



Allan Spira, Architect Pty Ltd

ABN 38 089 301 637

CONTRACT SCHEDULE 1318 for NEW RESIDENCE

Note: this schedule is to be read in conjunction with the architectural drawings dated
Where discrepancies occur, this schedule is to take precedence over drawings.

1. General requirements

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| Interpretation | <ul style="list-style-type: none"> ▪ Provide: means supply and install ▪ Supply: means supply only – builder to allow separately to install ▪ DA means development approval ▪ BA means building approval ▪ PC means provisional cost ▪ FC means fibre cement ▪ MDF means medium density fibreboard ▪ BCA means Building Code of Australia ▪ ACTPLA: means ACT Planning and Land Authority ▪ Paint includes oils, stains and other surface coatings |
| GST | <ul style="list-style-type: none"> ▪ All monetary sums include GST |
| Prior approvals & Permits | <ul style="list-style-type: none"> ▪ Owner (via Architect) to arrange and pay for all approvals ▪ The builder is responsible for obtain all statutory permits for the completion of the works except the DA and BA |
| Provision of services | <ul style="list-style-type: none"> ▪ To be provided in accordance with authorities requirements ▪ Builder to pay all fees (electricity, drainage, plumbing and gas) unless otherwise stated |
| Building Code | <ul style="list-style-type: none"> ▪ All work to conform to the latest version of the BCA |
| Australian Standards | <ul style="list-style-type: none"> ▪ All work to comply with the latest version of the Australian Standards |
| Housing Indemnity Insurance | <ul style="list-style-type: none"> ▪ Builder to provide prior to commencement of work ▪ Evidence of insurance to be submitted to private certifier |
| Engineer | <ul style="list-style-type: none"> ▪ All structural design is to engineers specifications ▪ Design Check Certificate of Structural Sufficiency has been provided ▪ John Skurr Consulting Engineers – John Skurr (T 6282 4620) |
| Surveyor | <ul style="list-style-type: none"> ▪ Contour and detail survey has been provided by Scott McNiven and Associates (T 6290 2369) |
| Site Cleaning | <ul style="list-style-type: none"> ▪ The builder is responsible for keeping the site in clean state and shall ensure regularly remove rubbish & debris |
| Protection | <ul style="list-style-type: none"> ▪ The builder shall ensure all existing structures & finishes to remain are not damaged by the works by the use of drop sheets, ramps at changes in level, corner protection to openings & protection of floor finishes. Any damage that does occur should be made good at no cost to the owners |
| Warranties | <ul style="list-style-type: none"> ▪ The builder shall obtain & furnish to the owners all warranties for appliances, materials & workmanship |
| Final Cleaning | <ul style="list-style-type: none"> ▪ Builder to allow for a thorough clean of the entire house internal & external and remove all debris from the site. All windows to be cleaned removing any paint and markings. Care is to be taken not to scratch the glazing. |
| Liquidated Damages | <ul style="list-style-type: none"> ▪ \$600 per week |

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| Cash Retention | <ul style="list-style-type: none"> ▪ Max 5% to Practical Completion ▪ Max 2.5% to end of Defects Liability Period |
| Variations | <ul style="list-style-type: none"> • Where variations to the contract sum are anticipated they are to be advised in writing and approval given prior to work taking place except in cases where ongoing work makes this impracticable and in such cases verbal advice is to be sort prior to proceeding. |
| Defects Liability Period | <ul style="list-style-type: none"> ▪ 12 months |
| Construction Notes | <ul style="list-style-type: none"> ▪ Refer drawings |
| Energy rating | <ul style="list-style-type: none"> ▪ Energy rating of 6.5 has been provided by RRed |
| Attached neighbour | <ul style="list-style-type: none"> ▪ Builder to consult neighbours of attached dwelling, 106 Lewin Street, prior to demolition of party wall. |
| Adjoining neighbour | <ul style="list-style-type: none"> ▪ The adjoining neighbours, 102 Lewin Street, will be undertaking renovations concurrently with this project. They would like to be consulted regarding the management of construction vehicles, verge protection, location of skips, the use and the location of temporary fencing to ensure safe movement adjacent to the common boundary. |
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| 2. Site Preparation and demolition | |
| Generally | <ul style="list-style-type: none"> ▪ All demolition to AS 2601 ▪ Ensure that no damage occurs to adjoining properties, fences, gardens, roads, footpath or vehicles during demolition ▪ The builder is responsible for making good any damage that may occur ▪ The builder shall make adequate examination of the site and is responsible for checking the actual levels against the levels against shown on drawings ▪ The builder is responsible for ensuring the new building works are set out by a registered surveyor in accordance with the drawings |
| Site amenities | <ul style="list-style-type: none"> ▪ Provide toilets and amenities as required |
| Verge protection | <ul style="list-style-type: none"> ▪ Protect verge to authorities requirements |
| Tree protection | <ul style="list-style-type: none"> ▪ All trees to be retained unless otherwise shown ▪ Builder to protect existing trees adjacent to the new work ▪ Detailed protection arrangements to be determined on site with client prior to commencement |
| Tree removal | <ul style="list-style-type: none"> ▪ Two pollarded fruit trees to be removed as shown |
| Demolition | <ul style="list-style-type: none"> ▪ Existing brick veneer residence to be demolished – refer plans ▪ All demolition work to be in accordance with AS2601 ▪ Existing driveway to be removed ▪ Allow to remove existing shed ▪ Allow to remove vegetable garden and shrubs as required |
| Party wall | <ul style="list-style-type: none"> ▪ Allow to make good with recycled face bricks to match existing |
| Salvaged materials | <ul style="list-style-type: none"> ▪ Check with owners for retrieval of any building items ▪ Salvage and protect items to be re-used ▪ Salvage doors and hardware ▪ Salvage and protect kitchen appliances and fixtures ▪ Hot water service salvaged for possible re-use ▪ Heating furnace to be salvaged for possible re-use ▪ PV system including inverter and meter to be salvaged for re-use |
| Existing paving | <ul style="list-style-type: none"> ▪ Remove and stock for future use |
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| Earthworks | <ul style="list-style-type: none"> ▪ Fill and excavate ground to achieve design levels ▪ Backfill all trenches and other excavations with “B” grade crushed rock rammed & compacted in layers of 150mm depth |
| Rock allowance | <ul style="list-style-type: none"> ▪ Assume no rock ▪ Should any rock removal be required, the builder should submit a variation claim and receive acceptance prior to undertaking work |
| Termite Management | <ul style="list-style-type: none"> ▪ Termimesh non-toxic termite barrier or equal ▪ Contractor to provide certification |
| Asbestos | <ul style="list-style-type: none"> ▪ Existing residence constructed 1978 and is expected to contain bonded asbestos sheets in eaves and wet area wall linings ▪ Allow PC \$2500 for removal of bonded asbestos sheet ▪ Assume that the existing building does not contain any friable asbestos ▪ Ensure removal and disposal of products containing asbestos cement is in accordance with national code of practice and other authority requirements |
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3. Concrete Construction

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| Site Classification | <ul style="list-style-type: none"> ▪ Class S ▪ Refer engineer’s Certificate of Site Classification |
| Garage Slab | <ul style="list-style-type: none"> ▪ Step down from house slab |
| Footings | <ul style="list-style-type: none"> ▪ Strip footings to new walls – refer footing plan ▪ Pad footing to new pergola posts |
| Floor slabs | <ul style="list-style-type: none"> ▪ Slab on ground construction - refer to slab plan |
| Floor levels/coverings | <ul style="list-style-type: none"> ▪ Finished levels to allow for floor coverings –timber flooring, carpet and ceramic tiles |
| Wet areas (bath, laundry and Ensuite) | <ul style="list-style-type: none"> ▪ Ensure finished tiled floor is level with adjoining flooring ▪ Slabs set down to allow for falls to floor wastes (lineal to showers) ▪ Provide localised falls for hobless showers |
| Porch slab | <ul style="list-style-type: none"> ▪ Provide slab to suit pavers over |
| Landing | <ul style="list-style-type: none"> ▪ Provide slab and steps |
| Driveway | <ul style="list-style-type: none"> ▪ Allow PC \$5000 to provide coloured concrete including crossover |
| Construction Notes | <ul style="list-style-type: none"> ▪ Refer drawings |
| FINISHES | |
| Garage Slab | <ul style="list-style-type: none"> ▪ TBC (steel float) |
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4. Brick Construction and Bagging

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| Walls | <ul style="list-style-type: none"> ▪ Brick veneer with commons brickwork for bagged finish externally |
| Bagging | <ul style="list-style-type: none"> ▪ Bagging over brick |
| Dwarf courtyard wall | <ul style="list-style-type: none"> ▪ Concrete breeze blocks – Starlight Screen wall blocks from Besser Block (02) 99822536 to be painted ▪ Provide solid brick engaged piers as required to stiffen breeze block wall |
| Construction Notes | <ul style="list-style-type: none"> ▪ Refer drawings |
| FINISHES | |
| Brick selection | <ul style="list-style-type: none"> ▪ Profile: Commons |
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| 5. Timber & steel construction | |
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| Generally | <ul style="list-style-type: none"> All framing to Timber framing Code 1684 |
| Structural framing | <ul style="list-style-type: none"> Shown on plans |
| Wall framing | <ul style="list-style-type: none"> Internal walls to be 90 x 45 stud framing to timber framing code External walls to be cladding over battens on studs |
| Flashings | <ul style="list-style-type: none"> Provide flashing over existing windows head Provide flashings between clad walls and brickwork/roof below |
| Parapet roof over entry | <ul style="list-style-type: none"> Provide Colorbond capping over brick veneer wall Extend parapet roof over porch as shown FC lining to inside of parapet wall |
| Upper floor Framing | <ul style="list-style-type: none"> Timber framed |
| Floor levels | <ul style="list-style-type: none"> Finished levels to allow for floor coverings |
| Flooring at lower level | <ul style="list-style-type: none"> Hardwood timber T & G Floating bamboo flooring to be provided to entry, living, dining, kitchen, rumpus and corridor to bedrooms. Allow PC \$100/sqm \$70/sqm to supply boards and underfelt Floor polish to be Osmo hard wax or similar |
| Mezzanine flooring | <ul style="list-style-type: none"> Provide to bedrooms 1 and 2 as shown |
| Upper level floor | <ul style="list-style-type: none"> Refer framing plan |
| Roof framing and Lintels | <ul style="list-style-type: none"> Refer framing plan Note: structural framing over entry/porch to suit future use as terrace |
| Porch | <ul style="list-style-type: none"> Refer framing plan FC lined ceiling |
| Eaves | <ul style="list-style-type: none"> Raked FC typically 600mm wide |
| Ceilings | <ul style="list-style-type: none"> Plasterboard lined tme Raked ceiling over dining, living, bed 1, bed 2 and master bedroom Drop ceiling over kitchen |
| Pelmet lighting | <ul style="list-style-type: none"> Provide MDF painted pelmet at edge of dropped ceiling over kitchen where it meets raked ceiling over living spaces Provide pelmet lighting to bedrooms 1 and 2 as shown |
| Cladding | <ul style="list-style-type: none"> Allow PC \$90/m2 to supply Woodform Concept Click vertical façade Includes, long life wall coating, wall fasteners, fixing clips, adhesive and timber pre-finished battens |
| Trellis green wall | <ul style="list-style-type: none"> Allow PC \$2500 to provide framed metal trellis over entry walls |
| Gates/screens | <ul style="list-style-type: none"> Allow PC \$2500 to provide metal gates and screens around courtyard |
| Flashing | <ul style="list-style-type: none"> Provide flashing over all new and existing windows, doors, under windows sills, across cavities, at junctions, between different wall covering and any other locations as finished |
| Built in cupboards | <ul style="list-style-type: none"> Provide framed bulkheads |
| Roof access (ladder) | <ul style="list-style-type: none"> Provide flush fitting ceiling access panel (with folding ladder) |
| Internal window | <ul style="list-style-type: none"> Provide between master bedroom and stairwell |
| Skylight (bathroom) | <ul style="list-style-type: none"> Provide plasterboard lined shafts to ceiling level |
| Courtyard and patio decks | <ul style="list-style-type: none"> Hardwood deck on treated pine frame |
| Pergola | <ul style="list-style-type: none"> Steel frame on steel posts to be painted |
| Construction Notes | <ul style="list-style-type: none"> Refer Steelwork, roofing and framing notes on Drawing C1/C2 |
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| FINISHES | |
| Flooring | <ul style="list-style-type: none"> Type: TBC |
| Eaves | <ul style="list-style-type: none"> FC |
| Cladding | <ul style="list-style-type: none"> TBC |
| Decking (patio, courtyard) | <ul style="list-style-type: none"> Select hardwood TBC |
| 6. Insulation and sarking | |
| Roof | <ul style="list-style-type: none"> R1.5 Anticon sarking blanket under new metal roof , including garage |
| Ceilings | <ul style="list-style-type: none"> R4.5 batts over all ceilings – including eaves Include entry porch |
| Stud framed walls | <ul style="list-style-type: none"> Supply R2.5 insulation batts between studs & noggings to all external stud wall & foil sisalation to external face of wall frames Install R2.5 insulation batts to all internal stud walls |
| Slab edge/perimeter | <ul style="list-style-type: none"> 30mm x 600mm rigid polystyrene board to perimeter underside of slab 30mm rigid polystyrene board to edge of slab Insulation to garage and porch slab not required |
| Acoustic insulation between floors | <ul style="list-style-type: none"> R2.5 (88mm) Rockwool batts with R4 (220mm) fibreglass batts Allow PC \$2500 to supply 9mm x 50mm rubber strips (Insertion from Clark Rubber) between floor joists and sheet flooring and CSR resilient mount fixings laid in opposite directions to ceiling in accordance with manufacturers recommendations |
| 7. Roofing | |
| General | <ul style="list-style-type: none"> Skillion Colorbond Custom Orb Kliplok Colorbond roof for pitch less than 5° Cantilevered awning roof over entry |
| Roof plumbing | <ul style="list-style-type: none"> Colorbond fascias, gutters, downpipes and flashings |
| Flashing | <ul style="list-style-type: none"> Provide ‘Dektite’ flashing around any penetrations in roof for vents, plumbing pipes etc. Flashing let into bricks joints shall be securely fixed with suitable metal wedges or plugs Flashing shall be generally 0.62mm Zincalume flashing sheet, formed into profiles as detailed The plumber & builder shall determine the location of downpipes to adequately service the roof area |
| Roof Penetrations | <ul style="list-style-type: none"> Allow flashing for vent pipes to exhaust fans and range hood |
| Skylight (bathroom) | <ul style="list-style-type: none"> Provide Velux C01 openable double glazed skylight |
| FINISHES | |
| Roof Colour | <ul style="list-style-type: none"> Colour – TBC |
| Fascia | <ul style="list-style-type: none"> Profile – TBC (Colorbond) Colour – TBC |
| Gutter | <ul style="list-style-type: none"> Profile – TBC (allow TME or Colorbond quad guttering) Colour – TBC |
| Downpipes | <ul style="list-style-type: none"> Profile – TBC (allow Colorbond 75x100 downpipes with stand-off brackets) Colour – TBC |
| Flashings, trims | <ul style="list-style-type: none"> Profile – to suit Colour – TBC |

8. Windows and external glazed doors

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| Generally | <ul style="list-style-type: none"> Refer window schedule - amended Composite (timber clad with aluminium) windows Allow PC \$50,000 to supply Note: obscure glass to ensuite windows |
| Glazing system | <ul style="list-style-type: none"> Double glazed units to be 4/12/4 minimum configuration |
| Window reveals and architraves | <ul style="list-style-type: none"> Provide to all openings |
| Window hardware | <ul style="list-style-type: none"> All hardware supplied by manufacturer |
| Windows + doors flyscreens | <ul style="list-style-type: none"> Provide to all opening sashes, as supplied by manufacturer, as part of the window allowance except where security screen are provided |
| Security screens | <ul style="list-style-type: none"> Provide where shown (W2, W5, W7) |
| Protection | <ul style="list-style-type: none"> All windows are to be delivered to site & installed with protective plastic film on all glass panes. Films to be removed at the completion of the project during the commercial cleaning of the house. Any scratched glass panes to be replaced at builder's expense. |
| Window furnishings | <ul style="list-style-type: none"> Owner to provide |
| FINISHES | |
| Frames | <ul style="list-style-type: none"> Colour: |
| Hardware | <ul style="list-style-type: none"> Colour: |
| Flyscreens | <ul style="list-style-type: none"> To match frame |

9. Doors and door hardware

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| Generally | <ul style="list-style-type: none"> All timber doors shall be true, straight and well finished The builder shall take care in transporting, storing & hanging door to prevent warping |
| Door frames | <ul style="list-style-type: none"> MDF or pine primed for paint finish |
| Door seals | <ul style="list-style-type: none"> Provide Raven RP8 bottom door seals to external hinged doors |
| Door hardware | <ul style="list-style-type: none"> Allow PC \$1,500 to supply door hardware |
| Cavity sliding doors | <ul style="list-style-type: none"> Hollow core panels on heavy duty frames Fully recess doors into pocket frame 920mm entry to living 820mm to guest room 720 mm to bathrooms and laundry ensuite |
| Front entry door | <ul style="list-style-type: none"> Allow PC \$1,000 to supply feature pivot door |
| Rear laundry door | <ul style="list-style-type: none"> Allow PC \$500 to supply feature door. Included in window provision |
| Internal hinged doors | <ul style="list-style-type: none"> Generally solid core 820mm panels |
| Garage doors | <ul style="list-style-type: none"> Allow PC \$5000 to provide garage door |

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| FINISHES | |
| Front door | <ul style="list-style-type: none"> ▪ Selection: TBC ▪ Colour: TBC |
| Door hardware | <ul style="list-style-type: none"> ▪ Style: ▪ Finish: |
| Garage door | <ul style="list-style-type: none"> ▪ Selection: ▪ Colour: to match gutter TBC |
| 10. Lining and trims | |
| Generally | <ul style="list-style-type: none"> ▪ Provide 10mm Gypsum plasterboard linings to all internal walls & ceilings (except wet areas) installed in an even plane fixed in accordance with AS1530.4 |
| Cornice | <ul style="list-style-type: none"> ▪ Square set |
| Architraves and trims | <ul style="list-style-type: none"> ▪ 67 x 18mm MDF or pine for paint |
| Skirtings | <ul style="list-style-type: none"> ▪ 92 x 18 mm MDF or pine for paint |
| FINISHES | |
| Architraves | <ul style="list-style-type: none"> ▪ Profile: 92mm splayed ▪ Finish: paint TBC |
| Skirtings | <ul style="list-style-type: none"> ▪ Profile: 67mm splayed ▪ Finish: paint TBC |
| 11. Tiling, splashbacks and carpet | |
| Generally | <ul style="list-style-type: none"> ▪ Provide selected floor tiles to areas as shown on drawings |
| Allowance | <ul style="list-style-type: none"> ▪ Allow \$50 per sq. metre to supply tiles |
| Scope | <ul style="list-style-type: none"> ▪ Floors: all wet areas and entry ▪ Full height wall tiles: bathrooms ▪ Kitchen Splashback: coloured glass to bench sink/cooktop – 600mm high ▪ Laundry Splashback: tiles – 600mm high ▪ Skirting: WC and laundry |
| Wet sealing | <ul style="list-style-type: none"> ▪ Fully tank laundry, bathroom, WC and ensuite floor with paint on waterproof membrane prior to tiling ▪ Fully tank over all wall junctions |
| Carpet | <ul style="list-style-type: none"> ▪ By owner |
| FINISHES | |
| floors | <ul style="list-style-type: none"> ▪ Entry ▪ Kitchen: ▪ Laundry: ▪ Bathroom: ▪ Ensuite: |
| Wall tiles | <ul style="list-style-type: none"> ▪ Laundry: ▪ Bathroom: |
| splashbacks | <ul style="list-style-type: none"> ▪ Kitchen: ▪ Laundry: |
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| 12. Timber fixtures | |
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| Generally | <ul style="list-style-type: none"> ▪ Builder to include allowances in tender and allow to co-ordinate work and other trades associated with the provision of timber fixtures |
| Allowances | <ul style="list-style-type: none"> ▪ All PC items include for provision of joinery – supply and install (including doors and fit out) |
| Entry bench | <ul style="list-style-type: none"> ▪ Allow PC \$4,000 to provide |
| Kitchen joinery | <ul style="list-style-type: none"> ▪ Allow PC \$23,000 to provide |
| Shelves (facing living) | <ul style="list-style-type: none"> ▪ Allow PC \$2,000 to provide both |
| Shelves (upper level) | <ul style="list-style-type: none"> ▪ Allow PC \$1,000 to provide |
| Rumpus bench unit | <ul style="list-style-type: none"> ▪ Allow PC \$3,000 to provide |
| Laundry joinery | <ul style="list-style-type: none"> ▪ Allow PC \$3,000 to provide |
| Linen (under stair) | <ul style="list-style-type: none"> ▪ Allow PC \$2,000 to provide |
| Robe -bed1 | <ul style="list-style-type: none"> ▪ Allow PC \$2,500 to provide |
| Robe - bed2 | <ul style="list-style-type: none"> ▪ Allow PC \$2,500 to provide |
| Master bed robe | <ul style="list-style-type: none"> • Allow PC \$4,000 to provide |
| Vanities | <ul style="list-style-type: none"> ▪ Allow PC \$3,500 to provide both |
| Recessed cabinets | <ul style="list-style-type: none"> ▪ Allow PC \$1000 to provide recessed cabinets with mirrors doors over vanity units |
| Fireplace mantles | <ul style="list-style-type: none"> ▪ Allow PC \$3000 to provide both |
| FINISHES | <u>All joinery items</u> <ul style="list-style-type: none"> ▪ Bench top style + finish: TBC ▪ Cupboard doors style + finish: TBC ▪ Handles: TBC |
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| 13. Painting | |
| Generally | <ul style="list-style-type: none"> ▪ Allow high level of finish using low toxicity (low VOC) premium grade paints equal to Dulux Professional enviro2 range ▪ Builder to allow to paint all surfaces both internally & externally |
| FINISHES | |
| Internal walls | Colour TBC |
| Internal ceilings | Colour TBC |
| Window reveals | Colour TBC |
| Architraves and trim | Colour TBC |
| Soffit linings | Colour TBC |
| Timber fascias and other timber members | Colour TBC |
| Pergola | Colour TBC |
| Steelwork | Colour TBC |
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| 14. Plumbing, Drainage and Gas | |
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| Generally | <ul style="list-style-type: none"> ▪ All new hot and cold water and waste services reticulated to all fixtures |
| Gas service | <ul style="list-style-type: none"> ▪ Existing gas meter to be reused ▪ Provide reticulation to gas cook top and fireplace (living) and bayonet (for BBQ) on patio from existing service |
| Gas fireplace | <ul style="list-style-type: none"> ▪ Make provision for future installation of gas fireplace and flue kit |
| Hot water | <ul style="list-style-type: none"> ▪ Allow PC \$6,000 to supply new solar hot water unit with electric booster |
| Hydronic heating | <ul style="list-style-type: none"> ▪ Allow PC \$20,000 to provide hydronic heating ▪ In slab to lower level and radiators above ▪ Includes heated towel rail to bathrooms |
| Rain water tank | <ul style="list-style-type: none"> ▪ Provide 20,000 litre in ground precast concrete tank in rear garden ▪ Provide pump and rain bank system ▪ Provide overflow at tank locations ▪ Reticulate to laundry and WC's |
| Stormwater | <ul style="list-style-type: none"> ▪ Replace existing ▪ Reticulate stormwater from roof to water tank + overflow |
| Sewer | <ul style="list-style-type: none"> ▪ Replace existing ▪ Reticulate fixtures to existing system in accordance with ACTEW requirements |
| Trenches | <ul style="list-style-type: none"> ▪ All new trenches for stormwater / sewer to be backfilled with crusher dust |
| Floor wastes | <ul style="list-style-type: none"> ▪ Chrome plated brass fittings to laundry, bathroom, WC and ensuite |
| Garden taps | <ul style="list-style-type: none"> ▪ Provide 3 garden taps in locations to be advised |
| Sanitary fixtures | <ul style="list-style-type: none"> ▪ Allow PC \$10,000 to supply new fixtures and fittings – including accessories |
| Wood fireplace | <ul style="list-style-type: none"> ▪ Allow PC \$5000 to supply wood heater and flue kit |
| Range hood/exhaust fans | <ul style="list-style-type: none"> ▪ Ensure all air extraction is to outside and not into roof spaces |
| FINISHES | |
| Sanitary fixtures | <ul style="list-style-type: none"> ▪ TBC |
| Water tank | <ul style="list-style-type: none"> • TBC |
| Gas fireplace | <ul style="list-style-type: none"> • TBC |
| Wood fireplace | <ul style="list-style-type: none"> • TBC |
| 15. Shower screens and mirrors | |
| Screens | <ul style="list-style-type: none"> ▪ Allow PC \$2,500 to supply |
| Mirrors | <ul style="list-style-type: none"> ▪ Part of recessed cabinet allowance – provide frameless 6mm float glass mirror with smooth arris edges over basin |

16. Electrical & mechanical installations

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| Generally | <ul style="list-style-type: none"> The electrical contractor is to make allowance for all wiring and electrical connections for all electrical fixtures and appliances |
| Power supply/utilities | <ul style="list-style-type: none"> Owners to pay ACTEW fees ACTEW POA via underground to new location Relocate phone point of attachment to rear of additions Allow for all electrical work from ACTEW point of attachment (POA) |
| Electrical layout | <ul style="list-style-type: none"> Refer provisional plans, which are to be reviewed and finalised on site at rough in stage. Includes: new POA, consumer mains from POA to switchboard, power points, lighting, exhaust fans, ceiling fans, switches, dimmers, smoke alarms, earth leakage detectors, phone, audio, data outlets, hot water, ceiling fans, etc. Includes power to electrically operated windows Switch board location to be confirmed |
| Light fittings, ceiling fans and exhaust fans | <ul style="list-style-type: none"> Owners to supply for builder to install |
| Appliances | <ul style="list-style-type: none"> Owners to supply for builder to install Provide power to electric oven, hotplates, range hood, dishwasher, fridge, microwave oven, hot water, pump and heating/air conditioning system |
| PV cells | <ul style="list-style-type: none"> Allow PC \$2500 to re-install existing system on proprietary frames |
| FINISHES | |
| Plates | <ul style="list-style-type: none"> Switch plates: Standard white equal to Clipsal plates, switch plates to be fixed at 1100mm above F.L. GPO plates: Standard white Clipsal double GPO's fixed 150mm above bench tops otherwise 300mm above FL |
| Fittings | <ul style="list-style-type: none"> See electrical plan Lights and exhaust fans as supplied by owners |

17. Landscaping & Paving

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| Unit paving | <ul style="list-style-type: none"> Allow PC \$4500 to provide |
| Planting/garden beds | <ul style="list-style-type: none"> Owner to provide |
| Overland flow | <ul style="list-style-type: none"> Allow for overland flow around away from building |
| Fencing | <ul style="list-style-type: none"> Retain existing |
| Clothes line | <ul style="list-style-type: none"> Allow PC \$1000 to provide |
| Footpath crossing | <ul style="list-style-type: none"> Retain existing |
| FINISHES | |
| Paving | TBC |
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