

UPGRADING OF EXISTING UNITS AT 21 MARGARET STREET

SPECIAL ADDENDUM TO SPECIFICATION

GENERAL

Drawings And Specification

This addendum shall be read in conjunction with the Schedules of Work for each property and the Homeswest Standard Specification. The following Addenda supersede those corresponding clauses in the Standard Specification. If any clauses appear ambiguous or require clarification, request an instruction from the Supervisor.

The following documents form part of the Contract Documents:

- Schedules of Work for each house
- This addendum and all attached schedules and details.
- Homeswest Standard Specification for Renovation and Roof Replacement July 2000.
- The current Homeswest Approved Materials List. (Available from Homeswest)

Approved Materials and Products

Where a material or product is not specified, the material or product used shall be approved by Homeswest on the current Homeswest Approved Materials List. (Available from Homeswest)

Existing work

Verify all aspects of the existing work before proceeding, and notify Supervisor of any discrepancies or potential problems prior to executing any work.

Scope of Work

The intent of the subcontract, the drawings and this Specification is to provide for the work set out and described herein to be completed. Where an item is usual or necessary or is reasonable or properly inferred to be in the type of work generalised in this specification, but not specifically mentioned, it shall be deemed to be included in the Contract. This work shall include making good of adjacent trades where applicable. "Provide" shall mean supply and fix/install.

Where any item or work is not wholly indicated on the drawings, carry out and complete the item so as to correspond to entirely the work of a similar nature drawn in detail elsewhere on the Drawings and in full accordance with the Specification.

The scope of the works shall include all labour, materials and plant/equipment etc to complete the job as indicated in the documents, all to the satisfaction of the Supervisor.

Allow for all trims, fixings, components, and other incidental items and labour required to complete the job in a proper workmanlike manner, or as necessary for the correct functioning of the item or element

Should there be any discrepancy in the documents the discrepancy shall be referred to the Supervisor prior to submission of tenders.

Alternative Materials

Do not substitute alternative materials or selections without the written approval of the Supervisor

Workmanship and Materials

All work shall be of the highest standards.

All materials shall be new unless otherwise nominated.

Compliance with Regulations

All work shall comply with the current regulations of all relevant authorities pertaining to existing dwellings, including strata title or separate title requirements as the case may be.

Insurances

Allow to take all insurances as required by the Project Manager and the subcontract agreement

Before any work commences on site the subcontractor shall provide to the Supervisor full details and proof of having taken out the required insurances.

Goods And Services Tax

All quotes shall include GST

Occupation

Three of the units are occupied – refer scopes of work

Subcontractor To Inform Himself

The Subcontractor shall be deemed to have:

- Examined all the information made available to him by the Proprietor for the purpose of tendering including the specification, schedules, conditions of tendering, Contract conditions, and the like, and
- Examined the site and its surroundings, and all existing buildings and features on the site and on adjacent properties

Supervisor's Instructions

Note that oral instructions, directions or explanations given by the Supervisor are deemed to be Formal Instructions only if confirmed in writing.

Variations

All claims for variations shall be supported in writing by full documentary proof of costs for labour and materials in a format as required by the Supervisor.

Valuation of variations shall be the nett cost to the Subcontractor plus 10% for overheads and profit.

No variation shall be deemed to be approved until confirmed in writing by the Supervisor.

Progress Payments

All claims for payments shall be accompanied by a detailed breakdown of work done in a format as required by the Supervisor.

Supervision

It shall be the Subcontractor's sole responsibility to adequately supervise his work and that of his staff.

Facsimile Machine

The Subcontractor shall have access to a functioning facsimile machine on a daily basis to permit communications with the Supervisor. This machine shall be on a dedicated telephone line.

Site Meetings

The Subcontractor shall attend site meetings as directed by the Supervisor.

Clearing

Remove old sheds, BBQ structures, rough garden borders and unused areas of slabs/paving, unused materials and rubble etc. Refer to the Supervisor for directions.

Final Clean

On completion of the Works clean all surfaces and appliances on the inside and outside of the buildings and external works, remove all dead trees/shrubs, broken branches, rubbish, surplus materials and other debris from the site, sweep and clean paving and hard surfaces, fill any depressions, mow and slash grass/weeds and rake garden/yard areas ready for landscaping by others.

Final clean includes cleaning of ceiling vents, flywire, removal of paint from hardware and electrical outlets, removal of paint, stains and graffiti and high pressure cleaning of the external facebrick and paving, but not the roof tiles unless nominated in the schedules.

Replace electrical outlets where they cannot be successfully cleaned without damaging the finish

D PAVING LEVELS

All paving (insitu concrete and brick/block) shall be set down so that the top of the paving is 50mm above the adjacent ground levels, and grade the ground in the immediate vicinity evenly away from the paving. Fall paving away from buildings and kerb below the edges with 200x75mm concrete

D BOUNDARY FENCING

Where new boundary fencing is to be provided or existing fencing is to be repaired :

- Notify the adjacent owners **in writing** at least **2 weeks** prior to the work commencing with full details regarding the extent and timing of the work.
Forward a copy of these notices to the Supervisor
- Notify the Supervisor at least two weeks prior to the scheduled work so that a surveyor can provide boundary pegs (not included in subcontractor's quote)
- The existing fencing shall not be removed more than 24 hours prior to the new fencing being installed unless retaining walls are to be erected in which case the new fencing shall be installed as soon as practicable
- Keep the neighbours fully informed during the works
- Heights nominated for all fencing are measured from the highest adjacent ground level

D DRESSED TIMBER GATES

Unless otherwise nominated all gates shall be and constructed from 25mm square galvanised tube with 65 x 20mm F.S. square top dry dressed Jarrah pickets (or equal approved). Twice fix each picket to each rail with 40mm long countersunk non-corrosive screws with 20mm between pickets. Provide Dee latch

and tower bolts and hang gates with galvanised hinges off 75mm diameter capped galvanised posts set in minimum 300x300x600mm deep concrete footings. Do not use timber posts
Painting Prime plus two coats acrylic emulsion.
NOTE CCA treated pine may be used in lieu of Jarrah.

D PINELAP FENCES

Supply and install where shown on the drawings Pinelap fences with Zincalume capping pieces.
Construct fences as follows:

- 120 x 70mm posts at maximum 2.4m centres and set into concrete or fixed to sides of piers with 3No x 12mm dia. galvanised coach screws into nylon plugs. Create triple posts as per the detail
- 70 x 35mm Rails bolted to posts with galvanised coach bolts.
- 146 x 17mm Palings each thrice fixed to each rail with galvanised flat head nails skew fixed.

All timber shall be CCA treated pine.

Fences shall be 1800mm high measured from the highest adjacent ground level.

Rake fences up evenly with adjacent ground level.

Paint fences with suitable 100% acrylic

D BITUMEN DRIVEWAYS AND ADJACENT PAVING

Resurface all existing bitumen as shown on the drawings.

New bitumen areas shall be prepared and provided as per the main specification.

Fill all holes in the existing bitumen with suitable compacted roadbase or hot mix, clean and prepare the surfaces, apply a tack coat, and re-bituminise the entire area and crossover with 25mm gravelpave with red oxide added at a rate of 1% by weight of bitumen. All work shall comply with AS 2734

Refer to Concrete for kerbing.

E CONCRETE KERBING

Replace all kerbing with MRD semi-mountable kerb

E CONCRETE COLUMNS

Concrete columns shall be nominally 200 dia Hardies Classic filled with concrete and one 20mm galvanised rod running full length and cast into the footing

D DRESSED TIMBER PICKET FENCES

Where specified provide timber picket fences as follows:

Pickets: 900mm high 65 x 20mm F.S. dry dressed Jarrah pickets as per the details Twice fix each picket to each rail with 40mm long countersunk non-corrosive screws with 40mm between pickets. The tops of the pickets shall be square as indicated on the drawings

Rails 60 x 40mm F.S. Jarrah fixed to posts with countersunk coach screws. Bottom rail shall be 125mm off ground and top rail 200mm from top of pickets, measured to centre lines of rails.

Posts: 80 x 60mm F.S. Jarrah at maximum 2400mm centres extending into ground 600mm and set in concrete. Posts shall be set forward to the line of pickets. Check out posts to take rails and chamfer all round.

Painting Prime plus two coats acrylic emulsion.

NOTE CCA treated pine may be used in lieu of Jarrah.

G METAL LETTERBOXES

Provide Mail Safe ARP-3 front retrieval powdercoated letterboxes built into the brick piers as per the drawings. Provide one box per unit plus one spare. Fix unit numbers above each box

K CARPENTRY

- All fixings including nails, screws, bolts, catches and hinges shall be galvanised or non-corrosive. (Zinc plating is not acceptable)
- All exposed timber shall be appearance grade in hardwood, CCA pine or LOSP pine
- Lightly arris all members including battens and remove all loose material.

K WEATHERBOARD

Weatherboard shall be Hardies Primeline Newport fixed over sarking to manufacturers specification

L EXTERNAL JOINERY

Making good of external joinery shall include providing additional trims and mouldings as required.

M3 DOOR HARDWARE

Allow to refix/make good any loose hardware and to replace any damaged or inoperative hardware with similar hardware. Replace internal hardware where called for in the scopes

M3 KEYS

Provide two keys for each external door and barrier screen appropriately tagged

N CARPORTS

Where nominated in the schedules provide a carport located as indicated on the sketch provided. Carports shall be 5.5m long by minimum 3.0m clear width and 2.25m clear height unless otherwise indicated. Construct carports without intermediate posts – ie front and rear posts only

Carports shall be supplied and installed by Stratco, ESE, Westral or any other approved subcontractor specialising in this work. The subcontractor shall be responsible for providing the drawings for the carport and submission to council for building licence. Where the carport posts are less than 1.0m from an adjoining property the Subcontractor shall notify the adjoining owners and receive their comments – no work shall commence prior to this being done.

The subcontractor shall also be responsible for the structural integrity of the carport and shall provide to the builder a drawing of the carport signed by a practising structural engineer approving the design. This drawing shall be forwarded to the Supervisor.

Materials shall be as follows

Footings	Concrete pads set minimum 250mm below ground
Posts	75x75mm Galtube powdercoated or painted
Purlins and beams	Zincalume
Fascias and flashings	Colorbond *
Roof sheeting	Colorbond curved Customorb
Gutters and downpipes	Colorbond *
Fixings	Non-corrosive

Attached carports shall be attached to the eaves or walls (as indicated on the drawings) of the existing house with suitable fastenings

Provide a downpipe discharging onto a concrete spreader provided by the builder

NOTE Where the schedules nominate a painted carport the materials nominated above with an asterisk shall be Zincalume and shall be painted by the builder

N GUTTERS AND DOWNPIPES

Where nominated on the schedule clean out the gutters and downpipes removing all matter and surface dirt. Remove major dents and refix where required. Replace sections of gutter where rust is showing through. Treat inside areas with minor rust by wire brushing and applying Ranex rust treatment, and then apply paintable Ormonoid over. Apply Ormonoid or silicone to leaking joints. The 12 month roof guarantee shall apply to gutters and downpipes also.

Provide a suitable ladder at the inspection for Practical Completion to allow the architect to inspect the gutters

P TAPS

Generally taps shall match existing where appropriate.

Where new taps are to be installed they shall be Galvins Belle or Vogue Lido or equal approved

P STOVES

Supply and connection shall be by others

P HOT WATER UNITS

Supply and connection shall be by others

P TESTING

Generally plumbing testing shall mean to :

- Conduct a pressure test of the entire gas installation and make good as required
- Conduct a pressure test of all cold and hot water pipes and make good as required
- Make good any dangerous or obvious faulty existing work (including dripping taps)
- Check entire installation and make good to ensure correct functioning and to comply with Water Corporation and Health Department regulations relating to existing houses.
- for "Properties for Sale" conduct additional tests as per the schedule of work

Sewer and waste testing shall include but not be limited to the following :

- Allow to test the existing waste and sewer pipes by running all taps for a sufficiently long period to ascertain that the pipes are clear. The cost of clearing waste pipes shall be included in the tender sum, the cost of clearing sewer pipes shall be treated as a variation. Submit a report and quotation for approval prior to undertaking any work.

P PIPE PENETRATIONS

Seal around all internal pipe penetrations inside cabinets preferably with PVC collars

Q TESTING

Generally electrical testing shall mean to :

- Check entire installation and make good to ensure correct functioning and to comply with AS3000 and WAER regulations relating to existing houses.
- Test the installation in accordance with AS 3017 and submit record of test on a signed and dated test sheet
- Make good/provide new earth stake
- Ensure that all lighting outlets are earthed

Q CIRCUIT BREAKERS

In each house provide a RCD device on the main board to cover all circuits.

Q SMOKE ALARMS

Where nominated provide hard wired smoke alarms to each house to comply with the main specification

Q EXHAUST FANS

Exhaust fans shall be 250mm diameter and switched separately from the lights. Pull cord switches shall not be used

Q TELEPHONE OUTLETS

Retain existing telephone outlets where they are in a suitable location and the wiring is not unsightly. Ensure that there is at least one operational outlet located in a living or dining room or hall.

R ROOFING

Check roof and render watertight. For tiled roofs replace all broken/cracked tiles , rebed/repoint ridge and hip tiles as necessary.

The Subcontractor shall be required to provide a guarantee against roof leakage for a period of 12 months after Practical completion.

R ROOF PAINTING

N/A

T EXTERNAL SAND RENDER

Apply single coat sand render to external walls where nominated.

Mix render to the following proportions: 1 part Portland cement : 1 part hydrated lime: 6 parts clean sand. (1:1:6)

Apply a 10mm coat, screed and patch, and rescreed. Finish with a wood float and lightly sponge, leaving a finish free of tool and sponge marks.

U INTERNAL WALL LININGS

Where nominated in the schedules replaced linings shall be Gyprock in dry areas and Villaboard in wet areas and include cornices where applicable. Where only wall linings are to be replaced lining may be removed below the cornice to leave cornice intact if practicable.

Where linings have had holes knocked in, allow to repair same by grouting in new sections of panels or by replacing the whole sheet

U CEILING INSULATION

Not applicable. Sale houses do NOT have insulation

Y SHOWER SCREEN GLASS

All glass shall be clear

Z PAINTING

Scope of Work

Allow to paint all new work and to the extent as nominated in the schedules of work for each house.

The intent of this section is that all exposed surfaces other than those specifically excluded shall be finished with an appropriate coating system, inclusive of all work and materials necessary to produce a satisfactory result, and no variation will be made for alleged additional necessary work or materials unless it can be shown that the necessity goes beyond the intent of the specification. Exposed surfaces include interiors of wall recess cupboards, prefinished wall linings to kitchens, bathrooms, laundries and WCs where applicable, and all interior facebrick unless otherwise nominated.

EXCLUDED SURFACES: Fibre cement fences, colour finished metal fences, roof sheeting, roof tiles, external face masonry, stone work, artificial stone nominated as unpainted, off-form concrete nominated as unpainted, glazing, gloss plastic, vinyl, aluminium (except mill finish items), stainless steel, chromium plating, melamine surfaced particleboard, anodised or colour finished metal.

Allow to apply test colour patches for each colour, texture and stain, applied over the appropriate undercoats to each of the various surfaces specified to be coated , and obtain Supervisor's approval before proceeding.

Paints

Paints shall be the product of a manufacturer currently granted recognition" by the Government Paint Committee.

Brands proposed shall be submitted to the Supervisor and approval obtained before use. The Supervisor reserves the right to nominate brands.

DO NOT ADD LARGE AMOUNTS OF TINT TO PRIMERS AND UNDERCOATS.

Painting Record

Provide a sticker adhered to the inside of the meter box door with the external colours used and the date painting was completed

Protection

Hardware and Electrical Fittings: Remove and replace after completion of painting.

Protect other surfaces not to be painted with masking tape and cover sheets.

Remove paint spots and splashes immediately.

EXISTING BUILDINGS & SURFACES

General

The Supervisor accepts that much of the existing buildings and many surfaces are not in perfect condition. It is not intended that the Subcontractor shall make good all minor defects (eg., hairline cracks and crazes in the ceilings and minor dents or cracks in joinery). However this does not obviate the Subcontractor from good workmanship.

Preparation

All existing surfaces shall be prepared as specified for new work, also removing any previous coatings which may adversely affect or impede adhesion of the new coatings. Special attention shall be made to the cleaning and degreasing of the Lamipanel linings which are to be painted.

Treat rusted surfaces as specified.

Remove all wallpaper and residue of adhesives whether nominated in the schedules or not

Use an epoxy filler for large cracks/holes in woodwork.

Treat ceilings for fungus where applicable.

Coatings

Apply painted coatings as specified for new work. Where bare background surfaces are exposed or where required, apply primers and sealers as specified.

Apply a minimum of two coats to all surfaces if primers/sealers are not required.

NEW WORK

Preparation

Ensure that all surfaces are in a fit and proper condition and suitable to receive the coatings specified. Commencement of work on background means acceptance of the background on which finishes are applied and the edges up to which they finish.

Clean down, remove all foreign matter including grease, mould, dust and dirt, fill cracks and holes, fine down and leave smooth. Remove all traces of rust by grinding, wire brushing and treating with a rust inhibiting solution.

Dressed timber shall be lightly sanded in the direction of the wood grain. Punch and fill all nail holes and stop all knot holes, cracks, etc. Remove all splinters and loose material from sawn timber.

Application

Use paints in accordance with manufacturer's instructions.

No painting shall be carried out in dusty conditions or unsuitable weather.

Primers, sealers and undercoats shall be suitable to the finish coat and to each other.

Internal coating on flat ceiling and wall surfaces may be applied by roller, otherwise apply all coatings by brush unless otherwise specified or approved.

Metalwork

Zinc Coated Steel: Apply one coat of suitable primer and one undercoat and two coats of full gloss solvent-borne paint.

Bare Non-Ferrous Metal: Apply one coat of suitable metal primer, one coat of solvent-borne undercoat and one coat of full gloss solvent-borne paint.

Bare Ferrous Metal: Apply one coat Watty! 'Killrust Galvit E90' (or equal), one coat of solvent-borne undercoat and two coats of full gloss solvent-borne paint.

Woodwork

Doors, Windows ,and frames, : Apply one coat of solvent-borne wood primer, one coat of solvent-borne undercoat and two coats of full gloss solvent-borne paint.

DO NOT USE ACRYLIC PAINT ON INTERNAL OR EXTERNAL WINDOWS, DOORS & FRAMES

Other timber : Apply one coat of untinted acrylic wood primer and two coats of 'Dulux Weathershield' or equal approved 100% gloss acrylic emulsion.

NOTE : PRIMER SHALL BE APPLIED EVEN IF NOT REQUIRED BY THE MANUFACTURER

External, Bathroom, Ensuite and Shower Doors: Paint top and bottom of doors as specified above, after undercutting and before installation.

Plastic Piping

Plastic Piping: Apply two coats of acrylic aqueous emulsion paint.

Interior Walls

Hardwall Plaster Walls:

Apply one coat of acrylic aqueous emulsion sealer and two coats of flat washable acrylic aqueous emulsion paint.

Masonry Walls:

Apply one coat Alkyd masonry sealer. Apply two coats of flat washable acrylic aqueous emulsion paint.

Cement Render Walls:

Lightly dampen porous surfaces before applying paint. Apply two coats of flat washable acrylic aqueous emulsion paint.

Plasterboard/Plasterglass Linings and Cornice:

Apply one coat of white acrylic aqueous emulsion sealer and two coats of flat washable acrylic aqueous emulsion paint.

Lamipanel Prefinished Wall Linings

Degrease and clean thoroughly and apply one coat of Alkyd primer and two coats of flat washable acrylic aqueous emulsion paint.

Interior Ceilings

Ceiling And Cornice Of Bathroom, Shower, Ensuite, Laundry, W.C.:

Apply one coat of sealer and two coats of satin acrylic anti-fungal aqueous emulsion paint.

Ceiling and Cornice of Other Rooms:

Apply one coat of sealer and two coats of flat acrylic aqueous emulsion paint.

External Linings

Eaves Lining And External Ceilings: Apply two coats of flat exterior acrylic aqueous emulsion paint

Other External Linings: Apply two coats of semi-gloss exterior acrylic aqueous emulsion paint.

External Walls

Masonry (only when nominated): Apply one coat Alkyd masonry sealer. Apply two coats semi-gloss acrylic emulsion allowing 4 hours between coats.

Cement Render: Lightly dampen porous surfaces before applying paint. Apply one coat of sealer and two coats semi-gloss acrylic emulsion allowing four hours between coats.

DECLARATION TO BE SIGNED BY THE SUBCONTRACTORS

HOUSE No AND ADDRESS

GAS PLUMBING

I.....of.....

In the State of Western Australia solemnly and sincerely declare as follows :
I am a principal in the firm or company which carries on business under the name of

.....

Gas plumber's name.....License No.....

and I have undertaken the following work on the above listed house and declared the entire installation including appliances as safe :

- Fully serviced and repaired / provided a new hot water unit (delete whichever is not applicable)
- Fully serviced and repaired / provided a new stove (delete whichever is not applicable)
- Conducted a pressure test of the entire gas installation and made good as required
- Made good any dangerous or faulty existing work

SANITARY PLUMBING

I.....of.....

In the State of Western Australia solemnly and sincerely declare as follows :
I am a principal in the firm or company which carries on business under the name of

.....

Plumber's name.....License No.....

and I have undertaken the following work on the above listed house:

- Checked the entire installation and made good to ensure correct functioning and to comply with Water Corporation and Health Department regulations relating to existing houses.
- Tested the existing waste and sewer pipes by running all taps for a sufficiently long period to ascertain that the pipes are clear.

ELECTRICAL

I.....of.....

In the State of Western Australia solemnly and sincerely declare as follows :
I am a principal in the firm or company which carries on business under the name of

.....

Electrician's name.....License No.....

and I have undertaken the following work on the above listed house and declared the entire installation including appliances as safe :

- Checked entire installation and made good to ensure correct functioning and to comply with AS3000 and WAER regulations relating to existing houses.
- Fitted an RCD and made good/provided new earth stake