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General Housing Specification

Project	Proposed Residence
Project Address	Lot 6 DP793799 11 Coomber St Rylstone NSW 2849
LGA	Mid-Western Council
Client	Gai Dobson

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PRELIMINARY

DEFINITIONS

BUILDER	principal contractor engaged by the owner or architect.
CONTRACTOR	specialist tradesmen engaged by the builder on a sub-contract basis.
ENGINEERS DETAIL	includes any and all information in the form of reports, instructions, certificates, calculations and drawings provided by an engineer in respect of the works.
LOCAL AUTHORITY	shall mean local council or duly authorized private certifier.
PLANS	the architectural drawings that detail the project.
PRIME COST ITEMS	allowances made by the builder in the contract for certain items. These allowances may be varied up or down depending upon the owner's selection of an item, or other contract conditions.
REGULATION	means any relevant parts of the B.C.A. or Australian Standard, as well as the requirements of the home Building Act and Local Authority.

GENERALLY

The specification outlines the works to be performed and generally describes the materials to be used to carry out the works to completion, with reference usually being given to the applicable Australian Standard(s).

The specification will be read in conjunction with the plans, engineer's details, other consultants' reports, the contract and council approval.

Where any ambiguity arises, it is the responsibility of the builder to clarify the issue before proceeding.

Reference to responsibility for expenses must be confirmed in the contract. Not all clauses in this specification will apply to all accompanying plans. Any clause that is not relevant to a particular project design may be disregarded.

MEASUREMENT UNITS

Unless stated otherwise, all sizes and dimensions are in millimetres and are nominal only.

STATUTORY AND OTHER REQUIREMENTS

THE WORKS

All work will be in accordance with the Building Code of Australia (BCA) Housing Provisions and the relevant Australian Standards, as are current at the time.

The builder will identify the site with a sign to clearly show at least the builder's name, contact details, license number and the site address.

PERMITS, NOTICES & FEES

The builder is responsible to check that all permits have been issued and that all the necessary fees have been paid to ensure continuous legal progress of the works. The builder is to arrange all necessary inspections by the local authority and/or engineer as required. The builder is to comply with any requirement or notification by any statutory authority that has jurisdiction over the works. The builder must obtain and provide any specialist certificates required under the conditions of approval and supply these to the local authority at the time specified by them. The builder must comply with the provisions of the Home Building Act and issue any required certificates to the owner including Home Owners Warranty Certificate.

INSURANCE

The builder must maintain insurance cover over the works against such things as fire, theft, malicious damage and any other risk that may be appurtenant to the project. The builder must also maintain Public Liability cover and Workers Compensation Insurance. It is the builder's responsibility to ensure that ALL persons working on the site are adequately covered by either their own insurance or the builder's policy.

LABOUR & MATERIALS

The builder is to provide all labour and materials to complete the works subject to the conditions of the contract documents. All work is to be performed by licensed tradesmen in line with proper building practice. All materials are to be new and at least equal to the standard specified.

Any surplus building material will remain the property of the builder unless agreed otherwise.

ELECTRICITY

The builder is to make arrangements for, and pay any fees for, the temporary electrical power to be used during the construction works. Should it be necessary for the provision of poles or underground wiring etc., these shall be installed, wherever possible, as part of the permanent installation for the project.

TEMPORARY SANITARY ACCOMMODATION

If no usable toilet facility exists, than prior to the commencement of any work the builder will provide a temporary toilet on site. This may be in the form of a chemical closet, or a plumbed WC. connected to the sewer (if required by the Local Authority). The builder will remove the facility at the completion of the contract works.

SITE PROTECTION

The builder is to provide an effective barrier fence to prevent unauthorized entry onto the site. Such fence is to be maintained for the duration of the contract. The builder will also erect appropriate warning signs at the site entry point.

If the works involve an addition or renovation to an occupied residence, the builder is to, as much as is practical, secure the area of the work while still maintaining reasonable and safe access for the occupants.

SPECIALIST OR DANGEROUS WORKS

Where the works involve dangerous situations (e.g. deep excavations or asbestos removal), the builder is to take all appropriate steps to ensure that the safety of the public and the workers on site is kept paramount.

The appropriate safety equipment, clothing, barriers and if necessary suitably trained and qualified personnel are all to be engaged if the circumstance so warrants it.

SITE WIND CATEGORY

The builder, or a structural engineer engaged by the builder, is to determine the wind category zone that is applicable to the site. This information is to be relayed to all fabricators and tradesmen whose work or materials are likely to be affected by the category zoning.

OWNERS OBLIGATIONS

SURVEYORS CERTIFICATES

If the contract so indicates, or if required by the local authority, the owner will at their expense, engage a registered surveyor to provide set out pegs on the site. If the site is not surveyed, the owner must provide the builder with written identification of reference points for the buildings set out. The owner must warrant to the builder that such points are accurate.

The owner then accepts responsibility for the position of the building if it later proves that such points were incorrect. Dimensions and positions indicated on the architectural plans should not be taken as “Survey Standard”.

ENGINEERS DETAILS

If the works require the involvement of an structural engineer, the owner will, at their expense, engage an engineer to provide details appropriate to the situation.

EMPLOYEES ENGAGED BY THE OWNER

The owner must not engage any tradesmen or others workers, or perform any work themselves on the site, without the consent of the builder. The builder will not bear any responsibility for the work performed by such persons, unless the work is carried out under his direct supervision.

MATERIALS SUPPLIED BY THE OWNER

Any material listed in the contract that is to be provided by the owner must be delivered to the site and insured by the owner until such time as it is installed into the project. The builder must provide the owner with sufficient warning to ensure that delivery can be made in time for the installation to not delay the project.

If there is an unreasonable delay in such delivery, the builder may be granted an extension of time in the contract, or the owner and builder may agree on a substitute material being used so long as standards are not compromised.

WATER SUPPLY

The owner will, at their expense, provide adequate water supply to the site for construction purposes. Unless noted otherwise in the contract, the owner will pay for connection of town water supply, including the meter.

If town water is not available, the owner and the builder must come to an agreement about the installation of either temporary or permanent water storage tanks on the site.

SEWER CONNECTION

If not already provided, the owner will at their expense, provide a sewer connection riser to facilitate connection of the house drainage. The builder is to connect to this point and arrange all necessary inspections. If no sewer is available to the site, the builder will provide an approved on site sewer management system.

APPROVALS &FEES

Unless otherwise agreed, the owner shall lodge all necessary applications, plans and details with the local authority for approval prior to the commencement of work. The owner will, where appropriate, pre-pay for all necessary inspections of building and plumbing work.

In areas affected by mines subsidence the “Mines Subsidence Board” is to give approval of the works. The works are then to be carried out in accordance with such approval.

In areas where other special purpose statutory bodies have jurisdiction, approval from such bodies must be sought, and gained prior to signing contracts.

SET OUT AND EXCAVATION

SET OUT

The builder will accurately set out the works in accordance with the approved plans (or any conditions applied by the approval). Where any doubt exists for the set out to be accurate, refer to "Surveyor Certificates" clause on page 4.

SITE PREPARATION

The builder is to clear the construction area, plus up to 3.0 metre around the area (boundaries permitting), removing vegetation, stumps, rocks, debris etc. The builder is to ensure that council approval has been given for the removal of any trees affected, and that suitable protective barriers are installed on trees that are to remain on site.

EXCAVATION

The area of the site covered by the building, and an area 1.0 metre around the building (boundaries permitting), shall be prepared to levels fitting the design. Grass and other vegetation will be removed from the building's footprint. Excavation for footings shall be in accordance with engineers' details and at least to a depth able to hide concrete footings below ground where possible.

UNDER SLAB FILLING

Under slab fill shall be in accordance with AS 2870, and any additional requirements of the engineer.

DRIVEWAY & ACCESS

If permanent on-going vehicle access is intended to the proposed works after completion, the builder shall at least roughly excavate the intended driveway to shape, grade and levels suitable to the circumstance. The builder shall then install a road base (gravel, crushed concrete or rock) layer to the driving surface. Care is to be taken to ensure adequate and appropriate drainage and siltation controls are built into the driveway.

Applying a sealed finish to the driveway is subject to contract conditions, owner's selection and allowances.

CONCRETE AND FOUNDATIONS

TERMITE PROTECTION

Termite protection measures must be installed in accordance with AS 3660.1. The builder is to ensure that LASTING protection is built into the structure. Owners are to be advised of the IMPERATIVE to have regular inspections carried out on their properties by experienced, licensed pest control companies at regular intervals, (not exceeding 6 months).

VAPOUR BARRIER

The builder is to install an under slab vapour barrier in accordance with AS 2870. The integrity of the membrane is to be maintained during placement of reinforcement and concrete.

CONCRETE

Concrete shall be Grade 20 or better (unless so specified by the engineer). Concrete for structural purposes shall be in accordance with AS 3600. Ready mixed concrete shall conform to AS 1379 and no further water should be added to the mix unless authorized by the supplier or the engineer. Concrete will be placed and vibrated in line with good building practice. If severe weather conditions are likely to cause premature drying, the concrete must be protected by covering with plastic, continual misting with water or applying an approved curing agent.

The builder is to ensure that specified floor levels have been achieved prior to pouring concrete. If an engineer's details or direction specifies curing of concrete, this will be carried out in line with such direction or AS 3600.

INSPECTIONS

The builder shall arrange inspection by the local authority and/or the engineer and gain approval prior to pouring any concrete. The reinforcement, structural sizes, plumbing pipes, termite protection and vapour barrier must all meet the requirements and standards prior to pouring.

SUSPENDED SLABS

All slabs not bearing directly on natural ground or on properly retained and compacted fill, must be engineered as suspended slabs and installed in accordance with the engineer's details. Formwork and temporary propping is to be maintained in place in line with the engineer's direction.

FOUNDATION WALLS

Provide masonry foundation walls as indicated on the plans to levels appropriate to suit floor framing thicknesses to allow for correct finished floor levels. Provide access hatch or openings through foundation walls to permit human access to ALL sub-floor areas.

Provide full width and continuous ant capping and/or blocking measures to suit the situation.

SUB-FLOOR VENTILATION

The builder is to ensure cross ventilation of ALL sub-floor areas in accordance with the Australian Standard and/or the local authority requirements (if these exceed the Australian Standard).

RETAINING WALLS

Provide retaining walls as indicated on the plans or engineers details and/or as excavated levels may require. Walls indicated on the plans or engineer's details are to be constructed in the materials so specified, unless an unforeseen height variation renders the specified wall unworkable, in which case the engineer must be consulted to provide a satisfactory solution. Any wall varied in this manner must be brought to the attention of the owner.

The builder is to ensure proper and adequate drainage to the surface and sub-surface behind any retaining wall.
Any walls over 900mm are to be designed by an engineer.

PLUMBING

GENERAL

All plumbing and drainage work in NSW must comply with the PCA.

The builder shall engage a licensed plumber to install hot and cold water supply and drainage pipes to properly and legally service all fittings and fixtures indicated on the plans in accordance with AS/NZ3500.3 and AS/NZ3500.5. Fittings and fixtures will be in accordance with AS/NZ3500 and the contract documents or owner's selection, unless particular items have been directly specified on the plan.

All inspections and/or certifications are to be made to ensure final clearance by the relevant supply authority. The plumber is to connect the sewer service to either the council mains or to an on site septic or aerated treatment tank (as applicable). The plumber shall lay stormwater pipes to collect roof water, water from paving and elsewhere as indicated on the plan. Stormwater pipes are to be a minimum of 90mm diameter UPVC, and are to be laid to an even fall with a minimum of 150mm cover. Drains shall discharge into the street gutter or to purpose built water storage or retention tanks as the particular local authority or approval requires.

An approved water heater is to be installed in accordance with the manufacturers' directions, placed in a position to minimise "draw off", or as indicated on the plans.

Any specified gas installation (bottled or mains) is to be carried out by a suitably licensed contractor, and in accordance with the supply authorities requirements. The owner and builder's attention is drawn to the specific requirements of some councils and/or "Basix" to utilise water minimising, and energy efficient fittings and fixtures and the use of these WILL be a condition of the approval.

TIMBER FRAMING

GENERAL

All framing should be in accordance with the provisions of AS 1684.

Any framing outside the provisions of this standard is to be designed and certified by an engineer. All work is to be carried out by licensed tradesmen employing acceptable trade practices to ensure that the finished frame is plumb, straight, true, structurally adequate and matches the information on the plan. All fix out and joinery work is similarly to be of top quality.

FLOOR FRAMING

All timber floors are to be framed to meet the FFL indicated on the plan. Span and spacing of bearers and joists are to conform to the relevant span tables. Deep joists are to be fitted with solid blocking as required. All sizes and stress grades of timber and tie down methods are to be in accordance with AS 1684. Provide particleboard flooring to all floors. Strip flooring (if specified), is to be installed over particleboard and polished to an appropriate selected finish.

WALL FRAMING

Where top and bottom plates are trenched, such trenching will not exceed 10mm and, if used, care shall be taken to ensure a uniform depth of trenching is maintained throughout the project. Wall framing is to be erected plumb and straight and securely fastened to the floor framing at a maximum of 600mm centres (or otherwise subject to the wind category requirements). Wall heights less than 2.7 metres are to have a least one row of noggins installed, wall heights greater than 2.7 metres are to have a minimum of 2 rows of noggins, or in other circumstances, as required by AS 1684. Wall framing is to have tie straps wrapping over the top and bottom plates and secured to the studs. Spacing and other details are subject to the particular wind category of the project. Any veneer ties installed to adjacent masonry walls are to be attached and spaced in accordance with the Australian Standard, and are to be sloping away from the timber. These shall also have an appropriate corrosion resistance level for the installation circumstance.

ROOF FRAMING

Where conventionally framed roof construction is used, rafters, battens, beams, purlins and any other required members, are to be appropriate sizes for the spans and loads involved. Roof pitch is to be as shown on the plan. If the selection of the roofing material or other unforeseen circumstance makes this pitch unworkable, the builder shall make all necessary consultations to resolve the problem, while attempting to keep any changes to a minimum.

Where prefabricated roof trusses are used, they shall be constructed by a recognised manufacturer in line with industry engineering principles. The manufacturer is to provide engineering reports, any specific construction details, and tie down or other connection information specific to the job.

BRACING

Timber wall, roof and possibly floor frames must be braced in accordance with AS 1684. Walls to have a minimum of 2 bracing panels in each face of the external perimeter as well as internal wall bracing panels as may be required by the design, good building practice, and the wind category zone.

EXTERNAL STRUCTURES

Any decks, pergolas, carports or structures that may come in contact with the elements, must be constructed using minimum of class "1" durability or treated timber. All hardware is to be a minimum of hot dip galvanised. The structure should also be painted (where practical), to improve its protection.

STEEL FRAMING

STEEL FRAMING

Galvanised steel floor, wall and/or roof framing shall be fabricated and installed in accordance with AS 3623. Particular information about erection, connection and bracing methods supplied by the fabricators must be strictly adhered to.

ROOFING & RAINWATER

TILED ROOF

Selected terracotta or concrete roof tiles of first quality shall be installed in accordance with AS 2050. Tile colour and pattern is to be selected by the owner. Tiles shall be laid on battens that are suitable for the span with tiles fixed to the battens in accordance with the applicable wind category zone requirements. All battens will be fixed over a heavy grade roof sarking. All bedding and pointing of ridges and gables etc is to be done

professionally using flexible plasticised mortar mixes. Pointing is to be coloured to closely match the tile colour.

METAL ROOFING

“Colorbond” (UNO) metal roofing sheets shall be laid on a condensation barrier with insulation blanket in accordance with BCA Housing Provision Part 3.5.1 and AS/NZ 1562. Roofing should be fixed to battens that are spaced and sized appropriately for the spans. Fixing of sheets, accessories and battens will be in accordance with the roofing manufacturers, and the wind category rating requirements. All valleys, ridges, apron and other flashings are to be fabricated with appropriate bends to match the roof pitch or situation, in a colour and material to match the sheets. No lead or other electrolytically incompatible material is to be used on the roof, or in the water flow path. The use of ‘touch-up’ paints should be avoided unless absolutely necessary.

OTHER ROOFING SYSTEMS

The use and installation of other roofing systems (such as artificial slate-look tiles etc) is to be carried out in accordance with the manufacturers’ directions. The builder should check that the roof pitch and any other possible restraints are compatible with the selected system prior to ordering.

RAINWATER GOODS

Metal rainwater goods shall be manufactured and installed in line with the relevant Australian Standards. The sizes and spacing of goods such as gutters and downpipes should be suitable for the rain load that they will be expected to carry. Where appropriate, ‘Colorbond’ metal products should match the roof or adjoining surface colour (as selected). A licensed roof plumber should be used to install the rainwater goods. Where silicon style sealants are used they should be appropriate for the usage situation, and used in accordance with the manufacturer's directions. Downpipes should be positioned to comply with BCA requirements.

No lead or other incompatible material should come into contact with “Colorbond” or “Zincalume” rainwater goods.

RAINWATER and/or STORMWATER TANKS

Any water storage tanks indicated on the plans, specified by the "Basix" Certificate, or specified by a council condition, shall be installed in an agreed and appropriate position (or as shown on plan). The tank shall be installed to collect the water from areas specified on the plan, or in the "Basix" Certificate. The tank shall be fitted with any required flushing or automatic top up facility that may be required. The stored water is to be plumbed to the fittings and locations required by the "Basix" Certificate, the local council or the owner.

MASONRY

BRICKWORK

Kiln fired clay products are naturally susceptible to colour and size variation and so this is not considered a fault. The builder should ensure that bricks are selected from several different pallets at once, so as to blend in colour and size variations evenly across the whole job. Bricks shall be laid in cement mortar mixed to comply with AS 3700. Care should be taken around windows, doors and other openings to ensure that suitable clearances are left to allow for brickwork growth and timber frame shrinkage. Mortar that comes in contact with finished surfaces (e.g. window frames) should immediately be washed off to avoid permanent damage or discoloration.

CONCRETE BLOCKS

AAC Blocks “Hebel” (or similar) are to be laid using manufacturers recommended adhesive, and installation method.

Machine pressed concrete blocks are to be cured and made in accordance with AS 2733. They should be laid in cement mortar mixed to comply with AS 3700. If the block wall has been designed by an engineer as a retaining or load-bearing wall, all steel reinforcement must be installed as detailed. Provision must be made for the cleaning out of mortar droppings. Care must be taken to ensure the correct size, placement and tying of steel reinforcement is carried out as the wall is constructed. Note: an engineers’ inspection may be required prior to placing of concrete.

Concrete filling of the wall is to take place as soon as possible after wall erection, and in line with engineer's direction.

MASONRY HARDWARE

Veneer, wall ties and other required ties, shall be manufactured in accordance with AS 2699 and chosen to suit the corrosion resistance rating required by the sites location. Installation of any ties shall be appropriate to the circumstance, and in line with the Australian Standard. Lintels shall be minimum hot dipped galvanised, capable of the span and suitable for the circumstance.

Damp proof courses and flashings shall be installed as required by the design and in accordance with the Australian Standard. They shall cover the full width of the wall and be adequately drained by the provision of weep holes. Provide additional DPC where metal flashings or ant caps are built into or placed upon masonry walls.

BRICK CLEANING

During the course of construction, all wall cavities and concealed sides and spaces should be kept clean to ensure waterproofing integrity at completion. At the completion of masonry trades, the final work should be professional and thoroughly cleaned. Care should be taken at this stage to ensure that the cleaning process does not damage either

the masonry work itself, or other adjoining surfaces or finishes (such as eaves linings or window frames).

CLADDING & LININGS

EXTERNAL CLADDING

Selected cladding shall be neatly installed, straight and level (unless otherwise specifically indicated), and in accordance with the manufacturers' recommendations. If nails are used, they shall be (minimum) hot dipped galvanised. Internal and external corners, and sheet joins will be flashed and provided with durable mouldings to give a neat and weatherproof finish.

Any sarking or insulation required or specified shall be installed in accordance with the manufacturers' recommendations.

INTERNAL LININGS

Provide Gypsum Plasterboard (UNO) to walls and ceilings in sheet sizes selected to minimise joins. Internal and external corners are to be set incorporating metal angles where possible. Wall to ceiling junctions to be either set or to have cornice provided as selected.

Wet areas are to be lined with "Villaboard" (or similar) to walls, and plasterboard to ceilings (UNO).

"Villaboard" (or similar) is also to be used where large areas of external ceilings require lining and setting of joins.

An access opening is to be provided to allow access to all enclosed roof spaces. Such openings are to have a hatch of plasterboard (if in ceiling), neatly installed and finished. The opening(s) are to be placed in inconspicuous locations that provide easy access to the roof space.

WATERPROOFING

All internal wet areas and external decks that are above internal rooms must be professionally waterproofed in line with AS 3740. Care should be taken to protect the waterproofing membrane during tile laying procedures.

JOINERY

GENERALLY

All joinery products shall be manufactured professionally. Joinery products shall be in accordance with the design shown on the plans (or as modified by the owner), and in the

colours and finishes selected. Kitchen and vanity tops are to be durable and waterproof and should be sealed against adjoining walls.

Joinery products are usually subject to PC allowances in the contract, and the owner should be aware of cost allowances prior to making selections.

FIX OUT

External and internal door jambs, skirtings, architraves and other mouldings will be selected in the appropriate style and timber species to suit the architecture of the project, the exposure of the situation and the finish to be applied.

Stairs and handrails will be constructed ensuring compliance with the relevant sections of the BCA, with particular regard being given to stair riser and going relationship, handrail height, and baluster spacing.

Provide selected doors and door furniture to sizes, positions and swing directions indicated on the plan. Doors should be sealed top and bottom prior to the door being hung.

WINDOWS & SLIDING DOORS

Provide selected aluminium or timber frame windows in sizes and positions as shown on the approved plan. Window colour and style is to be selected by the owner. Glazing is to be in accordance with BCA Housing Provision Part 3.6 and AS1288 and AS2047. Timber windows are to be finished to at least the minimum standard advised by the manufacturer. Check the approval and/or “Basix” (or “ABSA”) specification and the Bush Fire Specification (if applicable) for any specific glass type and frame rating requirements.

ELECTRICAL

GENERALLY

A licensed electrician shall install all electrical fittings and provide the connection, meter box and safety equipment to complete the installation to the satisfaction of the supply authority and AS 3000. Wiring to the hot water service and any stoves or appliances indicated on the plan is to be suitable for the load required for the selected item. Hard-wired smoke detectors and earth leakage circuit breakers will be installed to meet the requirements of the BCA. The Electrician shall provide a certificate in regards to the smoke detectors being installed in accordance with the BCA.

Note installation of separately purchased light fittings and/or other appliances or fittings is normally an additional cost. Owners should check with the contract or builder before proceeding.

Note all parties should refer to the "Basix" Certificate regarding the commitments to the specified (and/or) energy-rated appliances. These will include Ovens, Cook-tops, Air Conditioners and/or other heating and Cooling Devices. Energy-

saving Light Fittings may also have been specified. Compliance with these Certified Commitments is mandatory.

SMOKE DETECTORS

The electrician will provide and install smoke alarms in accordance with AS 3786 as specified or as indicated on the plans and in accordance with the BCA.

FLOOR & WALL TILING

GENERALLY

Floor and wall tiles to be first quality glazed ceramic tiles (UNO) in colours, sizes, shapes and styles as selected by the owner. Tiles are to be laid by an experienced professional tradesman. Tiles are to be laid to waterproof areas (where applicable) and other areas as specified throughout the project, in the fashion selected by the owner.

- Tiles are to be laid in accordance with AS 3958.
- Cement, adhesives and grout are to be in accordance with AS 3958 and used in situations recommended by the manufacturers.
- In large areas, and areas subject to thermal movement, expansion joints should be neatly installed with architectural and aesthetic sympathy.
- Floor tiles laid in wet areas shall be evenly graded towards drainage points. Angles and other trims shall be used to neatly finish all edges.
- Ceramic fittings (if selected) shall be carefully and thoroughly bonded to walls in the positions and patterns as discussed with the owner.
- Floor and wall tiles will be grouted using the appropriate grout in colours as selected by the owner.

Note Selection of tiles and certain tile laying patterns are subject to PC allowances in the contract. The owner should understand all of the costs associated with the selections before proceeding.

INSULATION

The Builder should closely examine the "Basix" Certificate and Supplementary Specification on the plans, to determine the nature and R-value for the various insulation requirements throughout the building. Particular attention needs to be given to the insulation *direction* stated in the Basix certificate, to ensure that the insulation material intended to be used is suitable for insulating in the right direction, i.e. some insulation materials may appear to have the right R-value, but this rating may only apply for heat load travelling in **one** direction through the insulation. Meeting this specification is mandatory.

PAINTING

GENERALLY

All painting is to be carried out in a professional manner, using durable high quality paints that are recommended for use in the situation. Paints or clear finishes are to be applied in the colours selected by the owner. All nail holes and other unsightly gaps are to be filled prior to painting. All surfaces are to be sanded smooth and properly prepared.

The builder is to take all reasonable measures to protect painted surfaces from damage as a result of other continuing building processes.

MISCELLANEOUS

The builder is to provide and professionally install any fittings, fixtures, structures or peculiarities found on the plans (or added to the contract) that have not been specifically covered earlier in this specification. All work is to be done in accordance with any applicable Australian Standard, with any statutory approval that may be necessary and with any appropriate direction from the owner or manufacturer.

FINISH

The builder is to properly and neatly finish and clean all contracted works. The builder is to leave the site clean, remove any temporary fences, sheds, barriers, toilets or other structures, and make good any damage caused by him. The builder will arrange and produce final inspection certificates that cover all aspects of the project to prove satisfactory completion and clearance from the relevant statutory bodies.

SUPPLEMENTARY SPECIFICATIONS

Basix Commitments and (where applicable) Bush Fire Construction Standards may appear as an appendix (or supplementary specification) on the drawn plan sheets. It must be noted that these specifications are *"Job Specific"*, and so will take preference over any clause or note in this General Specification.