

CAIRNS BUILDERS PTY LTD

Scope of Works Report

Lot 8 Rees Court, Palm Beach QLD 4212

1. Scope of Works

The project summarised in this report relates to construction of a new residence at Lot 8 Rees Court, Palm Beach as per plans and specifications provided. Particulars of the new build are listed below:

Building Class:	Class 1a – detached house
Levels:	2 – Ground Floor and First Floor
m ² ground floor:	217.65m ²
m ² first floor:	141.6m ²
Total m ² :	359.25m ²
Lot No.:	Lot 8
Lot Size:	539m ²
Address:	Rees Court, Palm Beach QLD 4212
Boundaries:	Refer to plans for boundary specifications. Sediment control to be provided to prevent spoil entering neighbouring properties during construction.
Block Type:	Flat, construction ready block.
Soil Type:	Class A – to be confirmed.
Existing Structures:	NIL.
Non-Standard Features:	NIL.
High Risk Aspects:	NIL Identified.

2. Materials Specification

Foundation Slab:	Reinforced Concrete as specified by engineers. Note: alfresco and patio slabs to be stepped down 150mm from main slab level.
External Walls:	Brick Veneer with sarking and R1.5 batt insulation installed as required.
Internal Walls:	70mm pine stud frames lined with 10mm gyprock and 6mm villa board to wet area's as required unless specified otherwise.
Roof:	Engineered roof trusses installed in accordance with the manufacturers specifications with a 10deg. pitch finished with Colourbond roof sheets fitted to HDW Batten as required. Roof also to have R3.0 batt insulation installed in the ceiling cavity as required.
Stormwater Drainage:	Colourbond downpipes in locations indicated on plans.

Eaves:	Painted Fibrous Cement Sheet – 300mm Overhang.
Façade:	Painted Brick Veneer.
External Walls:	Brick Veneer with sarking and R1.5 batt insulation installed as required.
Internal Walls:	70mm pine stud frames lined with 10mm gyprock and 6mm villa board to wet area's as required unless specified otherwise.
Ceiling:	10mm Gyprock direct stuck to underside of roof truss.
Glazing:	Double Glazed lockable sliding windows and doors where indicated.

3. Critical Path

At Cairns Builders, our critical path forms our basis for our construction program. Completion of items on the critical path to enable smooth construction and on time project delivery which is our aim on every project. These items include the pouring and curing of the foundation slab, the framing of the external and supporting internal walls, installation of the roof and installation of the windows and doors. Once we have achieved this we will essentially be at lock-up stage which means that the remainder of our trades can safely carry out the balance of their works out of the weather and where their tools and materials can be safely stored outside working hours. Please refer to the project program for further details on the critical path activities.

4. Electrical Supply Process

As Energex are the supplier of electricity in the area of the build, application will be required to be made to them for connection to the electricity supply. The process is outlined below:

- a. Engagement of a licenced electrical contractor. We have a preferred contractor at Cairns Builders who looks after the connection process and installation for our builds. For further details please contact our office.
- b. Application for connection is made to Energex by our electrical contractor. Generally, Energex will make a basic connection offer within 10 business days (or other date agreed with you). You will then have 45 business days to accept our offer. Your connection contract starts when the offer is accepted.
- c. After your connection contract starts, our licensed electrical contractor will submit an Electrical Work Request to Energex. This form provides Energex additional information about your connection, including your electricity retailer of choice (you must have an account set up with them for the connection to be undertaken).
- d. The electricity service provider will then attend the premises within 5 days to perform the works as required.

5. Water and Waste Connection Process

Connection to water and sewerage within the Gold Coast network is taken care of by Cairns Builders. We submit your application with Council online and all relevant fees form part of your final contract sum. We are required to submit supporting documentation along with the application and may require some further information from our clients to complete the application from time to time. Once the application has been made to Council, we will receive a unique reference number to track the application. Once Council have assessed the application and are satisfied that it meets the code requirements, we will be issued a permit for the work required. This usually takes approximately two

business days. Once the permit has been issued we then arrange our subcontractor to undertake the works as required. During the construction process, onsite inspection by a plumbing inspector will be required in order to comply with the relevant regulations. Should you require further information on this process, please do not hesitate to contact one of our team members or refer to the Gold Coast Council website.

6. Potential Delays and Contingency

Unfortunately, unforeseen circumstances can result in construction delays for various reasons. At Cairns Builders, we are committed to delivering your project on budget and on time, therefore we aim to identify potential delays prior to construction starting and mitigate them before they become an issue. Some examples are below:

- a. Availability of materials – at Cairns Builders, we aim to source our materials from our trusted local suppliers. We also ensure that we provide our suppliers with plenty of notice when a new project begins so that they can ensure product required is available. This ensures any long lead times for certain products can be factored into our scheduling. Also, as part of standard construction process, we aim to have purchase orders and schedules sent to our suppliers as soon as the contract and selections process is finalised. We also keep stock of regularly required items in our warehouse to ensure availability.
- b. Availability of labour – similar to our materials availability contingency, Cairns Builders aim to communicate our schedules to our local suppliers as soon as a contract is finalised. We have built strong relationships with our trusted pool of local sub-contractors and trade specialists which has been based on our excellent communication practices over our projects. Schedules are regularly provide to our subbies and we have a clear process for communicating any updates within the program to our contractors.
- c. Changed conditions – we understand that sometimes, as construction begins and things start to take shape that maybe decisions change or the build looks different than what it did on paper. Rest assured, we have a process in place for changes to scope of works and conditions. Whilst we cannot always guarantee changes can be made as it will depend on the stage your build is at, we are always willing to accommodate our client's concerns. We aim to listen to any issues you may have and provide prompt advice on moving forward and any potential delays that may be caused by changes so our suppliers and subcontractors can accommodate the changes accordingly.
- d. Weather – inclement weather can cause issues to a construction program. Details of time extension provisions can be found in your construction contract. We will always do our best to schedule around the weather and the key to getting to this point is ensuring our critical path activities are completed as soon as they are able to be. Should you require further information in relation to inclement weather delays, please refer to your construction contract.