

SCOPE OF WORKS TRADES AND SUPPLIERS



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TRADE AND SUPPLIER SCOPE

The extent of the Subcontract work includes, but is not limited to the following:

1.0 OCCUPATIONAL, HEALTH, AND SAFETY

- 1.1 All work will be carried out in accordance with the current Workplace, Health & Safety Act and Regulations and the current FRD Homes Work Health and Safety System including any requirements for accreditation. Please refer to FRD Homes' Site Specific Safety Management Plan.
- 1.2 Provide an all-sites Occupational Health, Safety Management Plan (OH&S) prior to commencement of any work on-site.
- 1.3 Ensure all workers and employees have read and understood OH&S plan have completed industry standard site induction.

2.0 GENERAL CONDITIONS

- 2.1 The sub-contractor must become familiar with the requirements of the FRD Full Specification and will agree to comply in accordance with signing the sub-contract agreement.
- 2.2 All workmanship and standards will comply with the current requirements of the Building Code of Australia (BCA)(NCC), Australian Standards, Local Council, Manufacturers' Specifications and this Scope of Work.
- 2.3 Provide all labour, materials and equipment required to carry out the works in accordance with the specification, construction drawings, associated consultants' documentation and any other information issued by FRD Homes.
- 2.4 All work is to be carried out by appropriately licensed persons under the Queensland Building Services Authority Act. A copy of all required licences is to be provided to FRD Homes before commencing any work on-site.
- 2.5 The Sub Contractor will include all insurances, including public liability to a min of \$10M and workers compensation insurance for all employees or accident and income protection insurance for individuals and provide Certificates of Currency for the insurances to FRD Homes before commencing any work on-site. The Sub Contractor will update and supply all renewal documents to FRD Homes.
- 2.6 The Sub Contractor may execute a code compliant Trade Contract Agreement prior to commencement of work. This Scope of Works will form part of the Trade Contract Agreement.
- 2.7 The Sub Contractor is entitled to inspect works prior to commencing. Any site issues preventing the contractor completing works or additional work or materials required

are to be reported to the Site Supervisor, including detailed photographs. No claims for extra costs not approved prior to commencement, will be accepted.

- 2.8 Site hours are Monday to Saturday, 6:30am to 6.30pm excluding public holidays. It is the requirement of the Sub Contractor to check with the local council. All work will take place strictly during these hours and the subcontractor will accept responsibility for fines for work carried out outside these hours.
- 2.9 The Sub Contractor is responsible for reinstating site signage, silt barriers and fences if disturbed during the work carried out by the Sub Contractor, cleaning of roads if any debris is carried onto the road by the sub contractor's works and to retain dust within the site.
- 2.10 The Sub Contractor will refer to only "Construction Issue" plans, scopes of works, specifications and associated documents provided by FRD Homes, and all works will be completed in strict accordance with these documents.
- 2.11 The Sub Contractor will abide by the site rules at all times and all workers will be required to wear and maintain appropriate PPE at all times on site.
- 2.12 FRD Homes reserves the right to terminate or demand the replacement of any Sub Contractor who fails to comply with FRD Homes site rules or general conditions.
- 2.13 All FRD sites have a zero tolerance for inappropriate behaviour, any form of intimidation/bullying due to age, nationality, race or gender.
- 2.14 No alcohol or drugs are to be consumed on site nor should any workers enter site under the influence of drugs or alcohol.
- 2.15 By completing the sub contractors pack, you agree to the terms and conditions.
- 2.16 Safety is our priority and all of our responsibility.

SURVEYOR

The extent of the Subcontract work includes, but is not limited to the following:

3.0 SPECIFIC CONDITIONS

- 3.1 The Sub Contractor will complete accurate set out of the home as required, referencing local Datum marks recorded in the Survey Control Register.
- 3.2 All sizes and setbacks to comply with Construction Drawings.
- 3.3 Pad level to be checked and included in set out certificate.
- 3.4 Set out certificate to be provided within 48 hours of completion.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 All works to be completed in accordance with The Survey and Infrastructure Act 2003.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

EARTHWORKS

The extent of the Subcontract work includes, but is not limited to the following:

3.0 SPECIFIC CONDITIONS

- 3.1 The Sub Contractor will carry out the earthworks in a manner that will minimise the effects on adjoining properties.
- 3.2 All works will comply with engineers' documents.
- 3.3 Earth works will include, but are not limited to:
 - Site scrape to remove vegetation.
 - Cut and fill to provide a level building platform to extent shown on site plan.
 - Building platform to be self-draining to a minimum of 1:100 outside building footprint.
 - Filled areas to be track rolled and compacted in layers no more than 150mm thick.
 - No organic matter is to remain under the building envelope.
 - Pad height must match pad height as stated on Construction Plan.
 - Excess spoil from site is to be stock piled or removed at the direction of the site supervisor.
- 3.4 Access grades for driveways are not to exceed 1: 4 slope.
- 3.5 Dust generation to be minimised by watering during excavation.
- 3.6 No fill material to be placed against existing fences.
- 3.7 Any damage to neighbouring properties, including but not limited to; retaining, fencing and landscaping, will be the responsibility of the Sub Contractor

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 Building platform to be level within a tolerance of + or – 50mm across the house area.
- 4.2 All works to fully comply with all the requirements of AS 3798.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

PLUMBER/DRAINER

The extent of the Subcontract work includes, but is not limited to the following:

3.0 SPECIFIC CONDITIONS

- 3.1 The Plumber / Drainer will facilitate the co-ordination of the plumbing and drainage works with all preceding and following trades to AS3500.
- 3.2 The Plumber / Drainer will provide all slab/floor/wall penetrations as required. Note that these penetrations may be fire rated where applicable.
- 3.3 UPVC 90mm downpipes will be supplied and installed by the plumbing sub-contractor including rainwater heads where required. Flexible joints are to be supplied and installed on all sites with a soil classification of "H", "E" or "P" (except where the site has level 1 compaction certificate)
- 3.4 The Sub-contractor will supply and install Rain harvesting "Leaf Eater" rainwater heads where shown.
- 3.5 Plumber / Drainer will include "Wakaflex" pliable flashing where required. (Lead flashing not to be used where rainwater tanks are connected to drinking supply)
- 3.6 Plumber / Drainer will supply all labour, materials and plant for subsoil drainage and backfilling to slab retaining walls. All subsoil drainage will be connected to the stormwater system as required. All backfill material will be supplied clean and as per engineers' specification.
- 3.7 Plumber / Drainer will stockpile spoil on-site immediately after excavation. All spoil generated by drainage works will be removed from site by FRD Homes.
- 3.8 The Plumber / Drainer will book all necessary inspections and provide certification upon completion.
- 3.9 All building corners, party walls and screw piers/timber piles will be pinned by FRD Homes prior to commencement on site. Should any damage or reinstatement of pins be required due to drainage / plumbing works, all associated expenses will be passed on to the Sub Contractor.
- 3.10 Plumber / Drainer will supply and install cross-linked polyethylene plumbing reticulation. Supply and install rainwater reticulation from tank to all WC's, laundry cold water and two external hose taps.
- 3.11 Plumber / Drainer will visit the site to view and make allowances for any rock visible on site.
- 3.12 Plumber / Drainer will complete all vent stacks and roof works before the removal of fall protection.
- 3.13 Plumber / Drainer will supply and install connection to live sewer mains, as reticulated by civil contractor or to connection point off Council main.
- 3.14 Plumber / Drainer will install all plumbing fixtures.
- 3.15 Install rainwater tank including bypass unit.

- 3.16 Plumber / Drainer to supply and install all external yard gullies as detailed on Construction Plans, yard gullies to be positioned as close as possible to plan location however some design flexibility exists to ensure natural low points are utilized. Note yard gullies must be located minimum of 1.0m away from building.
- 3.17 Deposit all offcuts and waste material in recycle bin provided on-site and sweep out house on completion of work each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 All works to be completed in full compliance with AS 3500.
- 4.2 This scope of works to be read in conjunction with FRD Full Specifications section 0802 Hydraulic Design and Install.
- 4.3 Contractor is required to advise FRD Homes within 4hrs of any failed inspection.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 The Plumber/Drainer will provide temporary water to site for construction purposes.
- 5.1 The Plumber/Drainer to supply and install subsoil drainage behind all retaining walls as shown on site plan and connect to stormwater outlet.
- 5.1 The Plumber/Drainer will provide temporary downpipe connections to stormwater drains for the duration of the build.
- 5.1 FRD Homes to provide fixtures and fittings for final fit.

TERMITE BARRIERS

The extent of the Subcontract work includes, but is not limited to the following:

3.0 SPECIFIC CONDITIONS

- 3.1 The Sub Contractor will co-ordinate installation with preceding and following trades and as directed by the supervisor.
- 3.2 Sub-contractor works will be in accordance with AS 3660.1 and include but not limited to:
 - Stainless steel barrier to all slab penetrations.
 - Stainless steel barrier to full perimeter of building in cavity, except to garage door opening.
 - Stainless steel barrier to planter box, where shown on plans.
 - Stainless steel barrier to brick piers.
- 3.3 Deposit all offcuts and waste material in recycle bin provided on-site or remove from site for disposal by the Sub Contractor.
- 3.4 Certification for all stages of installation must be received by FRD Homes within 48hrs of site works.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 All works to be fully compliant with manufacturers installation guidelines of any product utilized at the time of installation.
- 4.2 Full manufactures product guarantee and warranty required for every installation.
- 4.3 This scope of works to be read in conjunction with FRD Full Specifications section 0185 Termite Management

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 Install suitable termite barrier to elevated timber floor systems, retaining walls and planter boxes attached to the main structure where required.
- 5.2 Garage and entry portico cold joint treatments required and to be determined on site.

CONCRETOR

The extent of the Subcontract work includes, but is not limited to the following:

3.0 SPECIFIC CONDITIONS

- 3.1 The Concretor will facilitate the co-ordination of the supply and installation of concrete slabs and footings with all preceding and following trades.
- 3.2 All works will comply with engineers' documents. Engineer's inspections will be approved before placement of concrete.
- 3.3 Concrete works will include, but are not limited to:
 - Labour to slab, piers, drop edge beams and footings where required.
 - Provision of plant for placement of under slab fill, drilling piers and excavation of footings.
 - Supply of materials and labour for temporary formwork.
 - Hand trimming of footings and pads.
 - Provision of all false work edge boards.
 - Stripping and removal of all formwork.
 - Placing, tying and fixing of all reinforcing components (Reinforcing components supplied by FRD Homes).
 - Placing, screeding and finishing concrete as specified to the required levels (Concrete supplied by FRD Homes).
 - Vibration of concrete in accordance with AS2870 to all slabs and footings.
- 3.4 FRD Homes will provide under slab fill and concrete pump for slab and footings.
- 3.5 FRD Homes will provide surveyor to pin all external corners and internal corners of slabs. All external and internal slab corners will be pegged to the edge of the brickwork. It will be the Concreters' responsibility to work the formwork back from this point.
- 3.6 Concretor will stockpile spoil on-site immediately after excavation. All spoil generated by concreting works will be removed from site by FRD Homes.
- 3.7 Concretor will co-ordinate the required inspections prior to concrete placement.
- 3.8 Concretor will co-ordinate the installation of termite barriers to slabs. Barriers must be inspected by FRD Homes in addition to any other inspections before placement of concrete.
- 3.9 The Concretor will ensure that all slab penetrations including water and power conduits are protected with Termite Treatment before placement of concrete.
- 3.10 All concrete to be evenly distributed to ensure no voids remain and designed cover achieved to all steel.
- 3.11 Concretor to pour individual post pads on a separate visit where required

- 3.12 All finished concrete surfaces to be protected to avoid damage caused by rain or running water, and equipment during pouring and during the first 24 hours after completion.
- 3.13 All formwork will be carefully stripped to avoid any damage to concrete edges. All surfaces will be cleaned down and excess concrete will be placed in on-site bin. The job will be left in a neat and tidy condition.
- 3.14 The Concreter is not permitted to order any concrete in excess of the purchase order. The concreter will check and notify the Site Supervisor of any expected shortages to enable additional concrete to be ordered where required.
- 3.15 There is to be no water added to concrete mix on site.
- 3.16 Concreter to wrap up excess waffle pods and tape up secure, ready for collection by pod supplier.
- 3.17

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.3 Ensure moisture barrier is branded (min 0.2mm thickness) and taped around all pipe upstands, patch holes or tears and lapped 200 at sheet joins with foam lagging to all encased pipes and upstands.
- 4.4 Moisture barrier must extend 1.0m outside of the building line to allow for edge protection from water ingress following completion of the slab, to be dressed up against the slab edge during back blading.
- 4.5 Ensure overall plan dimensions are + or – 10mm.
- 4.6 Ensure tolerance to level of + or – 10mm over the whole slab area except for external alfresco or porch areas.
- 4.7 Ensure steel trowel finish to a smooth surface for house slab with tolerance in flatness of + or – 6mm in 3 metres.
- 4.8 Ensure undercover alfresco or porch slab areas have a fall from level of 1 in 100 towards the nearest open edge.
- 4.9 All works to be fully compliant with AS 3600, AS 1379 and AS 2870 clause 5.3.3.
- 4.10
- 4.10 This scope of works to be read in conjunction with FRD Full Specifications section 0271 Pavement Base and Subbase, 0274 Concrete Pavement and 0310 Concrete.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 Ensure garage door rebate details are followed and dimensionally correct, garage floor should also be poured with fall to door entry of 1:300, effectively delivering central fall of 20mm to finished floor surface.

METAL FABRICATION

The extent of the Subcontract work includes, but is not limited to the following:

3.0 SPECIFIC CONDITIONS

- 3.1 The Sub Contractor will facilitate co-ordination of works with preceding trades and at the direction of the supervisor.
- 3.2 Oxide primer to be painted on all site welds, unless noted otherwise.
- 3.3 Deposit all offcuts and waste material in recycle bin provided on-site and clean up around area of work, if on-site welding is carried out.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 All columns, brackets and beams to be set plumb or level before and after any site welding.
- 4.2 This scope of works to be read in conjunction with FRD Full Specifications section 0342 Light Steel Framing and AS 4100 Structural steel Design.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 Contractor is responsible for the placement, installation and lifting of all components unless advised otherwise.
- 5.2 All deliveries must be placed inside fence or silt barrier.
- 5.3 Contractor is to include design and shop drawing as required to complete manufacture and installation.
- 5.4 Contractor to consult with frame supplier to determine connection details required.

FRAME AND TRUSS SUPPLIER

The extent of the Subcontract work includes, but is not limited to the following:

3.0 SPECIFIC CONDITIONS

- 3.1 The Sub Contractor will facilitate co-ordination of works with preceding trades and at the direction of the supervisor.
- 3.2 Supply, design and deliver Prefabricated Frames and Trusses to site as directed.
- 3.3 Include all blocks and noggins as required for future installation of garage door, roof access, fixtures and fittings and any specialist equipment noted on plans.
- 3.4 All works to be completed using Construction Plans only and nominated window supplier.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 Provide full certification of frames and trusses immediately following delivery.
- 4.2 All designed and delivered products to be compliant with AS 1684.
- 4.3 This scope of works to be read in conjunction with FRD Full Specifications section 0382 Light Timber Framing.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 Frames and trusses to be delivered to site as scheduled on the Frame Delivery schedule.
- 5.2 All deliveries to be placed inside fence or silt barrier.
- 5.3 Photos must be taken of each delivery.
- 5.4 Ancillaries must be left onsite contained within packs of frames and trusses.
- 5.7 If access cannot be safely gained to site, driver is required to ring supervisor before leaving site.
- 5.8 70mm studs for single storey homes, 90mm studs for highest homes.

CARPENTER - FRAME

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 Sub-contractor will facilitate the co-ordination of all carpentry works with preceding and following trades.
- 3.2 Sub-contractor works will be in accordance with AS1684.2 and include but not limited to:
 - Set out of frames on concrete slab using external points provide by the surveyor.
 - Installation of prefabricated wall frames and prefabricated roof trusses.
 - Place and fix timber & steel beams using crane provide by FRD Homes.
 - Installation of structural steel posts (All structural steel supplied by FRD Homes)
 - All steel-to-steel bolts are to be supplied by FRD Homes.
 - Frame up and fix all valley boards.
 - Install ply support and framing to box gutters where shown on plans. (To be supplied by FRD Homes).
 - Framing up of bulkheads where required.
 - Installation of Acro props where required.
 - Installation of all tie down and bracing as per the engineers' plans.
 - Allow to prime all external timber cuts and joints in finishing timbers prior to fixing.

Allow to return to job after roof has been fixed to carry out the following:

- Check sizes and positions of windows and door openings.
 - Install all aluminium windows and doors, correct to manufacturers requirements.
 - Place, level, plumb and fix all windows and door frames, using a minimum of 2 x 65mm x 2.8-gauge nails @ 300 centres.
 - Install all noggings for pergolas, garage door and bathroom accessories as required.
 - Installation of external timber doors and frames. (Includes internal garage door).
 - Installation of external door furniture. (Includes internal garage door).
 - Installation of cavity door slider frames only.
 - Installation of bath hob, where shown on plans.
 - Brace and straighten all frames.
 - Co-ordinate frame inspection and pass.
- 3.3 Sub-contractor will supply all gun and hand nailed fixings in accordance with relevant Australian Standards and manufacturers' recommendations.
 - 3.4 Sub-contractor will erect frame and trusses in accordance with the SWMS.

- 3.5 FRD Homes will provide fall protection where required. Sub-contractor will provide ladders, temp scaffolding, stages etc, to carry out works in accordance with all statutory safety requirements.
- 3.6 Check that quantities of timber delivered corresponds with quantities ordered.
- 3.7 Deposit all offcuts and waste material in recycle bin provided on-site and sweep out house on completion of work each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 Provide an arrissed edge on all external exposed timber beams, posts and pergola rafters.
- 4.2 Ensure that complete tie down is achieved, according to wind rating, including rods, straps, transfer blocks and anchors.
- 4.3 Ensure walls are plumb to tolerance of + or – 5mm in 2500mm.
- 4.4 This scope of works to be read in conjunction with FRD Full Specifications section 0382 Light Timber Framing and 0383 Decking, Sheet and Panel Flooring.
- 4.5

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 Frames to be set out on finished floor surface, checked against Construction Plans for correct room sizing and placement.
- 5.2 No frame overhang is acceptable over 10mm, if this is unavoidable contact site supervisor for resolution.

METAL FASCIA AND GUTTER

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate the co-ordination of fascia & gutter installation including all rainwater goods with all preceding and following trades.
- 3.2 The Sub-contractor will supply and install the appropriate temporary downpipes as noted in the orders and specification.
- 3.3 The Sub Contractor will supply and install metal droppers to suit 90mm dia round downpipes.
- 3.4 Sub-contractor will supply and install zincalume valley gutters where required.
- 3.5 The Sub Contractor will provide hang-off scaffolding where required. Sub-contractor will provide ladders, temp scaffolding, stages etc, to carry out works in accordance with the SWMS.
- 3.6 Deposit all offcuts and waste material in recycle bin provided on-site and clean up around area of work.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 Ensure that fascia's are level within a tolerance of + or – 5mm in 3000mm.
- 4.2 Ensure overhang distance is constant off timber frame to dimension shown on plans.
- 4.3 Ensure brackets are fixed to every rafter tail as per manufacturers' specification.
- 4.4 All gutters to be set to fall to outlets with a minimum of 1:200 fall.
- 4.5 This scope of works to be read in conjunction with FRD Full Specifications section 0421 Roofing.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 All materials must be delivered into site, no material is permitted to extend beyond the site perimeter and present as a risk to any person outside of the site.

METAL ROOFING

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate the co-ordination of the roof covering with all preceding and following trades.
- 3.2 The Sub Contractor may supply and install roof fall guard as required to safely complete the works.
- 3.3 The Sub Contractor will ensure at all times all metal roofing components remain within the site boundaries and do not pose any risk to the general public.
- 3.4 All materials to be pre-finished in selected colour prior to installation, no painting of materials on site other than minor touch ups will be accepted.
- 3.5 Deposit all offcuts and waste material in recycle bin provided on-site and tidy up any rubbish caused by the works at the completion of each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 It is accepted several independent contractors may be used to complete works, ultimate responsibility remains with the contracted supplier accepting FRD Home's order for the works.
- 4.2 This scope of works to be read in conjunction with FRD Full Specifications section 0421 Roofing

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 The Sub-contractor will include sarking/insulation to all roofed areas if noted in orders.
- 5.2 The Sub Contractor will not work on roof area without suitable fall protection installed.

ELECTRICAL

The extent of the Subcontract work includes, but is not limited to the following:

3.0 SPECIFIC CONDITIONS

- 3.1 The Electrician will facilitate full co-ordination and installation of the electrical works with all preceding and following trades in accordance with AS3000.
- 3.2 The Electrician will co-ordinate all works with Energex including lodgement of all required forms.
- 3.3 FRD Homes will pay payment of all fees and charges applicable with such activities.
- 3.4 The Electrician will provide all electrical slab/floor/wall penetrations as required. These penetrations will be fire rated where applicable. These penetrations will also be termite treated by others where applicable.
- 3.5 The Electrician will provide additional Data/NBN connections (including fit off of points with approved plates) as per plans after first connection by Service Supply agent.
- 3.6 The Electrician will allow for the supply and installation of the consumer mains conduit from the Energex pillar to the electrical meter panel.
- 3.7 The Electrician will allow for connection of bypass unit to rainwater tank.
- 3.8 The Electrician will spread any spoil created from site excavations immediately after excavation.
- 3.9 FRD Homes will provide excavation for cabling and connections as required for underground mains from service pillar to meter box.
- 3.10 The Electrician will provide a permanent plan of the "as constructed" underground power installation in the meter box.
- 3.11 The Electrician will supply and install builder selected switch gear unless otherwise noted in the Schedule of Variations and on Work Order.
- 3.12 The Electrician will allow for electrical works where required to penetrate through timber framing where required to manufacturers guidelines.
- 3.13 Deposit all offcuts and waste material in recycle bin provided on-site and sweep out house on completion of work each day.
- 3.14 All Certificates and regulatory forms to be provided to FRD Homes within 48 Hours of completed works

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 Ensure wall plates and switches are fitted hard against the adjoining surface and plumb on the wall.

- 4.2 This scope of works to be read in conjunction with FRD Full Specifications section 0902 Electrical Design and Installation.
- 4.3 The Sub Contractor must acknowledge all maintenance requests within 2 working days, book with client within 5 working days and have completed by 10 working days of request

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 The Electrician will install light fittings, ceiling fans and exhaust fans as noted in the Schedule of Finishes.
- 5.2 The Electrician will provide & remove temporary power to site for construction purposes.
- 5.3 The Electrician will provide suitably rated and protected temporary power for the duration of construction.

GAS FITTING

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

Sub-contractor will facilitate the co-ordination of the gas plumbing with all preceding and following trades.

- 3.0 Sub-contractor will provide gas plumbing from meter /regulator to nominated location. Note: gas meter supplied and installed by Origin Energy Gas, regulator for LPG supplied by gas fitter.
- 3.1 Sub-contractor will supply testing and certificate of installation upon completion, including site signage as required within 48 hours.
- 3.2 All trenches away from the main service trench will be dug by the Sub-contractor at their expense. All spoil to be stockpiled on-site for removal by FRD Homes.
- 3.3 Sub-contractor will provide all materials, labour and plant as required for gas rough-in and fit-off including fit off of gas appliances supplied by others.
- 3.4 Sub-Contractor will use cross linked polyethylene gas reticulation throughout except to exterior of building.
- 3.5 Deposit all offcuts and waste material in recycle bin provided on-site and sweep out house on completion of work each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 Ensure gas pipe does not breach termite barrier.
- 4.2 Gas tail is to be installed 400mm above slab in adjacent cupboard where a connection to upright cooker is required, including stop/control valve.
- 4.3 Upright cookers are to be levelled and fixed according to manufacturer's specifications.
- 4.4 Piping is NOT to be run in the cavity or horizontally through stud walls.
- 4.5 This scope of works to be read in conjunction with FRD Full Specifications section 0802 section 2.7 Fuel gas.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 Provide connection to LPG gas bottles where located on plans.

MECHANICAL VENTILATION

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 Sub-contractor will facilitate the co-ordination of the installation of the mechanical ventilation, rangehood ducting and skylights, with all preceding and following trades.
- 3.2 Sub-contractor will supply and install all mechanical ventilation, rangehood ducting and skylights include all ductwork, roof cowls and flashing.
- 3.3 FRD Homes will provide fall protection where required. Sub-contractor will provide ladders, temp scaffolding, stages etc, to carry out works in accordance with SWMS.
- 3.4 Power supply for mechanical ventilation and rangehood by others.
- 3.6 Deposit all offcuts and waste material in recycle bin provided on-site and tidy up any rubbish caused by the works at the completion of each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 This scope of works to be read in conjunction with FRD Full Specifications section 0702 Mechanical Design and install.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

AIR CONDITIONING

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub Contractor will facilitate the installation of the air conditioning units with all preceding and following trades.
- 3.2 The Air Conditioning works will include and limited to:
 - Split systems.
 - Fully Ducted systems.
 - A combined unit with split head system may be required in some installations. Refer to plans.
- 3.3 The Sub-contractor will install pre-piping and wiring to suit at rough-in stage when requested by site supervisor. Conduits, piping and cables to be built-in as much as possible.
- 3.4 Condenser units to be mounted on concrete path with no conduits, cables or piping visible above 1800mm on the external walls.
- 3.5 The Sub Contractor will commission units and test for operation before handover to Client.
- 3.6 Deposit all offcuts and waste material in recycle bin provided on-site and tidy up any rubbish caused by the works at the completion of each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 This scope of works to be read in conjunction with FRD Full Specifications section 0702 Mechanical Design and install.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

BRICKLAYER

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate the co-ordination of brickwork with all preceding and following trades.
- 3.2 FRD Homes will provide fall protection scaffolding where required for work areas over 2.0m in height.
- 3.3 The Sub-contractor will supply and install scaffolding up to 2 meters and must provide handrails to all working platforms 1.2 meter and over.
- 3.4 The Sub-contractor will include all labour required to erect all external brickwork / block work, including mortar & damp course.
- 3.5 The Sub-contractor labour works will include but not be limited to:
 - Installation of dampcourse.
 - Installation of steel lintels.
 - Installation of first lift of bricks.
 - Installation of second lift of bricks.
 - Installation of block work.
 - Installation of reinforcement to block walls, brick piers were shown on engineers.
 - Installation of piers and core-filled bracing piers.
 - Installation of engaged piers.
 - Installation of sills.
 - Installation of double height and standard bricks.
 - Installation of brick cladding to gables.
 - Core-filling of block work.
 - Set out of masonry works using external points provided by the surveyor.
 - Check size and positions of all masonry walls.
 - Check size and positions of windows and door openings.
 - Install required hold down fixings in masonry work as per engineer's design.
 - Cut all raking gables.
 - Articulation joints.
- 3.6 The Sub-contractor will supply sand or loam as required.
- 3.7 The Sub-contractor will supply lime and cement.
- 3.8 All brick and blocks will be supplied by FRD Homes.
- 3.9 All sundry items, including brick & block ties, brick & block tore, damp proof course, head & sill flashings, steel reinforcement, and still lintels will be supplied by FRD Homes.
- 3.10 FRD Homes will supply concrete pump for core-filling of block walls.

- 3.11 Deposit all brick cuts and waste material in recycle bin provided on-site and clean up around house after completion of works.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 All walls to be plumb and within tolerance of + or -5mm in 2500mm and true to line.
- 4.2 Horizontal joints to be level within tolerance of + or – 5mm in 10 metres and perpend plumb from bottom to top of wall within tolerance of + or – 5mm.
- 4.3 All masonry will be laid on a full bed completely filled with mortar and horizontal joints to be within tolerance of + or – 3mm in thickness.
- 4.4 Maintain 6mm clearance under all window sills.
- 4.5 During erection of masonry work, clean excess mortar from face of masonry. Clean out cavities and ensure block ties, flashings and weepholes are clean. On completion, wash down if necessary, using abrasive method with clean water only. Acid or other cleaning chemicals will not be used for cleaning purposes unless specifically approved.
- 4.6 This scope of works to be read in conjunction with FRD Full Specifications section 0331 Brick and Block Construction.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 All brick strapping and packaging to be placed in the rubbish enclosure at the front of the site.
- 5.2 Bricks to be blended where required to distribute colour variations.
- 5.3 All face brickwork to be considered finished and not reliant on cleaning by others.

RENDERER

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate the co-ordination of rendering works with all preceding and following trades.
- 3.2 FRD Homes will provide fall protection where required. Sub-contractor will provide ladders, temp scaffolding, stages etc, to carry out works in accordance with their SWMS.
- 3.3 The Sub-contractor will identify and protect adjoining surfaces from damage during the rendering process.
- 3.4 The Sub-contractor will co-ordinate with FRD Homes and provide on-site samples of painted render finishes, where required.
- 3.5 Sub-contractor works include but are not limited to:
 - Masonry work:
 - “V” joint where render meets Termimesh/DPC line and window and door frames.
 - First coat – cement render with wood float finish
 - Lightweight clad walls:
 - “V” joint where render meets Termimesh or render over masonry.
 - Tape and set recessed joints and patch any holes or sheet damage.
- 3.6 Masonry: The surface will be clean, dry and free from all dirt, dust, grease, silicone and loose materials. Good plastering practices should be adhered to for curing and provision of expansion joints.
- 3.7 Lightweight clad walls:

The surface will be clean, dry and free from all dirt, dust, grease, oil and any other surface contamination. Sheets will be fixed as flush as possible to minimise space between surfaces. Bevel edges on horizontal and vertical joints then apply Glue and Tape. Fill joints with filler then allow to dry for 16 hours, curing may take longer during cold, humid or wet weather. Fix PVC or stainless-steel angles to corners if necessary. Provide 6mm wide control joints at max 5.4m centres. Refer to the manufacturer’s sheeting fixing manuals for full details.
- 3.8 Where practicable holes, sleeves, chases and built-in items will be incorporated prior to rendering. The Sub-contractor will ensure that the substrate is suitable before application of the render. Sub-contractor will fix proprietary corner beads to all external corners as per manufacturer’s instructions. Return render into reveals, beads, sills, recesses and niches as required.
- 3.9 No work to proceed adjacent to any unprotected joinery including Windows and Doors.
- 3.10 The Sub-contractor will set joints to all Lightweight clad areas.

- 3.11 Deposit all waste material in recycle bin provided on-site and clean off droppings from other surfaces on completion of work each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 Ensure cement render thickness does not exceed 15mm.
- 4.2 Protect adjoining surfaces from damage by splatters, droppings, etc.
- 4.3 Sub-contractor will provide true even planes and provide square control joints where abutting other substrates and where cracking may occur.
- 4.4 This scope of works to be read in conjunction with FRD Full Specifications section 0611 Rendering and Plastering.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 All rendered walls to extend minimum 150mm below termite treatment line.

CARPENTER - EAVES

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate the co-ordination of the eave carpentry works with all preceding and following trades.
- 3.2 The Sub-contractor works will include but not limited to:
 - Installation of all external wall battening and cladding.
 - Frame and line all raked soffits or flat eaves.
 - Installation of all external eaves' trims.
 - Install additional battening @ 450 centres to external Fibre-cement lined ceilings.
 - Installation of FC lined gable ends.
 - Installation of FC to gable verges.
 - Installation of post brackets.
 - Installation of garage door reveals.
- 3.3 The Sub-contractor will supply all gun and hand nailed fixings in accordance with relevant Australian Standards and manufacturers' recommendations.
- 3.4 FRD Homes will provide fall protection where required. Sub-contractor will provide ladders, temp scaffolding, stages etc, to carry out works in accordance with SWMS.
- 3.5 The Sub-contractor will install finishing bead/ timber to external / internal corners of external clad walls unless otherwise noted on plans. (Timber supplied by FRD Homes)
- 3.6 Install flat FC sheeting to small external ceiling areas where noted on plans.
- 3.7 Deposit all offcuts and waste material in recycle bin provided on-site and sweep out house on completion of work each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 Ensure wall and ceiling surfaces are checked for straightness and packed or planed to achieve straight lines.
- 4.2 This scope of works to be read in conjunction with FRD Full Specifications section 0431 Cladding.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

PLASTERBOARD

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate full supply and install of the plasterboard with all preceding and following trades.
- 3.2 FRD Homes will provide fall protection where required. Sub-contractor will provide ladders, temp scaffolding, stages etc, to carry out works in accordance with SWMS.
- 3.3 The Sub Contractor will agree with FRD Homes' supervisor that the frame is satisfactory prior to fixing sheets.
- 3.4 The Sub-contractor works will include but not limited to:
 - Supply and installation of 10mm plasterboard to timber walls, ceilings, bulkheads and plumbing/mechanical ducts.
 - Supply and installation of all back blocking.
 - Supply and install "Villaboard" or approved equivalent to wet area walls as directed.
 - Supply and installation of all cornice as specified in the specification.
 - Supply and install WR board to ceilings of external undercover areas.
 - Supply and installation of metal furring channels to external undercover areas.
 - Supply and install metal expansion joints to ceilings, if required.
- 3.5 The Sub-contractor will sand and make good any damage after fixing carpenter ready for paint finish.
- 3.6 Sub-contractor will ensure all wiring is pulled through wall lining, ceilings and inaccessible ceiling areas. Ensure all wiring is in correct positions.
- 3.7 All plasterboard to be installed in accordance with manufacturer's specifications to a Level 4 finish as per AS2589.1. Refer to CSR "Gyprock" installation manual.
- 3.8 Sub-contractor will provide perforated metal angle to all external and internal corners. Use ready mixed adhesive jointing system as specified by the manufacturer. All surfaces will finish free from blemishes, represent true planes and be ready for painting.
- 3.9 Sub-contractor will purchase plaster from CSR "Gyprock" plasterboard in accordance with FRD Homes supply agreement.
- 3.10 Deposit all offcuts and waste material in recycle bin provided on-site and sweep out house on completion of work each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 4.1 This scope of works to be read in conjunction with FRD Full Specifications section 0511 Lining.
- 4.2 All deliveries to site must be laid flat on supported floor surfaces and not block emergency site egress routes.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

WATERPROOFER

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate the co-ordination of the waterproofing / tanking applications with all preceding and following trades.
- 3.2 The Sub-contractor will supply and install membrane protection board to all waterproofing / tanking where backfilling will occur against external masonry walls.
- 3.3 The Sub-contractor works will be in accordance with AS3740.
- 3.4 The Sub Contractor will supply and install puddle flanges to showers and floors in wet areas to suit.
- 3.5 The Sub Contractor must protect and waterproof first floor balcony areas to ensure complete code compliance with membrane to extend under entry/sliding door frame and finish with a water stop to the inside. Perimeters to be protected and to turn up wall surfaces minimum of 150mm behind cladding.
- 3.6 The Sub-contractor will supply and install approved bond breaker to junction of wall and floor and where required under membrane.
- 3.7 The Sub-contractor will ensure each waterproofed room is completed within 3 days of commencement ready for joinery install and tiling.
- 3.8 The Sub-contractor will supply certificate of installation to FRD Homes head office at the completion of the works.

- 3.9 Deposit all waste material in recycle bin provided on-site and remove any hazardous materials from site for disposal by the Sub Contractor.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 This scope of works to be read in conjunction with FRD Full Specifications section 0621 Waterproofing.
- 4.2 All waterproof membranes to shower trays or wet rooms to include positive fall minimum of 1:80 to floor waste.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

CARPENTER - FIXING

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate the co-ordination of the fixing carpentry works with all preceding and following trades.
- 3.2 FRD Homes will provide edge protection scaffolding to first floor, full perimeter and void scaffolding where required. Sub-contractor will provide ladders, temp scaffolding, stages etc, to carry out works in accordance with all statutory safety requirements.
- 3.3 The Sub-contractor works include but not be limited to:
 - Installation of architraves.
 - Installation of skirting boards.
 - Installation of timber shelving and mullions where required.
 - Installation of hinged internal doors including jambs and stops.
 - Installation of bi-fold doors including jambs and stops, where required.
 - Installation of quick sliding doors including jambs and stops, where required.
 - Installation of face of wall sliding doors including jambs and stops and attached pelmets and tracks.
 - Installation of doors into cavity sliding frames including jambs and stops.
 - Installation of jambs to robes.
 - Scribing of all skirtings.
 - Fit quads where required.
 - Installation of roof access opening including architrave surround.
 - Drill face holes to door where required.
- 3.4 Sub-contractor will supply all gun and hand nailed fixing in accordance with relevant Australian Standards and manufacturers recommendations.
- 3.5 Deposit all offcuts and waste material in recycle bin provided on-site and sweep out house on completion of work each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 Ensure no gaps are evident in joins or mitres
- 4.2 Profiles of architraves and skirtings to line up on joins and mitres.
- 4.3 All joins to be glued and sanded.
- 4.4 This scope of works to be read in conjunction with FRD Full Specifications.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

CABINETMAKER

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate the co-ordination of the cabinet joinery installation with all preceding and following trades.
- 3.2 Sub-contractor will install:
 - Cabinets and bench tops to kitchen and laundry where shown on plans.
 - Vanity cabinets to bathroom and ensuites.
- 3.3 All installed joinery to be installed, where required, above membrane and supported up off membrane a minimum of 10mm.
- 3.4 Sub-contractor will provide service to all doors and drawers to adjust openings, so they are consistent prior to hand-over.
- 3.5 Sub-contractor will protect bench on all surfaces from damage during the construction period.
- 3.7 Deposit all offcuts and waste material in recycle bin provided on-site and tidy up any rubbish caused by the works at the completion of each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 All installed joinery to be level and plumb and within tolerance of + or -3mm in 2500mm and true to line.
- 4.2 This scope of works to be read in conjunction with FRD Full Specifications 0551 Joinery.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- Sub-contractor will supply and install MDF bulkheads to kitchens as noted on Construction Plans.

CERAMIC TILER

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate the co-ordination of the wall and floor tiling with all preceding and following trades.
- 3.2 The Sub-contractor will supply all adhesives necessary to fix tiles in accordance with the tile manufacturer's specifications.
- 3.3 The Sub-contractor will ensure grout lines are straight and uniform.
- 3.4 The Sub-contractor will place remaining whole tiles in neat piles in garage.
- 3.5 All tile deliveries to be checked against purchase orders to ensure correct selections and quantities.
- 3.6 Deposit all waste material in recycle bin provided on-site and remove any hazardous materials from site for disposal by the Sub Contractor.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 Ensure that all tiles are inspected for defects prior to commencement of tiling.
- 4.2 Ensure all areas are wiped clean of dust before commencing work.
- 4.3 Clean grout from tiles immediately following laying of tiles.
- 4.4 Upon completion, inspect for any cracked or chipped tiles.
- 4.5 Walls to have 1.5mm grout joints, floors 3mm.
- 4.6 This scope of works to be read in conjunction with FRD Full Specifications 0631 Ceramic Tiling.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

PAINTER

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub Contractor will facilitate the co-ordination of the painting with all preceding and following trades.
- 3.2 The Sub Contractor works will include but not be limited to:
- 3 coat paint system in accordance with Paint Specification for FRD Homes.
 - Painting of patio, alfresco and porch FC / Plaster ceilings including trimmings.
 - Prime-coat/sealcoat and finish-coat of weatherboard cladding.
 - Painting of eaves.
 - Painting of feature walls where shown.
 - Painting of external doors.
 - Painting of internal door, and jambs.
 - Painting of architraves and skirting boards.
 - Painting of trims around windows and fibre cement clad external walls.
 - Painting handrails internal or external.
 - Painting of window reveals.
 - Prime-coat/sealcoat and finish-coat external garage door head and reveals.
 - Prime-coat/sealcoat and finish-coat exposed rafters.
 - Painting to exposed steel beams, posts and beams.
 - Painting of downpipes.
 - Painting of rendered masonry walls and rendered Harditex clad walls.
- 3.8 The Sub-contractor will identify and protect surfaces from damage during the painting process.
- 3.9 The Sub-contractor will protect adjacent finished surfaces, liable to damage by painting operations, by suitable means including Using drop sheets of adequate size and thickness, masking of windows, fixtures etc., remove fittings from doors, switch plates, light fittings and the like and replace on completion. Do not store or mix paint on surfaces likely to be damaged.
- 3.10 The Sub Contractor will be responsible for all external and internal painting, including painting to all external timber.
- 3.11 The Sub Contractor will provide proof of use of Specified products by returning a list of supplied products to the office with invoices.
- 3.12 The Sub Contractor will wash all brushes and rollers in specified bins or areas as instructed by the Site Supervisor.
- 3.13 The Sub Contractor will provide (1 Litre labelled tin (minimum) of touch up paints of all colours used. Tins will be left in pantry of each house.

- 3.14 The Sub Contractor will allow for the painting of downpipes, vent pipes, flashings, capping, steel lintels and the like where shown and directed by FRD Homes.
- 3.15 The Sub Contractor will not commence on any surfaces that are not considered to be finished to the required standard to accept the coating system.
- 3.16 Deposit all waste material in recycle bin provided on-site and remove any hazardous substances from site for disposal by the Sub Contractor.
- 3.17 Contractor to return to site at the direction of the site supervisor for touch ups and preparation for handover.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 Remove all paint from doorknobs and fittings and any excess overspray from kitchen cupboards and fittings. Please note that paint is not to be removed using blades on glass.
- 4.2 This scope of works to be read in conjunction with FRD Full Specifications 0671 Painting.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

EXTERNAL SCREENS

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate the co-ordination the screens installation with all preceding and following trades.
- 3.2 The Sub-contractor will supply and install all screens.
- 3.3 The Sub-contractor will include all timber, metal, FC and masonry (chemical) fixings. Fixings will be of appropriate external classification.
- 3.4 All timber, metal and FC will be pre-finished prior to delivery to site.
- 3.5 The Sub-contractor will carry out site measure before installation on site.
- 3.6 FRD Homes will provide fall protection where required. Sub-contractor will provide ladders, temp scaffolding, stages etc, to carry out works in accordance with SWMS.
- 3.8 Deposit all offcuts and waste material in recycle bin provided on-site and tidy up any rubbish caused by the works at the completion of each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 This scope of works to be read in conjunction with FRD Full Specifications.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 Sub-contractor is responsible for all lifting and hoisting as required for complete installation.

EXTERNAL CONCRETOR

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Concreter will facilitate the co-ordination of the supply and installation of concrete slabs and paths with all preceding and following trades.
- 3.2 All works will comply with design documentation and Construction Plans.
- 3.3 Concrete works will include, but are not limited to:
 - Provision of plant for placement of under slab fill.
 - Supply of materials and labour for temporary formwork.
 - Hand trimming where required.
 - Provision of all false work edge boards.
 - Stripping and removal of all formwork.
 - Placing, tying and fixing of all reinforcing components (Reinforcing components supplied by FRD Homes).
 - Placing, screeding and finishing concrete as specified to the required levels (Concrete supplied by FRD Homes).
 - Ensuring finished concrete surface is a minimum of 75mm below termite barrier.
 - Where 75mm clearance cannot be achieved, cold joint termite blanket installed and Supervisor notified.
- 3.4 FRD Homes will provide under slab fill and concrete pump for slab.
- 3.5 Concreter will stockpile spoil on-site immediately after excavation. All spoil generated by concreting works will be removed from site by FRD Homes.
- 3.6 Concreter will co-ordinate the required inspections prior to placement.
- 3.7 All finished concrete surfaces will be protected to avoid damage caused by rain or running water, and equipment during pouring and during the first 24 hours after completion.
- 3.8 All formwork will be carefully stripped to avoid any damage to concrete edges. All surfaces will be cleaned down and excess concrete will be placed in on-site bin. The job will be left in a neat and tidy condition.
- 3.9 The Concreter is not permitted to order any concrete in excess of the purchase order. The concreter will check and notify the Site Supervisor of any expected shortages to enable additional concrete to be ordered where required.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 Ensure overall plan dimensions are + or – 10mm.

- 4.2 Ensure undercover alfresco or porch slab areas have a fall from level of 1 in 100 towards the nearest open edge.
- 4.3 Ensure tolerance in flatness for pathways to be + or – 15mm in 3 metres where flat areas of path or driveway occur.
- 4.4 Ensure driveway gradient, cross over and road entry are compliant with Construction Plans and local council requirements.
- 4.5 This scope of works to be read in conjunction with FRD Full Specifications 0274 Concrete Pavement.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 Supply and install exposed aggregate paths and driveway as noted on plans.

GAP FILLER

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate the co-ordination of all gap filling with preceding and following trades.
- 3.2 The Sub-contractor will supply and install siliconing between main floor material and wall junction (materials includes Tiles, Timber Floors and Vinyl Floors)
- 3.3 The Sub-contractor will supply and install siliconing between wet area wall and floor tiles.
- 3.4 The Sub-contractor will supply and install siliconing between internal and external wet area corners.
- 3.5 The Sub-contractor will supply and install siliconing to all masonry control joints as per Australian Standards.
- 3.6 The Sub-contractor will supply and install siliconing around sanitary fixtures, all internal corners and at junctions with elements such as windows, cupboards etc.
- 3.7 In all joints a bond breaker will be used to prevent sealant contact with the back of the joint, to allow optimum sealant performance.
- 3.8 In shallow joints self-adhesive polyethylene tape will be used. Deep joints will incorporate a backing strip such as expandaform or hydrocell to support the sealant while also acting as a bond breaker.
- 3.9 Sub-contractor will ensure joint sealant is installed in accordance with the manufacturer's current data sheets.
- 3.10 Deposit all waste material in recycle bin provided on-site and remove any hazardous substances from site for disposal by the Sub Contractor.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 The Sub-contractor will assure joint surfaces must be thoroughly dry and clean. Remove all dirt, laitance, loose materials and foreign matter. Remove all rust, scale and protective lacquers from metal surfaces.
- 4.2 This scope of works to be read in conjunction with FRD Full Specifications

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

FENCING

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate the co-ordination of the fencing with the landscaping and other external trades.
- 3.2 The Sub-contractor will supply and install 1800mm high fencing generally as shown on site plans and as directed by the site supervisor to include the following:
 - Unpainted CCA treated pine palings close butted.
 - 100 x 100 posts.
 - 3 no. 75 x 50 rails bolted to posts (unchecked).
 - 200 x 50 treated pine sleeper whaler to base of fence with max 50mm gap between top of whaler and bottom of palings. Whaler to allow for landscaping and backfill only where noted on orders or Construction Plans.
- 3.3 New fencing will meet the height of existing fencing.
- 3.4 Tops of all posts to be chamfered to the inside to shed rain.
- 3.5 Deposit all offcuts and waste material in recycle bin provided on-site and tidy up any rubbish caused by the works at the completion of each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 Ensure fencing is plumb to a tolerance of + or – 10mm in 2000mm.
- 4.2 Ensure new fencing is 10-50mm above finished landscaped levels.
- 4.3 This scope of works to be read in conjunction with FRD Full Specifications

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

CARPENTER – FINAL FIT

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.10 The Sub-contractor will facilitate the co-ordination of the final fit carpentry works with all preceding and following trades.
- 3.20 FRD Homes will provide fall protection where required. Sub-contractor will provide ladders, temp scaffolding, stages etc, to carry out works in accordance with the SWMS.
- 3.30 The Sub-contractor works include but not limited to:
- Installation of all door furniture.
 - Installation of door stops and catches.
 - Installation of grab rails where required.
 - Installation of magnetic catches to front door.
 - Adjust all doors and door striker plates to ensure correct operation.
 - Installation of door seals around external hinged doors.
 - Installation of toilet roll holders, towel rails, towel rings, robe hooks and soap holders.
 - Installation of other fixtures, where required.
- 3.40 Deposit all offcuts and waste material in recycle bin provided on-site and sweep out house on completion of work each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 4.1 This scope of works to be read in conjunction with FRD Full Specifications

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

SHELVING

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate the co-ordination of shelving with all preceding and following trades.
- 3.2 The Sub-contractor will provide access requirements to carry out works in accordance with the SWMS.
- 3.3 The Sub-contractor will identify and protect adjoining surfaces from damage during the installation of shelving.
- 3.4 The shelving works include but are not limited to:
 - White melamine shelf set at 1780mm above concrete slab to all robes and coats cupboard.
 - Powder coated metal hanging rail with supports to each robe, maximum centres 1.5m
 - Bank of four white melamine shelves to one corner of walk in robe or as detailed on Construction plans.
 - Bank of four white melamine shelves to one corner of each bedroom robe or as detailed on Construction plans.
 - Bank of four white melamine shelves to linen
- 3.5 Fixings to be sufficient to support domestic loadings.
- 3.1 Deposit all offcuts and waste material in recycle bin provided on-site and tidy up any rubbish caused by the works at the completion of each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 Ensure shelves are level to a tolerance of + or – 5mm in 2500mm.
- 4.2 This scope of works to be read in conjunction with FRD Full Specifications

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 Site cutting or fitting only to be conducted in garage.

SHOWER SCREENS, ROBE DOORS, MIRRORS

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate the co-ordination of the shower screens, robe doors and mirrors with all preceding and following trades.
- 3.2 The Sub-contractor will visit the site after completion of fixing and tiling to site measure components as required.
- 3.3 The shower screens will be in accordance with AS1288.
- 3.4 The Sub Contractor works will include but not limited to:
 - Semi-framed clear glass shower screens to 2000mm.
 - Mirrored robe doors to Bedroom 1 robe except where a walk in robe is shown.
 - Vinyl faced sliding robe doors to all robes and linen as shown.
 - Micro-framed mirrors 900 high x width of vanity above each vanity.
- 3.5 The Sub-contractor will supply certificate of installation for shower screens to FRD Homes head office at the completion of the works.
- 3.2 Deposit all offcuts and waste material in recycle bin provided on-site and tidy up any rubbish caused by the works at the completion of each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 Shower screens are waterproof at each junction with adjacent surface.
- 4.2 This scope of works to be read in conjunction with FRD Full Specifications

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

CARPETS AND HARD FLOOR FINISHES

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate the installation of the carpets in conjunction with the site supervisor.
- 3.2 The Sub-contractor will ensure the floors are clean of any dirt, mortar and plaster droppings and any holes are filled with a suitable filler before commencing the works.
- 3.3 The carpet will be:
 - Laid on heavy duty builders select rubber underlay.
 - Builders Select Domestic quality plush pile with a min 6-8mm pile.
 - 100% solution dyed nylon.
 - Supplied with a 5-year guarantee.
- 3.4 The Sub-contractor will fit selected flooring neatly around all corners and inside robe areas.
- 3.3 Deposit all offcuts and waste material in recycle bin provided on-site and tidy up any rubbish caused by the works at the completion of each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 No cross cuts allowed.
- 4.2 This scope of works to be read in conjunction with FRD Full Specifications, 0652 Carpets, 0654 Multilayered board flooring,)655 Timber Flooring.

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 Floor preparation is considered part of this scope.

BLINDS

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate the installation of the specified blinds in conjunction with the site supervisor.
- 3.2 The Sub-contractor will visit the site at the completion of the fixing and tiling to site measure when requested by the site supervisor.
- 3.3 The extent of the blinds will be:
 - Aluminium venetian blinds
 - Polyester vertical blinds
 - Polyester roller blinds.
 - Or as noted on purchase order.
- 3.4 Deposit all offcuts and waste material in recycle bin provided on-site and tidy up any rubbish caused by the works at the completion of each day.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 This scope of works to be read in conjunction with FRD Full Specifications

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 Blinds and control devices must comply entirely with child safety requirements and considerations.

LANDSCAPING

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will co-ordinate the installation of soft landscaping with all preceding and following trades.
- 3.2 Landscaping to be in accordance with Landscaping plans.
- 3.3 The Sub-contractor works will include but not be limited to:
 - Shrubs and plants to be in accordance with Landscaping Plans Garden Plants.
 - Min 100mm of imported organic compost to be added to garden beds.
 - Garden beds to be cultivated to depth of 300mm min.
 - Hoop pine bark mulch to be used on all garden beds.
 - Weed mat to be used under all gravel areas.
 - Brick paver edging to all garden beds.
 - Garden beds to be min 1000mm wide.
 - Fall turfed areas to yard gullies provided.
 - Provide quality couch or similar turf to all turfed areas.
- 3.4 Remove all waste material from site or as directed by site supervisor

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 This scope of works to be read in conjunction with FRD Full Specifications

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 Landscaper assumes responsibility for standard of substrate preparation, watering in of turf and settling in of all plants and turf, ensuring suitability to area and sun patterns.

CLEANER

The extent of the Subcontract work includes, but is not limited to the following:

3.0 TRADE SPECIFIC CONDITIONS

- 3.1 The Sub-contractor will facilitate the co-ordination of cleaning works with all preceding and following trades.
- 3.2 The Sub-contractor works will include but not be limited to:

Initial House Clean: (This is done before quality inspections are done)

- Clean windows internally and externally including glass, frames & tracks.
- Clean down all benches and cupboards internally and externally.
- Clean shower screens, mirrors, baths, basins, sinks, tubs & tapware.
- Clean doors, jambs, architraves and skirting boards.
- Sweep all floors internal and externally.
- Remove protective coatings.

Final House Clean: (This is done before the client inspection)

- Clean down all benches and cupboards internally and externally.
- Mop down all tiled floors internally and externally.
- Sweep down all floor internally and externally.
- Clean stairs, handrail and balustrading.
- Vacuum all carpeted floors.
- Clean shower screens, mirrors, baths, basins, sinks and tapware.

Pre-Settlement Clean: (This is done before handing over to the client)

- Clean down all benches and cupboards internally and externally.
- Mop down all tiled floors internally and externally.
- Sweep down all floor internally and externally.
- Clean any external glass which has become dirty.
- Vacuum all carpeted floors.
- Clean all appliances including ovens, cooktops, hot water cylinders and dishwashers.

- 3.2 Deposit all waste material in recycle bin on-site, if provided otherwise place in a pile in garage for removal by Supervisor.

4.0 TRADE SPECIFIC WORKMANSHIP STANDARDS

- 4.1 This scope of works to be read in conjunction with FRD Full Specifications

5.0 SITE SPECIFIC CONDITIONS

The following items are site specific for this project. Therefore, any Items listed below will take precedence over any item outlined in the trade specific conditions listed above.

- 5.1 Advise supervisor of any excessive amounts of paint on finished surfaces, damage to any parts of the home or stains that will not wipe away.