

TENDER DOCUMENTATION

FOR

REMEDIAL BUILDING WORKS

AT

22-26 Urunga Parade, MIRANDA

PREPARED FOR

Owners Corporation of Strata Plan 61003

THROUGH

***STRATA SCHEMES MANAGEMENT CORPORATION
PO Box 3095
KIRRAWEE NSW 2232***

PREPARED BY

***BONACCI RICKARD (NSW) PTY LTD
PO Box 259
DRUMMOYNE NSW 1470***

DATE: Jun 2003

REF: 2001591 200503 tender docs GP



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1.0 CONDITIONS OF TENDERING

1.1 PROJECT INFORMATION

1.1.1 Outline description of the works

- Remedial works as per Section 4.0 BUILDING WORKS;

1.1.2 Description of the site

Address: 22-26 Urunga Parade, MIRANDA

Strata Plan Number: 61003

1.1.3 Tender documents

The tender documents comprise the following:

- Conditions of tendering
- AS4905-2002 Minor Works Contract Conditions (Superintendent Administered)
- Special conditions of contract
- Preliminaries
- Building works
- Appendix A – Data Sheets
- Appendix B – Defect Schedules
- Appendix C – Tender Form & Works Packages

1.2 FURTHER INFORMATION

1.2.1 Contact person

Refer inquiries to the following:

- Name: *George Poriters*
- Telephone: *(02) 9819-6022*
- Facsimile: *(02) 9819-7134*

1.2.2 Site inspections

The contractor shall fully inform themselves of the site requirements and conditions. Location information is contained on the relevant tender documents.

1.2.3 Site Access

Site access should be coordinated with the persons referred to in Point 1.2.1.

1.2.4 Addenda

Written addenda issued by the Superintendent are the only recognised explanations of, or amendments to, the tender documents.



1.3 PREPARATION OF TENDERS

1.3.1 Completion of the Tender

Tender for the whole of the work described in the tender documents unless the tender documents provide otherwise.

Complete in full the *Tender form* and supply the following documents.

- Tender Form
- Proof of Insurances
- Contractors licences

Alterations: Do not alter or add to tender documents except as may be required by these conditions of tendering.

1.3.2 Tender form

Form: Submit the tender on the *Tender form* provided.

Addenda: Confirm on the *Tender form* that allowance has been made of each addendum and any extensions of the tender period.

Name and address of tenderer: State,

- if an individual, the name in full and address of the individual;
- if an un-incorporated body, the registered business name and address of the body and the name in full and address of each member of the body; or
- company seal if applicable;
- if a company, the name, ABN and registered office address of the company;
- license number.

Address for service of notices: Include on the *Tender form* an address for service of notices for the purpose of this tender and any subsequent contract arising out of this tender.

Execution: Sign the *Tender form* or, if a company, comply with the relevant provisions of the Corporations Law and regulations.

1.3.3 Alternatives

General: Alternative proposals may be submitted with the tender for consideration, but

- a conforming tender must be submitted, which complies with the tender documents;
and



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- a detailed description of the alternative must be submitted, stating clearly the manner in which it differs from the requirements of the tender documents whilst complying with the Principal's commercial and technical objectives.

1.3.4 Discrepancies, errors and omissions

Should the Contractor find any discrepancy, error or omission in the tender documents, he shall notify the Principal in writing before the closing date for tenders. Generally the materials and workmanship clauses shall apply as shown on the Tender drawings.

1.3.5 Evidence of contractor's registration or licensing

If it is a statutory requirement of the state or territory in which the works are located that a contractor (as defined by the statutory requirement) be registered or licensed to carry out the work described in the tender documents, submit with the tender evidence of registration or licence.

1.3.6 Evidence of contractor's insurance details

The Contractor shall submit with the tender, evidence of currency for:

- Contractor All Risk Insurance
- Home Owners Warranty Insurance
- Public Liability Insurance
- Workers Compensation Insurance

1.4 SUBMISSION OF TENDERS

1.4.1 Lodgement

Procedure: Enclose tenders in a sealed envelope marked with the description of the work and tender item (if any) and send by prepaid post to, the nominated place, by the date and time for closing of tenders.

Facsimile: Facsimile tenders received by the date and time for closing of tenders may be considered provided that an original tender is received by close of business on the next working day accompanied by evidence of the fax transmission.

Oral tenders: Oral tenders will not be considered.

1.4.2 Closing of tenders

Date and Time:

Friday 4th July 2003 @ 5.00pm

1.4.3 Place for lodgement

Address for postal tenders:

*Bonacci Rickard (NSW) Pty Ltd
PO Box 259
Drummoyne NSW 1470*

Address for hand delivery

*Bonacci Rickard (NSW) Pty Ltd
Level 4, 224 Victoria Rd
Drummoyne 2047*

Facsimile Details

(02) 9819-7134



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1.5 ACCEPTANCE OF CONTRACT

The completed tender documents together with an acceptance in writing from the Principal (or Bonacci Rickard (NSW) on behalf of the Principal) shall form the Contract between the Principal and the Contractor until such time as a formal written contract is signed by both parties. Note the Principal is not bound to accept the lowest or any tender.

1.6 GOODS AND SERVICES TAX (GST)

The tender sum submitted by the Tenderer shall include provision for the Goods and Services Tax in accordance with Australian Taxation Office requirements.

1.7 HOME WARRANTY INSURANCE

In accordance with the Home Building Act (1989) and the Home Building amendment (Insurance) Act 2002, the Tenderer shall be eligible to obtain a Home Owners Warranty Insurance policy for all building works included in Section 4.0 of this Tender Documentation, provided the total cost of the works exceeds \$12,000.00 (GST included). The appropriate insurance policy shall be obtained by the successful contractor within a reasonable time from the date of notification.



2.0 CONDITIONS OF CONTRACT and ANNEXURE

2.1 MINOR WORKS CONTRACT CONDITIONS

The Conditions of Contract shall be the Australian Standard AS4905-2002 "Minor Works Contract Conditions" Superintendent Administrated incorporating the Annexure (Section 2.3) and Special Conditions of Contract (Section 2.2).

2.2 SPECIAL CONDITIONS OF CONTRACT

Amend AS4905-2002 Clauses as stated below.

Clause 1 - INTERPRETATION

Add the following terms:

'provisional sum' includes monetary sum, contingency sum and prime cost item for work, which is not fully specified in the Contract when the contract is entered into.

'provisional quantity' refers to the quantity of an item of work which is fully specified in the Contract when the Contract is entered into but the quantity of which is not defined at that date.

Clause 2 - NATURE OF CONTRACT

Add new sub-clause

2.3 Provisional Sum

A provisional sum included in the contract shall not itself be payable by the Principal, but where the Superintendent has directed the Contractor to perform the work or item to which the provisional sum relates to reasonable rates or prices shall be used in any valuation made by the Superintendent.

Clause 6 – ASSIGNMENT AND SUBCONTRACTING

Delete paragraph and replace with

The Contractor shall not sub-contract the whole of the work under the contract. The Contractor shall not sub-contract any part of the work under the Contract unless-

- (a) he has made prior application in writing to the Superintendent giving full particulars of the part of the work under the Contract he wishes to sub-contract and of the proposed sub-contractor and he has obtained the written approval of the Superintendent, which approval shall not be unreasonably withheld, to the application; or*
- (b) he is specifically authorised by the Contract to sub-contract that part of the work under the Contract.*

An approval to sub-contract any part of the work under Contract given by the Superintendent by on behalf of the Principal shall not relieve the Contractor from any of his liabilities or obligations under Contract.

Notwithstanding any such approval to sub-contract the Contractor shall be liable to the Principal for the acts, defaults and neglects of any sub-contractor or any employee or agent of the sub-contractor as fully as if they were the acts, defaults or neglects of the Contractor or the employees or agents of the Contractor.

Clause 7 – LEGISLATIVE REQUIREMENTS

7.1 Complying with Statutory Requirements

The Contractor shall comply with the requirements of –

- (a) Acts of the Commonwealth;*
- (b) Acts and Ordinances of the State or Territory in which the work under the Contract or any part thereof is carried out;*
- (c) Ordinances, regulations, by-laws, orders and proclamations under the Acts and Ordinances;*
- (d) Persons acting in the exercise of statutory powers enabling them to give directions affecting the works under the Contract.*

If a requirement is at variance with a provision of the Contract, as soon as the Contractor discovers the variance the Contractor shall notify the Superintendent in writing specifying the difference.

Except to the extent that the Contract provides for reimbursement in respect of a requirement referred to in Clause 7.1 the Contractor shall bear the cost of complying with the requirement, whether the requirement existed at the time of tendering or not.

7.2 Payment Where There is No Variation.

If a requirement does not necessitate a variation under Clause 22 but is –

- (a) a change after the 28th day prior to the date of closing of tenders in a requirement referred to in Clause 7.1(a), (b) or (c); or*
- (b) a requirement referred to in Clause 7.1(d),*

which necessitates a change in the Temporary Works or the Contractor's method of working and thereby causes the Contractor to incur more or less cost than the Contractor could reasonably have anticipated at the time of tendering, the difference shall be valued under Clause 22.

7.3 Notices and Fees

The Contractor shall give the notices necessary to comply with the requirements referred to in Clause 7.1.

The Contractor shall pay any fees or charges necessary to comply with the requirements referred to in Clause 7.1.

If a requirement necessitates the provision or expansion of services of a municipal, public or statutory authority in relation to the Works or the Temporary Works, the Contractor shall pay any fee or charge payable to the authority for the services and to the extent to which the services are not included in the work under the Contract, the fee or charge shall be reimbursed by the Principal to the Contractor.

If after the 14th day prior to the closing of tenders, there is required to be paid by the Contractor to a municipal, public or statutory authority in relation to the Works or the Temporary Works –

- (a) an increase or decrease in a fee or charge, the difference shall be valued under Clause 22; and*



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- (b) *there is a new fee or charge, that fee or charge shall be reimbursed by the Principal to the Contractor.*

7.4 Documents Evidencing Approvals of Authorities.

The Contractor shall give the Principal copies of documents issued to the Contractor by municipal, public or statutory authorities in respect of the work under the Contract and, in particular, any approvals of work.

Clause 11 - INSURANCE OF THE WORK

Delete paragraph 1 and replace with:

Before the Contractor commences WUC, the Contractor shall insure all things referred to in subclause 9.1 against loss or damage resulting from any cause until the Contractor ceases to be responsible for their care unless otherwise stated in Item 16 of the Annexure.

Clause 13 - INSURANCE OF EMPLOYEES

Delete paragraph 3 and replace with:

The Contractor shall ensure that all subcontractors have similarly insured their employees and shall, on request, provide the Superintendent with evidence of the same.

Clause 15 - SUPERINTENDENT

Delete the first sentence and replace with:

The Principal shall ensure that at all times there is a Superintendent and that in the exercise of the functions of the Superintendent under the Contract, the Superintendent and nominated representative-

Add a new sub-item (a) as follows:

(a) "gives directions as appropriate with which the Contractor shall comply". Where "direction" includes agreement, approval, authorisation, certificate, decision, demand, determination, explanation, instruction, notice, order, permission, rejection, request or requirement"

Clause 17 - SITE

Add new paragraph after paragraph two

If the Contractor discovers an error in the position, level, dimensions or alignment of any work under the Contract, the Contractor shall immediately notify the Superintendent and unless the Superintendent otherwise directs, the Contractor shall rectify the error. If the error has been caused by incorrect information, survey marks or data supplied by the Superintendent, the cost incurred by the Contractor in rectifying the error shall be valued under Clause 22.



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Insert new clause, Clause 17A – LATENT CONDITIONS after Clause 17 – SITE

CLAUSE 17A - LATENT CONDITIONS

17A.1 Definition

Latent Conditions are-

a) Physical conditions on the Site or its surroundings, including artificial things but excluding weather conditions, which differ materially from the physical conditions which should reasonably have been anticipated by the Contractor at the time of the Contractor's tender if the Contractor had:-

- I. examined all information made available in writing by the Principal to the Contractor for the purpose of tendering; and*
- II. examined all information relevant to the risks, contingencies and other circumstances having an effect on the tender and obtainable by the making of reasonable enquires; and*
- III. inspected the site and its surroundings; and*

b) any other conditions which the Contract specifies to be Latent Conditions

17A.2 Notification

If during the execution of the work under the Contract, the Contractor becomes aware of a Latent Condition, the Contractor shall forthwith and where possible before the Latent Condition is disturbed, give written notice thereof to the Superintendent.

17A.3 Extension of Time and Cost

Delay caused by a Latent Condition may justify an extension of time under Clause 20.

If a Latent Condition causes the Contractor to-

- (a) carry out additional work;*
- (b) use additional Constructional Plant; or*
- (c) incur extra cost (including but not limited to the cost of delay or disruption)*

which the Contractor could not reasonably have anticipated at the time of tendering, a valuation shall be made under Clause 22.

17A.4 Time Bar

In making a valuation pursuant to Clause 17A.3, regard shall not be had to the value of additional work carried out, additional Constructional Plant used or extra cost incurred more than 28 days before the date on which the Contractor gives the written notice required in the first paragraph of Sub-clause 17A.2.

Clause 18 - MATERIALS AND WORK

Add Sub-clause

18.3 Acceptance of Defective Material or Work

The Superintendent may notify the Contractor that the Principal elects to accept the material or work notwithstanding that it is not in accordance with the Contract. In that event the resulting increase or decrease in the value to the Principal of the Works and any other loss suffered by the Principal shall be valued under Clause 22.



Clause 19 - PROGRESS, PROGRAMMING AND SUSPENSION

After paragraph four add the following paragraphs

As soon as the Superintendent becomes aware that the reason for any suspension no longer exists, the Superintendent shall direct the Contractor to recommence work on the whole or on the relevant part of the work under the contract.

The Superintendent may direct in what order and at what time the various stages or parts of the work under the Contract shall be performed. If the Contractor can reasonably comply with the direction, the Contractor shall do so. If the Contractor cannot reasonably comply, the Contractor shall notify the Superintendent in writing, giving reasons.

If compliance with the direction causes the Contractor to incur more or less cost than otherwise would have been incurred had the Contractor not been given the direction, the difference shall be valued under Clause 22.

Clause 20 - EXTENSION OF TIME FOR PRACTICAL COMPLETION

After paragraph 3 in Point 20.3 add the following paragraph

In determining a reasonable period of time for an event causing delay, the Superintendent shall have regard to whether the Contractor has taken all reasonable steps to preclude the occurrence of the cause and minimise the consequences of the delay.



2.3 ANNEXURE TO AS4905-2002

**ANNEXURE to the Australian Standard AS4905-2002
Minor works Contract Conditions (Superintendent Administered)**

This Annexure shall be completed and issued as part of the tender documents and, subject to any amendments to be incorporated into the *Contract*, is to be attached to these Minor Works Contract Conditions and shall be read as part of the *Contract*.

Item

- | 1 | The Principal:
(Clause 1) | <i>Owners Corporation of Strata Plan 61003</i> | | | | | | | | | | |
|--|---|---|-----------------|---|--|-----------------|-----------------|-----------------|----------------|-----------------|---------------------------------------|-----------------|
| 2 | The address of the Principal: | <i>22-26 Urunga Parade,
MIRANDA NSW 2228</i> | | | | | | | | | | |
| 3 | The Contractor:
(Clause 1) | <i>TBA</i>
ABN: <i>TBA</i>
Licence No: <i>TBA</i> | | | | | | | | | | |
| 4 | The address of the Contractor: | <i>TBA</i>
<i>TBA</i>
<i>(Phone)</i>
<i>(Fax)</i> | | | | | | | | | | |
| 5 | The Superintendent:
(Clause 1) | <i>Bonacci Rickard (NSW) Pty Ltd</i>
<i>ABN: 86 002 747 202</i> | | | | | | | | | | |
| 6 | The address of the Superintendent: | <i>P.O. BOX 259,</i>
<i>DRUMMOYNE 1470</i>
<i>(02) 9819 6022 (Phone)</i>
<i>(02) 9819 7134 (Fax)</i> | | | | | | | | | | |
| 7 | The Contract Documents comprise:
(Clauses 1) | <table border="0"><thead><tr><th><u>Document</u></th><th><u>No. of copies
to be provided</u></th></tr></thead><tbody><tr><td>(a) Minor works
contract conditions</td><td><i>1</i></td></tr><tr><td>(b) Tender Form</td><td><i>1</i></td></tr><tr><td>(c) Insurances</td><td><i>1</i></td></tr><tr><td>(d) Formal Instrument
of Agreement</td><td><i>1</i></td></tr></tbody></table> | <u>Document</u> | <u>No. of copies
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contract conditions | <i>1</i> | | | | | | | | | | | |
| (b) Tender Form | <i>1</i> | | | | | | | | | | | |
| (c) Insurances | <i>1</i> | | | | | | | | | | | |
| (d) Formal Instrument
of Agreement | <i>1</i> | | | | | | | | | | | |
| 8 | The Contract Sum is:
(Clauses 1 and 2.1) | <i>To be inserted after acceptance of
tender</i> | | | | | | | | | | |



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9	Payments under the Contract shall be made at:	<i>As stated in Item 4</i>
10	Description of the Works:	<i>As defined in Section 4.0 Building Works</i>
11	The period of time for Practical Completion: (Clause 1)	<i>TBA</i> weeks after the Date of possession of site (as adjusted pursuant to the Contract)
12	Retention moneys: a) Work incorporated into the works and any work or items for which a different amount of retention is not provided b) Items off-site but not yet incorporated into the works (Clause 3)	<i>10% of the value until 5% of the Contract Sum is reached</i> <i>10%</i>
13	Interest on retention monies and security: (Clause 3)	Form: <i>N/A</i> Amount: \$ <i>NIL</i>
14	Time for provision of security: (Clause 3)	<i>N/A</i>
15	Amount of limit of indemnity for: damage to persons and property (subclause 10.1 (a))	<i>\$10 Million</i>
16	The party to effect a contract works policy of insurance: (Clause 11)	<i>The Principal shall effect such policy of insurance</i>
17	The amount of contract works insurance cover (Clause 11)	\$.....-..... (If nothing stated, the Contract Sum plus 20%)
18	The party to effect a public liability policy of insurance (Clause 12)	<i>The Contractor shall effect such policy of insurance</i>
19	The amount of public liability insurance cover in respect of any one occurrence shall not be less than: (Clause 12)	<i>\$10 Million</i>



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20	The time for giving possession of the Site to the Contractor: (Clause 17)	within days after <i>date of acceptance of tender</i>
21	Liquidated damages: (Subclause 20.5)	\$120.00 per day
22	Extra costs for delay or disruption: (Subclause 20.6)	\$120.00 per day
23	The defects liability period: (Clause 21)	26 weeks
24	Times for payment claims: (subclause 23.1)	Monthly
25	The rate of interest on overdue payments: (Clause 23.4)	10% per annum
26	The person to nominate an arbitrator: (Clause 27.3)	Chairperson, Chapter of the Institute of Arbitrators Australia, New South Wales



3.0 PRELIMINARIES

3.1 THE SITE

Site restrictions

Security requirements: Keep site and building secure at all times. If permanent scaffold is used, fix plywood sheeting externally around base minimum 3 metres high. If mobile scaffolding is used, move away from building and chain lock to tree or similar, at the end of each working day.

Site limitations: Comply with the following restrictions on the use of the site:

Occupied premises

- allow occupants to continue in secure possession and occupancy of the premises for the required period
- make available safe access for occupants
- arrange work to minimise nuisance to occupants and ensure their safety, and
- protect occupants against weather, dust, dirt, water or other nuisance, by such means as temporary screens

Proposals: Submit details of proposed methods.

Protection of persons and property

Temporary works: Provide and maintain required barricades, guards, fencing, shoring, temporary roadways, footpaths, signs, lighting, watching and traffic flagging. The Contractor shall provide all necessary tarpaulins, sheetings, sealants and the like to ensure the building remains watertight at all times.

Existing services

General: Attend to existing services as follows:

- If the service is to be continued, repair, divert or relocate as required. If such a service crosses the line of a required trench, or will lose support when the trench is excavated, provide permanent support for the existing service.
- If the service is to be abandoned, cut and seal or disconnect, and make safe.

Proposals: Submit proposals for action to be taken with respect to existing services before starting this work. Minimise the number and duration of interruptions.

Use of existing services

Existing services may be used as temporary services for the performance of the contract subject to conditions stated in the Existing Services Schedule.



Existing Services Schedule

Service	Conditions of Use
Water	Construction Use Only
Power	Construction Use Only
Amenities	TBA

3.2 ADMINISTRATION

Program of work

Construction program: Within five working days after the date for possession of the site, submit a construction program and network diagram showing the following:

- Sequence of work
- Periods within which various stages or parts of the work are to be executed

Revisions: Revise the construction program in light of the progress of the work. Submit revisions with each progress claim. Identify changes since previous version, and show the estimated percentage of completion for each item of work.

Site meetings

General: Attend site meetings throughout the contract and ensure attendance of appropriate subcontractors, as directed by the Superintendent.

Frequency: Weekly

Minutes: Keep Minutes of site meetings. Within five working days after each meeting, submit to each party written copies of the Minutes.

Contacts: Prior to commencement on-site, submit names and telephone numbers of responsible persons who may be contacted after hours during the course of the contract.

3.3 EXECUTION OF THE WORKS

Requirements of authorities

The Contractor, prior to starting the works shall have given the notices, paid the fees, and obtained the permits, approvals and other authorisations required to carry out the works.

Occupational Health & Safety

The Contractor shall at all times comply with the Occupation, Health & Safety Act 2000 and the Occupation, Health & Safety Regulation 2001.

Progressive cleaning: All work shall be progressively cleaned and all waste, rubbish and debris shall be collected and removed off site at end of each day. Disposal of materials into a rubbish skip or other such container on site is acceptable.

Run-off: Water run-off or cleaning down of materials shall not be allowed outside the site boundaries.



3.4 PAYMENT AND ADJUSTMENT OF CONTRACT SUM

Anticipated progress claims

At commencement of the works, submit a Schedule of Anticipated Progress Claims that will be made throughout the contract. Submit a revised schedule with each progress claim.

Progress claims breakdown

With each progress claim, submit a Statement of Amounts claimed in respect of each section or trade heading designated in the specification.

3.5 COMPLETION

Final cleaning

General: Before practical completion, clean throughout, including interior and exterior surfaces exposed to view. Vacuum carpeted and soft surfaces. Clean debris from site, roofs, gutters, downpipes and drainage systems. Remove waste, surplus materials and rubbish and allow for any tip fees.

Removal of plant

Within ten working days after practical completion, remove temporary works and construction plant no longer required.

3.6 CONTRACTOR'S SUBMISSIONS

Warranty Schedule

Warranty	Form	Duration
Building works	Materials & Labour	2 years (General Defects)
Building Works	Materials & Labour	6 years (Structural Defects)
Waterproof Membranes	Materials & Labour	10 years

3.7 STATUTORY WARRANTIES

The Contractor shall comply with the statutory warranties as per the Home Building Act 1989 Section 18B, and as follows:

18B Warranties as to residential building work

The following warranties by the holder of a licence, or a person required to hold a licence before entering into a contract, are implied in every contract to do residential building work:

- (a) *a warranty that the work will be performed in a proper and workmanlike manner and in accordance with the plans and specifications set out in the contract,*
- (b) *a warranty that all materials supplied by the holder or person will be good and suitable for the purpose for which they are used and that, unless otherwise stated in the contract, those materials will be new,*
- (c) *a warranty that the work will be done in accordance with, and will comply with, this or any other law,*
- (d) *a warranty that the work will be done with due diligence and within the time stipulated in the contract, or if no time is stipulated, within a reasonable time,*



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- (e) *a warranty that, if the work consists of the construction of a dwelling, the making of alterations or additions to a dwelling or the repairing, renovation, decoration or protective treatment of a dwelling, the work will result, to the extent of the work conducted, in a dwelling that is reasonably fit for occupation as a dwelling,*
- (f) *a warranty that the work and any materials used in doing the work will be reasonably fit for the specified purpose or result, if the person for whom the work is done expressly makes known to the holder of the licence or person required to hold a licence, or another person with express or apparent authority to enter into or vary contractual arrangements on behalf of the holder or person, the particular purpose for which the work is required or the result that the owner desires the work to achieve, so as to show that the owner relies on the holder's or person's skill and judgement.*

Unless otherwise stated in *Clause 3.6*, these warranties by the Contractor expire six (6) years for structural defects and two (2) years for general defects after:

- (i) the completion of the work, namely Practical Completion under contract, or
- (ii) if the work is not completed:
- (a) the date for the completion of the work specified or determined in accordance with the contract; or
 - (b) if there is no such date, the date of contract.

The warranties do not in any way reduce or limit the Contractor's obligations in relation to workmanship, materials, completion or other matters specified in this contract.

No provisions of this contract can reduce, restrict or remove these statutory warranties.



4.0 BUILDING WORKS

4.1 INTRODUCTION

The complex at 22-26 Urunga Parade is a four storey block of twenty seven (27) residential units constructed of reinforced concrete slabs, cavity brick work walls, and a timber framed, tiled roof. One level of basement car parking constructed of brick and concrete block work walls is located beneath the complex. For the purposes of this specification the Urunga Parade frontage of the property is deemed the northern elevation.

The property has a number of issues relating to defective building work throughout the individual units and common property. A list of these defects has been compiled and forms part of a claim to the relevant Home Owners Warranty Insurer. The claim requires competitive tenders to be submitted by qualified Contractors who would be able to carry out the rectification works if called upon.

The building works described herein can be summarised as follows:

- Installation control joints in brickwork;
- Waterproofing of balconies;
- Internal and external render repairs;
- Repair of internal plasterboard ceilings, bulkheads and cornices;
- Rectification of cracking internal tiling;
- Installation of flexible sealants;
- Waterproofing of gutters;
- Rectification of internal water penetration;
- Rectification of the water penetration to basement carpark;
- Rectification of site stormwater issues;
- Rectification of miscellaneous building defects.

The Contractor shall provide a lump sum price to rectify the problems as listed below. The rectification of the listed items shall be performed in accordance with the relevant standards as described.

4.2 CONTROL JOINT – EXTERNAL BRICKWORK

4.2.1 General

Cracking consistent with brick growth has developed in the external brickwork on the southern elevation of the building adjacent to Unit 26 (Superintendent to verify location with Contractors). The Contractor shall allow to install a control joint to conceal the cracking and accommodate further movement in the brickwork.

4.2.2 Control Joint

The Contractor shall install a 10mm wide vertical saw cut through the crack in brickwork using appropriate mechanical means. The joint shall be clear of any obstruction for its full width and height. Insert a suitable closed cell polythene-backing rod into the joint and seal neatly with a polyurethane sealant equivalent to Sikaflex Pro ZHP, applied in accordance with the manufacturer's recommendations. Colour of sealant to match paintwork on exterior render as closely as possible. Where required, the Contractor shall install Helifix ties to fix the corner brickwork. Installation of Helifix ties shall be in accordance with the manufacturer's instructions.



4.2.3 Access

Access shall be required to reach the work interface and shall be included in the lump sum cost.

4.3 CONTROL JOINTS - BALCONIES

4.3.1 General

The rendered brickwork balustrades of the 'curved' balconies on the northern (front) elevation of the building have separated from the concrete balcony slabs, cracking the external render. The Contractor shall allow to install a vertical control joint between one end of the balustrade and the external brickwork walls of the subject units (22 balconies in total). The Contractor shall also allow to waterproof the balconies at the junction of the concrete slab and the balustrade.

4.3.2 Demolition

The Contractor shall allow to remove the skirting tiles and a minimum of one row of floor tiles adjacent to the balcony balustrade, including bedding material, down to the concrete substrate. The Contractor shall also allow to remove sufficient render (approximately 150mm) from the internal face of the balustrades to allow for the installation of the waterproof membrane (Refer *Section 4.4*).

The Contractor shall allow to remove all demolished materials from the site. Except for materials to be salvaged or reused, demolished materials are the property of the Contractor.

4.3.3 Control Joints

The Contractor shall allow to provide ONE vertical control joint on each balcony, at the junction of the rendered parapet/balustrade and the external brickwork walls of the building.

The Contractor shall install a 10mm wide vertical saw cut through ONE end of the rendered brickwork parapet/balustrade using appropriate mechanical means. The joint shall be clear of any obstruction for its full width and height. Insert a suitable closed cell polythene-backing rod into the joint and seal neatly with a polyurethane sealant equivalent to Sikaflex Pro 2HP, applied in accordance with the manufacturer's recommendations. Colour of sealant to match paintwork on exterior render as closely as possible.

The contractor shall allow to fit 'Helifix' ties or a similar approved brickwork wall tie system between the brickwork balustrades and the external brickwork of the building. The ties shall be installed in accordance with the manufacturer's recommendations.

4.3.4 Access

Access shall be required to reach the work interface and shall be included in the lump sum cost.

4.4 WATERPROOFING & TILING OF BALCONIES

4.4.1 General

The Contractor shall allow to waterproof the junction of the balcony slab and internal face of the balustrade where tiles and render have been removed. Works shall only be conducted on the 22 units where control joints have been installed.

4.4.2 Sand/Cement Bed

The contractor shall lay a bed of sand/cement mix of ratio 3:1 (sand:cement) to the concrete substrate. The bedding mix will be combined with Westox CR25 in accordance with the manufacturer's recommendations (refer



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Appendix A – Data Sheets). Minimum thickness of the bed shall be 30mm. Grade the screed to existing drainage outlets at a minimum fall of 1:100. Allow to cure before applying the waterproof membrane.

4.4.3 Waterproof Membrane

The Contractor shall apply a compatible liquid membrane such as Emer-Proof 750PF (or similar approved) to all balconies where floor and skirting tiles have been removed. The membrane shall be upturned 150mm on the internal face of the rendered balustrade walls.

4.4.4 Application

In accordance with the manufacturer's recommendations (refer to Appendix A – Data Sheets). The Contractor shall detail all upturns and slab penetrations in accordance with the manufacturer's recommendations. Allow for any expansion joint and detail as appropriate.

4.4.5 Warranties

The membrane system shall be installed by a Contractor approved by the manufacturer and the membrane material and application shall be warranted by the Contractor for a minimum of 10 years. Repairs required during that time shall be performed without charge to the Principal. The warranty of labour and materials shall be made out to the Principal with an additional material warranty to be provided by the manufacturer.

4.4.6 Alternative product

The Contractor may use an alternative product provided the alternative is equivalent to and meets the requirements of the specified product. Should an alternative product be proposed the Contractor is to nominate the alternative and supply all the necessary technical information with the tender submission.

4.4.7 Tiling

The Contractor shall allow to replace all floor and skirting tiles in accordance with the following:

- The tiles shall match existing.
- Allow **\$45.00/m² for tile supply** when pricing the tender.
- Tiles shall be fixed directly to the membrane.
- Install control joints between new and existing areas of tiling in accordance with below.
- Tile levels shall be flush with existing where control joints are located.
- Portland cement based grout: Mix with fine sand. Use minimum water consistent with workability.
- Joints
 - Provide movement joints to divide large tiled areas into bays, maximum 5m wide, maximum 16m².
 - Depth of joint: Right through the tile.
 - Sealant width: Not less than 6mm. Not more than 25mm.
 - Sealant depth: Not less than 6mm (12mm preferred). Not less than half the joint width. Not more than the joint width.
 - Use proprietary control joints in trafficable areas; otherwise use Sikaflex Pro 2HP with backing rod installed in accordance with manufacturer's recommendations.

4.4.8 Reinstatement

The Contractor shall allow to reinstate all render on the internal face of the balustrade upon completion of the waterproofing and tiling. Rectification of render shall be in accordance with *Section 4.5*. All areas to be made good by the Contractor.



4.4.9 Painting

The Contractor shall perform paint repairs to any disturbed areas of painting. The paint shall match the existing in texture and colour. Apply paint in accordance with the manufacturer's recommendations. Perform painting in accordance with *Section 4.20*.

4.5 RENDER REPAIRS

4.5.1 General

There are a number of areas where internal and external render is cracking and delaminating and detaching. These areas include the following:

- Repairs to the internal walls of Units 10, 12, 16, 17, 18, 20, 26.
- Common area stairwells;
- Exterior of building, including balcony balustrades and slab edges;
- External garden planter box walls.

Refer to Appendix B – Defect Schedules for a detailed list of locations for render repairs.

The Contractor shall allow to remove **ALL** areas of cracking and delaminating render and any adjacent drummy areas back to substrate, and apply new render to match existing. ***The Contractor shall provide a rate for render repairs and nominate a provisional amount.*** The render shall be applied in accordance with the following.

4.5.2 Materials

CEMENT RENDER: Use proportions (cement: sand) as follows:
(cement:lime:sand) 4:1:16

METAL LATH: Galvanised sheet steel expanded to a mesh by slitting and stretching:
To AS1397/Z275 (minimum).

4.5.3 Preparation

All damaged render shall be repaired by removing the surrounding cement render a minimum of 100mm each side of the defect. Saw cut edges so that the junctions between the old and new rendered surfaces are square. Feathered edges to repairs will not be permitted. Minor cracks shall be saw cut and filled to ensure the surface is flush with the existing.

Clean the substrate and remove any loose material so that the surface is dust free. Clean out any cracks in the substrate to ensure that it is able to close. Grind out crack if required.

Tape over crack and cover with 100mm of metal lath. Before applying cement render, dampen substrate to give correct suction.

4.5.4 Application

Apply cement render to affected area in one coat. Should the existing render be greater than 15mm, two coats shall be applied. Return render into reveals, bends, sills, recesses and niches.

When joining up, make joints invisible and ensure that surface of new work is flush with existing. Finish corners, angles, edges and curved surfaces to acceptable tolerances and as existing.



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FINISH: Provide an even texture to the new render to match existing surfaces.

CURING: Cure by a method that ensures rapid or uneven drying out.

4.5.5 Joints

MOVEMENT JOINTS: Provide movement joints in the finish coinciding with joints in the substrate.

NB: *Movement joints shall also be installed at internal corners on a wall that has been repaired.*

Depth: Extend the joint through the *entire* depth of the render to the substrate.

Width: 5mm, or the same width as the substrate joint, whichever is greater.

Joint finish: Render to be left square.

Joint filling: Fill with a paintable mastic sealant.

VEE JOINTS: Provide vee joints, cut through the entire depth of the render to the substrate, at the following locations:

- At junctions between different substrate materials (eg brickwork and concrete);
- At abutments with other finishes;
- At abutments with metal door frames.

TERMINATIONS: Provide movement joint at all internal corners.
Finish salient angles to a 1.6mm radius corner bead.

4.5.6 Painting

Following the completion of render repairs, the Contractor shall allow to paint the repair patches in accordance with *Section 4.20*. Painting shall be included in a colour to match existing. The extent of painting shall include the entire wall etc where the repair is situated only. Use acrylic paint suitable for the conditions of service. Apply in accordance with the manufacturer's recommendations.

4.5.7 Access

Access shall be required to reach the work interface and shall be included in the lump sum cost.

4.6 RECTIFICATION OF CRACKED WALL AND FLOOR TILES

4.6.1 General

The Contractor shall allow to carefully remove all cracked wall and floor tiles to the bathrooms and ensuites in the following Units: 5, 8, 17, 20, 21, 23, 24. Refer to Appendix B – Defect Schedules for a detailed list of locations for tile replacement.

4.6.2 Demolition

The Contractor shall carefully remove cracked floor and wall tiles leaving the substrate clean. The Contractor shall allow to remove all demolished materials from the site. Except for materials to be salvaged or reused, demolished materials are the property of the Contractor.



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4.6.3 Materials and Components

Match the existing tiles in the bathrooms, ensuites and kitchens. In positions where the edges are exposed, provide purpose made border tiles with the exposed edge to match the tile face. Do not use PVA based adhesives.

Use bedding methods and materials which are appropriate to the tile, the substrate and the conditions of service and which leave the tile firmly and solidly bedded in the bedding material and adhered to the substrate.

Adhesive bedding (kitchen and bathrooms) - fix tiles dry - do no soak.

4.6.4 Execution

Suitably prepare the substrates to receive the bedded finish. Include removing deleterious and loose material and leave surface dust-free and clean. Where necessary cut tiles neatly without chipping. Keep traffic off floor tiles until the bedding has attained sufficient strength. Set out replacement tiles with joints aligned to existing tiles.

4.6.5 Tile Selection

Tiles should be matched with the original colour and texture.

4.6.6 Grout

Clean out joints as necessary before grouting. Fill the joints solid and tool flush. Wash down when the grout has set. When grout is dry, polish the surface with a clean cloth. Grout exposed edge joints. Make good all areas.

4.7 CORNICE REPAIRS

4.7.1 General

The Contractor shall allow to replace and make good all separating, cracked or damaged cornices in the following locations:

- Units 1, 2, 6, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 25, 26.
- Common Area Stairwells.

Refer to Appendix B – Defect Schedules for a detailed list of locations for cornice repairs.

4.7.2 Removal

Remove section of affected area taking care not to damage the existing ceiling or walls. Any defects in the adjoining wall and ceiling surfaces shall be rectified by the Contractor prior to the installation of the cornices. If the damage to the cornices in certain instances appears to be too minor to warrant removal of the cornice, the Superintendent shall instruct the Contractor as to how to proceed.

4.7.3 Application

Install cornice to match existing cornice in accordance with AS 2589.1. Installation shall be by adhesive, direct to masonry wall only. Fixing shall be to wall only and should adhesive mortar be insufficient for a satisfactory bond, mechanical fixing should be employed.

4.7.4 Joints

Flush joints: Use recessed edge sheets and finish flush perforated paper reinforcing tape.



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Butt joints: Make joints over framing members or otherwise provide back blocking.

Control joints: Install purpose-made Zinc coated joint beads to coincide with structural movement joints.

Internal corner joints: Provide 3 mm wide joint between sheets to allow for movement. Seal with paintable mastic sealant.

Joint between cornice and ceiling: Plaster cement shall not be used to seal joint between cornice and ceiling. Seal with paintable mastic sealant.

4.7.5 Finish

The Contractor shall paint the new cornices to match existing colours, and perform paint repairs to any other disturbed areas of painting. The paint shall match the existing in texture and colour. Apply paint in accordance with the manufacturer's recommendations. Perform painting in accordance with *Section 4.20*.

4.8 PLASTERBOARD BULKHEADS

4.8.1 General

The plasterboard bulkheads between the living rooms and hallways of a number of units have 'bowed' and require rectification. The Contractor shall allow to remove the plasterboard sheeting to the bulkhead and fix additional timber battens to reinforce the existing frame work in the following units:

Living Rooms – Units 2, 12, 17, 18, 19.

Main Bedrooms – Unit 2.

4.8.2 Demolition

The Contractor shall allow to remove the plasterboard sheeting to the bulkhead to access the framing. The Contractor shall allow to remove all demolished materials from the site. Except for materials to be salvaged or reused, demolished materials are the property of the Contractor.

4.8.3 Scope of Works

Once the original plasterboard has been removed, the Contractor shall ensure that the bulkhead is correctly fixed and secure. Replace the existing framing or refix as necessary. Install new plasterboard sheeting in accordance with manufacturer's recommendations. Use plasterboard to match existing in thickness. All materials and work shall be carried out in accordance with AS 2588 & AS 2589.1. All joins shall be taped and set to conceal joints.

4.8.4 Finish

The Contractor shall paint the entire bulkhead to match existing colours, and perform paint repairs to any other disturbed areas of painting. The paint shall match the existing in texture and colour. Apply paint in accordance with the manufacturer's recommendations. Perform painting in accordance with *Section 4.20*.

4.9 SET PLASTER CEILING SURFACE REPAIRS

4.9.1 General

The set plaster ceiling surfaces in a number of units are delaminating. The Contractor shall allow to reinstate the plaster ceiling surfaces in the following locations:

Units: 6, 12, 14, 15, 16, 17, 19, 20.



4.9.2 Scope of Works

The Contractor shall allow to remove all delaminating areas of plaster ceiling in the above locations. The Contractor shall investigate the condition of the entire ceiling area and undertake repairs to additional areas as required. Reinstall using an appropriate plaster material, ensuring the texture and finish of the new surface matches and is flush with the adjoining surfaces.

4.9.3 Finish

The Contractor shall paint the entire ceiling to match existing colours, and perform paint repairs to any other disturbed areas of painting. The paint shall match the existing in texture and colour. Apply paint in accordance with the manufacturer's recommendations. Perform painting in accordance with *Section 4.20*. The Contractor shall allow to paint the entire cornice where repairs have been undertaken.

4.10 PLASTERBOARD CEILING REPAIRS

4.10.1 General

The joints in the plasterboard ceiling lining in a number of units are tearing. The Contractor shall allow to perform repairs to the plasterboard ceiling lining in individual units and all common area stairwells. Refer to Appendix B– Schedules for a detailed list of locations for plasterboard ceiling repairs.

- Units 23, 25, 26.
- Common Area Stairwells.

4.10.2 Scope of Works

The Contractor shall remove any defective areas of plasterboard. Once removed the Contractor shall ensure that the plasterboard is correctly fixed and secure. Replace or refix as necessary. Install plasterboard in accordance with manufacturer's recommendations.

All cracks to joints in ceiling sheets shall have flaking or loose plasterboard cement removed and the joints retaped and set to conceal joint

4.10.3 Materials

Use plasterboard to match existing in thickness. All materials and work shall be carried out in accordance with AS 2588 & AS 2589.1.

4.10.4 Finish

The Contractor shall paint the entire ceiling where repairs have been undertaken to match existing colours, and perform paint repairs to any other disturbed areas of painting. The paint shall match the existing in texture and colour. Apply paint in accordance with the manufacturer's recommendations. Perform painting in accordance with *Section 4.20*.

4.11 REPLACEMENT OF FLEXIBLE SEALANT

4.11.2 General

The Contractor shall allow to remove the existing grout and apply new flexible silicon sealant in a colour to match in the following areas:

- To the tiled wall and floor junctions in the shower recesses of each unit (bathrooms and ensuites);
- To the rim of the bathtubs in each unit.
- To the junction of vanity units and tiled walls in each unit (bathrooms and ensuites).



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- To the junction of the laundry tubs and tiled splashbacks in each unit.
- To the junction of the kitchen bench tops and splashbacks in each unit.

The Contractor shall also allow to replace the existing silicon sealant at the base of the shower screen frames in each unit (bathrooms and ensuites).

4.11.3 Remove existing grout

The existing grout in the above locations should be carefully removed and the areas thoroughly cleaned to remove all debris and grout remnants. All areas should be made good by the Contractor.

4.11.4 Installation

The Contractor shall install a neat bead of the flexible sealant in all of the areas listed above. All excess sealant shall be cleaned off by the Contractor.

4.11.5 Flood test showers

On completion of the application of the flexible sealant to the base of the shower screens the Contractor shall flood test the shower recesses to ensure no water penetration evident.

4.12 WATERPROOF GUTTERS

4.12.1 General

Both units 23 and 24 have been affected by water penetration attributable leaking gutters adjacent to the units and the far eastern common stairwell. The Contractor shall ensure sufficient falls are achieved in the gutter for rain water to discharge into the existing downpipes. The Contractor shall also reseal all joins in the gutters and the outlets within the gutters for the downpipes with a suitable silicone sealant. Any defective sections of gutter will be replaced by the Contractor.

The Contractor shall also allow to investigate and repair any other defects in the existing stormwater and roof drainage facilities. The Contractor shall seek confirmation from the Superintendent prior to the commencement of repair of any stormwater lines, gutters, or downpipes.

4.12.2 Reposition gutters

The Contractor shall allow to reposition the gutters to ensure sufficient falls towards existing downpipes. Temporary removal of one row of adjacent roof tiles may be necessary to provide access to the gutter. Ensure no damage is sustained by reflective roof sarking and/or adjacent components and finishes during the works. The Contractor shall repair any damage sustained to adjoining elements. The Contractor shall also allow to inspect the integrity of all adjoining roof flashings, and existing downpipes and stormwater disposal systems. The Contractor shall report to the Superintendent any areas requiring repair. Such repairs shall be carried out by the Contractor at the discretion of the Superintendent and the cost of such repairs shall form a variation to the Contract Sum.

All work is to be undertaken in accordance with AS 2180. The Contractor shall then allow to seal all laps and joins to the gutter, and all downpipe and stormwater discharge penetrations. Reinstall all adjoining roof tiles and colourbond capping.

4.12.3 Inspections

The Contractor shall give minimum 24 hours notice to the Superintendent to allow inspection of works at the following stages:



- Gutter exposed, repositioned and resealed. Flood test to be completed during inspection.

4.12.4 Repair of water penetration damage to adjoining ceilings and walls

The Contractor shall allow to repair all internal water penetration damage to all ceilings and walls adjacent to the defective gutters. The extent of repairs shall incorporate painting of rendered masonry walls, replacement of plasterboard ceiling lining, replacement of plasterboard cornices, replacement of damaged timber architraves and skirtings etc, and repair of corroded metal door jambs. Repairs shall be performed in accordance with *Section 3.7* of this Tender Documentation *Statutory Warranties, Section 4.7 and Section 4.10*.

Painting shall be included in a colour to match existing. The extent of painting shall include the entire ceiling or wall where the repair is situated. Use acrylic paint suitable for the conditions of service. Apply in accordance with the manufacturer's recommendations.

4.13 WATER PENETRATION DAMAGE TO CEILINGS

4.13.1 General

The suspended ceiling panels in the main bathroom of Unit 15 and the laundry of Unit 18 have been affected by water penetration. We suspect a leakage has occurred in the pipe work/plumbing in the ceiling cavity (ie from the floor waste in the bathroom of Unit 22 above Unit 15 and in the laundry of Unit 25 above Unit 18). The contractor shall allow to remove the ceiling panels (and dispose of) and investigate the condition of the pipe work and the integrity of the concrete floor slab to determine the source of the water penetration. The contractor shall provide a lump sum price to rectify the water penetration.

4.13.2 Pipe work

Upon removal of the ceiling panels, the Contractor shall allow to remove and replace all defective pipe work (i.e. pipe work that is cracked or damaged, or pipe work that is inadequately sealed). All plumbing to be undertaken in accordance with AS 3500.

4.13.3 Repair of water penetration damage to ceiling panels

The Contractor shall allow to replace all water damaged suspended ceiling panels to match existing. Repairs shall be performed in accordance with *Section 3.7* of this Tender Documentation *Statutory Warranties*.

4.14 WATERPROOF DRAINAGE PITS

4.14.1 General

There are a number of surface drainage pits located in various positions around the podium slab deck and the balconies of ground floor units. These pits are not waterproofed, and are facilitating water penetration into the basement car park area. The Contractor shall allow to waterproof these pits (approximately 14 in number) to prevent further leakages. The surface pits in the following locations shall be attended to:

- Ground floor units (x4);
- Rear courtyards (~x10).

4.14.2 Demolition

The Contractor shall allow to remove an area of tiles (approximately one row) surrounding the pits, including the bedding material down to the substrate, to allow the removal of the grates and the PVC pits. Temporarily disconnect any connections to stormwater lines as required. The Contractor shall allow to remove all



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demolished materials from the site. Except for materials to be salvaged or reused, demolished materials are the property of the Contractor.

4.14.3 Waterproof Membrane

The Contractor shall apply a single layer self adhesive waterproof membrane such as Shelterseal 3000X (refer Appendix A – Data Sheets) or similar approved around the drainage pits.

The Contractor may nominate a product of equal or better performance to the nominated material. The Superintendent must confirm the use of this material.

4.14.4 Application

In accordance with the manufacturer's recommendations (refer to Appendix A – Data Sheets). Detail the membrane around the drainage pit by dressing the membrane down into the PVC pit in accordance with manufacturer's recommendations. The Contractor shall detail all upturns and slab penetrations in accordance with the manufacturer's recommendations. Allow for any expansion joint and detail as appropriate.

4.14.5 Warranties

The membrane system and the membrane material and application shall be guaranteed by the contractor for a minimum of 10 years. Repairs required during that time shall be performed without charge to the Principal. The guarantee of labour and materials shall be made out to the Principal with an additional material warranty to be provided by the manufacturer.

4.14.6 Tiling

The Contractor shall allow to replace all surface tiles in accordance with the following:

- The tiles shall match existing.
- Allow **\$45.00/m² for tile supply** when pricing the tender.
- Bedding mortar shall consist of a sand/cement mix of ratio 3:1 (sand:cement) to the new slab.
- Install control joints between new and existing areas of tiling in accordance with below.
- Tile levels shall be flush with existing where control joints are located.
- Portland cement based grout: Mix with fine sand. Use minimum water consistent with workability.
- Joints
 - Depth of joint: Right through the tile and bed to the membrane.
 - Sealant width: Not less than 6mm. Not more than 25mm.
 - Sealant depth: Not less than 6mm (12mm preferred). Not less than half the joint width. Not more than the joint width.
 - Use proprietary control joints in trafficable areas; otherwise use Sikaflex Pro 2HP with backing rod installed in accordance with manufacturer's recommendations.

4.15 SEAL EXTERNAL SURFACE TILING

4.15.1 General

Post completion of the waterproofing of drainage pits, the Contractor shall allow to seal the external tiling on the podium slab deck using a product such as Sikagard 700s or similar approved. The areas to be sealed include the four ground floor unit balconies where waterproofing works were undertaken, and the entire tiled rear courtyard area adjoining the southern and western elevations of the building.

The Contractor may nominate a product of equal or better performance to the nominated material. The Superintendent must confirm the use of this material.



4.16 REPLACEMENT OF LINTEL

4.16.1 General

The Contractor shall provide a new galvanised steel lintel to the basement carpark doorway openings in the common stairwell of Units 5, 6, & 7. The Contractor shall shore up existing brickwork and concrete block work and ensure no damage to the structure is sustained. The Contractor shall supply shoring details to the Superintendent for approval prior to commencing work.

4.16.2 Demolition

The Contractor shall allow to remove existing block work at the head of the door opening. The Contractor shall allow to remove all demolished materials from the site. Except for materials to be salvaged or reused, demolished materials are the property of the Contractor.

4.16.3 Material

The lintel is to be prefabricated to the required length and galvanised as in AS1650, coating mass 600g/m². Dimensions of lintel to suit span of doorway.

4.16.4 Installation

Keep lintels 6mm clear of heads and frame, pack mortar between the angle upstand and supported masonry. Seal junction of door frame and lintel with a bead of silicone.

4.16.5 Reconstruct block work

Reconstruct concrete block work and brickwork removed to facilitate installation of lintels. Contractor to supply concrete block work. Set out masonry with joints of uniform width. Joints shall be worked to a dense smooth surface with a profile that matches existing. Mortar colour to match existing. Clean masonry progressively as the work proceeds. Clean facework to remove mortar smears, stains and discolouration. If acid is intended, submit proposal to Superintendent.

4.16.6 Painting

All new galvanised lintels shall be protected by a paint system comprising:

Dulux Weathershield Gloss Acrylic for Exterior Galvanised Iron. Duspec No. 43.

Application to be in accordance with the manufacturers recommendations. Refer Data Sheet in Appendix A. Colour of paint to match adjacent window frames. Lintels to be painted prior to installation and any damage incurred to the paint shall be rectified after installation

4.17 STORMWATER PITS

4.17.1 General

Two stormwater pits collecting run-off from the podium slab are located at the rear of the property. The pits have been placed on unconsolidated fill that has subsided. The Contractor shall allow to temporarily remove the pits, consolidate the surrounding fill, construct a concrete pad footing, and reconnect the pits, in accordance with the following:

4.17.2 Compaction & Preparation

The contractor shall remove all existing top soil and allow sub grade to dry as required. Compaction of the existing sub grade material shall be a minimum of 95% standard. The superintendent shall verify the suitability of the sub grade prior to any concreting. The contractor shall also allow to provide a 100mm layer of DGB20 or



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similar over the compacted granular fill. The contractor shall also provide one layer of heavy duty PVC fortecon sheeting or similar, with fully taped joints beneath the concrete pad footing. Extend fortecon vapour barrier over sub base and cover with a 50mm compacted sand bed.

Preparation for placing: Moisten the sub base sufficiently in advance of concrete placement to ensure a uniform moist surface at the time of placement. Remove loose material and debris from the surface.

4.17.3 Concrete

Provide a 100mm thick reinforced concrete slab with one layer of F82 mesh (top) including wires, support chairs, spacers and all accessories necessary to complete the works. **The level of the concrete pad footing must facilitate the re-connection of the stormwater pit to the existing drainage outlet on the podium slab.** Ensure a minimum cover of 30mm to the reinforcement is achieved. Dowel new concrete pad footing into the existing concrete podium slab edge with 300mm long N12 bars. Drill and epoxy the bars into the existing footing at 900mm centres with Epirez 8242 or similar. Fully compact the concrete to remove entrapped air, but avoid over-vibration that may cause segregation.

Slump: 80mm(max)
Strength: $F'c=25\text{MPa}$

4.17.4 Reinstatement

Replace the stormwater pit and reconnect to the drainage outlet on the podium slab. The contractor shall replace all excavated material and compact appropriately to ensure settlement and subsidence does not occur. The contractor shall clean up and make good all areas upon completion of the works. All vegetation (ie turf) to be reinstated where possible.

4.18 WATERPROOF BOILER ROOM

4.18.1 General

The gas boiler room located at the rear of the property is experiencing water penetration and requires waterproofing. The water penetration is also affecting the basement carpark. The Contractor shall allow to waterproof the external walls of the structure, connect the roof drainage to existing stormwater lines, waterproof the podium slab penetrations within the structure, and rectify any water penetration damage. Works shall be undertaken in accordance with the following:

4.18.2 Excavation

The Contractor shall allow to excavate along side the eastern and southern elevations of the boiler room to enable to application of a waterproof membrane to the structure. All materials, plants etc to be stored on site for re-use.

4.18.3 Waterproof membrane

The Contractor shall apply a single layer self-adhesive waterproof membrane such as an Emer-Clad Indextene HDPE with TEMA Tefond Drainage Plus drainage and protection system (or similar approved) to the eastern and southern walls of the boiler room in accordance with manufacturer's recommendations (refer to Appendix A – Data Sheets). The Contractor shall also allow to thoroughly clean all surfaces to remove all foreign materials and contaminants using high pressure water blasting.

4.18.4 Application

Application and detailing of the membrane and drainage and protection system shall be in accordance with the manufacturer's recommendations (refer to Appendix A – Data Sheets)



4.18.5 Warranties

The membrane system shall be installed by a Contractor approved by the manufacturer and the membrane material and application shall be guaranteed by the contractor for a minimum of 10 years. Repairs required during that time shall be performed without charge to the Principal. The guarantee of labour and materials shall be made out to the Principal with an additional material warranty to be provided by the manufacturer.

4.18.6 Alternative product

The Contractor may use an alternative product provided the alternative is equivalent to and meets the requirements of the specified product. Should an alternative product be proposed the Contractor is to nominate the alternative and supply all the necessary technical information with the tender submission.

4.18.7 Subsoil Drainage

The Contractor shall allow for the installation of a 100mm agricultural drain adjacent to the external face of the boiler room walls. The agricultural drain shall be connected to the existing pit located to the west of the boiler room. The agricultural drains will be positioned to achieve a minimum fall of 1% to the pit. The agricultural line is to be wrapped with geotextile fabric (filter soak) and back filled with 20mm blue metal material.

4.18.8 Stormwater Drainage

The Contractor shall allow to connect a new UPVC drainage line to the existing downpipe located at the south eastern corner of the boiler room. The drainage line shall be connected to the stormwater pit located to the east of the boiler room. Excavate a trench to allow the installation of a 100mm diameter UPVC drainage line. The drainage line is to be wrapped with geotextile fabric (filter soak) and back filled with 20mm blue metal material.

4.18.9 Backfilling & Compaction

The contractor shall replace all excavated material and compact appropriately to ensure settlement and subsidence does not occur. The contractor shall allow to reinstate any vegetation or retaining walls, and clean up and make good all areas.

4.18.10 Installation of Hob

The Contractor shall allow to install a brickwork hob around the pipe work penetrations located at the north east corner inside the gas boiler room. The hob shall be constructed with solid bricks and shall comprise two courses of brickwork. The hob shall be waterproofed with a compatible liquid membrane such as Emer-Proof 750 (or similar approved) in accordance with manufacturer's recommendations (refer to Appendix A – Data Sheets).

4.19 MISCELLANEOUS ITEMS

4.19.1 General

The Contractor shall undertake the following as detailed in *Appendix B – Defect Schedules*. Repairs shall be performed in accordance with *Section 3.7* of this Tender Documentation *Statutory Warranties*.

4.20 PAINTING

4.20.1 General

In those parts of AS 2311 and AS 2312, which are referenced in this section, treat the advisory recommendations as minimum contractual requirements. All paints to be supplied by Dulux or of equivalent standard.



4.20.2 Materials and Components

Combinations: Do not combine paints from different manufacturers in a paint system.

Delivery: Deliver paints to the site in the manufacturer's labelled containers. Ensure containers of materials identified by a GPC specification code are labelled accordingly.

Tinting: Use only products that are colour tinted by the manufacturer or supplier.

Putty: Oil-based or polymeric based.

Toxic ingredients: Comply with the requirements of Appendix P "Uniform Paint Standard" to the Standard for the Uniform Scheduling of Drugs and Poisons, published by the National Health and Medical Research Council (NHMRC).

4.20.3 Painting

Standard: To AS 2311 Sections 3, 6 and 7, or to AS 2312 Sections 5, 8 and 10, as applicable.

Protection: Remove fixtures before starting to paint, and refix in position undamaged on completion of the installation.

Restoration: Clean off marks, paints spots and stains progressively and restore damaged surfaces to their original condition. Touch up damaged decorative paintwork or misses only with the paint batch used in the original application.

Substrate preparation: Use filler tinted to match the substrate if the finish is transparent.

Paint application: Apply the first coat immediately after substrate preparation and before contamination of the substrate can occur. Ensure each coat of paint or clear finish is uniform in colour, gloss, thickness and texture, and free of runs, sags, blisters, or other discontinuities.

Paint system description: If a paint of clear finish system is referred to only by its final coat (for example by the manufacturer's brand name, or the generic name) use in addition to the final coat, the appropriate stains, primers, sealers and undercoats, suitable for the substrate and compatible with the finish coat and each other.

No system description given. If a surface is to be painted but no system is nominated select the system from AS 2311 Section 5, using System 1 where a choice is offered.

Number of coats: Unless specified as one coat of two coat systems, each paint system consists of not less than three coats. Provide additional coats if necessary to

- prepare porous or reactive substrates with prime or seal coats consistent with the manufacturer's recommendations;
- achieve the total film thickness or texture; or
- achieve a satisfactory opacity.



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APPENDIX A – Data Sheets



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APPENDIX B – Schedules



Schedule 1 – Cracking in Internal and External Render

UNIT	CRACK LOCATION
UNIT 10	Bedroom 2 <ul style="list-style-type: none"> Horizontal cracking on west wall below cornice.
UNIT 12	Living Room <ul style="list-style-type: none"> Vertical crack between bulkhead and north wall.
UNIT 16	Hallway <ul style="list-style-type: none"> Evidence of minor water penetration at bottom RHS of doorway to main bathroom.
UNIT 17	Main Bedroom <ul style="list-style-type: none"> 1mm vertical crack in render at bottom LHS of west wall window. Bedroom 2 <ul style="list-style-type: none"> Tearing cracks in render adjacent cornice on west wall.
UNIT 18	Living Room <ul style="list-style-type: none"> Tearing cracks in render adjacent cornice, north east corner.
UNIT 20	Bedroom 2 <ul style="list-style-type: none"> Raking crack through west wall.
UNIT 26	Main Bedroom <ul style="list-style-type: none"> 1mm horizontal cracking below cornice, south east corner. 1mm raking crack at top LHS of south wall window.
Common Stairwell Units 1-2	<ul style="list-style-type: none"> 0.5mm vertical crack in render on south wall between Units 1 & 2. Vertical crack in north wall of stairwell between ground floor and basement. Horizontal crack along ground floor podium slab render band, west wall.
Common Stairwell Units 3-4	<ul style="list-style-type: none"> Vertical crack to 1mm on north wall between podium slab and ceiling.
Common Stairwell Units 5-6-7	<ul style="list-style-type: none"> Horizontal crack along podium slab render band, north wall. Vertical crack in north wall of stairwell between ground floor and basement carpark.
Common Stairwell Units 8-9-15-16-22-23	<ul style="list-style-type: none"> 1mm vertical crack, full height of south wall between Units 8 & 9. Vertical crack between entrances to Units 15 & 16. 0.5mm horizontal and raking cracks to third floor slab render band, west wall. 1mm vertical crack on south wall between entrances to Unit 22 & 23. 0.5mm vertical crack from cornice, east wall. Horizontal cracking to 1mm at top RHS of north wall window, third floor level.



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<p>Common Stairwell Units 10-11-17-18-24-25</p>	<ul style="list-style-type: none"> • Vertical crack full height of south wall between entrances to Units 24 & 25. • Cracks through third floor slab render band, west wall.
<p>Common Stairwell Units 12-13-14-19-20-21-26-27</p>	<ul style="list-style-type: none"> • Hairline horizontal cracks, RHS of entry door. • Hairline vertical crack in south wall between entrances to Units 12 & 14. • Hairline horizontal crack through first floor slab render band, west wall. • 0.5mm vertical crack between entrances to Units 19 & 21. • 1mm horizontal cracks through second floor slab render band, west wall. • Raking cracks through second floor slab render band, west wall. • Vertical cracking and crazing between Units 26 & 27.
<p>West Elevation</p>	<ul style="list-style-type: none"> • Horizontal cracking through podium slab render band beneath garden planter boxes adjacent basement stairwell.
<p>North Elevation</p>	<ul style="list-style-type: none"> • Minor cracking in rendered garden planter boxes, north west corner. • Delamination and cracking of render to all ground floor garden planter box walls. • Delamination and cracking of balcony slab render bands to each unit.



Schedule 2 – Cornice Defects

UNIT	LOCATION OF CORNICE DEFECTS
UNIT 1	<p>Living Room</p> <ul style="list-style-type: none"> Minor cornice separation above entry doorway. <p>Second Bedroom</p> <ul style="list-style-type: none"> Minor hairline crack through cornice in south west corner.
UNIT 2	<p>Living Room</p> <ul style="list-style-type: none"> Minor cornice separation on south wall above entrance to hallway. Hairline raking cracks in south wall and south wall cornice. <p>Ensuite</p> <ul style="list-style-type: none"> Poor finish to cornices.
UNIT 6	<p>Ensuite</p> <ul style="list-style-type: none"> Minor cornice separation.
UNIT 8	<p>Living Room</p> <ul style="list-style-type: none"> Minor cornice separation above entry doorway. <p>Main Bedroom</p> <ul style="list-style-type: none"> Hairline cracking in cornice above window in south wall.
UNIT 9	<p>Living Room</p> <ul style="list-style-type: none"> Minor raking crack at joint of cornice at centre of south wall. <p>Main Bedroom</p> <ul style="list-style-type: none"> Poor finish to cornice adjacent to built-in.
UNIT 10	<p>Bedroom 2</p> <ul style="list-style-type: none"> Racking cracks in cornice, south west corner.
UNIT 11	<p>Bedroom 2</p> <ul style="list-style-type: none"> Poor finish to cornice adjacent to built in.
UNIT 12	<p>Living Room</p> <ul style="list-style-type: none"> Raking cracks in cornice adjacent to top LHS of entry door on west wall.
UNIT 13	<p>Hallway</p> <ul style="list-style-type: none"> Minor crack in cornice, north east corner.
UNIT 15	<p>Main Bedroom</p> <ul style="list-style-type: none"> Cornice separation, south wall. <p>Bedroom 2</p> <ul style="list-style-type: none"> Minor cornice separation throughout.



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UNIT 16	Bedroom 2 <ul style="list-style-type: none"> Poor finish to cornice adjacent to built-in.
UNIT 17	Bedroom 2 <ul style="list-style-type: none"> Tearing cracks through cornice and cornice separation, south west corner.
UNIT 18	Bedroom 2 <ul style="list-style-type: none"> 1mm cracks through cornice at top RHS of doorway.
UNIT 19	Kitchen <ul style="list-style-type: none"> Minor cornice separation, east wall. Living Room <ul style="list-style-type: none"> Raking crack in cornice, top LHS entry door. Cornice separation, south wall.
UNIT 20	Bedroom 2 <ul style="list-style-type: none"> Raking cracks in cornice, north west corner.
UNIT 21	Living Room/Entry Hall <ul style="list-style-type: none"> Cornice and cornice mitre separation adjacent north wall external corner. Cornice separation at top RHS of sliding door. Separation of external cornice mitre at LHS of doorway. Kitchen <ul style="list-style-type: none"> Minor cornice separation at RHS of window. 1mm crack through cornice at LHS of window. Bedroom 2 <ul style="list-style-type: none"> Minor cornice separation and 1mm crack through cornice, north west corner. Minor cornice separation, south east corner.
UNIT 22	Living Room <ul style="list-style-type: none"> Cornice mitres separating, top RHS of entry door. Main Bathroom <ul style="list-style-type: none"> Minor cornice separation.
UNIT 23	Main Bedroom <ul style="list-style-type: none"> Raking crack through cornice at south west corner. Cornice separation along west wall.
UNIT 25	Hallway <ul style="list-style-type: none"> Minor cornice separation, east wall.
UNIT 26	Living Room <ul style="list-style-type: none"> Minor cornice separation above entry doorway. Minor cornice separation to top LHS of north wall sliding door.



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UNIT 26 CONT.	Main Bedroom <ul style="list-style-type: none">• Cornice separation in south east corner. Bedroom 2 <ul style="list-style-type: none">• Minor cornice separation, top LHS of doorway.
Common Stairwell Units 8-9-15-16-22-23	<ul style="list-style-type: none">• Raking cracks in cornice adjacent to LHS of entrance to Unit 8.
Common Stairwell Units 12-13-14-19-20-21-26-27	<ul style="list-style-type: none">• Minor cornice separation, top LHS entry to Unit 26.



Schedule 3 – Defects in Plaster Ceiling Linings

LOCATION	DEFECT DESCRIPTION
UNIT 6	Living Room <ul style="list-style-type: none"> Delamination and cracking of set plaster ceiling surface, north east corner.
UNIT 12	Laundry <ul style="list-style-type: none"> Incomplete patching to ceiling adjacent to light fitting.
UNIT 14	Living Room <ul style="list-style-type: none"> Cracking and delamination of set plaster ceiling surface, north east corner.
UNIT 15	Bedroom 2 <ul style="list-style-type: none"> Cracking and delamination of set plaster ceiling surface adjacent to east wall.
UNIT 16	Main Bedroom <ul style="list-style-type: none"> Minor delamination of set plaster ceiling surface in built-in.
UNIT 17	Living Room <ul style="list-style-type: none"> Delamination of set plaster ceiling surface, south east corner. Main Bedroom <ul style="list-style-type: none"> Delamination of set plaster ceiling surface adjacent doorway. Delamination of set plaster ceiling surface, south west corner. Delamination of set plaster ceiling surface in built in robe. Bedroom 2 <ul style="list-style-type: none"> Delamination of set plaster ceiling surface, south west corner.
UNIT 19	Living Room <ul style="list-style-type: none"> Delamination and cracking of set plaster ceiling surface adjacent to west wall.
UNIT 20	Living Room <ul style="list-style-type: none"> Delamination and cracking of set plaster ceiling surface, north east corner.
UNIT 23	Laundry <ul style="list-style-type: none"> Crack in plaster ceiling between skylight and north wall cornice.
UNIT 25	Hallway <ul style="list-style-type: none"> Crack in plaster ceiling lining joints.
UNIT 26	Hallway <ul style="list-style-type: none"> Join in plaster ceiling sheets visible.



Schedule 4 – Cracks in Tiles

LOCATION	DEFECT DESCRIPTION
UNIT 5	Ensuite <ul style="list-style-type: none">Cracked tile, top RHS doorway.
UNIT 8	Main Bathroom <ul style="list-style-type: none">Cracking to tiles adjacent to rim of bathtub.
UNIT 17	Ensuite <ul style="list-style-type: none">2x cracked wall tiles at top RHS of doorway.
UNIT 20	Main Bathroom <ul style="list-style-type: none">Minor vertical cracks through north wall tiles.Cracked tile, top RHS of window.
UNIT 21	Main Bathroom <ul style="list-style-type: none">1mm vertical crack through wall tiles, west wall.Hairline crack through wall tile, top LHS of doorway.
UNIT 23	Laundry <ul style="list-style-type: none">Cracks through tile grout, north wall.
UNIT 24	Main Bathroom <ul style="list-style-type: none">Cracked wall tiles throughout.



Schedule 5 – Miscellaneous Minor Items

LOCATION	DEFECT DESCRIPTION	RECTIFICATION
UNIT 1	<p>Living Room</p> <ul style="list-style-type: none"> Paint tarnishes on entry door opener. <p>Balcony</p> <ul style="list-style-type: none"> Storm moulds to sliding door not installed flush. Storm moulds poorly fitted and sealed. <p>Kitchen</p> <ul style="list-style-type: none"> Aluminium window frame poorly fitted. <p>Rear Courtyard</p> <ul style="list-style-type: none"> Storm moulds to sliding door not installed flush. Storm moulds poorly fitted and sealed. <p>Ensuite</p> <ul style="list-style-type: none"> Poor finish to grout on tiled wall and floor surfaces. <p>Main Bathroom</p> <ul style="list-style-type: none"> Grout splashes on wall tiles. 	<ul style="list-style-type: none"> Remove paint tarnishes. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Refit or remove and replace window frame to match existing, ensuring adequately fitted. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Remove defective grout and reinstate to satisfactory standard. Remove grout splashes.
UNIT 2	<p>Kitchen</p> <ul style="list-style-type: none"> Granite bench top joints not fitted flush. Cook top not fitted securely to bench top. Plinth adjacent to LHS of dishwasher not fitted to cabinet framework. <p>Living Room</p> <ul style="list-style-type: none"> Plaster splashes on entry door opener. <p>Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. Storm moulds to sliding door not installed flush. <p>Hallway</p> <ul style="list-style-type: none"> Cover plate missing from laundry light switch. <p>Main Bathroom</p> <ul style="list-style-type: none"> Poor finish to grout at junction of wall and floor tiles. 	<ul style="list-style-type: none"> Fill joints with flexible sealant in colour to match. Secure cook top to bench top as required. Fix plinth to cabinet as required. Remove plaster splashes. Acid clean brickwork and remove mortar splashes. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Install cover plate as required. Remove defective grout and reinstate to satisfactory standard.



<p>UNIT 2 CONT.</p>	<p>Rear Courtyard</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. 	<ul style="list-style-type: none"> Acid clean brickwork and remove mortar splashes.
<p>UNIT 4</p>	<p>Kitchen</p> <ul style="list-style-type: none"> Granite bench top joints not flush. <p>Living Room</p> <ul style="list-style-type: none"> Paint splashes on entry door closer. <p>Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. Storm moulds to sliding door not installed flush. Storm moulds poorly fitted and sealed. <p>Main Bathroom</p> <ul style="list-style-type: none"> Poor finish to grout at junction of wall and floor tiles. <p>Rear Courtyard</p> <ul style="list-style-type: none"> Poorly fitted and sealed storm moulds to sliding doors. Mortar splashes on brickwork. 	<ul style="list-style-type: none"> Fill joints with flexible sealant in colour to match. Remove paint splashes. Acid clean brickwork and remove mortar splashes. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Remove defective grout and reinstate to satisfactory standard. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Acid clean brickwork and remove mortar splashes.
<p>UNIT 5</p>	<p>Living Room</p> <ul style="list-style-type: none"> Paint splashes on entry door opener. <p>Balcony</p> <ul style="list-style-type: none"> Poorly fitted and sealed storm moulds to sliding door. Mortar splashes on brickwork. <p>Main Bathroom</p> <ul style="list-style-type: none"> Poor finish to grout at junction of wall and floor tiles. <p>Rear Courtyard</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. Sliding door to bedroom 2 binds in frame. <p>Ensuite</p> <ul style="list-style-type: none"> Poor finish to grout at junction of wall and floor tiles. 	<ul style="list-style-type: none"> Remove paint splashes. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Acid clean brickwork and remove mortar splashes. Remove defective grout and reinstate to satisfactory standard. Acid clean brickwork and remove mortar splashes. Adjust sliding door as required. Remove defective grout and reinstate to satisfactory standard.



<p>UNIT 6</p>	<p>Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. <p>Main Bathroom</p> <ul style="list-style-type: none"> Poor finish to grout at junction of wall and floor tiles. <p>Ensuite</p> <ul style="list-style-type: none"> Poor finish to grout at junction of wall and floor tiles. <p>Rear Courtyard</p> <ul style="list-style-type: none"> Sliding door storm moulds poorly fitted and sealed. Mortar splashes on brickwork. 	<ul style="list-style-type: none"> Acid clean brickwork and remove mortar splashes. Remove defective grout and reinstate to satisfactory standard. Remove defective grout and reinstate to satisfactory standard. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Acid clean brickwork and remove mortar splashes.
<p>UNIT 8</p>	<p>Kitchen</p> <ul style="list-style-type: none"> Aluminium window frame poorly fitted. Granite bench tops not fitted flush. <p>Rear Balcony</p> <ul style="list-style-type: none"> Brickwork poorly cleaned down. Storm moulds to sliding door poorly fitted. <p>Ensuite</p> <ul style="list-style-type: none"> Poor finish to grout on tiled wall and floor surfaces. <p>Main Bathroom</p> <ul style="list-style-type: none"> Grout splashes on wall tiles. <p>Balcony</p> <ul style="list-style-type: none"> Cracked and bowed brickwork on western partition wall. 	<ul style="list-style-type: none"> Refit or remove and replace window frame to match existing, ensuring adequately fitted. Fill joints with flexible sealant in colour to match. Acid clean brickwork and remove mortar splashes. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Remove defective grout and reinstate to satisfactory standard. Remove grout splashes. Rake out existing mortar joints and re-point brickwork as required.
<p>UNIT 9</p>	<p>Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. Storm moulds to sliding door not installed flush. <p>Rear Courtyard</p> <ul style="list-style-type: none"> Storm moulds to sliding doors poorly fitted and sealed. 	<ul style="list-style-type: none"> Acid clean brickwork and remove mortar splashes. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed.



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<p>UNIT 10</p>	<p>Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. <p>Main Bathroom</p> <ul style="list-style-type: none"> Poor finish to grout at junction of wall and floor tiles. 	<ul style="list-style-type: none"> Acid clean brickwork and remove mortar splashes. Remove defective grout and reinstate to satisfactory standard.
<p>UNIT 11</p>	<p>Kitchen</p> <ul style="list-style-type: none"> Granite bench tops not fitted flush. <p>Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork <p>Main Bathroom</p> <ul style="list-style-type: none"> Poor finish to grout at junction of wall and floor tiles. <p>Ensuite</p> <ul style="list-style-type: none"> Poor finish to paint on ceiling around light fitting. <p>Rear Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. 	<ul style="list-style-type: none"> Fill joints with flexible sealant in colour to match. Acid clean brickwork and remove mortar splashes. Remove defective grout and reinstate to satisfactory standard. Repaint entire ceiling as required in colour to match. Acid clean brickwork and remove mortar splashes.
<p>UNIT 12</p>	<p>Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. Storm moulds to sliding door loose. Storm moulds poorly fitted and sealed. <p>Laundry</p> <ul style="list-style-type: none"> Incomplete patching to ceiling adjacent to light fitting. <p>Main Bathroom</p> <ul style="list-style-type: none"> Bathtub poorly installed. 	<ul style="list-style-type: none"> Acid clean brickwork and remove mortar splashes. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Re-patch and repaint ceiling in colour to match as required. Reset bath as required.
<p>UNIT 13</p>	<p>Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. Storm moulds to sliding doors poorly fitted and sealed. <p>Main Bathroom</p> <ul style="list-style-type: none"> Poor finish to grout at junction of wall and floor tiles. 	<ul style="list-style-type: none"> Acid clean brickwork and remove mortar splashes. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Remove defective grout and reinstate to satisfactory standard.



<p>UNIT 14</p>	<p>Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. Sliding door storm moulds poorly fitted and sealed. <p>Main Bathroom</p> <ul style="list-style-type: none"> Poor finish to grout at junction of wall and floor tiles. 	<ul style="list-style-type: none"> Acid clean brickwork and remove mortar splashes. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Remove defective grout and reinstate to satisfactory standard.
<p>UNIT 15</p>	<p>Living Room</p> <ul style="list-style-type: none"> Separation of sliding door frame from north wall. <p>Balcony</p> <ul style="list-style-type: none"> Poorly detailed weep holes above sliding door. Mortar splashes on brickwork. Poorly fitted and sealed sliding door storm moulds. <p>Main Bathroom</p> <ul style="list-style-type: none"> Poor finish to grout at junction of wall and floor tiles. <p>Main Bedroom</p> <ul style="list-style-type: none"> Door binds to frame. 	<ul style="list-style-type: none"> Re-fix sliding door to masonry and fill gap with suitable flexible sealant. Clear out weep holes as required. Acid clean brickwork and remove mortar splashes. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Remove defective grout and reinstate to satisfactory standard. Remove door and shave as required. Re-hang door.
<p>UNIT 16</p>	<p>Kitchen</p> <ul style="list-style-type: none"> Granite bench top joints not fitted flush. <p>Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. <p>Main Bathroom</p> <ul style="list-style-type: none"> Poor finish to grout at junction of wall and floor tiles. <p>Rear Balcony</p> <ul style="list-style-type: none"> Sliding door storm moulds not fitted securely. Mortar splashes on brickwork. 	<ul style="list-style-type: none"> Fill joints with flexible sealant in colour to match. Acid clean brickwork and remove mortar splashes. Remove defective grout and reinstate to satisfactory standard. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Acid clean brickwork and remove mortar splashes.



<p>UNIT 17</p>	<p>Balcony</p> <ul style="list-style-type: none"> External brickwork not cleaned down. 	<ul style="list-style-type: none"> Acid clean brickwork and remove mortar splashes.
<p>UNIT 19</p>	<p>Kitchen</p> <ul style="list-style-type: none"> Granite bench top joints not fitted flush. <p>Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. Storm moulds to kitchen window poorly fitted and sealed. <p>Laundry</p> <ul style="list-style-type: none"> No door stopped fitted- door impacts with tiles. <p>Rear Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. Sliding door storm moulds poorly fitted and sealed. 	<ul style="list-style-type: none"> Fill joints with flexible sealant in colour to match. Acid clean brickwork and remove mortar splashes. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Install door stopper as required. Acid clean brickwork and remove mortar splashes. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed.
<p>UNIT 20</p>	<p>Kitchen</p> <ul style="list-style-type: none"> Granite bench top joints not fitted flush. <p>Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. Poorly fitted and sealed sliding door storm moulds. 	<ul style="list-style-type: none"> Fill joints with flexible sealant in colour to match. Acid clean brickwork and remove mortar splashes. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed.
<p>UNIT 21</p>	<p>Kitchen</p> <ul style="list-style-type: none"> Lack of sealant between joints in granite bench tops. Separation of aluminium window frame from head of rendered reveal. <p>Bedroom 2</p> <ul style="list-style-type: none"> Separation of aluminium window frame from head of rendered reveal. 	<ul style="list-style-type: none"> Fill joints with flexible sealant in colour to match. Re-fix window frame to masonry. Re-fix window frame to masonry.
<p>UNIT 22</p>	<p>Kitchen</p> <ul style="list-style-type: none"> Granite bench top joints not fitted flush. <p>Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. 	<ul style="list-style-type: none"> Fill joints with flexible sealant in colour to match. Acid clean brickwork and remove mortar splashes.



<p>UNIT 22 CONT.</p>	<ul style="list-style-type: none"> Poorly fitted and sealed sliding door storm moulds. <p>Main Bathroom</p> <ul style="list-style-type: none"> Poor finish to grout at junction of wall and floor tiles. <p>General</p> <ul style="list-style-type: none"> All doors poorly fitted in frames. 	<ul style="list-style-type: none"> Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Remove defective grout and reinstate to satisfactory standard. Remove door and shave as required. Re-hang door.
<p>UNIT 23</p>	<p>Kitchen</p> <ul style="list-style-type: none"> Granite bench top joints not fitted flush. <p>Living Room</p> <ul style="list-style-type: none"> Unfinished painting to head of sliding door, north wall. Sliding door separation from north wall. <p>Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. Storm moulds to kitchen window poorly fitted and sealed. <p>Laundry</p> <ul style="list-style-type: none"> Unfinished patching to crack in north wall. Cracks through tile grout, north wall. <p>Main Bathroom</p> <ul style="list-style-type: none"> Poor finish to grout at junction of wall and floor tiles. <p>Main Bedroom</p> <ul style="list-style-type: none"> Unfinished patching to paint, south west corner. <p>Rear Balcony</p> <ul style="list-style-type: none"> Storm moulds to kitchen window poorly fitted and sealed. 	<ul style="list-style-type: none"> Fill joints with flexible sealant in colour to match. Paint as required. Re-fix sliding door to masonry. Acid clean brickwork and remove mortar splashes. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Patch crack as required using flexible sealant. Repaint entire wall in colour to match. Remove grout and apply flexible sealant in colour to match. Remove defective grout and reinstate to satisfactory standard. Repaint entire wall as required. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed.
<p>UNIT 24</p>	<p>Kitchen</p> <ul style="list-style-type: none"> Granite bench top joints not fitted flush. <p>Living Room</p> <ul style="list-style-type: none"> Separation of sliding door frame from north wall. 	<ul style="list-style-type: none"> Fill joints with flexible sealant in colour to match. Re-fix sliding door to masonry as required.



<p>UNIT 24 CONT.</p>	<p>Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. 	<ul style="list-style-type: none"> Acid clean brickwork and remove mortar splashes.
<p>UNIT 25</p>	<p>Kitchen</p> <ul style="list-style-type: none"> Granite bench top joints not fitted flush. <p>Living Room</p> <ul style="list-style-type: none"> Separation of sliding door frame from north wall. <p>Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. Storm moulds to kitchen window poorly fitted and sealed. <p>Laundry</p> <ul style="list-style-type: none"> Unfinished patching to crack on north wall. <p>Main Bathroom</p> <ul style="list-style-type: none"> Poor finish to gout at junction of wall and floor tiles. <p>Main Bedroom</p> <ul style="list-style-type: none"> Paintwork to patched crack in south west corner does not match existing finish. <p>Rear Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. Storm moulds to kitchen window poorly fitted and sealed. 	<ul style="list-style-type: none"> Fill joints with flexible sealant in colour to match. Re-fix sliding door to masonry a required. Acid clean brickwork and remove mortar splashes. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Patch crack as required using flexible sealant. Repaint entire wall in colour to match. Remove defective grout and reinstate to satisfactory standard. Repaint entire wall in colour to match. Acid clean brickwork and remove mortar splashes. Refit or remove and replace storm moulds to match existing, ensuring adequately sealed.
<p>UNIT 26</p>	<p>Living Room</p> <ul style="list-style-type: none"> Separation of top sliding door track from door head, north wall. <p>Balcony</p> <ul style="list-style-type: none"> Mortar splashes on brickwork. <p>Kitchen</p> <ul style="list-style-type: none"> Aluminium window frame poorly fitted. Granite bench tops not fitted flush. <p>Rear Balcony</p> <ul style="list-style-type: none"> Brickwork poorly cleaned down. 	<ul style="list-style-type: none"> Re-fix sliding door to masonry a required. Acid clean brickwork and remove mortar splashes. Refit or remove and replace window frame to match existing, ensuring adequately fitted. Fill joints with flexible sealant in colour to match. Acid clean brickwork and remove mortar splashes.



<p>UNIT 26 CONT.</p>	<ul style="list-style-type: none"> Storm moulds to sliding door poorly fitted. <p>Ensuite</p> <ul style="list-style-type: none"> Poor finish to grout on tiled wall and floor surfaces. Door fits poorly in frame. <p>Bedroom 2</p> <ul style="list-style-type: none"> Separation of top sliding door track from door head. 	<ul style="list-style-type: none"> Refit or remove and replace storm moulds to match existing, ensuring adequately sealed. Remove defective grout and reinstate to satisfactory standard. Remove door and shave as required. Re-hang door. Re-fix sliding door to masonry as required.
<p>Common Stairwell Units 1-2</p>	<ul style="list-style-type: none"> Paint splashes on light fitting adjacent to basement carpark doorway. Leaching through terra cotta steps. 	<ul style="list-style-type: none"> Remove paint splashes. Acid clean and remove staining.
<p>Common Stairwell Units 3-4</p>	<ul style="list-style-type: none"> Separation of front entry doorframe from wall. Mortar stains on risers of terra cotta steps to entry threshold. Leaching through terra cotta steps. 	<ul style="list-style-type: none"> Re-fix door to masonry as required. Acid clean and remove mortar splashes. Acid clean and remove staining.
<p>Common Stairwell Units 5-6-7</p>	<ul style="list-style-type: none"> Paint splashes on basement door closer. Leaching through terra cotta steps. 	<ul style="list-style-type: none"> Remove paint splashes. Acid clean and remove staining.
<p>Common Stairwell Units 8-9- 15-16-22-23</p>	<ul style="list-style-type: none"> Crazing in rendered brickwork parapet to inaccessible tiled terrace above entry portico. Leaching through terra cotta steps. 	<ul style="list-style-type: none"> Remove drummy render. Apply skin coat of render to conceal crazed cracking. Repaint entire rendered area to match existing. Acid clean and remove staining.
<p>Common Stairwell Units 10-11- 17-18-24-25</p>	<ul style="list-style-type: none"> Separation of entry doorframe from head of doorway. Peeling paint and crazing to rendered brickwork parapet to inaccessible tiled terrace above entry portico. Balustrade railing not fitted securely. Leaching through terra cotta steps. 	<ul style="list-style-type: none"> Re-fix door to masonry as required. Remove drummy render. Apply skin coat of render to conceal crazed cracking. Repaint entire rendered area to match existing. Re-fix balustrade as required. Acid clean and remove staining.
<p>Common Stairwell Units 12-13- 14-19-20- 21-26-27</p>	<ul style="list-style-type: none"> Separation between entry doorframe and wall. Balustrade not fitted securely. Leaching through terra cotta steps. 	<ul style="list-style-type: none"> Re-fix door to masonry as required. Re-fix balustrade as required. Acid clean and remove staining.
<p>Basement Carpark</p>	<ul style="list-style-type: none"> 2-3mm crack in driveway slab across width of car space to Unit 25. 	<ul style="list-style-type: none"> Grind out crack and apply Sika PRO 2HP or similar to seal.



APPENDIX C – Tender Form & Work Packages

Name of Project: 22-26 Urunga Parade MIRANDA

Tender:

I/We tender to perform the work for the above project as described in, and in accordance with, the tender documents referenced in the Conditions of Tendering and for the lump sum of:-

(Total lump sum in words and figures from Schedule of Prices below)

The contract duration will be... from the date of site possession.

The time for giving possession of the site and the period of practical completion are as stated in the Annexure to the Contract Conditions.

This tender must remain open for consideration for (26 weeks) from the (date) and (time) of closing of the tender period.

I/We acknowledge the receipt of addenda numbered (...) during the tender period.

Name of Tenderer (company)

.....

ABN License Number

Telephone Facsimile

Tenderer's address or registered business office address

Tenderer's signature Witness' signature

.....

Print Tenderer's name Print Witness' name

(The common seal of the Tenderer shall be affixed in accordance with the Articles of Association)

Date of Tender.....



WORK PACKAGES

Name of Project: *22-26 Urunga Parade MIRANDA*

Name of Tenderer (Company):

1.0	Preliminaries <i>(Section 3.0)</i>	\$
2.0	Control Joint - External Brickwork <i>(Section 4.2)</i>	\$
3.0	Control Joints – Balconies <i>(Section 4.3)</i>	\$
4.0	Waterproofing and Tiling Balconies <i>(Section 4.4)</i>	\$
5.0	Render Repairs <i>(Section 4.5)</i>	\$
6.0	Cracked Wall Tiles <i>(Section 4.6)</i>	\$
7.0	Cornice Repairs <i>(Section 4.7)</i>	\$
8.0	Plasterboard Bulkhead Repairs <i>(Section 4.8)</i>	\$
9.0	Set Plaster Ceiling Repairs <i>(Section 4.9)</i>	\$
10.0	Plasterboard Ceiling Repairs <i>(Section 4.10)</i>	\$
11.0	Application of Flexible Sealant <i>(Section 4.11)</i>	\$
12.0	Waterproof Gutters <i>(Section 4.12)</i>	\$
13.0	Water Penetration to Ceilings <i>(Section 4.13)</i>	\$
14.0	Waterproof Drainage Pits <i>(Section 4.14)</i>	\$
15.0	Seal External Tiling <i>(Section 4.15)</i>	\$
16.0	Lintel <i>(Section 4.16)</i>	\$
17.0	Stormwater Pits <i>(Section 4.17)</i>	\$
18.0	Waterproof Boiler Room <i>(Section 4.18)</i>	\$



Bonacci Rickard (NSW) Pty Ltd
Civil, Structural & Building Consulting Engineers

19.0 Miscellaneous Items (Section 4.19) \$

SUB TOTAL \$

Add Goods & Services Tax \$

LUMP SUM TENDER PRICE \$

Additional Rates (including GST)
Cement Rendering (per m²)/m²