.....

Size of Material: . . . X . . . Stress Grade:

10.1.25 Roofing Battens:

-		-	
---	--	---	--

O.B. Hardwood.....

Size of Material: **50 X 25** Stress Grade: **F8**

Required	Not Required	By Builder	By Owner
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10.2	Flooring - Internal	-	-
	1. Timber T&G	-	-
	Type: Not applicable		
	Grade: Not applicable		
	Size: Not applicable		
	Extent: Not applicable		
	2. Sheet - Type & Extent: Particle Board Yellow	-	-
	Tongue to all areas		
	3. Sheet - Type & Extent (Wet Areas): Particle Board	-	-
	Yellow Tongue		
10.3	Flooring External	-	-
	1. Type and Extent: Not applicable to project		
	2. Grade Not applicable		
	3. Size Not applicable		
	4. Finish Not applicable		
10.4	Soffit Lining	-	-
	Details: To verandah areas only		
	Materials: Pine panels 75mm x 10mm tongue and groove		
10.5	Fascia	-	-
	1. Type:- [Timber]		
	2. Size: 150 x 38 Timber Oregon		
	3. Details: To required areas including gable ends with Meranti scotia where required reqdy for tile bedding and support		
10.6	External Cladding:- Weatherboards	-	-



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1. Type of Timber: **Hardies villa board**
2. Size: x
3. Details: **As depicted on working drawings**

Required	Not Required	By Builder	By Owner
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10.7 **Vertical Boarding**

-		-	
---	--	---	--

1. Type of Timber: **K.D.H.W.**
2. Size: **75mm** x **12mm**
- Size: **N/A** x **N/A**
3. Details: **To dutch gables and other dress trims**
- where required**

10.8 **Other External Cladding**

-		-	
---	--	---	--

1. Type: **Cement Sheet to gables where required**
2. Details: **To all areas as indicated on plans**

10.9 **Verandah Fretwork**

	-		-
--	---	--	---

1. **Not applicable**

10.10 **Manhole to Roof Space**

-		-	
---	--	---	--

Location: **Laundry Ceiling**



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11. DOORS

Required	Not Required	By Builder	By Owner
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11.1 External

-		-	
---	--	---	--

1. Front Door: **Four panel (cricket bat style)**.....
 Size:**2.040** x **820mm**
 Location: **Front Door with brass key plate trim**.....

Lock/Furniture: **Gainsborough Deadlock**
 Door Stop: **Plastic**.....

2. Rear Door: **Meranti Panel Glass Colonial**.....
 Size:**2.040** x **820mm**
 Location: **Laundry & Garage**.....

-		-	
---	--	---	--

Lock/Furniture: **Gainsborough Deadlock**
 Door Stop: **Plastic**.....

3. Other: **Family Room meranti single panel glass**
 Size:**2 x 2.040** x **820mm**
 Location: **Family Room**

-		-	
---	--	---	--

Lock/Furniture: **Gainsborough Tri-lock**
 Door Stop: **Plastic**.....

11.2 Internal

-		-	
---	--	---	--

1. Type: **Corinthian Oakfield**.....
 Size: **2.040 x 820 x 720 x 620 x 520mm**.....
 Location: **As per plan depicts for location**.....
 Lock/Furniture: **Gainsborough Plymouth Brass**.....
 Door Stop: **Plastic**.....
2. Type: **Corinthian Oakfield**.....
 Size: **2340 x 820 x 720 x 620 x 520mm**



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Location: **As plans depict**

Lock/Furniture: **Gainsborough Plymouth Brass**

Door Stop: **Not applicable to robes**

Required	Not Required	By Builder	By Owner
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-		-	
---	--	---	--

3. Type: **Not applicable to project**

Size: x

Location:

Lock/Furniture:

Door Stop

4. Type: **Not applicable to project**

Size: x

Location:

Lock/Furniture:

Door Stop:

5. Type: **Not applicable to project**

Size: x

Location:

Lock/Furniture:

Door Stop:

11.3 **Garage Main Door**

Door Type: **Tiltadoor with chrome lock**

Size:**4.500** x **2.100 Approx**

Special Details: **Manufactured with stamped colonial mouldings**

-		-	
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(not painted)

.....

Automatic Control Type: **(Manual)**

	-		-
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11.4 **Garage Alternate Door**

1. Type: **Not applicable**

.....

Size: x

Special Details:

Not applicable

	-		-
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12. DOOR FRAMES

Required	Not Required	By Builder	By Owner
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12.1 **External Door Frames**

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1. Front

-		-	
---	--	---	--

Type: **Meranti with merbau sill**

Refer window schedule to drawings

Size: **110** x **2.100**

Threshold: **Merbau sill plate**

2. Rear

-		-	
---	--	---	--

Type: **Meranti door frame**

Size: **2.040mm** x **.820mm**

Threshold: **Meubau sill plate**

3. Other

-		-	
---	--	---	--

Type: **All new windows shall be of Meranti**

material (protem protected) - refer Schedule for

details on working drawings

Location: **As Plans depict**

Size: x



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Special Details: **Not applicable**

.....

Threshold:

13. FIXINGS

13.1 **Architraves and Skirtings**

1. Architraves

Type: **Customwood**

.....

Type of Timber: **Customwood colonial profile**

.....

Size:**40** x **14mm**

2. Skirtings

Type: **Customwood Mouldings**

.....

Type of Timber: **Customwood colonial profile**

.....

Size:**40** x **25mm**

13.2 **Special Moulds to:-**
Not applicable

.....

.....

.....

13.3 **Pelmets**

1. To Sliding Doors

Required	Not Required	By Builder	By Owner
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-		-	
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-		-	
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	-		
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	-		-
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Details: **None applicable to this Project**

2. To Windows in Rooms

	-		
--	---	--	--

Details: **None applicable to this Project**

.....

Required	Not Required	By Builder	By Owner
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13.4 **Bathroom Wall Cabinet**

	-		-
--	---	--	---

1. Type: **Not required**

2. Size: **Not required** x

3. Finish: **Not required**

4. Doors: **Not required**

5. Details: **Not required**

13.5 **Bathroom Shaving Cabinet**

	-		-
--	---	--	---

Type: **Not required**

Colour: **Not required**

13.6 **Built-in Wardrobes and Cupboards**

-		-	
-		-	

1. To Bedroom/s: **Corinthian Oakfield as per plan depicts**

Details: **Redicoate (Oakfield)**



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.....
 No. of Doors: **As per plan depicts**
 Size of Doors:**2.040** x **820mm**

2. To Bedroom/s: **Two**

-		-	
---	--	---	--

.....
 Details: **Redicoate (Oakfield)**

.....
 No. of Doors: **As per plan depicts**
 Size of Doors:**2.040** x **820mm**

3. To Bedroom/s: **Three**

-		-	
---	--	---	--

.....
 Details: **Redicoate (Oakfield)**

.....
 No. of Doors: **As per plan depicts**
 Size of Doors:**2.040** x **820mm**

Required	Not Required	By Builder	By Owner
----------	--------------	------------	----------

4. Coat/Storage Cupboard

-		-	
---	--	---	--

.....
 Details: **Redicoate (Oakfield)**

.....
 No. of Doors: **As per plan depicts**
 Size of Doors:**2.040** x **720mm**

5. Pantry (Built-in)ps

-		-	
---	--	---	--

.....
 Details - No. and Spacing of Shelves: :

*** As per shop drawings from nominated cabinet contractor**

Types of Door/s: **Timber**



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Size of Door/s:2.000 x .720mm

6. Linen Cupboard

-		-	
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Details - No. and Spacing of Shelves: : **Three**

shelves at approximate 450mm spacings in

18mm particle board with skirt trims

Types of Door/s: **Redicoate (Oakfield)**

Size of Door/s:2.040 x 720mm

7. Other Cupboards

	-		-
--	---	--	---

Details - No. and Spacing of Shelves: :

Not applicable

Types of Door/s:

Size of Door/s: x

13.7 **Kitchen Cupboards - Base Cupboards**

Required	Not Required	By Builder	By Owner
-		-	

1. Height of Benchtop above floor **920** mm

2. Depth **650** mm

3. Finish to Benchtop and Edges: **Timber moulding in blackwood. All works provisionally summed**

4. Finish to Internal Surfaces: **Laminate**



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-
- 5. Type and Finish of Doors: **Blackwood**.....
-
- 6. Number of Drawers: **To be determined by shop drawings**
- 7. Number and Spacing of Shelf/Shelves: **To be determined by shop drawings**
-
- 8. Type of Sink to be Installed: **Dorf Vantage - 20**.....
- stainless steel twin bowl double strainer**.....
- 9. No of Bowls: **Two**

13.8 **Kitchen Cupboards - Overhead Cupboards**

-		-	
---	--	---	--

- 1. Clearance above Benchtop **650** mm
- 2. Depth **450** mm
- 3. Detail: **To be determined by shop drawings from nominated kitchen manufacturer**
- 4. Finish to Internal Surfaces: **To be determined**
- All works provisionally summed**.....
- 5. Type of Doors and Finish: **Blackwood**.....
-
- 6. Number and Spacing of Shelves: **To be determined**

13.9 **Laundry Trough and Cabinet**

-		-	
---	--	---	--

- 1. Type of Base (Cabinet) **Plastic**
-
- 2. Type of Trough: **Clark**.....
- Stainless Steel flat rim**
- 3. Special Finish: **Stainless Steel**.....
-
- 4. Cabinet Finish: **Plastic (white)**.....
-

Required	Not Required	By Builder	By Owner
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13.10_{ps} Bathroom Basin or Vanity Cupboard and Bowl

-		-	
---	--	---	--

1. Type of Base (Cabinet) **Manufactured by cabinet maker**
-
2. Type of Basin or Vanity Bowl: **Caroma Cameo**
-
3. Special Finish: **Singular shelf with two doors**
-
4. Cupboard Details: **To be of Blackwood and laminated interior**

13.11 Ensuite Basin or Vanity Cupboard and Bowl

-		-	
---	--	---	--

1. Type of Base (Cabinet) **Manufactured by cabinet maker**
-
2. Type of Basin or Vanity Bowl: **Caroma cameo**
-
3. Special Finish: **Singular shelf with two doors and drawers**
-
4. Cupboard Details: **To be of Blackwood and laminated interior**

Note: Allow for installation of appliances referred to in these Specifications eg: Stove, Rangehood, Fan, Dishwasher etc. See Plumbing and Electrical Sections for these appliances.

13.12 Special Benchtop Finishes and Splashbacks

	-		-
--	---	--	---

- eg. Granite, Marble, Stainless Steel
- Details:
- None applicable to these works**
-
-
-
-



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Required	Not Required	By Builder	By Owner
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13.13 **Other Cupboards and Details**

-		-	
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Details:

**All shelves are to have 40mm x 14mm customwood
to front of shelves with bevil facing downwards**

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.....

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14. STAIRS AND STEPS (OTHER THAN CONCRETE)

Required	Not Required	By Builder	By Owner
----------	-----------------	---------------	-------------

14.1 External Timber Stairs/Steps

	-		-
--	---	--	---

1. Type of Timber: **Not applicable to Works**
-
2. Location: **Not applicable to Works**
-
-
3. Overall Width of Stairs/Steps:
-
4. Special Details: **Not applicable to Works**
-
-
5. Type of Non Skid or Non Slip Finish to Treads:
Not applicable to Works
-

14.2 Internal Timber Stairs/Steps

	-		-
--	---	--	---

1. Type of Timber: **Not applicable to Works**
-
2. Location: **Not applicable to Works**
-
-
3. Overall Width of Stairs/Steps:
- Not applicable to Works**
4. Special Details: **Not applicable to Works**
-
-

14.3 External Timber Ramps

	-		-
--	---	--	---

1. Type of Timber: **Not applicable to this Project**
-



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2. Location: **Not applicable to this Project**.....

Required	Not Required	By Builder	By Owner
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	-		-
--	---	--	---

3. Width: **Not applicable to this Project**.....
 4. Gradient 1: **Not applicable to this Project**.....

5. Special Details:
Not applicable to this Project

14.4 **Stairs/Steps other than Timber or Concrete**
Coloured pattern paving to front threshold at front door.....

-		-	
---	--	---	--

14.5 **Landings (Nominate if Internal or External)**
Not applicable to this Project

	-		-
--	---	--	---

14.6ps **Balustrades**
 1. Type: **Not applicable**

 2. Details: **Not applicable**

	-		-
--	---	--	---



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.....

14.7 **Handrails**

	-		-
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1. Type: **Not applicable to this Project**

.....

2. Details: **Not applicable to this Project**

.....

.....

.....

Required	Not Required	By Builder	By Owner
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14.8 **Decks - Balconies**

	-		-
--	---	--	---

Details: **Not applicable to this Project**

.....

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.....



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**15. WINDOW FRAMES,
SKYLIGHTS ETC**

Required	Not Required	By Builder	By Owner
-		-	

15.1 Windows

1. Type: **Meranti - Refer to window schedule**.....
 Size: x
 Location: **As working drawings depict**

 Sash Type: **Meranti Sliding**.....

 Surface Finish: **Smooth Plain Finish**

 Details: **All windows are to be protem protected**.....
by nominated supplier by G Jones

2. Type:
 Size: x
 Location: **As per plan depicts - Refer to window**
Schedule.....
 Sash Type:

 Surface Finish:

 Details: **Not applicable**

15.2 Flywire Screens

	-		-
--	---	--	---

1. Type: **Not applicable to works**
2. Flymesh Material: **Not applicable**
3. Location: **Not applicable**

15.3 Skylights

	-		-
--	---	--	---

1. Type: **Not applicable to Works**
2. Size: x



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- 3. Diffuser: **Not applicable to Works**
-
- 4. Location: **Not applicable to Works**
-

Required	Not Required	By Builder	By Owner
----------	-----------------	---------------	-------------

15.4 **Glass Bricks**

	-		-
--	---	--	---

- 1. Size: **Not applicable to this Project**
- 2. Details:
-
- 3. Location:
-

15.5 **Other**

	-		-
--	---	--	---

Not applicable to Works

.....

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16. ROOFING

16.1 **Roofing**

Required	Not Required	By Builder	By Owner
-		-	

1. Terra Cotta Tiles:
- Cement Tiles: **Boral Grange**.....
- Other Details:
- Colour: **Charcoal grey**.....
2. Corrugated Metal/Metal Deck: **Not required to this Project**.....
3. Details: **To entire roof as plan depicts**.....
4. Other: **Not required to this Project**.....
5. Type of Finish or Colour: **Not required to this Project**.....

6. Sarking
- Type: **Not required to this Project**.....
- Extent: **Not required to this Project**.....

	-		-
--	---	--	---

16.2 **Spouting/Gutters**

1. Type: **Quad zincalume gutter**.....
2. Size: **110mm**.....
3. Special Details: **Fitted with internal ace spouting brackets and accessories**.....

-		-	
---	--	---	--

16.3 **Downpipes**

1. Type: **75mm zincalume round**.....
2. Number of: **Four**.....
3. Size: **75mm round**.....
4. Special Details: **All downpipes are to be securely fixed with round clip heads ready for painting in a tradesman like manner**.....

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16.4	Roof Flashings	-		-	
	1. Type: Zincalume				
	2. Details: To all valleys, chimney flashings etc with 3 pound lead steps to chimney				

17. THERMAL INSULATION

		Required	Not Required	By Builder	By Owner
17.1	Insulation &/or Sarking for Walls	-		-	
	Rating "R": 2.5 Wall Bats and sarking for walls				
	Type: Bradford wall bats				
17.2	Insulation for Ceiling or Roof	-		-	
	Rating "R": 2.5 Ceiling bats				
	contractor				
	Type: Bradford				
17.3	Insulation for Floors		-		-
	Rating "R": Not required to this Project				
	Type: Not required to this Project				
17.4	Other		-		-
	Not applicable to this Project				
				
				
				



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.....
.....
.....



Building Excellence

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18. ELECTRICAL

Required	Not Required	By Builder	By Owner
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18.1^{ps} **Electricity Supply**

-		-	
---	--	---	--

Connection from Authority Supply

Underground/Overhead - single phase unless otherwise specified

Underground connection

.....

Note: If electricity supply is not available adjacent to the allotment from the relevant electrical authority but is required, this will constitute a contract variation to the works.

18.2 **Meter Box**

-		-	
---	--	---	--

1. Type: Metal/Timber **Metal BRC4 din**

.....

2. Location: **As per floor plan depicts**

.....

18.3 **Switchboard**

-		-	
---	--	---	--

1. Location: **Linen press area**

.....

2. Special Details: **To be installed by Bruce Jenkin -**

Licensed Electrical Contractor of Jen-Electrix

.....

3. Type of Protection:

[Fuses] [Circuit Breakers]

[Residual Current Devices (RCD)]

Circuit Breakers

4. Details: **All electrical works are provisionally**

summed. Please refer tables on page 79

.....

18.4 **Electric Door Bell** [Transformer / Battery]

	-		-
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Type: * **Not applicable**.....

Required	Not Required	By Builder	By Owner
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18.5 **Light Outlets***

1. Incandescent

Number of Outlets: **Batten Holder**.....
 To Internal Rooms: **As per building owners instructions** .
 External: **100 watt para flood**.....
 Type of Fittings: **Plastic besal**

-		-	
-		-	

2. Fluorescent*

Number of Outlets: **2**.....
 To Internal Rooms: **Garage area only**.....
 External: **None**.....
 Type of Fittings: **As selected by owner**

-		-	
---	--	---	--

3. Low Voltage Lights*

Number of Outlets: **Eight**.....
 To Internal Rooms: **Kitchen area only**.....
 External: **None applicable to works**.....
 Type of Fittings: **As selected by Glenn Jones**

-		-	
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4. Switches*

(a) Architrave Type - Colour **Not applicable**.....
 Number: **Not applicable**.....
 (b) Wall Mount - Colour: **White - Excell Range HPM**

-		-	
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Industries Pty Ltd.....
 Number: **As required to suit layout**.....



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(c) To:- Rooms/Outlets/Height:
As required by Glenn Jones



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Required	Not Required	By Builder	By Owner
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18.6	Two Way*				
	1. Architrave Type - Colour	As required			
	Number:	As required			
	2. Wall Mount - Colour:	As required			
	Number:	As required			
	To :- Rooms/Outlets/Height:	As required			
				
18.7	Dimmer Switches*				
	To: As instructed to project				
				
18.8	External Weather-proof Switches*				
	To: Not applicable				
				
18.9	Other Special Lighting*				
	None required				
				
18.10	Single General Power Outlets (GPO's)*				
	Number: As instructed to project				
	To Rooms/Locations/Heights:				
				
				
18.11	Double General Power Outlets (GPO's)*				
	Number:				
	To Rooms/Locations/Heights:				
	As instructed to project				
				
18.12	External Weather-proof GPO's*				



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Number:
 Type:
H.P.M. Industries Pty Ltd
 Location/Height:
Central Heating Unit .600 high.....

Required	Not Required	By Builder	By Owner
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18.13 **General Purpose Outlets (continued)***

Special GPO's (combined with isolating switches, etc)

-		-	
---	--	---	--

Details:

All GPO's & light switches are to be Exell from

HPM Industries Pty Ltd

18.14 **Outlets/Wiring Connection to: (including Telephone & TV)***

Air Conditioner	Qty:1	-		-	
Space Heater	Qty:N/A		-		-
Heating Unit	Qty:1	-		-	
Range Hood	Qty:1	-		-	
Exhaust Fan/s	Qty:2	-		-	
Ceiling Fan/s	Qty:2	-		-	
Intercom System	Qty:1	-		-	
Television Antenna (Pre Wiring) Qty: 4		-		-	
Electric Bell	Qty: N/A		-		
Security System	Qty: 1	-		-	
Water Pump	Qty:N/A		-		-
Dish Washer	Qty:1	-		-	



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Required	Not Required	By Builder	By Owner
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18.14 **Outlets/Wiring Connection Cont.***

Garbage Disposal	Qty:N/A		-		-
Hot Water Service	Qty:N/A		-		-
Stove	Qty:N/A		-		
Hot Plates	Qty:1	-		-	
Wall Oven	Qty:1	-		-	
Microwave Oven	Qty:1	-		-	
Refrigerator	Qty:1	-		-	
Freezer	Qty:1	-		-	
Clothes Washer	Qty:1	-		-	
Clothes Dryer	Qty:1	-		-	
Spa Bath	Qty:1	-		-	
Cooling Unit	Qty:N/A		-		-
Vacuum Unit	Qty:N/A		-		-
Telephone:	(No. of Points) 2	-		-	
External Lighting	Qty:3	-		-	
Garage Door Actuator	Qty:1	-		-	

Other: **All works are provisionally summed for lighting and electrical works by Jenelectrix, Boston Properties preferred contractor. These works will be undertaken in accordance with the building owners instructions with any associated plans & diagrams of which the builder will implement to the works**

.....



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***Special other notes**

.....

.....

.....

.....

Required	Not Required	By Builder	By Owner
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18.15 **Smoke Detectors**

-		-	
---	--	---	--

Type:

HPM Smoke Alarm 240 volt

Details:

Catalogue Code No/645/1C (white)

.....

18.16 **Ceiling Exhaust Fans to**

-		-	
---	--	---	--

1st Location: **Bathroom area only**

Type: **HPM**

Size: **Instant heat 2 HBM - Cat R622/1**

2nd Location: **Not applicable**

Type: **Not applicable**

Size: **Not applicable**

Other Fixed Ceiling Fans

	-		-
--	---	--	---

1st Location: **Not required to project**

Type:

Size:

2nd Location:



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Type:

Size:

18.17 Toilet Fans (cistern type)

	-		-
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Not applicable to this Project

.....



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19. ELECTRONIC SERVICES

		Required	Not Required	By Builder	By Owner
<p>19.1 Intercom</p> <p>Type: Not required</p> <p>.....</p> <p>Main Console: Not required</p> <p>.....</p> <p>To Rooms: Not required.....</p> <p>.....</p> <p>Details:</p> <p>.....</p> <p>.....</p>		-			-
<p>19.2 Security System</p> <p>Type: Not required to project.....</p> <p>.....</p> <p>Details: Not applicable</p> <p>.....</p> <p>.....</p>		-			-
<p>19.3 Other</p> <p>Not applicable to this Project.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>		-			-



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20. SANITARY PLUMBING AND GAS FITTING

Required	Not Required	By Builder	By Owner
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The Builder's plumbing contractor shall provide for the installation of hot and cold water and sanitary plumbing systems and gas fitting systems to each fixture and/or appliance as depicted on the working drawings.

These works shall be installed in a tradesman-like manner and shall comply with current AS3500 and all Gas and Fuel Corporation current connection requirements for the gas fitting line service to the relevant appliances.

20.1	Taps and Fittings	-		-	
	1. Kitchen Sink Taps: Caroma Flickmixer - chrome				
				
				
				
	2. Bath Taps:	-		-	
	Caroma Insignia (white with gold trim)				
	3. Spa Bath Taps:		-		-
	Caroma Insignia (white with gold trim)				
	4. Shower 1 - Taps:	-		-	
	Caroma Insignia (white with gold trim)				
	5. Shower 2 - Taps:		-		-
	Caroma Insignia (white with gold trim)				
	6. Basin 1 - Taps:	-		-	
	Caroma Insignia (white with gold trim)				
	7. Basin 2 - Taps:		-		-
	Caroma Insignia (white with gold trim)				
	8. Basin 3 - Taps:		-		-
	Not applicable				
	9. Bidet Taps:		-		-
	Not applicable to Project				
	10. Laundry Trough Taps:	-		-	
	Caroma Insignia (white with gold trim)				



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11. Clothes Washing Machine Taps:	—		—	
Caroma Insignia (white with gold trim).....				
12. Dishwashing Machine Taps:	—		—	
15mm gate valve rough brass with pressure limiting valve made ready for connection				
	Required	Not Required	By Builder	By Owner
13. External Taps:	—		—	
Two 20mm rough brass garden hose taps.....				
14. Other Taps and Fittings:		—		—
Not applicable to Project				
15. Towel Rails:		—		—
Not applicable to Project				
16. Soap Holders:	—		—	
Two showers - ceramic.....				
17. Toilet Paper Holder/s:		—		—
Not applicable to Project				

Note: The following items shall be included in the Contract Sum and shall be supplied and installed by the Builder.
 Where any item included in this Schedule is to be supplied by the Owner, it shall be marked "Owner Provides" and shall be fixed by the Builder unless otherwise stated.
 Builder to provide warranty and service documents where they are provided by the manufacturer.

20.2	Hot Water Unit	—		—	
	Gas				
	1. Manufacturer: Aquamax				
	2. Capacity: 185 Litres				
	3. Location: As per plan depicts				
	4. Details: To be securely mounted on a 600 x 600				
	concrete slab dyna bolted to brick wall in a				



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tradesmanlike manner

5. Location of Points Connected to:

As per floor plan depicts to each fixture

		Required	Not Required	By Builder	By Owner
20.3	Sanitary Fixtures* (other than Kitchen Sink, Laundry Trough, Bathroom Vanity Basin - previously specified)	-		-	
20.3.1	Toilet Suite (1) Type: Caroma - concord mini duo-set Colour: White (bathroom)	-		-	
20.3.2	Toilet Suite (2) Type: Not applicable Colour:		-		-
20.3.3	Toilet Suite (3) Type: Not applicable Colour:		-		-
20.3.4	Bidet Type: Not required to this Project Colour:		-		-
20.3.5	Other Fixtures		-		-
20.3.6	Standard Bath Type: Not applicable Size: X Colour: Details:		-		-
20.3.7pc	Spa Bath Type: Not applicable Size: X Colour:		-		-



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Details:

20.3.8 Shower Base (1)

-		-	
---	--	---	--

Type: **Caroma Verona**

Size:**900** x **900**

Colour: **White**

20.3.9 Shower Base (2)

	-		-
--	---	--	---

Type: **Not applicable to Project**

Size: x

Colour:

20.3.10 Shower Base (3)

	-		-
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Type: **Not required to this Project**

Size: x

Colour:

Details:

.....

Required	Not Required	By Builder	By Owner
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Basin (other than vanity already specified)

20.3.11 Basin (1)

-		-	
---	--	---	--

Location: **Bathroom**

Type: **Caroma Cameo**

Colour: **White**

20.3.12 Basin (2)

	-		-
--	---	--	---

Location: **Not applicable**

Type:

Colour:

20.3.13 Basin (3)

	-		-
--	---	--	---

Location: **Not applicable**

Type:

Colour:

20.3.14 Sink

-		-	
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	Type: Dorf Vantage				
	Location: Kitchen cupboard installation				
20.3.15	Sink (Other)		-		-
	Type: Not applicable to this Project				
	Location:				
20.3.16	Water Filter		-		-
	Type: Not applicable to this Project				
	Location:				
20.3.17	Trough	-		-	
	Type: Clark with sud saver				
	Location: Laundry				
20.3.18	Washing Machine Waste	-		-	

		Required	Not Required	By Builder	By Owner
20.4	Gas Appliances	-			
20.4.1	Stove		-		
	Type: Not applicable to this project				
				
20.4.2 _{pc}	Hot Plates	-		-	
	Type: Stile- Black with Tuscany Cooktop (Gas)				
				
20.4.3 _{pc}	Wall Oven	-		-	
	Type: Stile - Black with Tuscany Oven				
				



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20.4.4 Heater

	-		-
--	---	--	---

Type: **Gas open fire as selected by G Jones**.....

20.4.5 Other:

Open fire mantel (Windsor) jetmaster white

Special Details:

Note: Appliances will only be fitted following settlement of contract due to theft prevention. Appointment with builder will be required so as to enable completion of the Works

20.5 **Dishwashing Machine**

	-		-
--	---	--	---

Type: **Supplied by owner and does not form part of**.....

the contract sum.....

Connection By: **Builders plumbing contractor**

-		-	
---	--	---	--

Location: **Kitchen**.....

20.6 **Garbage Disposal Unit**

	-		-
--	---	--	---

Type of Unit: **Not required to project**.....

20.7 **Other**

	-		-
--	---	--	---

Not required to this Project

Required	Not Required	By Builder	By Owner
----------	--------------	------------	----------

20.8pc **Rangehood**

-		-	
---	--	---	--

Type: **Stile**.....

Colour: **Black**



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Details: **Slide out 600mm**

Recirculation/Discharge To: **Charcoal filter installed on a recirculating basis with no flue to outside atmosphere as per manufacturers specifications from Tradelink Industries Pty Ltd**.....



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21. HEATING AND AIR CONDITIONING

Required	Not Required	By Builder	By Owner
----------	--------------	------------	----------

21.1 Central Heating Unit

	-		-
--	---	--	---

1. Type: **Not applicable to Project**.....
.....
2. Capacity: **Not applicable to Project**.....
3. Ducting To: **Not applicable to Project**.....
.....
4. Floor Registers: **Not applicable to Project**.....
.....
5. Wall Registers: **Not applicable to Project**.....
.....
6. Ceiling Registers: **Not applicable to Project**.....
.....

21.2 Other Types of Heating (Hydronic - Solar Wall Furnaces etc)

	-		-
--	---	--	---

Not required to this Project.....
.....
.....
.....

The Builder's plumbing contractor shall provide for the installation of any gas fitting systems required for each appliance as depicted on the working drawings.

These works shall be installed in compliance with all Gas and Fuel Corporation current connection requirements for the gas fitting line service to the relevant appliances.

21.3 Cooling Unit

	-		-
--	---	--	---

1. Type: **Not required to this Project**.....
.....
2. Capacity: **Not applicable**.....
3. Details: **Not applicable**.....
.....



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.....
 4. Outlets: **Not applicable**.....

Required	Not Required	By Builder	By Owner
----------	--------------	------------	----------

21.4 **Special Stoves/Heaters**

	-		-
--	---	--	---

Type of Unit:
Not required to this Project

Installation Details:
Not applicable

21.5 **Space Heater**

-		-	
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Type: **Natural gas open fire**.....
 Location: **Lounge room**.....
 Installation Details:
Installed as working drawings show



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22. DUCTED VACUUM

Required	Not Required	By Builder	By Owner
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22.1 **Ducted Vacuum**
 Type of Unit: **Not required**.....
 Location: **Not required**.....
 No and Location of Outlets: **Not applicable**
Family **Not applicable**.....
Hallway to stairs **Not applicable**.....
Kitchen **Not applicable**
First floor area **Not applicable**.....
 Fittings:

	-		-
--	---	--	---

22.2 **Ducted Vacuum Accessories**
Not required to this Project
Note: These Works do not form part of the Contract Sum as the Building Owners are to undertake these Works.....

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23. INTERNAL WALL AND CEILING LININGS

Required	Not Required	By Builder	By Owner
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	-		-
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23.1 **Internal Wall and Ceiling Linings** (Other than plaster)

1. Type of Material: **Not required to this Project**.....

 If Timber, state grade:
 2. Extent to Walls: **Not required to this Project**
 3. Surface Finish: **Not required to this Project**.....
 4. Extent to Ceilings: **Not required to this Project**
 5. Surface Finish: **Not required to this Project**.....
 6. Special Details (including Cornice):
- No special internal wall and ceiling linings are**
- applicable to the works**
-
-
-



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24. PLASTERING (SOLID AND BOARD)

Required	Not Required	By Builder	By Owner
	-		

24.1 External Rendering

1. Details: **Not required to this Project**
-
2. Type of Finish: **Not required to this Project**
-

24.2 Internal Solid Plaster

1. Details: **Not required to this Project**
-
2. Type of Finish: **Not required to this Project**
-

	-		
--	---	--	--

24.3 Plaster Sheet: Plasterboard/Plasterglass/FibrousPlaster/WRBoard

1. Details: **Plasterboard - height of ceiling - as plan**
deliniates and shows
2. Thickness for Walls: **10** mm
3. Thickness for Ceilings: **13** mm

-		-	
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24.4 Ceiling Plasterboard Fixed to Joists/Timber Battens/Steel Sections

Details: **Plasterboard 13mm**

.....

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24.5 Cornices

1. Location: **To all areas of house to ceiling**
- Type & Size: **Standard coping 75 mm**
-
2. Location: **Not applicable**
- Type & Size: **Not applicable**
-
3. Location: **Not applicable**
- Type & Size: **Not applicable**

-		-	
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.....
 4. Location: **Not applicable**
 Type & Size: **Not applicable**.....

25. PAINTING

Required	Not Required	By Builder	By Owner
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PAINTING EXTERIOR

(Unless otherwise shown, allow for all external surfaces except pre-finished products, face brick, roofing, flooring and floor framing to be painted in accordance with the colour schedule supplied by the Proprietor. Where a schedule has not been provided, allow for the walls to be one colour, the fascias, gutters, downpipes and trims generally to be of one colour and ancillary structures such as pergolas generally to be of one colour.)

-		-	
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25.1 **Timber**

Type of Finish: **Dulux gloss acrylic**

.....

Preservative Treatment To:

Fascia and Gable areas.....

Colour: **To be selected as Glenn Jones specification to works**

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25.2 **Masonry**

Type of Finish: **Not applicable to the works**.....

.....

	-		
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25.3 **Fibre Cement**

Type of Finish: **Not applicable to the works**.....

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	-		
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25.4 **Metal**

Type of Finish: **Not applicable to the works**.....

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	-		
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25.5 **UPVC**

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Type of Finish: **Gloss Acrylic**

Dulux paint to all PVC plumbing pipework

.....

25.6

Other

-		-	
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Type of Finish: **It is envisaged that all external works are to be painted in heritage colours of which are to be determined by Glenn Jones at a time convenient for the builder**

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Required	Not Required	By Builder	By Owner
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PAINTING INTERIOR

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(Unless otherwise shown, allow for internal walls [except face brick] and ceiling surfaces including cornices to be painted in accordance with the colour schedule supplied by the Proprietor. Where a schedule has not been provided, allow for the walls to be of one colour and the ceilings and cornice to be of one colour.)

25.7	Timber	-		-	
------	---------------	---	--	---	--

Type of Finish: **Gloss Acrylic**.....

Dulux Paints - timber coat

.....

25.8	Masonry		-		
------	----------------	--	---	--	--

Type of Finish: **Not applicable to the works**.....

.....

.....

25.9	Fibre Cement	-		-	
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Type of Finish: **Satin rolled finish**.....

Dulux paints - timber coat

.....

25.10	Metal		-		
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Type of Finish: **Not applicable to the works**.....

.....

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25.11	Metal		-		
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Type of Finish: **Not applicable to the works**

.....



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.....

 25.12 **Ceilings** to Bathroom, En-Suite, Kitchen, Laundry
 Type of Finish: **Flat finish - rolled application**

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Required	Not Required	By Builder	By Owner
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25.13 **Ceilings** to other rooms
 Type of Finish: **Flat finish - rolled or sprayed application**

-		-	
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25.14 **Walls** to Bathroom, En-Suite, Kitchen, Laundry
 Type of Finish: **Low sheen - rolled application**

-		-	
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25.15 **Walls** to other rooms
 Type of Finish: **Low sheen - rolled application**

-		-	
---	--	---	--

25.16 **Special Finishes/Requirements/Treatments**
 Details: **All skirtings, architraves, doors and balustrades are to be finished in full gloss enamel**

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25.17

Wall Papering

Type of Paper/Vinyl to: **Not applicable to works**

Type of Paper/Vinyl to: **Not applicable to works**

Type of Paper/Vinyl to: **Not applicable to works**

	-		-
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Required	Not Required	By Builder	By Owner
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25.18

Wardrobes/Cupboards

Internal Type of Finish: **Painted with gloss application to skirting trims to front of shelves only**

External Type of Finish:

Full gloss paint to all external doors

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**26. TILING
CERAMIC/SLATE ETC**

Required	Not Required	By Builder	By Owner
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Note: Extent of tiles should indicate nominal height of tiling above floor/fixtures and state areas to be tiled.

26.1ps **Kitchen Wall**

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1. Area: **Approximately** **5 m²**
2. Dimensions: **5 metres** x **1 metre**
3. Type of Tile: **To be selected - as all works are provisionally summed. Refer Tables Page 79**
4. Fixed to sub-strata of:
6mm cement sheet underlay
5. Extent of Tiles:
As floor plan depicts
6. Colour of Grout: **To be selected**

26.2 **Kitchen Floor**

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1. Area: **Approximately** m²
2. Dimensions: **5 metres** x **2.70m**
3. Type of Tile: **To be selected - as all works are provisionally summed. Refer Tables Page 79**
4. Fixed to sub-strata of: **Not applicable**
5. Extent of Tiles: **Not applicable**
6. Colour of Grout: **Not applicable**

26.3 **Bathroom Wall**

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1. Area: **Approximately** **8 m²**
2. Dimensions: **2 metres** x **4 metres**
3. Type of Tile: **To be selected**



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- 4. Fixed to sub-strata of: **W.R. Board**
- 5. Extent of Tiles: **To be decided by Glenn Jones**
- 6. Colour of Grout: **To be selected**

Required	Not Required	Builder	Owner
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26.4 **Bathroom Floor**

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- 1. Area: **Approximately** **4 m²**
- 2. Dimensions: **2 metres x 2 metres**
- 3. Type of Tile: **To be selected**
- 4. Fixed to sub-strata of:
6mm cement sheet underlay
- 5. Extent of Tiles:
As floor plan depicts
- 6. Colour of Grout: **To be selected**

26.5 **En-suite Walls**

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- 1. Area: **Approximately** **6 m²**
- 2. Dimensions: **2 metres x 3 metres**
- 3. Type of Tile: **To be selected**
- 4. Fixed to sub-strata of:
W.R. Board
- 5. Extent of Tiles: **To be decided by owner**
- 6. Colour of Grout: **To be selected**

26.6 **En-suite Floor**

-		-	
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- 1. Area: **Approximately** **4 m²**
- 2. Dimensions: **2 metres x 2 metres**
- 3. Type of Tile: **To be selected**
- 4. Fixed to sub-strata of:
6mm cement sheet underlay



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5. Extent of Tiles: **As floor plan depicts**

6. Colour of Grout: **To be selected**

26.7 **Laundry Walls**

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1. Area: **Approximately** **1 m²**

2. Dimensions: **500 x 500**

3. Type of Tile: **To be selected**

4. Fixed to sub-strata of: **Plaster Wall**

5. Extent of Tiles: **To be decided by owner**

6. Colour of Grout: **To be selected**

Required	Not Required	By Builder	By Owner
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26.8 **Laundry Floor**

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1. Area: **Approximately** **6 m²**

2. Dimensions: **2 metres x 3 metres**

3. Type of Tile: **To be selected**

4. Fixed to sub-strata of:

6mm cement sheet underlay

5. Extent of Tiles:

As floor plan depicts

6. Colour of Grout: **To be selected**

26.9 **Other Areas**

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1. Area: **Not applicable** m²

2. Dimensions: x

3. Type of Tile:

4. Fixed to sub-strata of:

5. Extent of Tiles:



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.....
6. Colour of Grout:

7. Special Details for Wall Tiles:

Note: All wall & floor tiles are provisionally summed. Please refer Tables

26.10 **Other**

	-		
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1. Area: **Not applicable** m²

2. Dimensions: x

3. Type of Tile: **Not applicable**

4. Fixed to sub-strata of: **Not applicable**

5. Extent of Tiles: **Not applicable**

6. Colour of Grout: **Not applicable**

27. FLOOR COVERING (OTHER THAN CERAMIC TILES)
--

Required	Not Required	By Builder	By Owner
----------	--------------	------------	----------

27.1 **Vinyl Sheet / Vinyl Tiles / Cork Tiles**

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Details:

Not required to this Project

By owner

27.2 **Underlay**

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Details:

Not required to this Project



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By owner

27.3

Carpet

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Details:

Not required to this project.....

By owner

27.4

Floor Sanding/Finishing

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Details:

Not required to this Project

.....

27.5

Timber Flooring

Not required to this Project

.....

28. GLAZING

Required	Not Required	By Builder	By Owner
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All Glazing External Glass to Suit Terrain Category

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28.1

Glass Doors and Sidelights

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Details: As plan depicts with elevations

.....

28.2 Shower Screens and/or Doors

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Details: By Prestige Robes & Screens

Pivot Type Doors

1. Frame Type: Aluminium.....

2. Finish: Anodized.....

3. Colour: Gold.....

28.3 Windows

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All clear 5mm & 3mm float glass

.....

28.4 Special Glazing

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To: Not required to this Project

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.....

28.5pc Mirrors

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To: Bathroom and En-suite supplied and installed by Builder

.....

.....

Details: With gold anodized trim installed to builder's level to top of door architraves and finished to 15mm of the grout level above vanity cupboard tile.....

.....

.....



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29. FENCING & EXTERNAL PROPERTY REQUIREMENTS

Required	Not Required	By Builder	By Owner
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29.1 **Fencing** (see Clause 1.12)

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1. Type of Fencing to Adjoining Properties:
Not required to this Project.....
2. Height: m
3. Total Length: m
4. Cost Per Metre: \$ m
5. Details:

29.2 **Front Fencing**

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1. Type of Fencing: **Brick**
As per plan depicts.....
2. Height: **1500** m
3. Total Length: **As per plan** m
4. Cost Per Metre: \$ m
5. Details: **To be completed in accordance with**.....
Glenn Jones instructions

29.3 **Other Fencing**

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1. Details: **Not required to this Project**.....

2. Height: m
3. Total Length: m
4. Cost Per Metre: \$ m



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Required	Not Required	By Builder	By Owner
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29.4 **Gates**

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1. Type: **Not required to this Project. By owner**.....

 Size:**Not applicable** To **Not applicable**.....
2. Type: **Not applicable**.....

 Size: To
3. Details: **Not applicable**.....

29.5 Clothesline

	-		-
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Details: **Not required to this Project**

29.6 **Letterbox**

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Details: **Required to this Project - Builder to supply in accordance with Glenn Jones instructions**

29.7 **Pool**

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Details:
Not required to this Project

Spas: **Not applicable**.....

Other: **Not applicable**.....

29.8 **Pool Fencing and Gates**

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Details:
Not required to this Project

29.9 **Spa Fencing and Gates**

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Details:



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Not required to this Project

29.10 **Boundary Fence Modifications**

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Details:

Not required to this Project

Required	Not Required	By Builder	By Owner
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29.11 **Retaining Wall**

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Details:

Not required to this Project

29.12 **Garden Sprinklers**

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Details:

Not required to this Project

29.13 **Landscaping**

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Details: **All landscaping is to be carried out by Owners and does not form part of the contract sum**

29.14 **BBQ**

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Details:

Not required to this Project

Gas Connection

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29.15 **Other Special Paving Requirements**

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Details:

Not required to this Project

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30. ATTACHED AND DETACHED BUILDINGS

Required	Not Required	By Builder	By Owner
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30.1 **Garage/Carport/Shed/Other**

1. Details: **Scope of works are as depicted on the working drawings**.....

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2. Footings: **Strip in accordance with working drawings**

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3. Floor: **75mm neutral coloured slab poured inside of footings**.....

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4. Walls: **Bowral Brick**.....

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5. Roof: **Cement Roof Tiles - Boral Grange in Charcoal Grey Colour**.....

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6. Ceiling: **13mm plasterboard**.....

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7. Doors: **As per site plans depict**.....

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8. Electrical: **As per electrical drawings**.....

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9. Plumbing:

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Roof structure is to have spouting installed to match the rest of structure as plans depict with required downpipes.....

10. Special Details for Buildings:

	-		-
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Not required for these works.....



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31. OTHER SPECIAL REQUIREMENTS

List any items not previously listed or any special requirements not covered by this specification.

31.1 No contribution fees or planning development allowances are allowed within the contract sum for the Scope of Works. Any fees applicable to these works required by any authority will form variation to the contract sum.

31.2 No carpets are included in the contract sum as the owner is to provide.

31.3 No light fittings are included in the contract sum save for the fitting of the twelve volt lights to the kitchen and entrance foyer, fitted by the electrical contractor being Jenelectrix Electrical Contractors.

31.4 No curtains or tracks are included in the contract sum as the building owner is to provide.

31.5 Any special reports required to be generated by the builder being Crown Partners 2000 for any accounting requirements as required by the building owner may form variation to the contract sum. These special reports if any, will be discussed with the building owner prior to these directions being carried out.

31.6 Any special direction given by the building owner for the deviation from the builder's nominated suppliers or sub-contractors pursuant to Prime Cost and Provisionally Summed Tables may cause additional costs to the building owner in the event that the building owner may cause the builder to obtain different products or sub-contractors as instructed to be utilised for the works.

Travelling expenses and organisational times may be charged to the building owner of which will form variation to the contract sum.

31.7 The Builder takes no responsibility for defects occurring to any existing or adjoining property or driveway or damage to any plants or grass or landscaping for the duration of the works

The Building-Owner will not be able to off-set any liability against the Builder regarding this Clause at any time during the construction period or completion of the Project when a Settlement Statement is procured by the builder.

31.8 The Builder will not fit the hot water service, hot plate, wall oven, rangehood or gas open fire until the builders final account has been paid. Arrangements for their installation and commissioning will be made with the building owners prior to occupancy of the home.



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Note: These additional requirements will form part of the specifications and contractual agreement between the Building Owner and the Builder

32. PRIME COST SCHEDULE (Fittings and Fixtures)

These schedules are to be read in conjunction with the relevant Clause(s) of the General Conditions of the Building Contract.

Schedule Number	Reference Number In Spec's	Description Of Each Provisional Sum	Quantity of Components Or Materials	Allowance for components or Materials	Provisional Sum Allowance	Builder's % Margin On Excess
1.	20.4	A.Hot plate	1	\$500.00	\$500.00	20%
2.	20.4	B.Wall oven	1	\$1,100.00	\$1,100.00	20%
3.	20.8	C.Rangehood	1	\$300.00	\$300.00	20%
4.	28.5	D.Mirrors	2	\$100.00	\$200.00	20%
5.		E.			\$	
6.		F.			\$	
7.		G.			\$	
8.		H.			\$	
9.		I.			\$	
10.		J.			\$	
11.		K.			\$	
12.		L.			\$	
13.		M.			\$	
14.		N.			\$	
15.		O.			\$	
16.		P.			\$	
17.		Q.			\$	
18.		R.			\$	
19.		S.			\$	
20.		T.			\$	



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21.		U.			\$	
22.		V.			\$	
23.		W.			\$	
24.		X.			\$	
25.		Y.			\$	
26.		Z.			\$	

These allowances are based on the builder's estimated expenditure from the Builder's usual or preferred suppliers. Any deviation from the **Builder's** preferred supplier, may constitute additional costs to the prescribed area for these works



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**33. PROVISIONAL SUMS
(Labour and Materials)**

These schedules are to be read in conjunction with the relevant Clause(s) of the General Conditions of the Building Contract.

Schedule Number	Reference Number In Spec's	Description Of Each Provisional Sum	Quantity of Components Or Materials	Allowance for components or Materials	Provisional Sum Allowance	Builder's % Margin On Excess
1.	13.7/8	A.Cupboard Contractor	1	\$8,000.00	\$8,000.00	10%
2.	13.10	B.Bathroom Cabinet	1	\$300.00	\$300.00	10%
3.	18	C.Electrical Contractor	1	\$4,000.00	\$4,000.00	10%
4.	26	D.Floor & wall tile material	1	\$1,500.00	\$1,500.00	10%
5.	26	E.Floor & wall tile labour	1	\$1,500.00	\$1,500.00	10%
6.		F.	1	\$	\$	
7.		G.		\$	\$	
8.		H		\$	\$	
9.		I.		\$	\$	
10.		J.		\$	\$	
11.		K.		\$	\$	
12.		L		\$	\$	
13.		M.		\$	\$	
14.		N.		\$	\$	
15.		O.		\$	\$	
16.		P.		\$	\$	
17.		Q.		\$	\$	
18.		R.		\$	\$	
19.		S.		\$	\$	
20.		T.		\$	\$	
21.		U.		\$	\$	
22.		V.		\$	\$	
23.		W.		\$	\$	
24.		X.		\$	\$	
25.		Y.		\$	\$	
26.		Z.		\$	\$	



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