



Allan Spira, Architect Pty Ltd

ABN 38 089 301 637

PRE-TENDER SCHEDULE 1502 for PROPOSED 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

Interpretation	<ul style="list-style-type: none"> ▪ Provide means supply and install ▪ Supply means supply only – builder to allow separately to install ▪ TME means to match existing ▪ TBC means to be confirmed ▪ DA means development approval ▪ BA means building approval ▪ PC means provisional cost ▪ BCA means Building Code of Australia ▪ Paint includes oils, stains and other surface coatings ▪ T&G means tongue and groove ▪ MDF means medium density fibreboard
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 DA and BA 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 (including electricity, drainage, plumbing and gas) unless otherwise stated
Occupancy	<ul style="list-style-type: none"> ▪ Owners will occupy the premises for the complete duration of work but can make arrangements to move out at critical times if required
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"> ▪ Structural certification has been provided by engineer ▪ John Skurr Consulting Engineers – John Skurr (02) 6282 4620
Surveyor	<ul style="list-style-type: none"> ▪ Contour and detail survey has been provided ▪ Scott McNiven and Associates Surveyors – (02) 6290 2369
Contract	<ul style="list-style-type: none"> ▪ ABIC SW-2008 H ACT
Liquidated Damages \$500/week	<ul style="list-style-type: none"> ▪ Only applied in cases where extended delays cannot be justified
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.
Cash Retention	<ul style="list-style-type: none"> ▪ Max 5% to Practical Completion ▪ Max 2.5% to end of Defects Liability Period
Defects Liability Period	<ul style="list-style-type: none"> ▪ 6 months

Glazing calculator Or Energy rating	<ul style="list-style-type: none"> ▪ To be provided as part of BA approval ▪ Window specifications to accord with glazing calculations
50% Rule	<ul style="list-style-type: none"> ▪ Nil PC allowance - assume the work to the existing residence complies with this requirement ▪ Scope of remedial work to be assessed with builder and certifier
GST	<ul style="list-style-type: none"> ▪ All monetary sums include GST

2. Site Preparation

Generally	<ul style="list-style-type: none"> ▪ 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
Demolition	<ul style="list-style-type: none"> ▪ The existing brick veneer building (circa 1961) ▪ Additions (circa 1975) ▪ Garage and carport
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
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
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"> ▪ 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
ACTEW power	<ul style="list-style-type: none"> ▪ Provide temporary power during Construction
Trees/landscaping	<ul style="list-style-type: none"> ▪ All landscaping work, including removal and pruning of trees and shrubs that are in the way of the additions are to be provided by the owners outside of the contract ▪ Allow to protect established trees and shrubs. Detailed tree protection measures to be determined on site with client prior to commencement
Asbestos	<ul style="list-style-type: none"> • The building’s soffit linings are very likely to contain asbestos • Builder to submit asbestos control plan as condition to BA approval • Allow for asbestos removal

3. Concrete Construction

Site Classification	<ul style="list-style-type: none"> ▪ Assume Class S
Footings	<ul style="list-style-type: none"> ▪ Strip footings to perimeter walls or house, garage and courtyard walls
Floor slabs	<ul style="list-style-type: none"> ▪ 100mm reinforced concrete slab to house and garage ▪ 32MPA with 2 layers F82 mesh for burnished finish
Wet areas	<ul style="list-style-type: none"> ▪ Slabs set down to allow for falls to floor wastes
Floor levels	<ul style="list-style-type: none"> ▪ Slab level set 20mm below finished floor level (T&G hardwood or carpet)

4. Brick Construction

Brickwork	<ul style="list-style-type: none"> ▪ Brick veneer construction
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	<ul style="list-style-type: none"> Face brick to be selected. Allow PC \$1000 per thousand to supply.
Courtyard walls	<ul style="list-style-type: none"> 1800m high 230mm brickwork
5. Timber & steel construction	
Wall framing	<ul style="list-style-type: none"> New walls to be 90 x 45 to Timber Framing Code
Structural framing	<ul style="list-style-type: none"> To be shown on plans
Roof framing	<ul style="list-style-type: none"> Framed skillion varying heights as shown
Ceilings	<ul style="list-style-type: none"> Generally raked to living areas Suspended flat ceilings to wet areas and hallway
Flooring	<ul style="list-style-type: none"> Provide bamboo pre-finished floating flooring to all living and bedrooms Allow PC \$70/sqm to supply including underfelt, trims, etc.
Built in cupboards	<ul style="list-style-type: none"> Provide framed bulkheads for cornice over new joinery units
Internal doors	<ul style="list-style-type: none"> Provide timber framed glazed heads over
Pelmets	<ul style="list-style-type: none"> Painted MDF as shown to conceal LED up-lighting
Decks (front porch and rear deck)	<ul style="list-style-type: none"> Suspended primed treated pine bearers and joists on timber posts Decking boards to finish to underside of sliding door sill Allow PC \$80/sqm to supply mixed hardwood decking Future shade sails to rear deck by owners
Flashings	<ul style="list-style-type: none"> Provide flashing over all windows , doors, under window sills, across cavities, at junctions, between different wall covering and any other locations as finished
6. Insulation and sarking	
Roof	<ul style="list-style-type: none"> R1.5 Anticon sarking blanket under new metal roof
Ceilings	<ul style="list-style-type: none"> R5 bulk insulation over new ceilings
Framed walls	<ul style="list-style-type: none"> Supply R2.7 insulation batts between studs & noggings to all external stud wall & foil sisalation to external face of wall frames
Slab edge/perimeter	<ul style="list-style-type: none"> 30mm rigid polystyrene board to edge and 600mm perimeter
Acoustic insulation	<ul style="list-style-type: none"> Install R2.5 acoustic insulation batts to all internal stud walls

7. Roofing	
Type	<ul style="list-style-type: none"> ▪ Colorbond Custom Orb 0.48mm (corrugated profile) ▪ Colour TBC
Roof plumbing	<ul style="list-style-type: none"> ▪ New Colorbond fascias and half round gutters ▪ New Colorbond downpipes 75 x 100mm ▪ Fall gutters to downpipes ▪ The plumber & builder shall confirm the location and size of gutters and downpipes to adequately service the roof area
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
8. Cladding	
Walls	<ul style="list-style-type: none"> ▪ Weathertex vertical cladding
Eaves lining	<ul style="list-style-type: none"> ▪ FC lined
9. Windows	
Allowance	<ul style="list-style-type: none"> ▪ Allow PC \$30,000 to supply windows
Windows and external glazed doors	<ul style="list-style-type: none"> ▪ Refer window schedule (to be issued) ▪ New double glazed windows and sliding doors
Glazing system	<ul style="list-style-type: none"> ▪ Generally double glazed units minimum 4/12/4
Screens	<ul style="list-style-type: none"> ▪ All opening windows and glazed doors to have flyscreens
Window reveals and architraves	<ul style="list-style-type: none"> ▪ Pine or MDF internally
Bath window	<ul style="list-style-type: none"> ▪ Provide tiled reveal
Window/external glazed door hardware	<ul style="list-style-type: none"> ▪ All locks supplied by manufacturer
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 builders expense

10. Doors and door hardware

Generally	<ul style="list-style-type: none">All timber doors shall be true, straight and well finishedThe 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 hardware	<ul style="list-style-type: none">Allow PC \$1500 to supply all new door hardware
Internal hinged doors	<ul style="list-style-type: none">Flush panel ready coat doors 2040 x 820mm with painted finish
Cavity sliding doors	<ul style="list-style-type: none">“ Euro Cav”, flush finish cavity sliding system (available from Alto Building Systems)Fully recess doors into pocket frames
External entry door	<ul style="list-style-type: none">Allow PC \$4500 to supply battened feature door and wide sidelight
External laundry door	<ul style="list-style-type: none">Solid core plain face door
Security screens	<ul style="list-style-type: none">By owner
Door seals	<ul style="list-style-type: none">Provide Raven RP8 bottom door seals to external hinged doors
Garage door front	<ul style="list-style-type: none">Colorbond Panel Lift Seville profile with remote operation
Garage door rear	<ul style="list-style-type: none">Colorbond roller door manual operation

11. Lining and trims

Walls and ceilings	<ul style="list-style-type: none">10mm plasterboard
Cornice	<ul style="list-style-type: none">All new ceilings to be square set
Architraves and trims	<ul style="list-style-type: none">Square set tme
Skirtings	<ul style="list-style-type: none">MDF or pine for paint tme

12. Tiling	
Allowance	<ul style="list-style-type: none"> Allow \$45 per sq. metre to supply tiles
Areas	<ul style="list-style-type: none"> Floor tiles to all wet areas Full height wall tiles to bathroom, laundry, powder and WC
Wet sealing	<ul style="list-style-type: none"> Fully tank wet area floors with paint on waterproof membrane prior to tiling Fully tank walls around showers with waterproof membrane over FC sheet in accordance with the manufacturer's recommendations. Provide vertical angle flashing to all corners under FC sheets
13. Timber fixtures	
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 Includes doors
Kitchen	<ul style="list-style-type: none"> Allow PC \$24,000 (includes dining table)
Entry cupboards	<ul style="list-style-type: none"> Allow PC \$3,000
Living room	<ul style="list-style-type: none"> Allow PC \$5,000
Walk in robe	<ul style="list-style-type: none"> Allow PC \$3,000
Bed 2 robe	<ul style="list-style-type: none"> Allow PC \$2,500
Bed 3 robe	<ul style="list-style-type: none"> Allow PC \$4,000
Linen	<ul style="list-style-type: none"> Allow PC \$2,500
Laundry	<ul style="list-style-type: none"> Allow PC \$3,500
Vanities (powder + bath)	<ul style="list-style-type: none"> Allow PC \$4,000
14. Painting	
Scope	<ul style="list-style-type: none"> Whole house
Generally	<ul style="list-style-type: none"> Allow high level of finish using premium grade paints
Internal	<ul style="list-style-type: none"> Allow to seal / undercoat & apply 2 finished coats of wash & wear acrylic to all internal walls & ceilings Allow to seal / undercoat & apply 2 finished coats of 'gloss' enamel to all internal timber architraves & trims
External	<ul style="list-style-type: none"> Apply a sealer / undercoat & 2 coats acrylic Solargard to all soffit linings Apply primer / undercoat & 2 finished top coats of 'gloss' enamel to any timber fascias & others timber members Apply cold galv. / primer & 2 finished coats of 'gloss' enamel to any exposed steelwork not already powder coated All painting work to comply with the relevant codes and standards High impact paint finish – Dulux or equal

15. Plumbing, Drainage and Gas

Generally	<ul style="list-style-type: none"> ▪ Provide hot and cold water and waste services to all fixtures ▪ Provide concealed stop valves to WC's, dishwasher and washing machine ▪ Provide all roof plumbing ▪ Provide all gas services ▪ All pipe work to be installed & adequately braced to prevent any hammering or noise ▪ Any pipe penetration through slabs to be adequately insulated ▪ The builder shall procure all permits, issue all notices & pay all fees and charges in connection with work ▪ All hot & cold water pipes to be PVC, all hot water piping shall be completely insulated using pre-lagged piping ▪ The builder is responsible for direction of any sewer & stormwater lines to enable the completion of the works
Hydronic heating	<ul style="list-style-type: none"> ▪ Allow PC \$20,000 to provide
Hot water	<ul style="list-style-type: none"> ▪ Recessed gas instant hot water unit equal to Rinnai Infinity 32
Garden taps	<ul style="list-style-type: none"> ▪ 4 garden taps in locations TBC
Gas service	<ul style="list-style-type: none"> ▪ Owners to arrange for gas provision and metering to building line ▪ Reticulate to hot plates, hot water unit and hydronic boiler
Rain water tanks	<ul style="list-style-type: none"> ▪ Allow \$3,000 to provide tank, pump and rain bank system ▪ Builder to reticulate stormwater from new roof to tank ▪ Provide overflow at tank locations
Floor wastes	<ul style="list-style-type: none"> ▪ Chrome plated brass fittings to all wet areas ▪ Stainless steel lineal drain to edge of shower recess
Range hood/exhaust fans	<ul style="list-style-type: none"> ▪ Duct to outside air
Stormwater	<ul style="list-style-type: none"> ▪ Connect downpipes & sumps into stormwater lines ▪ Provide PVC stormwater lines 90mm diameter at minimum 1:100 gradient as required
Sewer	<ul style="list-style-type: none"> ▪ Provide reticulation to sewer mains in accordance with ACTEW requirements
Kitchen sink	<ul style="list-style-type: none"> ▪ Allow PC \$600 to supply
Kitchen tap set	<ul style="list-style-type: none"> ▪ Allow PC \$300 to supply
WC suites x 2	<ul style="list-style-type: none"> ▪ Allow PC \$1000 to supply
Vanity basin x 2	<ul style="list-style-type: none"> ▪ Allow PC \$500 to supply
Basin taps x 2	<ul style="list-style-type: none"> ▪ Allow PC \$600 to supply
Shower head	<ul style="list-style-type: none"> ▪ Allow PC \$300 to supply
Shower tap set	<ul style="list-style-type: none"> ▪ Allow PC \$250 to supply
Bath	<ul style="list-style-type: none"> ▪ Allow PC \$700 to supply
Bath mixer/spout	<ul style="list-style-type: none"> ▪ Allow PC \$500 to supply
Laundry tub	<ul style="list-style-type: none"> ▪ Allow PC \$500 to supply
Laundry tapset	<ul style="list-style-type: none"> ▪ Allow PC \$250 to supply
Towels/Accessories	<ul style="list-style-type: none"> ▪ Allow PC \$1500 to supply

16. Electrical & mechanical installations

Allowance	<ul style="list-style-type: none">▪ Allow PC \$20,000 for all electrical work▪ Electrical plan to be issued prior to final tender▪ Includes: new meter box, consumer mains, switchboard, power points, lighting, exhaust fans, switches, dimmers, smoke alarms, earth leakage detectors, phone, audio, data outlets, etc.
Power supply/utilities	<ul style="list-style-type: none">▪ Owners to pay ACTEW fees▪ Provide new underground POA
Light fittings & exhaust fans	<ul style="list-style-type: none">▪ Allow PC to supply light fittings and exhaust fans
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, etc.

17. Landscaping

Generally	<ul style="list-style-type: none">▪ Owner to provide all soft landscaping▪ Landscaping in front of courtyard wall will be a requirement of approval
Courtyard wall	<ul style="list-style-type: none">▪ Allow PC \$2,000 to provide screen/gate to courtyard as shown
Boundary Fencing	<ul style="list-style-type: none">▪ By owner
Clothes line	<ul style="list-style-type: none">▪ Owner to provide
Letterbox	<ul style="list-style-type: none">▪ Owner to provide

18. Paving

Driveway	<ul style="list-style-type: none">▪ Allow PC \$5,000 to provide
Other paving	<ul style="list-style-type: none">▪ Owner to provide