

**BILL OF QUANTITIES**  
**FOR**  
**PROPOSED UNITS 7&8**  
**EAST HILLS**

VOLUME 1

**PREPARED BY J. LE MESURIER, QUANTITY SURVEYOR**

**CLIENT: TWILIGHT RETIREMENT VILLAGES PTY LTD**

<u>PRELIMINARIES</u>				
<u>GENERALLY</u>				
A	The Bill of Quantities has been measured in accordance with the Australian Standard Method of Measurement of Building Works, Fifth Edition 1990 copyrighted and published by The Australian Institute of Quantity Surveyors and The Master Builders' Construction and Housing Association Australia Inc. (hereafter referred to as A.S.M.M.), save and except where stipulated herein to the contrary.	Note		
B	This Bill of Quantities shall form part of the Contract and shall be priced in accordance with the requirements of the contract.	Note		
C	Refer to the Introduction, General Rules and Recommendations of the ASMM Edition 5	Note		
D	Refer to the relevant Specification sections containing particulars of Preliminaries.	Note		
E	Refer to Section 2 of the ASMM for details of Measurement and Prices.	Note		
<u>DRAWINGS</u>				
F	The Contractor is referred to the Drawing Schedule attached to the back of this Bill of Quantities for the drawings and their revision or issue references used in the preparation of this document.	Note		
<u>NAMES OF PARTIES</u>				
<u>Principal</u>				
G	Twilight Retirement Villages Pty Ltd, PO Box 123 Bankstown NSW 1885	Note		
<u>Superintendent / Architect</u>				
H	Drawem & Buildem Pty Ltd 32 The Strand Panania NSW 2213	Note		
<u>Quantity Surveyor</u>				
J	J Le Mesurier 45 Scalar St Castle Hill NSW 2154	Note		

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<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) NAMES OF PARTIES</u>				
<u>Structural, Services and Civil Engineers</u>				
A	Irwin, Parfoot, Proudman and Crutch 24-28 Cranston Road Dural NSW 2158	Note		
<u>DESCRIPTION OF THE SITE</u>				
B	The site is located at 52 Box Road, East Hills. The new building will be located 11m due east of the existing Units 5 & 6 as shown on the Site Plan. Access to the site is via the existing driveway from Box Road shown to the south of Units 5 & 6.	Note		
C	The Contractor will be deemed to have visited the site before tendering and inspected all existing conditions, adjacent or abutting buildings, trial holes and similar.	Note		
<u>DESCRIPTION OF WORKS</u>				
D	The works comprise a new two storey brick building 5.20m above GL with concrete tiled roof containing two apartments and associated external works to the limits shown on the drawings.	Note		
<u>CONDITIONS OF CONTRACT</u>				
E	The Contractor is referred to Specification Clause 01.03 'General Conditions of Contract'. The form and type of Contract will be Australian Standard General Conditions of Contract (AS 4000 - 1997)	Note		
<u>General Conditions of Contract</u>				
The clause numbers and titles of the General Conditions of Contract are listed hereunder to afford the Contractor the opportunity of allowing against each clause title for all costs which may be incurred in complying with the terms of that clause.				
<u>Clause No. Clause Title</u>				
F	1 Construction of Contract	Item		

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<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) CONDITIONS OF CONTRACT</u>				
(Cont) The clause numbers and titles of the General Conditions of Contract are listed hereunder to afford the Contractor the opportunity of allowing against each clause title for all costs which may be incurred in complying with the terms of that clause.				
<u>(Cont) Clause No. Clause Title</u>				
A	2 Nature of Contract	Item		
B	3 Provisional Sums	Item		
C	4 Separable Portions	Item		
D	5 Security	Item		
E	6 Evidence of Contract	Item		
F	7 Service of Notices	Item		
G	8 Contract Documents	Item		
H	9 Assignment and Sub-Contracting	Item		
J	10 Intellectual Property Rights	Item		
K	11 Legislative Requirements	Item		
L	12 Protection of People and Property	Item		
M	13 Urgent Protection	Item		
N	14 Care of the Work and Reinstatement of Damage	Item		
P	15 Damage to Persons and Property Other than WUC	Item		
Q	16 Insurance of the Works	Item		
R	17 Public Liability Insurance	Item		
S	18 Insurance of Employees	Item		
T	19 Inspection and Provisions of Insurance Policies	Item		
U	20 Superintendent	Item		
V	21 Superintendent's Representative	Item		
			To Collection \$	

<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) CONDITIONS OF CONTRACT</u>				
(Cont) The clause numbers and titles of the General Conditions of Contract are listed hereunder to afford the Contractor the opportunity of allowing against each clause title for all costs which may be incurred in complying with the terms of that clause.				
<u>(Cont) Clause No. Clause Title</u>				
A	22 Contractor's Representative	Item		
B	23 Contractor's Employees and Sub-Contractors	Item		
C	24 Site	Item		
D	25 Latent Conditions	Item		
E	26 Setting out the Works	Item		
F	27 Cleaning up	Item		
G	28 Materials, Labour and Constructional Plant	Item		
H	29 Quality	Item		
J	30 Examination and Testing	Item		
K	31 Working Hours	Item		
L	32 Programming	Item		
M	33 Suspension	Item		
N	34 Progress	Item		
P	35 Defects Liability	Item		
Q	36 Variations	Item		
R	37 Payment	Item		
S	38 Payment of Workers and Sub-Contractors	Item		
T	39 Default or Insolvency	Item		
U	40 Termination by Frustration	Item		
V	41 Notification of Claims	Item		
W	42 Dispute Resolution	Item		

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<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) CONDITIONS OF CONTRACT</u>				
(Cont) The clause numbers and titles of the General Conditions of Contract are listed hereunder to afford the Contractor the opportunity of allowing against each clause title for all costs which may be incurred in complying with the terms of that clause.				
<u>(Cont) Clause No. Clause Title</u>				
A	43 Waiver of Conditions	Item		
B	Annexure Part A	Item		
<u>CONDITIONS OF TENDER</u>				
C	The Contractor is referred to Specification Clause 01.05 for the Conditions of Tender and will allow for all costs which may be incurred in complying with the terms of the conditions.	Note		
<u>GENERAL PARTICULARS</u>				
The clause numbers and titles of the Preliminaries section of the Specification are listed hereunder to afford the Contractor the opportunity of allowing against each clause title for all costs which may be incurred in complying with the terms of that clause.				
D	01.01 General	Item		
E	01.02 Visit Site	Item		
F	01.03 General Conditions Of Contract	Item		
G	01.04 Annexure To The General Conditions Of Contract - Part A	Item		
H	01.05 Tenders	Item		
J	01.06 Drawings And Specification	Item		
K	01.07 Other Consultants	Item		
L	01.08 Included Works	Item		
M	01.09 Approvals and Fees Payable	Item		
N	01.10 Variations	Item		

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<u>PRELIMINARIES (Cont)</u>				
<u>(Cont) GENERAL PARTICULARS</u>				
(Cont) The clause numbers and titles of the Preliminaries section of the Specification are listed hereunder to afford the Contractor the opportunity of allowing against each clause title for all costs which may be incurred in complying with the terms of that clause.				
A	01.11 Statements	Item		
B	01.12 Sub-Contractors	Item		
C	01.13 Provisional Quantities And Sums	Item		
D	01.14 Foreman	Item		
E	01.15 Materials and Workmanship	Item		
F	01.16 Co-Operation	Item		
G	01.17 Obvious Work	Item		
H	01.18 Details	Item		
J	01.19 Access To Site	Item		
K	01.20 Power	Item		
L	01.21 Sanitary Accommodation	Item		
M	01.22 Interference	Item		
N	01.23 Setting Out	Item		
P	01.24 Working Hours	Item		
Q	01.25 Signboard	Item		
R	01.26 Site Fencing	Item		
S	01.27 Scaffolding	Item		
T	01.28 Completion	Item		
U	01.29 Contingency Sum	Item		20000.00
			To Collection \$	

<u>PRELIMINARIES (Cont)</u>				
A	<u>GST</u>  Notwithstanding clause 4.5 of Section 1 'Introduction, General Rules and Recommendations' of the A.S.M.M., all rates included in this Bill of Quantities shall include for all related costs (e.g. overheads, profit, attendance) but shall be exclusive of the contractor's obligations for GST	Note		
	<u>ABBREVIATIONS</u>  Where the following abbreviations have been used in this Bill of Quantities they shall have the meanings as indicated below:  um - micro metre  mm - millimetre  m - metre  m2 - square metre  m3 - cubic metre  t - tonne  kg - kilogram  MPa - Megapascals  no - number  (f) - finished sizes  RHS - Rectangular Hollow Section  SHS - Square Hollow Section  TFB - Tapered Flanged Beam  UB - Universal Beam  UC - Universal Column  max - maximum  min - minimum			
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## PRELIMINARIES (Cont)

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## PRELIMINARIES

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<u>GROUNDWORKS</u>				
<u>GENERALLY</u>				
A	Refer to the Introduction, General Rules and Recommendations of the ASMM Edition 5	Note		
B	Refer to the relevant Specification sections containing particulars of Groundworks	Note		
C	Refer to Section 4 of the ASMM for details of Measurement and Prices.	Note		
<u>WORK IN OTHER TRADES</u>				
The following items have been measured in other trade sections:				
D	Filling to garden beds: EXTERIOR ELEMENTS	Note		
E	Planting and associated excavation and filling work: EXTERIOR ELEMENTS	Note		
F	Turfing including imported topsoil: EXTERIOR ELEMENTS	Note		
G	Excavation and beds for paths/driveways: EXTERIOR ELEMENTS	Note		
H	Excavation for electrical and hydraulics/drainage services and connections have been measured in their relevant trade sections	Note		
<u>SAMPLES</u>				
J	Allow for providing samples as specified	Item		
<u>TESTS</u>				
K	Allow for carrying out tests as required	Item		
<u>DEWATERING</u>				
L	Allow for keeping excavations free from rain and percolating water by pumping or other means	Item		

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<u>GROUNDWORKS (Cont)</u>				
<u>PROTECTING TREES</u>				
A	Allow for protecting all existing trees that are located within or that overhang the area defined by the words "Limit of Contract" on the site plan.	Item		
<u>ROCK EXCAVATION</u>				
B	Allow for additional costs associated with excavation in rock	Item		
<u>SITE CLEARANCE</u>				
C	Clear site to remove all vegetation, shrubs, debris, rubbish and the like including grubbing out stumps and roots and backfilling and compacting grub holes	m2	400	
<u>EXCAVATION</u>				
Bulk Excavation				
D	Excavate over site and strip topsoil to a depth of 150 from existing ground levels and compact the excavated surface as specified	m2	400	
E	Excavate garden beds to a depth of 150 from stripped ground levels and prepare and compact the excavated surface as specified :[37 m2]	m3	6	
Detailed Excavation				
F	Detailed excavation in material 'as found' commencing at reduced levels not exceeding 1.0m total depth for strip footings	m3	16	
G	Allow for disposal of surplus excavated material offsite	Item		
Maintaining Faces				
H	Maintain faces to sides of excavation not exceeding 1.0m total depth for strip footings	m2	53	

To Collection \$

<u>GROUNDWORKS (Cont)</u>				
<u>FILLING</u>				
A	Prepare and compact the subgrade to receive filling as specified	m2	66	
B	Approved site excavated or imported sand filling as specified to raise levels to provide formwork for slabs including placing and compacting in layers between sub-floor brick walls	m3	44	
C	Trim and compact filling under slabs	m2	66	
<u>VAPOUR BARRIER</u>				
D	0.2mm thick plastic sheet laid on prepared filling joints sealed with pressure sensitive tape (measured net: no allowance for laps)	m2	74	

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### GROUNDWORKS (Cont)

## COLLECTION

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## GROUNDWORKS

Carried to Summary

<u>CONCRETE</u>				
<u>IN SITU CONCRETE</u>				
GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ASMM.	Note		
B	Refer to the relevant Specification sections containing particulars of in-situ concrete.	Note		
C	Refer to Section 6.1 of the ASMM for details of Measurement and Prices.	Note		
SAMPLES				
D	Allow for providing samples of materials or finishes.	Item		
TESTS				
E	Allow for testing of materials, concrete specimens and similar.	Item		
PROTECTION AND CURING				
F	Allow for protecting and curing concrete :[143m2]	Item		
FOOTINGS				
<u>20MPa reinforced concrete in:</u>				
G	Strip footings placed in trenches.	m3	10	
SLABS				
<u>20MPa reinforced concrete in:</u>				
H	Floor slab placed on ground, 0-100 thick. :[62 m2]	m3	7	
J	Ditto, 101-200 thick :[16 m2]	m3	2	
K	Suspended floor and balcony slabs poured on formwork including thickenings, 101-200 thick :[71 m2]	m3	11	

To Collection \$

<u>CONCRETE (Cont)</u>				
<u>(Cont) IN SITU CONCRETE</u>				
STAIRS				
<u>20MPa reinforced concrete in:</u>				
A	Suspended stair flights and landings including thickenings poured on formwork.	m3	2	
B	Steps poured on fill	m3	1	
SUNDRIES				
C	Separation strip where 100 thick solid floor slabs abut brickwalls comprising two layers of building paper for full depth of slab.	m	54	
D	Contraction joint to solid floor slabs comprising 25mm deep sawcut or tooled joint in top of slab, include for cutting and stopping fabric reinforcement each side of joint; all to detail.	m	11	
E	Separation strip where suspended concrete floor slabs bear on 110 thick brick walls comprising single layer of bitumen coated aluminium strip for full width of brickwork.	m	80	
F	Ditto 280 thick cavity brick walls.	m	4	
INTEGRAL FINISHES				
G	Steel trowel finish to concrete floor slabs.	m2	110	
H	Screed to receive tiles	m2	9	
J	Screed to receive tiles finished to falls and cross falls	m2	23	
K	Non-slip finish as specified to stair landing	m2	4	
L	Ditto to stair treads approx. 250 wide	m	16	

To Collection \$

<u>CONCRETE (Cont)</u>				
<u>FORMWORK</u>				
GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ASMM.	Note		
B	Refer to the relevant Specification sections containing particulars of formwork.	Note		
C	Refer to Section 6.2 of the ASMM for details of Measurement and Prices.	Note		
FOOTINGS				
<u>Class 5 finish formwork to:</u>				
D	Vertical face of steps in strip footings.	m2	1	
E	Ditto, 0-250 high.	m	2	
SLABS				
<u>Class 4 finish formwork to:</u>				
F	Free edges of floor slabs placed on ground, 0-250 high.	m	12	
G	Horizontal soffits of suspended floor slabs with struts not exceeding 3.00m high	m2	62	
H	Ditto suspended balcony slab with struts exceeding 3.00m not exceeding 4.00m high above ground.	m2	5	
J	Free edges of suspended floor slabs including haunchings and thickenings, 0-250 high.	m	45	
K	Vertical face of thickenings in soffit of suspended floor slabs at wall bearings, 0-250 high.	m	86	
L	Vertical face of steps in top of suspended floor slabs at changes in floor level, 0-250 high.	m	33	
M	Face of step in balcony slab, 0-250 high.	m	4	

To Collection \$



<u>CONCRETE (Cont)</u>				
<u>(Cont) FORMWORK</u>				
<u>(Cont) SLABS</u>				
<u>(Cont) Class 4 finish formwork to:</u>				
A	Form drip groove not exceeding 50mm in either direction in soffit of balcony slab.	m	6	
<u>STAIRS</u>				
<u>Class 4 finish formwork to:</u>				
B	Raking soffit of suspended stair flights.	m2	5	
C	Horizontal soffit of suspended mid landing slab.	m2	3	
D	Vertical face of stair strings, 0-250 high	m	5	
E	Vertical face of stair risers, 0-250 high.	m	18	
F	Free edges of suspended mid landing slab, 0-250 high.	m	3	
G	Sides of beam at base of stair flight, 0-250 high	m	3	
<u>REINFORCEMENT</u>				
H	Refer to the Introduction, General Rules and Recommendations of the ASMM.	Note		
J	Refer to the relevant Specification sections containing particulars of reinforcement.	Note		
K	Refer to Section 6.4 of the ASMM for details of Measurement and Prices.	Note		
<u>BENDING SCHEDULE</u>				
L	Allow for the preparation of schedule for 0.88t of bar reinforcement and 186m2 of fabric reinforcement.	Item		
<u>FOOTINGS</u>				
M	N12 bars to strip footings.	t	0.43	
N	R10 fitments ditto.	t	0.11	

To Collection \$

<u>CONCRETE (Cont)</u>				
<u>(Cont) REINFORCEMENT</u>				
<b>SLABS</b>				
SL72 to ground floor slabs.	m2	76		
SL72 to suspended floor slabs.	m2	57		
SL102 ditto.	m2	46		
N12 and N16 bars ditto.	t	0.21		
<b>STAIRS</b>				
N12 and N16 bars to suspended stairs and landings.	t	0.13		

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<u>CONCRETE (Cont)</u>				
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CONCRETE				
Carried to Summary				

<u>MASONRY</u>				
<u>GENERALLY</u>				
A	Refer to the Introduction, General Rules and Recommendations of the ASMM.	Note		
B	Refer to the relevant Specification sections containing particulars of brickwork.	Note		
C	Refer to Section 7 of the ASMM for details of Measurement and Prices.	Note		
D	Allow for constructing a sample panel 1200mm x 600mm of face brickwork.	Item		
<u>METRIC STANDARD CLAY BRICKWORK</u>				
Laid in stretcher bond in 1:1:6 (cement:lime:sand) mortar				
<u>Below Ground Floor Level</u>				
E	110 thick face brick skins of cavity walls comprising selected face bricks at the P.C. rate of \$600.00 per thousand supply only delivered to the site with joints ironed on one face and mortar coloured by the addition of approved yellow oxide to manufacturer's recommendations.	m2	34	
F	110 thick common brick skins of cavity walls.	m2	42	
G	110 thick common brick walls.	m2	18	
<u>Ground Floor Level to First Floor Level</u>				
H	110 thick face brick skins of cavity walls comprising selected face bricks at the P.C. rate of \$600.00 per thousand supply only delivered to the site with joints ironed on one face and mortar coloured by the addition of approved yellow oxide to manufacturer's recommendations.	m2	91	
J	110 thick common brick skins of cavity walls.	m2	83	
K	110 thick common brick walls.	m2	52	
L	75 thick brick on edge dwarf walls.	m2	1	

To Collection \$

<u>MASONRY (Cont)</u>				
<u>(Cont) METRIC STANDARD CLAY BRICKWORK</u>				
(Cont) Laid in stretcher bond in 1:1:6 (cement:lime:sand) mortar				
<u>Above First Floor Level</u>				
A	110 thick face brick skins of cavity walls comprising selected face bricks at the P.C. rate of \$600.00 per thousand supply only delivered to the site with joints ironed on one face and mortar coloured by the addition of approved yellow oxide to manufacturer's recommendations.	m2	80	
B	110 thick common brick skins of cavity walls.	m2	86	
C	110 thick common brick walls.	m2	55	
D	75 thick brick on edge dwarf walls.	m2	1	
<u>FACE BRICK SILLS</u>				
E	Snapped header face brick on edge sills to windows and doors comprising selected clay face bricks at the P.C. rate of \$600.00 per thousand supply only bedded in mortar mix (1:1:6) coloured by the addition of yellow oxide and set to weather.	m	26	
<u>CAVITY TIES</u>				
F	4mm diam galvanised wall ties to 280 thick cavity walls spaced 900 apart every fourth course in height and staggered.	m2	203	
<u>CAVITY INFILLING</u>				
G	F'c 15MPa unreinforced concrete as infilling to 60 wide cavities below ground level, finished on top with outward splay :[17 m2]	m3	2	
<u>DAMP PROOF COURSES AND FLASHINGS</u>				
H	0.50mm thick bitumen coated aluminium dpc built into walls in positions directed, 0 - 250 girth.	m	45	
J	Ditto built into 110 thick walls and dressed down 40mm on one side over the slab membrane, 0 - 250 girth.	m	42	

To Collection \$

<u>MASONRY (Cont)</u>					
<u>(Cont) DAMP PROOF COURSES AND FLASHINGS</u>					
A	Ditto but turned down both sides over the slab membrane, 0 - 250 girth..	m	22		
B	Ditto sill flashing to aluminium framed windows, fixed behind window sill, turned down two courses across cavity and built into outer skin, 251 - 500 girth.	m	31		
C	Ditto head flashing to windows and doors, built into inner skin, turned down two courses across cavity and taken full width of outer skin, 251 - 500 girth.	m	19		
D	Ditto flashing to low level concrete tile roofs, built into inner skin, turned down across cavity taken full width of outer skin and dressed down over roof tiles, 501 - 750 girth.	m	7		
E	Ditto but stepped to follow slope of roof. (Measured on the rake), 251 - 500 girth.	m	2		
<u>CONCRETE BLOCKWORK</u>					
F	90 thick hollow concrete blockwalls laid in mortar mix (1:1:6) with joints ironed on both faces.	m2	4		
G	90 wide x 200 high capping course to top of 90mm thick hollow concrete blockwalls ditto.	m	4		
<u>SUNDRIES</u>					
H	1500 long x 25 wide x 1.6mm thick galvanised steel straps securing wall plates, not less than 1200 down cavity with ends turned 75 into brickwork.	no	33		
J	Clean down face brickwork as specified.	m2	210		
K	Ditto concrete blockwalls and cappings.	m2	9		
<u>LINTELS</u>					
L	75 x 10 hot dip galvanised mild steel bar as lintel, built into brickwork at ends :[19 No]	m	22		
M	90 x 90 x 8 hot dip galvanised mild steel angle ditto) :[11 No]	m	17		

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	MASONRY (Cont)				
A	(Cont) LINTELS 125 x 75 x 10 ditto :[15 No]	m	35		
					To Collection \$

MASONRY (Cont)

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## MASONRY

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<u>METALWORK</u>				
<u>GENERALLY</u>				
A	Refer to the Introduction, General Rules and Recommendations of the ASMM edition 5	Note		
B	Refer to the relevant Specification sections containing particulars of metalwork	Note		
C	Refer to Section 10 of the ASMM for details of Measurement and Prices.	Note		
<u>SHOP DRAWINGS</u>				
D	Allow for the preparation of shop drawings as specified	Item		
<u>ITEMS MEASURED IN OTHER TRADE SECTIONS</u>				
E	Hanging rails to cupboards are included with the relevant joinery items in Woodwork	Note		
F	Metal door frames are measured in Doors	Note		
G	Lintels are measured in Masonry	Note		
H	Timber handrail measured in Woodwork	Note		
<u>STEEL HANDRAILS AND BALUSTRADES</u>				
1000 high balustrade to internal stair comprising 50 x 10 mild steel balusters spaced at 125 centres (maximum), welded to 50 x 10 top and bottom rails, with balusters extended as necessary at max 600 centres to form posts, with welded 65 x 25 x 8 thick fixing plates all fixed to concrete stair with masonry anchors as specified.				
J	Raking balustrade including end caps	m	8	
K	Double wreath	no	1	

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<u>METALWORK (Cont)</u>				
<u>ALUMINIUM BALUSTRADE</u>				
A	1000 high Sydney Aluminium Balustrades Type D aluminium balustrade complete, comprising 38 x 26 handrail, 38 x 26mm rails, 19 x 19mm balusters all with concealed fixings, with powder coat finish in selected colour, fixed to concrete slab and block walls	m	2	
<u>STEEL POSTS</u>				
B	Verandah posts, 75 x 3.2 CHS approx. 1340 long, with welded fixing plates to approved design at each end, fixed at base to blockwork with 2 No. masonry anchors and bolted to timber roof truss at top	no	2	
<u>WET AREA FITTINGS</u>				
The following fittings fixed to masonry walls with plugs and screws:				
C	Cosmo Metal Toilet Roll Holder, chrome finish, catalogue number: 303024c	no	2	
D	Cosmo Metal Soap Holder, catalogue number: 304024c	no	2	
E	1000 long x 25 diameter chrome plated brass towel rail with ball terminals and wall brackets	no	2	
F	1600 long (approx.) x 25 diameter chrome plated brass curtain rail fixed at both ends with proprietary fixing plates.	no	2	
G	Rifco Saturn prefinished wall mounted cabinet 750 wide x 600 high x 120 deep with two adjustable glass shelves and two sliding mirror doors	no	2	

To Collection \$

METALWORK (Cont)

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METALWORK  
Carried to Summary

<u>WOODWORK</u>				
<u>GENERALLY</u>				
A	Refer to the Introduction, General Rules and Recommendations of the ASMM Edition 5	Note		
B	Refer to the relevant Specification sections containing particulars of Woodwork	Note		
C	Refer to Section 11 of the ASMM for details of Measurement and Prices.	Note		
<u>WORK IN OTHER TRADES</u>				
The following work items have been measured elsewhere:				
D	25 wide galvanised steel straps securing timber wall plates to top of brick walls: MASONRY	Note		
E	Doors and metal door frames (other than to cupboards and wardrobes): DOORS	Note		
F	Tiling battens, sarking and roof insulation: ROOFING AND ROOF PLUMBING	Note		
G	Steel posts to balcony: METALWORK	Note		
<u>SHOP DRAWINGS</u>				
H	Allow for preparation of shop drawings for roof trusses	Item		
J	Allow for shop drawings for joinery items	Item		
<u>DIMENSIONS</u>				
K	Allow for confirming all dimensions noted on drawings as necessary	Item		
<u>SAMPLES</u>				
L	Allow for provision of samples as required by the specification	Item		

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<u>WOODWORK (Cont)</u>				
<u>PREFABRICATED ROOF TRUSSES</u>				
A	Proprietary timber roof truss 4855 span, 1000 approx. rise with unequal pitch, F7 grade 75x 50 raking top chords, major top chord 25 degree pitch, minor top chord 30 degree pitch, cambered bottom chord and web members as indicated; trusses spaced at 600 max. centres, 805/505 overhang/projection each end to suit 600/300 wide eaves - truss 6135 long overall with galvanized proprietary nail plates all to suit concrete roof tiles and plasterboard ceiling (Two storey work - eaves 6000 max. above natural ground level)	no	17	
B	Proprietary roof trusses over First Floor North elevation recess for canopy roof over Ground Floor, 4145 span, 1120 approx. rise and 805/1215 overhang all as last described.	no	10	
C	Proprietary roof truss over First Floor East balcony 2975 nominal span 755 approx rise and 888/308 overhang all as before described - truss 4170 long overall	no	4	
D	Galvanised pressed steel 25 x 25 angle wind bracing fixed to underside of top chord	m	35	
E	75 x 32 pine nogging as fixing for fascia	m	34	
<u>ANTI PONDING BOARDS</u>				
F	6 thick fibre cement (FC) anti-ponding boards 300 wide fixed to top of roof truss and fascia	m	35	
<u>FASCIA</u>				
	200 x 25 (nominal) timber fascia plough grooved on back to receive eaves/balcony soffit linings; include for priming concealed surfaces prior to fixing:			
G	To main roof	m	35	
H	To canopy roofs over Ground Floor	m	7	

To Collection \$

<u>WOODWORK (Cont)</u>				
<u>BARGES</u>				
200 x 25 (nominal) timber barges; include for priming concealed surfaces prior to fixing:				
A	To main roof	m	16	
B	To canopy roofs over Ground Floor	m	3	
<u>EAVES FRAMING</u>				
C	75 x 50 pine soffit joists to eaves soffit (64 No.)	m	38	
D	50 x 50 pine vertical hangers securing eaves soffit joists to truss top chord/wall plate; in short lengths not exceeding 250 long (108 No.)	m	23	
<u>WALL PLATES</u>				
E	75 x 50 hardwood/pine wall plates fixed to top of brick walls with galvanised steel straps (measured in MASONRY)	m	33	
<u>GABLE WALL FRAMING</u>				
F	75 x 50 pine bottom plates	m	10	
G	75 x 50 raking top plates	m	11	
H	75 x 50 pine studs at 600 max. centres	m	12	
J	M12 ChemSet anchors fixing bottom plates to top of brick walls	no	17	
<u>CANOPY ROOF FRAMING</u>				
K	The following quantities are contained in the 4905 long x 1010 wide cantilevered canopy/awning roof over Ground floor windows W05 and W06, with 30 degree pitch to rafters and as detailed on Drawing No. 012	Note		
Pine or similar approved timber in the following:				
L	75 x 50 plate fixed flat against external brick wall	m	12	
M	75 x 50 rafters at 600 max. centres	m	12	

To Collection \$

<u>WOODWORK (Cont)</u>				
<u>(Cont) CANOPY ROOF FRAMING</u>				
(Cont) Pine or similar approved timber in the following:				
A	75 x 50 soffit joists	m	9	
B	75 x 50 vertical brace	m	2	
C	75 x 32 brace behind fascia	m	5	
D	M12 ChemSet™ anchors fixing 50 thick timber to brick wall at 600 centres	no	14	
<u>AWNING ROOF FRAMING</u>				
E	The following quantities are contained in the 1800 long x 780 wide cantilevered canopy/awning roof over Ground Floor main entry, with 15 degree pitch to rafters	Note		
Pine or similar approved timber in the following:				
F	75 x 50 plate fixed flat against external brick wall	m	4	
G	75 x 50 rafters at 600 max. centres	m	4	
H	75 x 50 soffit joists	m	4	
J	75 x 50 vertical brace	m	1	
K	75 x 32 brace behind fascia	m	2	
L	M12 ChemSet anchors fixing 50 thick timber to brick wall at 600 centres	no	10	
<u>FRAMING FIRST FLOOR BALCONY SOFFIT</u>				
M	120 f.s x 75 hardwood beam to support roof trusses	m	4	
N	Nominal 75 x 50 pine ceiling joists	m	17	
P	M12 bolts connecting beams to steel posts; exceeding 100 not exceeding 200 long (2 bolts per connection allowed)	no	4	
Q	Build ends of 120 x 75 timber beams into 110 thick brick wall	no	2	

To Collection \$

<u>WOODWORK (Cont)</u>				
<u>CEILING JOISTS TO FIRST FLOOR</u>				
A	75 x 50 pine plate parallel to roof trusses against brick walls as fixing for ceiling lining	m	33	
B	M8 masonry anchors fixing 50 thick timber to brickwork	m	24	
<u>EAVES AND SOFFIT LININGS</u>				
6 thick fibre cement (FC) soffit lining:				
C	To eaves of main roof	m2	18	
D	To soffit of first floor balcony roof	m2	7	
E	To ground floor awning and canopy roofs	m2	7	
Timber Trim				
F	20 quadrant mould at abutment of FC lining with brickwork	m	35	
<u>GABLE END CLADDING TO MAIN ROOF</u>				
G	Weathertex "Primelok 170" horizontal weatherboard profile lining fixed to gable end wall framing	m2	6	
H	Weathertex ditto fixed to balcony roof truss on and including galvanised steel furring channels.	m2	2	
J	Raking cutting to Weathertex gable lining	m	16	
<u>GABLE CLADDING TO AWNING/CANOPY ROOFS OVER GROUND FLOOR</u>				
K	Weathertex "Primelok 170" horizontal weatherboard profile lining fixed to gable ends (4 No.)	m2	1	
L	Raking cutting to Weathertex gable lining	m	3	
<u>GROUND FLOOR BULKHEAD FRAMING AND LINING</u>				
Pine or similar approved timber in the following:				
M	75 x 50 plates	m	9	
N	75 x 50 studs to bulkhead riser	m	3	

To Collection \$



<u>WOODWORK (Cont)</u>				
<u>(Cont) GROUND FLOOR BULKHEAD FRAMING AND LINING</u>				
(Cont) Pine or similar approved timber in the following:				
A	75 x 50 soffit joists	m	5	
B	75 x 50 plates against wall as fixing for soffit joists	m	5	
C	M12 ChemSet anchors fixing 50 thick timber plate to soffit of concrete slab	no	9	
D	6 thick fibre cement lining to soffit of bulkhead	m2	3	
E	Ditto to bulkhead riser	m2	1	
F	Ditto not exceeding 250 high	m	2	
<u>EXTERNAL TRIM</u>				
External Timber Door Frames				
G	Double rebated 150 x 50 primed hardwood external door frame to suit 2040 x 850 external door (D15) complete with frame ties, pair of butt hinges, include for building into external cavity brick wall	no	1	
H	Double rebated 150 x 50 primed hardwood external door frame with sidelight to suit opening 1280 wide, having 150 x 75 four times rebated mullion to suit 2040 high x 850 (approx) wide door (D01 - measured elsewhere) and 320 (approx) wide sidelight with hardwood sill to sidelight complete with frame ties, pair of butt hinges, include for building into external cavity brick wall and fixed glazing to sidelight	no	1	
<u>INTERNAL TRIM</u>				
Skirtings				
J	150 x 25 thick timber/MDF skirting with splayed top, plugged and screwed to brick walls	m	107	

To Collection \$

<u>WOODWORK (Cont)</u>				
<u>(Cont) INTERNAL TRIM</u>				
<b>Sill Linings</b>				
A	175 x 25 thick timber/MDF sill lining with pencil rounded leading edge, plugged and screwed to top of brick walls	m	27	
<b>Handrail</b>				
B	Raking timber handrail to stair balustrade, 75 diameter machined with one flat face 50 wide fixed to top of metal balustrade (measured elsewhere)	m	5	
C	Ramped wreath to 75 diameter timber handrail at mid landing	no	1	
D	Form free end to 75 diameter timber handrail at Ground Floor	no	1	
<b>Pelmets to Sliding Doors</b>				
E	1800 long 15 thick MDF pelmets to sliding doors, 130 high, 90 deep/wide screw fixed to 20 x 20 aluminium angles plugged and screwed to masonry walls	m	8	
F	Mitres to pelmets	no	4	
G	Return ends	no	4	
<b>Ducts</b>				
H	15 thick high moisture resistance MDF to 200 x 200 (internally) vertical ducts for services, L-shaped on plan, fixed to vertical 20 x 20 aluminium angles plugged and screwed to masonry walls	m	10	
J	Access panels in 200 x 200 (internally) HMR MDF vertical ducts.	Item		
<u>JOINERY</u>				
<b>Sealing Junctions</b>				
K	To all food handling area and voids at back of units to all areas, allow for sealing all carcass junctions with walls and floors and to cable entries with silicone bead for vermin proofing	Item		

To Collection \$

<u>WOODWORK (Cont)</u>				
<u>(Cont) JOINERY</u>				
(Cont) Sealing Junctions				
A	Allow for application of water resistant sealants around all plumbing fixtures and ensure the sealant used is fit for purpose	Item		
Wardrobes				
B	Refer to detail drawing No. 005	Note		
C	Wardrobes shall comprise complete unit 600 deep x 2400 high from floor to underside of timber infill (measured hereafter) including 19 thick edge stripped particleboard shelves, vertical division, concealed end against wall, false floor, bank of four (4) drawers with 75 x 50 framing to support false floor, 50 x 25 framing to support shelves, 18 thick edge stripped and timber veneered full height doors and where exposed to view; including 745 high x 415 wide x 4 thick mirror to rear of wardrobe, all hardware and 20 dia. CP hanging rail	Note		
D	Wardrobe enclosed on front with three full height doors, one exposed end with 600 wide bank of drawers - 1800 long to Bedroom 1	no	2	
E	Ditto with 480 wide bank of drawers - 1500 long to Bedroom 2	m	2	
F	100 high (f.s.) x 50 thick timber infill over top of Ground Floor wardrobes to underside of ceiling level	m	5	
G	135 high (f.s.) x 50 thick timber infill over top of First Floor wardrobes ditto	m	5	
Storage/Coat Cupboard Fitout				
H	Refer to detail drawing No. 005	Note		

To Collection \$

<u>WOODWORK (Cont)</u>				
<u>(Cont) JOINERY</u>				
(Cont) Storage/Coat Cupboard Fitout				
A	Shelving fitout to First Floor Storage/Coat cupboard comprising three (3) tiers 18 thick edge stripped particleboard shelving 'L' shaped on plan, 1020 long x 555 wide with 250 long x 220 wide return, each shelf supported on 50 x 25 timber rails and similar false floor supported on 75 x 50 kick plate framing; include for 1100 long 20 dia. CP hanging rail and fixing to masonry walls	Item		
B	135 high (f.s.) x 100 thick timber infill over door to Storage/Coat cupboard (Door and door frame measured in DOORS)	m	1	
Laundry Cupboard				
C	Refer to detail drawing No. 006	Note		
D	Laundry cupboard 500 deep x 2060 high x 1650 long with false floor, five tiers 820 approx. long shelving enclosed on front with pair of full height laminate faced and edge stripped 16 thick high moisture resistant MDF door, 800 approx. long upper shelf to suit height of hot water unit, enclosed on front with pair of 1600 high lower doors and pair of 460 high upper doors; the shelves, divisions and top of cupboard to be melamine finish; include for hardware doors.	no	2	
Kitchen Cupboards				
E	Refer to detail drawing No. 007 and 008	Note		
F	Kitchen bench cupboard 1300 long x 850 high x 450 deep with 90 high x 16 thick HMRMDF toe recess, false floor, midshelf and one exposed end all melamine finished on exposed faces and edges, enclosed on front with three (3) hinged doors melamine faced and edge stripped, bench top and 50 approx. deep free edge to front and returns laminate faced; include for hardware and fixing.	no	2	

To Collection \$

<u>WOODWORK (Cont)</u>				
<u>(Cont) JOINERY</u>				
<u>(Cont) Kitchen Cupboards</u>				
A	Ditto 'L' shaped on plan, 1485 long x 850 high x 450 deep with 550 long return with return 550 long, all as last described but both ends exposed; include for cutting bench top to suit 1065 long single bowl s.s sink and drainer (sink and drainer measured elsewhere)	no	2	
B	Upper wall cupboard 1000 long x 750 high x 300 deep with 16 thick HMRMDF melamine faced back, ends, top, bottom and midshelf enclosed on front with pair of matching hinged door; include for hardware and fixing	no	2	
C	Ditto 1300 long x 750 high x 300 deep, all as last described but enclosed on front with three (3) hinged doors	no	2	
D	Ditto over refrigerator space 870 long x 400 high x 300 deep, all generally as before described but enclosed on front with pair of hinged doors and with both ends concealed and no midshelf	no	2	
Completion				
E	Allow for, on or before completion of the works, or before joining up to other surfaces, removing all traces of temporary coatings used as a means of protection	Item		
F	Allow for removing all dust, marks and rubbish from all surfaces and internal spaces. Clean and polish all self-finished surfaces such as anodised and powder coated metals, sanitary ware, glass, tiles and laminates	Item		

To Collection \$

## WOODWORK (Cont)

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## WOODWORK

Carried to Summary

<u>HARDWARE</u>				
<u>GENERALLY</u>				
A	Refer to the Introduction, General Rules and Recommendations of the ASMM Edition 5	Note		
B	Refer to the relevant Specification sections containing particulars of Hardware	Note		
C	Refer Section 13 of the ASMM for details of Measurement and Prices	Note		
<u>ITEMS MEASURED IN OTHER TRADE SECTIONS</u>				
D	Door stops and security viewers have been measured in DOORS.	Note		
E	Hardware to aluminium framed doors and windows have been measured in WINDOWS.	Note		
<u>LOCKSETS</u>				
The following locksets installed in timber doors:				
F	Gainsborough 840 TRI single cylinder deadbolt/latch unit , lifetime brass finish, schedule code: DB1	no	1	
G	Gainsborough 840 PB double cylinder deadbolt, polished brass finish, schedule code DB2 .	no	2	
H	Gainsborough cylinder mortice latch and lockset 840 GOV LBS, lifetime brass finish, schedule code ML1.	no	1	
J	Ditto, 840 GOV PB, polished brass finish, schedule code ML2	no	2	
K	Gainsborough 800 GOV Passage set, polished brass finish, schedule code PS1.	no	4	
L	Gainsborough 810 GOV Privacy set, polished brass finish, schedule code PS2.	no	2	
<u>SUNDRY DOOR HARDWARE</u>				
M	Dorma TS72 door closer, stainless steel finish, fixed to timber door.	no	1	

To Collection \$

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<p><u>HARDWARE (Cont)</u></p>						
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<p>HARDWARE Carried to Summary</p>						

<u>ROOFING AND ROOF PLUMBING</u>				
A	Refer to the Introduction, General Rules and Recommendations of the ASMM Edition 5	Note		
B	Refer to the relevant Specification sections containing particulars of roofing.	Note		
C	Refer to Section 16 of the ASMM for details of Measurement and Prices	Note		
<u>WARRANTIES AND MANUALS</u>				
D	Allow for providing warranties and maintenance manual for the roofing installation as specified	Item		
<u>CONCRETE ROOF TILING</u>				
E	Notwithstanding clause 16. 9.0.3 on p. 110 of the ASMM roof tiling to awnings has not been separated according to slope	Note		
F	Bristle "Designer" (Hacienda pattern) concrete roof tiles fixed to and include for 38 x 25 F5 softwood battens spaced to suit the tiles. Single storey work.	m2	7	
G	Ditto. Roof pitch 15 degrees. Two storey work.	m2	76	
H	Ditto. Roof pitch 30 degrees. Ditto.	m2	40	
J	Matching concrete ridge capping bedded in cement mortar and pointed up in coloured mortar	m	18	
K	Verge treatment comprising bedding verge tiles in cement mortar on 100mm wide fibre cement strip, metal flashing and pointing up with coloured mortar; include for all necessary cutting. Refer to detail	m	15	
<u>SARKING</u>				
L	Double sided aluminium foil sarking, lapped and fixed in accordance with the manufacturer's instructions, equal to Insulation Solutions Sisalation, 433	m2	115	

To Collection \$

<u>ROOFING AND ROOF PLUMBING (Cont)</u>				
<u>GUTTERS</u>				
A	125 wide x 90 high x 0.60mm thick Colorbond zincalume coated steel quadrant section eaves gutter, lapped rivetted and silicone sealed at joints, and supported on and include for gutter brackets spaced at 1200mm max centres	m	36	
B	Stop ends to eaves gutters.	no	6	
C	Spigot outlets to suit 100 x 75 downpipes to eaves gutters.	no	3	
<u>DOWNPIPES</u>				
D	100 x 75 x 0.60mm thick Colorbond zincalume coated steel downpipes, joints rivetted and silicon sealed, fixed to brickwork with matching astragals at max. 2700 centres, not less than three astragals per stack	m	20	
E	Bends to downpipes	no	6	
F	Shoes	no	3	
G	Leaf eater rainwater heads as specified fixed to brickwork	no	3	
H	Connection to stormwater system including proprietary downpipe adaptor	no	3	
<u>FLASHINGS</u>				
J	Collar flashing to 50 dia vent pipe (cover flashing to vent pipe measured in Hydraulics)	no	2	
K	Flashings to awning roofs measured in Masonry	Note		
<u>CEILING INSULATION</u>				
L	140 thick R2.5 glasswool batts equal to Bradford Gold Ceiling Batts laid between bottom chords of roof trusses	m2	77	

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<div>ROOFING AND ROOF PLUMBING (Cont)</div> <div>COLLECTION</div> <div>Page No. 8/1</div> <div>Page No. 8/2</div> <div>ROOFING AND ROOF PLUMBING Carried to Summary</div>				
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