BILL OF QUANTITIES

FOR

PROPOSED UNITS 7 & 8

EAST HILLS

PREPARED BY J. LE MESURIER, QUANTITY SURVEYOR

CLIENT: TWILIGHT RETIREMENT VILLAGES PTY LTD

	PRELIMINARIES				
	GENERALLY				
A	The Bill of Quantities has been measured in accordance with the Australian and New Zealand Standard Method of Measurement of Building Works, 2018 edition (hereafter referred to as the ANZSMM.), 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 ANZSMM 2018 Edition	Note			
D	Refer to the relevant Specification sections containing particulars of Preliminaries.	Note			
E	Refer to Section 2 of the ANZSMM for details of Measurement and Prices.	Note			
	DRAWINGS				
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			
	NAMES OF PARTIES				
	Principal				
G	Twilight Retirement Villages Pty Ltd, PO Box 123 Bankstown NSW 1885	Note			
	Superintendent / Architect				
H	Drawem & Buildem Pty Ltd 32 The Strand Panania NSW 2213	Note			
	Quantity Surveyor				
J	J Le Mesurier 45 Scalar St Castle Hill NSW 2154	Note			
				To Collection $	

	PRELIMINARIES (Cont)				
	(Cont) NAMES OF PARTIES				
	Structural, Services and Civil Engineers				
A	Irwin, Parfoot, Proudman and Crutch 24-28 Cranston Road Dural NSW 2158	Note			
	DESCRIPTION OF THE SITE				
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			
	DESCRIPTION OF WORKS				
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			
	CONDITIONS OF CONTRACT				
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			
	General Conditions of Contract				
	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.				
	Clause No. Clause Title				
F	1 Construction of Contract	Item			

To Collection $

	PRELIMINARIES (Cont)				
	(Cont) CONDITIONS OF CONTRACT **(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.**				
	(Cont) Clause No. Clause Title				
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 $	

	PRELIMINARIES (Cont)				
	(Cont) CONDITIONS OF CONTRACT **(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.**				
	(Cont) Clause No. Clause Title				
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			

To Collection $

	PRELIMINARIES (Cont)				
	(Cont) CONDITIONS OF CONTRACT				
	(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.				
	(Cont) Clause No. Clause Title				
A	43 Waiver of Conditions	Item			
B	Annexure Part A	Item			
	CONDITIONS OF TENDER				
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			
	GENERAL PARTICULARS				
	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			
				To Collection $	

	PRELIMINARIES (Cont) **(Cont) GENERAL PARTICULARS** **(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 $	

	PRELIMINARIES (Cont)				
	GST				
A	Notwithstanding clause 4.5 of Section 1 'Introduction, General Rules and Recommendations' of the ANZSMM, 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			
	ABBREVIATIONS				
	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				
				To Collection $	

	GROUNDWORKS				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM	Note			
B	Refer to the relevant Specification sections containing particulars of Groundworks	Note			
C	Refer to Section 4 of the ANZSMM for details of Measurement and Prices.	Note			
	WORK IN OTHER TRADES				
	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			
	SAMPLES				
J	Allow for providing samples as specified	Item			
	TESTS				
K	Allow for carrying out tests as required	Item			
	DEWATERING				
L	Allow for keeping excavations free from rain and percolating water by pumping or other means	Item			
				To Collection $	

	GROUNDWORKS (Cont)				
	PROTECTING TREES				
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			
	ROCK EXCAVATION				
B	Allow for additional costs associated with excavation in rock	Item			
	SITE CLEARANCE				
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		
	EXCAVATION				
	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 $

	GROUNDWORKS (Cont)				
	FILLING				
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		
	VAPOUR BARRIER				
D	0.2mm thick plastic sheet laid on prepared filling joints sealed with pressure sensitive tape (measured net: no allowance for laps)	m2	74		

To Collection $

	IN SITU CONCRETE				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM	Note			
B	Refer to the relevant Specification sections containing particulars of in-situ concrete.	Note			
C	Refer to Section 6.1 of the ANZSMM for details of Measurement and Prices.	Note			
	WORK IN OTHER TRADES				
	The following items have been measured in other trade sections:				
D	Vapour barriers under groundslabs	Note			
	SAMPLES				
E	Allow for providing samples of materials or finishes.	Item			
	TESTS				
F	Allow for testing of materials, concrete specimens and similar.	Item			
	PROTECTION AND CURING				
G	Allow for protecting and curing concrete	Item			
	FOOTINGS				
	20MPa reinforced concrete in:				
H	Strip footings placed in trenches.	m3	10		
	SLABS				
	20MPa reinforced concrete in:				
J	Floor slab placed on ground, 0-100 thick. :[62 m2]	m3	7		
K	Ditto, 101-200 thick :[16 m2]	m3	2		
L	Suspended floor and balcony slabs poured on formwork including thickenings, 101-200 thick :[71 m2]	m3	11		
				To Collection $	

	IN SITU CONCRETE (Cont)				
	STAIRS				
	20MPa reinforced concrete in:				
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 $

	FORMWORK				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM 2018	Note			
B	Refer to the relevant Specification sections containing particulars of formwork.	Note			
C	Refer to Section 7.1 of the ANZSMM for details of Measurement and Prices.	Note			
	FOOTINGS				
	Class 5 finish formwork to:				
D	Vertical face of steps in strip footings.	m2	1		
E	Ditto, 0-250 high.	m	2		
	SLABS				
	Class 4 finish formwork to:				
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		
N	Form drip groove not exceeding 50mm in either direction in soffit of balcony slab.	m	6		

To Collection $

	FORMWORK (Cont)				
	STAIRS				
	Class 4 finish formwork to:				
A	Raking soffit of suspended stair flights.	m2	5		
B	Horizontal soffit of suspended mid landing slab.	m2	3		
C	Vertical face of stair strings, 0-250 high	m	5		
D	Vertical face of stair risers, 0-250 high.	m	18		
E	Free edges of suspended mid landing slab, 0-250 high.	m	3		
F	Sides of beam at base of stair flight, 0-250 high	m	3		

To Collection $

	REINFORCEMENT				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM	Note			
B	Refer to the relevant Specification sections containing particulars of reinforcement.	Note			
C	Refer to Section 8 of the ANZSMM for details of Measurement and Prices.	Note			
	BENDING SCHEDULE				
D	Allow for the preparation of schedule for 0.88t of bar reinforcement and 186m2 of fabric reinforcement.	Item			
	FOOTINGS				
E	N12 bars to strip footings.	t	0.43		
F	R10 fitments ditto.	t	0.11		
	SLABS				
G	SL72 to ground floor slabs.	m2	76		
H	SL72 to suspended floor slabs.	m2	57		
J	SL102 ditto.	m2	46		
K	N12 and N16 bars ditto.	t	0.21		
	STAIRS				
L	N12 and N16 bars to suspended stairs and landings.	t	0.13		
				To Collection $	

	MASONRY				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM	Note			
B	Refer to the relevant Specification sections containing particulars of brickwork.	Note			
C	Refer to Section 12 of the ANZSMM for details of Measurement and Prices.	Note			
D	Allow for constructing a sample panel 1200mm x 600mm of face brickwork.	Item			
	METRIC STANDARD CLAY BRICKWORK				
	Laid in stretcher bond in 1:1:6 (cement:lime:sand) mortar				
	Below Ground Floor Level				
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		
	Ground Floor Level to First Floor Level				
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 $	

	MASONRY (Cont)				
	(Cont) METRIC STANDARD CLAY BRICKWORK				
	(Cont) Laid in stretcher bond in 1:1:6 (cement:lime:sand) mortar				
	Above First Floor Level				
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		
	FACE BRICK SILLS				
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		
	CAVITY TIES				
F	4mm diam galvanised wall ties to 280 thick cavity walls spaced 900 apart every fourth course in height and staggered.	m2	203		
	CAVITY INFILLING				
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		
	DAMP PROOF COURSES AND FLASHINGS				
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 $	

	MASONRY (Cont)				
	(Cont) DAMP PROOF COURSES AND FLASHINGS				
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		
	CONCRETE BLOCKWORK				
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		
	SUNDRIES				
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 specfied.	m2	210		
K	Ditto concrete blockwalls and cappings.	m2	9		
	LINTELS				
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		
				To Collection $	

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

	METALWORK				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM	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			
	SHOP DRAWINGS				
D	Allow for the preparation of shop drawings as specified	Item			
	ITEMS MEASURED IN OTHER TRADE SECTIONS				
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			
	STEEL HANDRAILS AND BALUSTRADES				
	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		
				To Collection $	

	METALWORK (Cont)				
	ALUMINIUM BALUSTRADE				
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		
	STEEL POSTS				
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		
	WET AREA FITTINGS				
	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 $	

	CARPENTRY				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM	Note			
B	Refer to the relevant Specification sections containing particulars of Carpentry	Note			
C	Refer to Section 20 of the ANZSMM for details of Measurement and Prices.	Note			
	WORK IN OTHER TRADES				
	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	Note			
G	Steel posts to balcony: METALWORK	Note			
	SHOP DRAWINGS				
H	Allow for preparation of shop drawings for roof trusses	Item			
	DIMENSIONS				
J	Allow for confirming all dimensions noted on drawings as necessary	Item			
	SAMPLES				
K	Allow for provision of samples as required by the specification	Item			
				To Collection $	

	CARPENTRY (Cont)				
	PREFABRICATED ROOF TRUSSES				
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		
	ANTI PONDING BOARDS				
F	6 thick fibre cement (FC) anti-ponding boards 300 wide fixed to top of roof truss and fascia	m	35		
	FASCIA				
	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 $

	CARPENTRY (Cont)				
	BARGES				
	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		
	EAVES FRAMING				
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		
	WALL PLATES				
E	75 x 50 hardwood/pine wall plates fixed to top of brick walls with galvanised steel straps (measured in MASONRY)	m	33		
	GABLE WALL FRAMING				
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 ChemSetTM anchors fixing bottom plates to top of brick walls	no	17		
	CANOPY ROOF FRAMING				
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 $

	CARPENTRY (Cont)				
	(Cont) CANOPY ROOF FRAMING **(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 ChemSetTM anchors fixing 50 thick timber to brick wall at 600 centres	no	14		
	AWNING ROOF FRAMING				
E	The following quantities are contained in the 1800 long x 780 wide cantilevered canopy/awning roof over Ground Floor main entry, with 25 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 ChemSetTM anchors fixing 50 thick timber to brick wall at 600 centres	no	10		
	FRAMING FIRST FLOOR BALCONY SOFFIT				
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 $

	CARPENTRY (Cont)				
	CEILING JOISTS TO FIRST FLOOR				
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	no	45		
	EAVES AND SOFFIT LININGS				
	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		
	GABLE END CLADDING TO MAIN ROOF				
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		
	GABLE CLADDING TO AWNING/CANOPY ROOFS OVER GROUND FLOOR				
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		
	GROUND FLOOR BULKHEAD FRAMING AND LINING				
	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 $	

	CARPENTRY (Cont)				
	(Cont) GROUND FLOOR BULKHEAD FRAMING AND LINING				
	(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 ChemSetTM 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		
	EXTERNAL TRIM				
	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		
	INTERNAL TRIM				
	Skirtings				
J	150 x 25 thick timber/MDF skirting with splayed top, plugged and screwed to brick walls	m	107		
				To Collection $	

	CARPENTRY (Cont)				
	(Cont) INTERNAL TRIM				
	Sill Linings				
A	175 x 25 thick timber/MDF sill lining with pencil rounded leading edge, plugged and screwed to top of brick walls	m	27		
	Handrail				
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		
	Pelmets to Sliding Doors				
E	1800 long 15 thick MDF pelmets to sliding doors, 130 high x 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		
	Ducts				
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 300 wide HMR MDF vertical ducts.	Item			
				To Collection $	

	HARDWARE				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM	Note			
B	Refer to the relevant Specification sections containing particulars of Hardware	Note			
C	Refer Section 25 of the ANZSMM for details of Measurement and Prices	Note			
	ITEMS MEASURED IN OTHER TRADE SECTIONS				
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			
	LOCKSETS				
	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		
	SUNDRY DOOR HARDWARE				
M	Dorma TS72 door closer, stainless steel finish, fixed to timber door.	no	1		

To Collection $

	HARDWARE (Cont)				
	(Cont) SUNDRY DOOR HARDWARE				
A	Gainsborough 800 GOV Dummy knob complete with matching fixing kit, finish: polished brass, schedule code DS1	no	1		
B	Friction catch to Storage Cupboard	no	1		
C	Gainsborough 390 Radius flush pull, polished brass finish, fitted to timber door	no	8		
D	Centor 9FSA2 sliding door track set to suit 820 wide timber door	no	4		
	KEYS				
E	Allow for supplying duplicate keys as specified	Item			

To Collection $

	ROOFING				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM	Note			
B	Refer to the relevant Specification sections containing particulars of roofing.	Note			
C	Refer to Section 16 of the ANZSMM for details of Measurement and Prices	Note			
	WARRANTIES AND MANUALS				
D	Allow for providing warranties and maintenance manual for the roofing installation as specified	Item			
	CONCRETE ROOF TILING				
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	Bristile "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		
	SARKING				
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 $	

	ROOFING (Cont)				
	GUTTERS				
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		
	DOWNPIPES				
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	Leafeater rainwater heads as specified fixed to brickwork	no	3		
H	Connection to stormwater system including proprietary downpipe adaptor	no	3		
	FLASHINGS				
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			
	CEILING INSULATION				
L	140 thick R2.5 glasswool batts equal to Bradford Gold Ceiling Batts laid between bottom chords of roof trusses	m2	77		

To Collection $

	WINDOWS				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM	Note			
B	Refer to the relevant Specification sections containing particulars of windows.	Note			
C	Refer to Section 18 of the ANZSMM for details of Measurement and Prices.	Note			
	SHOP DRAWINGS				
D	Allow for preparation and submission of shop drawings for windows as specified	Item			
	SAMPLES				
E	Allow for providing samples of windows as specified	Item			
	ALUMINIMIUM FRAMED WINDOWS				
F	Prices for all windows to include for matching insect screens as specified	Note			
G	Clear anodised aluminium framed sliding window units inclusive of factory clear glazing, flashings, fixings, furniture and trims; to suit opening 1210 wide x 1029 high and include for building into brick cavity wall.	no	2		
H	Ditto to suit opening 1210 wide, 1039 high.	no	2		
J	Ditto to suit opening 1810 wide x 1457 high	no	5		
K	Ditto to suit opening 1810 wide x 1467 high	no	4		
L	Ditto but with obscure glazing 1210 wide x 686 high.	no	1		
M	Ditto 1210 wide x 696 high.	no	1		
				To Collection $	

	WINDOWS (Cont)				
	(Cont) ALUMINIMIUM FRAMED WINDOWS				
A	Clear anodised aluminium framed double hung sash window unit inclusive of clear glazing, flashings, fixings, furniture and trims; to suit opening 850 wide x 1467 high and include for building into brick cavity wall.	no	1		
B	Ditto 850 wide x 1982 high.	no	1		
	ALUMINIUM FRAMED SLIDING DOOR				
C	Prices for sliding door units to include for matching insect screens as specified	Note			
D	Clear anodised aluminium framed sliding door unit inclusive of factory clear glazing, flashings, fixings, furniture and trims; to suit opening 1810 wide x 2067 high and include for building into brick cavity wall.	no	1		
				To Collection $	

	WINDOWS				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM	Note			
B	Refer to the relevant Specification sections containing particulars of windows.	Note			
C	Refer to Section 18 of the ANZSMM for details of Measurement and Prices.	Note			
	SHOP DRAWINGS				
D	Allow for preparation and submission of shop drawings for windows as specified	Item			
	SAMPLES				
E	Allow for providing samples of windows as specified	Item			
	ALUMINIMIUM FRAMED WINDOWS				
F	Prices for all windows to include for matching insect screens as specified	Note			
G	Clear anodised aluminium framed sliding window units inclusive of factory clear glazing, flashings, fixings, furniture and trims; to suit opening 1210 wide x 1029 high and include for building into brick cavity wall.	no	2		
H	Ditto to suit opening 1210 wide, 1039 high.	no	2		
J	Ditto to suit opening 1810 wide x 1457 high	no	5		
K	Ditto to suit opening 1810 wide x 1467 high	no	4		
L	Ditto but with obscure glazing 1210 wide x 686 high.	no	1		
M	Ditto 1210 wide x 696 high.	no	1		
				To Collection $	

	WINDOWS (Cont)				
	(Cont) ALUMINIMIUM FRAMED WINDOWS				
A	Clear anodised aluminium framed double hung sash window unit inclusive of clear glazing, flashings, fixings, furniture and trims; to suit opening 850 wide x 1467 high and include for building into brick cavity wall.	no	1		
B	Ditto 850 wide x 1982 high.	no	1		
	ALUMINIUM FRAMED SLIDING DOOR				
C	Prices for sliding door units to include for matching insect screens as specified	Note			
D	Clear anodised aluminium framed sliding door unit inclusive of factory clear glazing, flashings, fixings, furniture and trims; to suit opening 1810 wide x 2067 high and include for building into brick cavity wall.	no	1		
				To Collection $	

	DOORS				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM	Note			
B	Refer to the relevant Specification sections containing particulars of doors.	Note			
C	Refer to Section 24 of the ANZSMM for details of Measurement and Prices	Note			
	SAMPLES AND TESTS				
D	Allow for supplying all samples and carrying out any tests required by the Specification	Item			
	SHOP DRAWINGS				
E	Allow for providing shop drawings for the timber framed entry door assembly (Door D01)	Item			
	ALUMINIUM FRAMED DOORS				
F	Aluminium framed doors have been measured in the Windows trade.	Note			
	METAL DOOR FRAMES				
G	Single rebated prime coated steel door frames , to suit 2040 x 820 x 35 thick single leaf doors, complete with a pair of steel butt hinges, latch keep and striking plate; include for building into 110 thick brick partition walls.	no	6		
H	Ditto to suit 2040 x 720 x 35 thick single leaf door.	no	1		
J	Double rebated prime coated steel door frames, to suit 2040 x 820 x 35 thick sliding doors; include for building into 110 thick brick partition walls.	no	4		
	DOORS				
K	Glazed doors to be factory glazed	Note			
				To Collection $	

	DOORS (Cont)				
	(Cont) DOORS				
	External Timber Doors				
A	Half glazed single door, 2040 x 820 x 40 (timber frame measured elsewhere)	no	1		
B	Glazed single entry door in door and sidelight assembly to suit overall opening size 1280 wide x 2067 high (door only: timber frame complete with sidelight measured elsewhere)	no	1		
	Internal Timber Doors				
	Timber veneered hollow core flush doors, ready for paint finish				
C	Single door, 2040 x 720 x 35 thick	no	1		
D	Single sliding door, 2040 x 820 x 35 thick	no	4		
E	Single door, 2040 x 820 x 35 thick	no	6		
	Fire Rated Doors				
F	One hour fire rated 2040 x 820 x 40 thick entry fire door with and including single rebated primed steel door frame complete with hinges, latch keep and striker plate; include for building into brick wall and packing frame with cement mortar.	no	2		
	SECURITY VIEWERS				
G	Security viewer as specified fixed in entry door to apartment	no	2		
	DOOR STOPS				
H	Wall mounted door stop, approx. 75 long overall, comprising screw fixed nylon, cast brass or diecast base plate and a close wound spiral wire with plastic tip	no	6		
				To Collection $	

	APPLIED FINSHES, RENDER AND TEXTURED FINISHES				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM	Note			
B	Refer to the relevant Specification sections containing particulars of finishes.	Note			
C	Refer to Section 26 of the ANZSMM for details of Measurement and Prices.	Note			
D	All Finishes are internal except where noted as external work.	Note			
	Plastering - Cement Render - noted PCR				
E	Preparation of concrete stair landing soffits to receive cement render by coating with an approved PVA bonding agent.	m2	4		
F	Ditto raking soffits of concrete stair flights.	m2	5		
G	Ditto concrete stair strings, varying in width from 130 to 280mm :[7 m]	m2	1		
H	Ditto rendered edges of concrete floor slabs in rendered wall areas, 0 - 250mm high :[5 m]	m2	1		
J	Cement render to brickwall surfaces, 13mm maximum thickness, in one coat, composed of 2 parts cement, 1 part hydrated lime and 10 parts sand finished off a wood float and finished with a plastic foam float to a fine sand texture finish.	m2	346		
K	Ditto 0 - 250mm wide :[110 m]	m2	11		
L	Ditto to prepared concrete stair soffits.	m2	4		
M	Ditto raking soffits of prepared concrete stair flights.	m2	5		
N	Ditto exposed face of prepared concrete stair strings cut to profile of treads and risers, varying in width from 130 to 280mm. :[7 m]	m2	1		

To Collection $

	APPLIED FINSHES, RENDER AND TEXTURED FINISHES (Cont)				
	(Cont) GENERALLY				
	(Cont) Plastering - Cement Render - noted PCR				
A	Ditto exposed edges of prepared concrete floor slabs in rendered wall areas, 0 - 250mm wide :[5 m]	m2	1		
B	Cement render to wet area brickwall surfaces, 13mm maximum thickness, in one coat, composed of 2 parts cement, 1 part hydrated lime and 10 parts sand finished off a wood float and finished with a plastic foam float to a fine sand texture and after setting rubbed down with a carborundum stone and left ready to receive ceramic wall tiling measured separately hereinafter.	m2	28		
	External Cement Render				
C	Cement render to external blockwork, 13 maximum thickness in one coat, composed of 3 parts sand, 1 part cement, smooth finish ready to receive paint	m2	9		
	Plasterboard Ceiling Lining and Cornice - noted PPB.				
D	13mm thick recessed edge gypsum plasterboard ceiling lining finished with flush joints and fixed direct to underside of timber roof trusses spaced at 600mm centres.	m2	66		
E	Ditto fixed to and including 50 x 50 softwood battens fixed to soffit of concrete slab spaced at 400 centres.	m2	57		
F	90mm coved plasterboard cornice fixed at junction of plasterboard ceiling lining and render walls.	m	173		

To Collection $

	TILING, SLAB AND PAVING				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM	Note			
B	Refer to the relevant Specification sections containing particulars of finishes.	Note			
C	Refer to Section 27 of the ANZSMM for details of Measurement and Prices.	Note			
D	All Finishes are internal except where noted as external work.	Note			
	Tiling - Generally				
E	Allow for submitting samples of tiles intended to be used for approval.	Item			
F	Allow for providing spare matching tiles of each type and store in works as directed.	Item			
	Wet Area Waterproofing				
	Waterproofing to comply with AS 3740 to wet area floors and floors installed by an accredited applicator registered with the NSW Waterproofing Industry Association.				
G	To floors, comprising 10 thick minimum screed and membrane graded to fall to floor wastes	m2	13		
H	To walls comprising membrane fixed to rendered surface (render measured elsewhere)	m2	19		
	Ceramic Wall Tiles - noted CWT				
J	150 x 150mm fully glazed white first quality ceramic wall tiles of Australian manufacture adhesive fixed to rendered brickwall surfaces and pointed up with white grouting compound.	m2	28		
K	Round/cushioned edge tiles in foregoing ceramic wall tile areas - net length of edge measured	m	26		
				To Collection $	

	TILING, SLAB AND PAVING (Cont)				
	(Cont) GENERALLY				
	(Cont) Ceramic Wall Tiles - noted CWT				
A	150mm high ceramic tile skirting comprising one course of 150 x 150mm fully glazed white cushioned edge tiles adhesive fixed to rendered walls and pointed up all as before described..	m	6		
	Ceramic Floor Tiles - noted CFT				
B	Allow the PC rate of $60.00/m2 for the supply only of 100 x 100mm selected ceramic floor tiles obtained from a Nominated Supplier.	m2	13		
C	Take delivery and fix only 100 x 100mm selected ceramic floor tiles bedded in cement on a bed of cement mortar (1:3 to 1:4 mix), pointed up with grout coloured to match the tiles to concrete floor slabs and graded to fall to floor wastes.	m2	13		
	Quarry Tiling - noted QT				
D	Allow the PC rate of $40.00/m2 for the supply only of selected 200 x 200mm quarry floor tiles from a Nominated Supplier.	m2	19		
E	Allow the PC rate of $10.00/m for the supply only of 200 x 100mm grooved nosing quarry tiles from a Nominated Supplier.	m	19		
F	Take delivery and fix only selected 200 x 200mm quarry floor tiles bedded in cement on a bed of cement mortar (1:3 to 1:4 mix) and pointed up with grout coloured to match the tiles to concrete floor slabs.	m2	9		
G	Ditto to concrete stair landings.	m2	4		
H	Ditto to undercut concrete stair risers, approx 167mm high; include for all necessary cutting.	m	18		
J	Take delivery and fix only one course of 200 x 100mm grooved nosing quarry tiles and a cut course of 200 x 200mm quarry tiles to approx 260mm wide concrete treads.	m	16		
K	Ditto 200 x 100mm grooved nosing quarry tiles at landings.	m	3		
				To Collection $	

	TILING, SLAB AND PAVING (Cont)				
	(Cont) GENERALLY				
	Quarry Tiling - External Work - noted QT				
A	Allow the PC rate of $40.00/m2 for the supply only of selected 200 x 200mm quarry floor tiles from a Nominated Supplier.	m2	10		
B	Allow the PC rate of $10.00/m for the supply only of 200 x 100mm grooved nosing quarry tiles from a Nominated Supplier.	m	11		
C	Take delivery and fix only selected 200 x 200mm quarry floor tiles bedded in cement on a bed of cement mortar (1:3 to 1:4 mix) and pointed up with grout coloured to match the tiles to concrete floor slabs.	m2	7		
D	Ditto to undercut concrete stair risers, approx 175mm high; include for all necessary cutting.	m	6		
E	Take delivery and fix only one course of 200 x 100mm grooved nosing quarry tiles and a cut course of 200 x 200mm quarry tiles to approx 275mm wide concrete treads.	m	6		
F	Ditto 200 x 100mm grooved nosing quarry tiles at landings and external door thresholds.	m	5		
				To Collection $	

	CARPET AND RESILIENT FINISHES				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM.	Note			
B	Refer to the relevant Specification sections containing particulars of finishes.	Note			
C	Refer to Section 28 of the ANZSMM for details of Measurement and Prices.	Note			
D	Allow for providing any samples of materials required by the Specification	Note			
	Vinyl Floor Sheeting - noted VFS				
E	Allow the PC rate of $54.00/m2 for the supply and fixing complete of selected vinyl floor sheeting to concrete floor slabs by a Nominated Sub Contractor.	m2	9		
F	Allow the PC rate of $15.00/m for the supply and fixing complete of 100mm high vinyl skirting by a Nominated Sub Contractor.	m	7		
	Carpet - noted C				
G	Allow the PC rate of $80.00/m2 for the supply and fixing complete of selected carpet complete with rubber underlay by a Nominated Sub Contractor.	m2	89		
	Floor Finish Dividers				
H	Extruded aluminium division strip at junction of carpet and sheet vinyl flooring at door openings.	m	2		
J	4mm thick aluminium strip at junction of carpet with ceramic floor tiles and quarry floor tiles set into tiling bed at door openings.	m	4		
				To Collection $	

	PAINTING				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM.	Note			
B	Refer to the relevant Specification sections containing particulars of painting	Note			
C	Refer to Section 29 of the ANZSMM for details of Measurement and Prices.	Note			
	WORK IN OTHER TRADES				
D	Priming of timber before installation included in WOODWORK.	Note			
	SAMPLES				
E	Allow for providing all samples required by the Specification.	Item			
	WARRANTIES				
F	Allow for providing all warranties as required by the Specification	Item			
	PREPARATION				
G	Unit rates for painting should include for all surface preparation as specified	Note			
	EXTERIOR WORK				
	One coat oil based undercoat and two solvent-borne semi-gloss finishing coats to:				
H	Pre-primed Weathertex boarding to gable ends	m2	8		
J	Ends of awnings	m2	1		
	One undercoat and one two part epoxy finishing coat to pre-primed steelwork				
K	Pre-primed steelwork	m	1		
L	Exposed galvanised steel lintels not exceeding 250 girth	m	57		
				To Collection $	

	PAINTING (Cont)				
	(Cont) EXTERIOR WORK				
	Three coats low gloss exterior latex (first coat 20% thinned) to the following:				
A	Fibre cement eaves lining	m2	18		
B	Fibre cement ceiling lining to balcony roof	m2	7		
C	Fibre cement lining to soffit of awnings	m2	7		
D	Rendered blockwork walls	m2	9		
	One coat oil-based primer, one oil-based undercoat and one solvent-borne full gloss finishing coat to the following:				
E	Glazed timber door and sidelight, measured flat both sides	m2	6		
F	Half glazed timber door, measured flat both sides	m2	4		
G	Timber fascias not exceeding 250 girth	m	42		
H	Timber barges not exceeding 250 girth	m	18		
	INTERIOR WORK				
	One coat sealer and two finishing coats of flat acrylic to				
J	Plasterboard ceilings	m2	123		
K	Coved plaster cornices not exceeding 250 girth	m	173		
	One undercoat and two low sheen acrylic finishing coats to:				
L	Rendered walls including areas not exceeding 250 wide	m2	358		
M	Rendered stair soffits and strings	m2	10		
	One oil-based undercoat and two solvent-borne full gloss finishing coats to:				
N	Pre-primed flush timber doors	m2	47		
P	Timber pelmets (all faces measured)	m2	4		
				To Collection $	

	PAINTING (Cont)				
	(Cont) INTERIOR WORK				
	(Cont) One oil-based undercoat and two solvent-borne full gloss finishing coats to:				
A	Timber sill boards, girth not exceeding 250	m	27		
B	Timber skirtings, ditto	m	107		
C	Stair handrail, ditto	m	5		
	One coat metal primer and two full gloss finishing coats to:				
D	Galvanised steel door frames	m2	18		
E	1000 high galvanised stair balustrade, comprising 50 x 10 balusters and rails, balusters spaced at 125 max. centres, measured flat both sides, including fixing plates.	m2	8		
				To Collection $	

	JOINERY				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM	Note			
B	Refer to the relevant Specification sections containing particulars of Joinery	Note			
C	Refer to Section 30 of the ANZSMM for details of Measurement and Prices.	Note			
	SHOP DRAWINGS				
D	Allow for shop drawings for joinery items	Item			
	DIMENSIONS				
E	Allow for confirming all dimensions noted on drawings as necessary	Item			
	SAMPLES				
F	Allow for provision of samples as required by the specification	Item			
	JOINERY				
	Sealing Junctions				
G	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			
H	Allow for application of water resistant sealants around all plumbing fixtures and ensure the sealant used is fit for purpose	Item			
	Wardrobes				
J	Refer to detail drawing No. 005	Note			
				To Collection $	

	JOINERY (Cont)				
	(Cont) JOINERY **(Cont) Wardrobes**				
A	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			
B	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		
C	Ditto with 480 wide bank of drawers - 1500 long to Bedroom 2	m	2		
D	100 high (f.s.) x 50 thick timber infill over top of Ground Floor wardrobes to underside of ceiling level	m	5		
E	135 high (f.s.) x 50 thick timber infill over top of First Floor wardrobes ditto	m	5		
	Storage/Coat Cupboard Fitout				
F	Refer to detail drawing No. 005	Note			
G	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			
H	135 high (f.s.) x 100 thick timber infill over door to Storage/Coat cupboard (Door and door frame measured in DOORS)	m	1		
				To Collection $	

	JOINERY (Cont)				
	(Cont) JOINERY				
	Laundry Cupboard				
A	Refer to detail drawing No. 006	Note			
B	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				
C	Refer to detail drawing No. 007 and 008	Note			
D	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		
E	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		
F	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		
G	Ditto 1300 long x 750 high x 300 deep, all as last described but enclosed on front with three (3) hinged doors	no	2		
				To Collection $	

	JOINERY (Cont)				
	(Cont) JOINERY **(Cont) Kitchen Cupboards**				
A	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				
B	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			
C	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 $

	HYDRAULICS AND DRAINAGE				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM.	Note			
B	Refer to the relevant Specification sections containing particulars of Hydraulics and Drainage	Note			
C	Refer to Sections 32 and 33 of the ANZSMM for details of Measurement and Prices.	Note			
	WORK IN OTHER TRADES				
	The following items have been measured in other trade sections:				
D	Downpipes and gutters: ROOFING	Note			
	METHOD OF MEASUREMENT				
E	Hydraulics and Drainage have been measured together as a combined Bill of Quantities trade rather than as separate trades as detailed in the ASMM.	Note			
F	Notwithstanding 'Information to be Included' Clause 4(d) of Section 32 of the ANZSMM, the quantity and scope of the identification work has not been given.	Note			
G	Notwithstanding Measurement Rule M5 of Section 32 of the ANZSMM, fixing to metal or steel surfaces has not been described and measured separately. Pipework has only been described as "fixed to walls, framing etc. " or suspended from soffits, etc.". Background surfaces have not been given for fixtures, equipment and similar items. Prices will be deemed to include for fixing to any background.	Note			
H	Pipework described as "suspended from soffits, etc." will be deemed to include pipework fixed within or below roof framing and similar.	Note			
J	All excavation for pipework laid in ground will be deemed to be in 'material as found'.	Note			
				To Collection $	

	HYDRAULICS AND DRAINAGE (Cont)				
	(Cont) METHOD OF MEASUREMENT				
A	Thrust blocks and concrete encasement to fittings, valves etc. have not been measured. Prices will be deemed to include for all such items.	Note			
B	The contract documents do not give the invert levels of drains or such other information as is necessary for the calculation of depths of excavations	Note			
C	Notwithstanding Measurement Rule M4 of Section 33 of the ANZSMM, commencing level for excavation has not been given. Unless otherwise stated excavation has been measured from existing ground level, reduced level or excavated level as appropriate	Note			
	TRADE NAMES				
D	All trade names included in this Bill of Quantities will be deemed to have the words 'or equal approved' inserted after them.	Note			
	NOTICES AND PERMITS				
E	Allow for giving notices, obtaining permits, paying fees, obtaining certificates of satisfactory completion issued by a local authority where required and similar, in connection with the installations	Item			
	TESTING				
F	Allow for testing installations	Item			
	STERILIZING				
G	Allow for the sterilizing of installations	Item			
	IDENTIFICATION				
H	Allow for marking pipes with colour bands, tags, plates, badges or lettering for identification purposes, or with arrows for indicating directions of flow for each type of installation	Item			
				To Collection $	

	HYDRAULICS AND DRAINAGE (Cont)				
	WORK AS EXECUTED DRAWINGS				
A	Allow for providing work as executed drawings as specified	Item			
	INSPECTIONS				
B	Allow for inspections by regulatory authorities as specified	Item			
	DEWATERING				
C	Allow for keeping excavations free from rain and percolating water by pumping or otherwise	Item			
	COLD WATER SERVICE				
	Copper pipes to AS1432 Type B and fittings with silver brazed capillary joints				
D	15 dia. pipework in chases in brickwork	m	16		
E	15 dia. pipework suspended from soffits or run in ceiling void	m	8		
F	20 dia. pipework, ditto	m	37		
G	20 dia. pipework, embedded in concrete	m	1		
H	20 dia. pipework in vertical duct or cavity	m	16		
J	20 dia. pipework; laid in ground not exceeding 1000 deep; including all necessary excavation and backfilling	m	31		
K	25 dia. pipework, ditto	m	12		
L	Special connection between 20 dia copper pipe and solar hot water unit	no	2		
	Pipe Sleeves				
M	Encase 20mm dia. copper pipework under slabs in UPVC sleeve or PVC coated tube to prevent ingress of moisture	m	1		
				To Collection $	

	HYDRAULICS AND DRAINAGE (Cont)				
	(Cont) COLD WATER SERVICE				
	Medium density polyethylene (MDPE) or equivalent pipes to rainwater service as specified				
A	15 dia. pipework in chases in brickwork	m	10		
B	20 dia. pipework; suspended from soffits, or run in ceiling void	m	42		
C	20 dia. pipework, embedded in concrete	m	1		
D	20 dia. pipework in cavity	m	9		
E	20 dia. pipework; laid in ground not exceeding 1000 deep; including all necessary excavation and backfilling	m	3		
F	25 dia. pipework, ditto	m	12		
G	20 dia. pipework fixed to brickwork	m	2		
H	25 dia. pipework, ditto	m	2		
J	Special connection between 25 dia MDPE pipe and rainwater tank	no	1		
	Connection to Mains				
K	Connection between 25 dia copper pipework and existing 25 dia underground main; including locating and cutting into existing pipework, all necessary excavation, backfilling, fittings, any additional pipework etc.; including reinstating on completion	no	1		
	Supply and Installation of Meters				
L	20 dia water meter assembly including two no. isolation valves (IV), double check valve (DCV), fittings and unions, any connections or jointing to piping etc.; all in accordance with the Supply Authority's requirements	no	2		
M	Approved path box to suit water meter assembly including all necessary excavation and backfilling	no	2		
				To Collection $	

	HYDRAULICS AND DRAINAGE (Cont)				
	HOT WATER SERVICE				
	Copper pipes to AS1432 Type B and fittings with silver brazed capillary joints				
A	15 dia. pipework; suspended from soffits, etc	m	56		
	Pre lagged copper pipes to AS1432 Type B and fittings with silver brazed capillary joints				
B	15 dia. pipework; fixed to walls, framing, etc	m	25		
C	Special connection between 15 dia copper pipe and solar hot water unit	no	2		
	25 thick thermotec 4-zero insulation over-wrapped with sisalation; fixed to copper pipework				
D	Lagging to 15 dia. pipe	m	56		
	SOIL WASTE AND VENT INSTALLATION				
	Rigid uPVC pipes and fittings class DWV to AS/NZS 1260 with solvent welded joints				
E	40 dia. pipework; suspended from soffits, etc	m	1		
F	50 dia. pipework; ditto	m	3		
G	100 dia. pipework; ditto	m	4		
H	40 dia. pipework; fixed to walls, framing etc	m	2		
J	50 dia. pipework; ditto	m	11		
K	100 dia. pipework; ditto	m	6		
L	40 dia. bend	no	2		
M	50 dia. bend	no	4		
N	100 dia. bend	no	4		
P	100 x 100 x 50 dia. Y junction	no	3		
Q	100 x 100 x 100 dia. Y junction	no	2		
				To Collection $	

	HYDRAULICS AND DRAINAGE (Cont)				
	(Cont) SOIL WASTE AND VENT INSTALLATION				
	(Cont) Rigid uPVC pipes and fittings class DWV to AS/NZS 1260 with solvent welded joints				
A	40 dia. 'P' or 'S' trap, including any additional short lengths of pipe and all connections	no	2		
B	50 dia. 'P' or 'S' trap, ditto	no	6		
C	100 dia floor waste gully inlet riser junction including screwed removable grate	no	2		
D	Clear out	no	1		
	Cowls, gratings, stays as specified; including any connections or joints to piping etc				
E	Collar flashing ditto	no	2		
	TAPS, COCKS, VALVES AND SIMILAR				
F	Combined outlet sets will be deemed to include all cocks, breeching pieces, concealed pipes, risers between breeching pieces or cocks and shower arms, fixed or swivel outlets, shower hoses, laundry arms and similar items	Note			
	Copper alloy taps, cocks and similar; including pipework in connections not exceeding 1000 long; including any connections or joints to piping and fixtures, appliances or equipment; polished chrome finish				
G	WC stop cock	no	2		
	Galvanised steel taps, cocks and similar; including pipework in connections not exceeding 1000 long; including any connections or joints to piping and fixtures, appliances or equipment				
H	15mm hose cock	no	1		
J	Rainwater switch including isolation valves; to rainwater supply pipework as detailed on drawing H-501/B	no	2		
				To Collection $	

	HYDRAULICS AND DRAINAGE (Cont)				
	(Cont) TAPS, COCKS, VALVES AND SIMILAR				
	Caroma Liano range combined outlet sets; including pipework in connections not exceeding 1000 long; including any connections or joints to piping and fixtures, appliances or equipment; polished chrome finish				
A	Tap mixer set (Cat No 96135C4A)	no	4		
B	Basin set (Cat No 96147C5A)	no	2		
C	Bath set (Cat No 96148C)	no	2		
D	Shower tap set (Cat No 96149C3A) plus rail shower (Cat No 91014C3A)	no	2		
E	Washing machine cock set (Cat No 96172C)	no	2		
	Thermostatic Mixing Valves				
F	Thermostatic mixing valve as specified installed in hot water system including all necessary fittings	no	2		
	TANKS				
	Rainwater tank; including any connections or joints to piping etc				
G	Supply and install Sydney Water Tank ref C6100L steel fibre reinforced concrete in-groundwater tank complete with 600 dia. watertight access lid, stormwater discharge and backflow prevention device and submersible pump; including excavation and backfilling	no	1		
	FIXTURES, APPLIANCES AND EQUIPMENT				
	Sanitary fixtures; including brackets, flush pipes, overflows, plugs and washers and similar items; including any connections or joints to piping etc				
H	Argent BetteForm Code B3600AD white bath	no	2		
J	Fowler Compact UItra Low white WC suite	no	2		
K	Fowler Hamilton A55 white wall basin complete with chrome plated waste	no	2		
				To Collection $	

	HYDRAULICS AND DRAINAGE (Cont)				
	(Cont) FIXTURES, APPLIANCES AND EQUIPMENT				
	(Cont) Sanitary fixtures; including brackets, flush pipes, overflows, plugs and washers and similar items; including any connections or joints to piping etc				
A	Clarke Utility 421 stainless steel laundry tub and white cabinet with single bypasss, assembled, code F6001	no	2		
B	Clarke Monaco Single end stainless steel kitchen bowl, single tap hole, code 5113.1R	no	2		
	Solar hot water system; Edwards L350 electric boosted roof mounted; including all necessary short lengths of pipes, fittings, valves, by-passes, control panels, alarms, equipment etc.; fixed strictly in accordance with the manufacturer's instructions				
C	Hot water unit fixed to roof	no	2		
	STORMWATER DRAINAGE				
	uPVC pipes and fittings to AS/NZS 1254, with solvent cement joints; laying on a 75 thick bed of bedding material; filling with bedding material to a min. depth of 150 over the barrel of the pipe and backfilling remainder of trench as required				
D	100 dia. pipework class SN4 in trench; including excavation not exceeding 1000 total depth	m	39		
E	Ditto set vertically	m	2		
F	100 dia. bend	no	7		
G	Ditto set on back	no	4		
H	100 x 100 x 100 dia. Y junction	no	3		
				To Collection $	

	HYDRAULICS AND DRAINAGE (Cont)				
	(Cont) STORMWATER DRAINAGE				
	uPVC gullies, traps and accessories; including jointing to pipes, setting or surrounding with concrete, formwork and additional excavation				
A	First flush trap in ground including excavation, backfilling, connections	no	1		
	Drain Connections				
B	Connection between 100 uPVC pipework and existing stormwater main; including locating and cutting into existing drain, all necessary excavation, backfilling, fittings, any additional pipework etc. and all necessary making good	no	1		
C	Connect 100 dia uPVC pipe to precast pit	no	3		
D	Ditto to first flush unit	no	2		
	Pits; precast concrete including excavation, backfilling and consolidating and all components				
E	450 x 450 pit 500 - 1000 deep to invert; including grating and frame and first flush bleedpoint	no	1		
	SEWER DRAINAGE				
	Rigid uPVC pipes and fittings class DWV to AS/NZS 1260 with solvent welded joints; laid on a 75 thick bed of compacted bedding material; filling with pipe bedding material to a min. depth of 150mm over the barrel of the pipe and backfilling remainder of trench with selected excavated material as required				
F	100 dia. pipework in trench; including excavation not exceeding 1000 total depth	m	39		
G	100 dia. pipework in trench; vertical; including any additional excavation	m	7		
H	100 dia. bend	no	7		
J	100 dia. bend set on back	no	7		
K	100 x 100 x 100 dia. Y junction	no	7		
				To Collection $	

	HYDRAULICS AND DRAINAGE (Cont)				
	(Cont) SEWER DRAINAGE				
	uPVC gullies, traps and accessories; including jointing to pipes, setting or surrounding with concrete, formwork and additional excavation				
A	100 dia floor waste gully inlet riser junction including screwed removable grate	no	2		
B	100 dia. clear out to surface; set in end of pipe, including vertical pipe not exceeding 1000 long, bend set on back	no	2		
C	100 dia. clear out	no	3		
D	100 dia. overflow relief gully as drawing H-501/B	no	2		
	Drain Connections				
E	Connection between 100 uPVC pipework and existing 150 VCP sewer; including locating and cutting into existing drain, all necessary excavation, backfilling, fittings, any additional pipework etc. and all necessary making good	no	1		
				To Collection $	

	ELECTRICAL INSTALLATION				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM	Note			
B	Refer to the Specification for particulars of electrical services.	Note			
C	Refer to section 34 of the ANZSMM for details of Measurement and Prices	Note			
D	Allow for complying with all revelant Acts, By-laws and regulations.	Item			
E	Allow for giving all notices, obtaining permits and completion certificates, paying fees and charges in connection with the installations.	Item			
F	Allow for testing and commissioning installations and balancing load as evenly as possible at Practical Completion.	Item			
G	Allow for providing samples.	Item			
H	At Practical Completion allow for providing work-as-executed drawings as specified.	Item			
	MAINS CONNECTION				
J	Contact the Supply Authority, locate existing termination pillar adjacent to Units 5 and 6 and make underground mains connection to suit new 4 x 25mm2 copper cable service.	Item			
	CONSUMER MAINS BETWEEN POINT OF ATTACHMENT AND MAIN SWITCHBOARD				
K	50mm HDUPVC conduits including fittings laid in trenches.	m	33		
L	50mm ditto fixed to building faces; including chasing brickwalls as necessary.	m	2		
M	4 x 25mm2 (Cu) PVC / PVC cables laid in trenches (minimum 600m cover) and drawn into conduits (measured separately); include for excavation, maintaining faces of excavation, backfilling, compaction, warning tape and disposal of surplus spoil.	m	34		
				To Collection $	

	ELECTRICAL INSTALLATION (Cont)				
	(Cont) CONSUMER MAINS BETWEEN POINT OF ATTACHMENT AND MAIN SWITCHBOARD				
A	4 x 25mm2 ditto in conduits fixed to surfaces.	m	2		
	MAIN SWITCHBOARD				
B	Main switchboard all as detailed comprising recessed, weatherproof, galvanised painted steel meter cabinet with authority broached lock (lock and key obtained from the Supply Authority) located in cavity brick wall and having the following components installed inside: No 1 x 100 amp main switch, 415V AC 50Hz 80A bus bar, three 80A combination fuse switches, three Supply Authority Direct Connect kWH meters, two 63A circuit breakers, one 50A circuit breaker, one 20A circuit breaker with residual current device, two 10A circuit breakers with residual current device, one selector switch, one photo electric daylight switch, and all necessary auxiliary equipment required by the supply authorirty.	no	1		
C	Allow for arranging with the Supply Authority to install the meters.	Item			
	MAIN SWITCHBOARD SUB-CIRCUITS				
	Sub-circuits including brick chasing, conduits, cables, cable terminators, wall boxes, junction boxes, connections and earthing:				
D	Sub-circuit from main switchboard to GPO inside main switchboard cupboard.	no	1		
E	Ditto to internal light fitting inside swithboard cupboard with single switch.	no	1		
F	Ditto to one internal light to Stairs and two two-way time delay switches.	no	1		
				To Collection $	

	ELECTRICAL INSTALLATION (Cont)				
	(Cont) MAIN SWITCHBOARD SUB-CIRCUITS				
	(Cont) Sub-circuits including brick chasing, conduits, cables, cable terminators, wall boxes, junction boxes, connections and earthing:				
A	Area lighting underground sub-circuit from main switchboard to no. 2 external bollard light fittings and one external wall mounted light fitting comprising cabling sized to retain voltage drop within permissible limits; include for 50mm HDUPVC conduit in trenches, excavation, maintaining faces of excavation, backfilling, compaction, warning tape and disposal of surplus spoil.	no	1		
	SUB-MAINS BETWEEN MAIN SWITCHBOARD AND UNITS				
B	2 x 10mm2 (Cu) TPI cables drawn into conduits (measured separately).	m	13		
C	30mm HDUPVC conduits including fittings chased into brickwalls.	m	11		
D	Terminate sub-mains and connect to Main Switchboard.	no	2		
E	Ditto at unit distribution boards located inside each unit.	no	2		
	UNIT DISTRIBUTION BOARDS				
F	Unit distribution boards with recessed moulded PVC type enclosures with see-through hinged cover or door, flush wall mounted, complying with AS3190, AS/NZS 60898.1 and AS/NZS 60898.2; chased into brick wall inside each unit and having one 80A main switch, one 20A circuit breaker for stove circuit, one 20A circuit breaker for hot water unit circuit, two 16A circuit breakers with residual current device for power circuits, two 10A circuit breakers with residual current device for lighting circuits and six spare poles.	no	2		
				To Collection $	

	ELECTRICAL INSTALLATION (Cont)				
	UNIT SUB-CIRCUITS				
	Sub-circuits including brick chasing, conduits, cables, cable terminators, wall boxes, junction boxes, connections and earthing:				
A	Power sub-circuits from unit distribution boards with 2 x 2.5mm2 cable to six double power points and one door chime.	no	2		
B	Ditto to five double power points and one single power point.	no	2		
C	Lighting sub-circuits from Ground Floor unit distribution board with 2 x 1.5mm2 cable, collectively to eight internal light fittings, seven single switches, two two way switches, and two linked smoke detectors; include for balancing load over the two circuits.	no	2		
D	Lighting sub-circuits from First Floor unit distribution board, collectively to eight internal light fittings, seven single switches, two two way switches, and two linked smoke alarms; include for balancing load over the two circuits.	no	2		
E	Power sub circuit with 2 x 4mm2 cable to hot water heater.	no	2		
F	Ditto to stove.	no	2		
	SWITCHES				
G	Clipsal 2000 Series single gang light switches with one-way switch built into brickwork in locations as shown on the drawings.	no	17		
H	Ditto double gang light switches with one one-way and one two-way switch.	no	2		
J	Clipsal Prestige two-way time delay push button switch.	no	2		
	GENERAL PURPOSE OUTLETS				
K	Clipsal Series C2000 double outlet GPO built into brick walls in positions directed.	no	22		
				To Collection $	

	ELECTRICAL INSTALLATION (Cont)				
	(Cont) GENERAL PURPOSE OUTLETS				
A	Single ditto.	no	3		
	INTERNAL LIGHT FITTINGS				
B	1 x 32W 3000degreesK circular fluorescent surface mounted oyster light fitting complete with acrylic diffuser and lamp, Crompton Cat No. EX116M, fixed to soffit of reinforced concrete floor slab.	no	6		
C	Ditto fixed to timber framed plasterboard ceilings.	no	7		
D	1 x 22W 3000degreesK circular fluorescent surface mounted oyster light fitting complete with acrylic diffuser and lamp, Crompton Cat No. EX116S, fixed to soffit of reinforced concrete floor slab.	no	2		
E	Ditto fixed to timber framed plasterboard ceilings.	no	2		
	EXTERNAL LIGHT FITTINGS				
F	2 x 9W 3000degreesK compact fluorescent surface mounted bunker light fitting complete with silver eyelid diffuser and lamp, Crompton Cat No. EX3263, fixed to brickwalls in position directed.	no	3		
G	1 x 22W 3000degreesK circular fluorescent surface mounted oyster light fitting complete with acrylic diffuser and lamp, Crompton Cat No. EX116S, fixed insde Main Switchboard cabinet.	no	1		
H	Bollard light with concrete base, Inlite Martini Totem Cat No 7368.68/76375.68, 775mm high, 35W M.H. bollard, IP65, black finish complete with integral conventional gear and NDL G12 lamp mounted on an approved concrete pad.	no	2		
	TELEPHONE CABLING AND CIRCUITS				
J	Allow for submitting application to Telstra for reticulation of new telephone service.	Item			
				To Collection $	

	ELECTRICAL INSTALLATION (Cont)				
	(Cont) TELEPHONE CABLING AND CIRCUITS				
A	For tendering purposes, assume Telstra shall "excavate, pit and pipe" and provide lead-in cable to building distributor.	Note			
B	Telephone sub circuits from building distributor point to telephone outlets in positions directed inside the units, comprising 1 x 2P telephone cable in conduit; include for chasing brickwalls as necessary.	no	4		
C	Flush mounted telephone outlets fitted with RJ45 socket and built into brick walls in position directed.	no	4		
D	Allow for providing the Superintendent with a Telstra "Notification of Completion Certificate" for each telepone serviced dwelling unit.	Item			
E	Allow for testing the telephone cabling and service as specified.	Item			
	APPLIANCES				
F	Chef EBC5231W upright oven/cooktop kitchen stove unit or approved equivalent, complying with AS 3786, connected to power supply and installed in accordance with the manufacturer's and local authority's requirements.	no	2		
G	Edwards L350 electric boosted roof mounted solar hot water system, ditto	no	2		
H	Refer to Hydraulics for connection of plumbing services to hot water heaters.	Note			
	SMOKE ALARMS				
J	Surface mounted smoke alarms complying with CAS 378-1993 / AS1670.6 fixed to ceiling lining in positions directed and interconnected. Smoke alarms to be hard-wired into building electrical system, installed in accordance with the manufacturer's instructions and branded with manufacturer's trademark to AS 3786.	no	4		
				To Collection $	

	ELECTRICAL INSTALLATION (Cont)				
	DOOR CHIMES				
A	Door chimes, complying with AS/NZS 1367 and AS 1417.1, "two note" type, connected to the Living Room 240V power circuit complete with 240/8V transformer and batteries, chime activated by a lighted push button located on brick wall in position directed with chime and transformer mounted above main entrance door inside unit; all chimes and push buttons must be white.	no	2		
	TELEVISION SYSTEM (MATV)				
B	The Master Antenna Television System (MATV) is to be in accordance with IEC 60096-3 and AS 1417.1. Refer to the Specification for details of system performance, picture quality and rectification.	Note			
C	UHF/Digital free-to-air antenna installed on tile roof ridge capping in position directed complete with galvd. wire stays, turnbuckles and anchors.	no	1		
D	Circuit from antenna to headend box comprising minimum RG6 coaxial cable having single core with a nom impedance of 75ohms complying with AS/NZS 1367; include for connecting to antenna and headend.	no	1		
E	Headend fitting to suit the MATV system located in position directed.	no	1		
F	Sub circuit from headend to unit outlets comprising RG6 coaxial cable as before described; include for connecting to headend and wall plates.	no	4		
G	Flush mounted high impact plastic wall plates with coaxial cable socket; include for fixing to rendered brickwall in position directed.	no	4		
				To Collection $	

	EXTERIOR ELEMENTS				
	GENERALLY				
A	Refer to the Introduction, General Rules and Recommendations of the ANZSMM	Note			
B	Refer to the relevant Specification sections containing particulars of exterior elements including landscaping.	Note			
C	Refer to section 37 of the ANZSMM for details of Measurement and Prices..	Note			
	SAMPLES				
D	Allow for providing samples of topsoil, mulch and compost as specified	Item			
	ITEMS MEASURED IN OTHER TRADE SECTIONS				
E	Stripping of topsoil and excavation of garden beds measured in Groundworks.	Note			
F	Steps and slab outside main entry door measured in Concrete	Note			
	FILLING TO GARDEN BEDS				
G	Cultivate sub-grade to garden beds 100 deep.	m2	37		
H	225 thick topsoil mixture to garden beds comprising three parts imported topsoil and one part compost, all as specified .	m2	37		
J	Organic fertiliser as specified applied at rate of 3kg per 10m2 including cultivation to a depth of 200 and raking to an even surface level with adjacent surfaces	m2	37		
K	75 thick shredded pine flake mulch	m2	37		
	PLANTING				
	Supply in 140 dia pots and plant in beds all as specified:				
L	Ceria turbinate	no	10		
M	Cotula turbinate	no	10		
N	Creeping Boobialla (Prostrate Myoporum)	no	10		
				To Collection $	

	EXTERIOR ELEMENTS (Cont)				
	(Cont) PLANTING				
	: Supply in 250 dia pots and plant in beds all as specified:				
A	Grevillea acanthifolia	no	8		
B	Callistemon "Captain Cook"	no	8		
C	Boronia deanei	no	8		
	TURFED AREAS				
D	150 thick topsoil mixture to turfed areas comprising five parts imported topsoil and one part compost, all as specified	m2	166		
E	"Sir Walter" buffalo turf including fertilising, topdressing and rolling all as specified	m2	166		
F	Allow for protection of new turf	Item			
	MAINTENANCE				
G	Allow for maintaining all landscaping as specified until thirteen (13) weeks after Practical Completion	Item			
	MOWING STRIPS				
H	250 x 75 concrete mowing strip comprising 20MPa concrete reinforced with one layer of L8TM3 trench mesh, poured on ground between edge boards, including 50 thick pea gravel and 25 sand blinding, trowel finish to exposed surfaces, tooled edges and 10 thick preformed, bituminous felt expansion joints spaced evenly at maximum 1500mm centres and at junctions	m	35		
	PATHS				
	Reinforced concrete paths comprising the following:				
J	50 sand bed	m2	27		
K	20 MPa concrete in paths not exceeding 100 thick poured on ground :[27 m2]	m3	3		
L	Edge board not exceeding 250 high	m	46		
				To Collection $	

	EXTERIOR ELEMENTS (Cont)				
	(Cont) PATHS **(Cont) Reinforced concrete paths comprising the following:**				
A	SL82 fabric reinforcement	m2	25		
B	Broom finish	m2	27		
C	100 high x 10 thick, preformed, bituminous felt expansion joints	m	21		
D	Allow for tooling edges as specified	Item			
	DRIVEWAY				
	Reinforced concrete driveway comprising the following:				
E	Excavate from stripped level not exceeding 1m deep :[80 m2]	m3	15		
F	Proof roll subgrade and fill soft spots as specified	m2	80		
G	100 thick basecourse	m2	80		
H	75 sand blinding	m2	80		
J	32 MPa concrete to driveway, exceeding 100 not exceeding 200 thick :[80 m2]	m3	12		
K	Edge board not exceeding 250 high	m	57		
L	SL82 fabric reinforcement	m2	154		
M	Surface finish to match finish to existing driveway	m2	80		
N	150 high x 10 thick, preformed, bituminous felt expansion joints	m	29		
P	Allow for tooling edges as specified	Item			
	CURING CONCRETE				
Q	Allow for protecting and curing concrete as specified [35m of mowing strips, 25m2 of paths, 80m2 of driveway]	Item			
				To Collection $	