

Queensland Alteration, Addition and Renovation Contract (QC3)

OWNERS:	GORDON SUTHERLAND Deborah Judd
JOB:	JDLG2095
LOT:	L135
SITE:	41 Gordon Street Stones Corner QLD 4120



To verify your builder is a HIA member email enquiry@hia.com.au

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CONSUMER BUILDING GUIDE

Your contractor must give you this guide before you sign a contract priced at or over \$20,000

This guide has been developed by the QBCC in accordance with Schedule 1B of the *Queensland Building and Construction Commission Act 1991* ('the Act') to assist home owners undertaking domestic building work with a contract price of \$20,000 or more. It's aimed at helping you avoid disputes and common pitfalls.

COOLING-OFF PERIOD

You may withdraw from the contract within 5 business days after the day you receive copies of both the signed contract (including any plans and specifications) and this guide. However, there are costs for home owners in withdrawing (generally \$100 plus any out-of-pocket expenses reasonably incurred by the contractor up to the time of withdrawal). You must advise the contractor in writing that you are withdrawing under the cooling-off provisions in section 35 of Schedule 1B of the QBCC Act.

QBCC LICENCE

You should **only deal with a QBCC-licensed contractor**. If you engage an unlicensed contractor, your building work may not be covered under the Queensland Home Warranty Scheme. **Before committing, check the contractor's licence and history via the Online Licence Search on the QBCC website or by calling the QBCC.**

QLD HOME WARRANTY SCHEME

Residential construction work valued at more than \$3,300 is covered by the Queensland Home Warranty Scheme. The Scheme provides protection for home owners against non-completion, defective work and subsidence for up to 6 years from completion, provided a licensed contractor performs the work. The building contractor must collect the premium from the owner and pay it to the QBCC within 10 business days after the date the contract was entered into or before the contracted work is started (whichever is earlier). You should receive an email with a Notice of Cover and links to important information about the cover provided within 2 weeks of signing the contract.

WARNING – COST PLUS AND CONSTRUCTION MANAGEMENT CONTRACTS

QBCC strongly recommends home owners obtain formal legal advice before signing either of these types of contracts which increase your legal risk, reduce your Home Warranty Scheme protection and often result in disputes and cost overruns.

COMMENCEMENT NOTICE

For contracts priced at \$20,000 or more, the contractor must give the owner a signed Commencement Notice within 10 business days of work commencing on site. The Notice must state the date work started on site and the Date for Practical Completion.

CONTRACT PRICE

For contracts priced at \$20,000 or more, the contract price, if fixed, must be shown prominently on the first page of the contract schedule. If the contract price is not fixed, the method for calculating it, including any allowances, must be stated in the contract schedule. Allowances (items or services for which the price is not fixed when the contract is signed) should be kept to a minimum as the final cost often exceeds the estimate in the contract. The contract must also contain a warning about any provisions that may alter the contract price.

DEPOSIT LIMITS

The maximum deposit allowed (before work starts on site) is:

- 10% where the total contract price is less than \$20,000
- 5% where the price is \$20,000 or more
- 20% for a contract of any price where the value of the work to be performed off-site is more than 50% of the total contract price.

PROGRESS PAYMENTS

After the deposit is paid, owners and contractors are free to choose the number and timing of progress payments (if any) for their project, provided the amount claimed is directly related to work progress on site and proportionate to (or less than) the value of the work that relates to the claim.

BUILDING APPROVALS AND INSPECTIONS

Building inspections and approvals are the responsibility of a building certifier. Mandatory building inspections may be required at certain stages of construction. The contractor must give you copies of any certificates of inspection as soon as practicable after they receive them from the certifier. You can check the certifier's licence via QBCC's Online Licence Search.

VARIATIONS

Any change to the materials used or work to be performed under the contract is known as a 'variation'. Variations are frequently the cause of cost overruns and building disputes. **All variations must be agreed in writing by the home owner before the variation work commences** and any price increase due to the variation can not be required to be paid until the variation work is started.

DISPUTE PREVENTION

To reduce the risk of a dispute, carefully check and be sure you understand the contract, including any plans and specifications, before signing. Discuss any questions with your contractor and seek independent legal advice if you still have concerns. Once construction starts, maintain regular communication and, where possible, site inspections with your contractor and pay promptly when required under the contract.

DISPUTE RESOLUTION

If a dispute with your contractor occurs, firstly advise them in writing giving them a reasonable time to respond. If this doesn't resolve the problem, explore QBCC's free Early Dispute Resolution (EDR) service and your legal options. **QBCC recommends you obtain independent legal advice before terminating the contract. Incorrect termination may have serious legal and financial consequences and reduce your protection under the Qld Home Warranty Scheme.**

EXTENSIONS OF TIME (EOTs)

The contract must state the Date for Practical Completion for your project, or how the date is to be determined (e.g. 180 days from commencement). The Act sets out circumstances in which a contractor may seek to extend this date (e.g. if you approve a variation to the contract which involves extra work, or the work is interrupted by more rain than could reasonably have been anticipated). The contractor must give you a written EOT claim which you should carefully consider (not unreasonably reject) and respond to promptly in writing. If you approve the claim, the Date for Practical Completion will be extended by the period claimed. If you do not approve the claim, the extension is deemed 'disputed'.

LIQUIDATED DAMAGES (LDs)

LDs are contractual payments to compensate a home owner for extra costs/losses they are likely to incur (e.g. extra rental costs) if the contractor fails to complete the work within the time allowed for in the contract (after allowing for legitimate extensions of time). Carefully consider what, if any, LD amount is appropriate for your project and ensure it is recorded in the contract.

PRACTICAL COMPLETION AND HANDOVER

You are not required to pay the final contract payment until all of the contracted work has been completed in accordance with the contract including any plans and specifications, all legal requirements, and either without any defects or omissions, or with only minor defects or minor omissions that will not unreasonably affect occupation. If you believe there are any minor defects or minor omissions, the contractor must give you a 'defects document' (listing agreed and non-agreed matters). This document should be compiled by you and the contractor during a handover inspection. Check your contract to see if it imposes any extra requirements on the contractor for practical completion.

WARNING: Strict timeframes apply for notifying QBCC about defects. For more information please refer to the Regulatory Guide on the following QBCC website address qbcc.build/rectify-building-work

IMPLIED WARRANTIES

Sections 19 - 26 of Schedule 1B of the Act set out statutory warranties deemed to be part of all regulated domestic building contracts, even if not stated in the contract. The *warranty period* is 6 years from completion, termination or cessation of the work for breaches resulting in structural defects; 1 year for all other breaches. Legal proceedings for any breach must be started within the warranty period or a further 6 months if the breach becomes apparent within the last 6 months of the warranty period.

FOR FURTHER INFORMATION

- Read the booklet, '*Domestic Building Contracts – General Information for owners and contractors*' on the QBCC website.
- Refer to the relevant legislation, Schedule 1B of the QBCC Act.

Quick checklist (Ensure you are able to tick all relevant boxes below before signing the contract)

- ☐ I have read this Consumer Building Guide
- ☐ I have read and checked all contract documents, including the contract schedule, general conditions and special conditions (if any) and any plans and specifications
- ☐ I have checked the building contractor's licence and licence history on the QBCC Online Licence Search
- ☐ I note and understand my cooling-off rights (including how and when I may withdraw from the contract if I choose to)
- ☐ I have checked the total contract price (including what proportion is comprised of allowances) and I understand the deposit and progress payments set out in the contract schedule
- ☐ I have checked the start and finish dates and practical completion requirements in the contract
- ☐ (If applicable) I have discussed my questions/concerns about the contract with a practising solicitor

Owner's acknowledgement

Complete and sign the section below to acknowledge that you have received this guide from your building contractor. Once signed, the building contractor will return a copy of this guide to you.

NAME(S): _____

SIGNATURE(S): _____ DATE: ____/____/____

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Schedule 1. Particulars of contract

SCHEDULES 1 TO 4 MUST BE COMPLETED AND FORM PART OF THIS CONTRACT

ITEM

1. Date

This contract is dated the

2. Contract price (Clauses 1 and 38): The contract price includes GST

PRICE EXCLUDING GST:	\$397,070.38
PLUS GST ON THE ABOVE PRICE:	\$39,707.04
THE CONTRACT PRICE IS:	\$436,777.42

The **contract price** (inclusive of GST) is the sum of the following:

Fixed price component:	\$383,244.37	
Prime Cost Allowances:	\$8,183.05	(total PC Allowances, refer to Schedule 3)
Provisional Sum Allowances:	\$45,350.00	(total PS Allowances, refer to Schedule 3)

WARNING

The **contract price** is subject to change. The Clauses that allow for changes to the **contract price** are Clauses 9, 10, 11, 13, 15, 16, 19, 20, 21 and 23.

The **contract price** does not include the costs that the **owner** will have to pay to a third party (being someone other than the **building contractor**) for:

- (a) conveying services to the **site**; or
- (b) connecting or installing services for use at the **site**; or
- (c) issuing a development approval or similar authorisation,

that are related to the carrying out of the **works**.

(Examples for (a) and (b) are gas, electricity, telephone, water and sewerage.)

However, the **contract price** may include amounts for the above services if the **owner** is to make payment for such services directly to the **building contractor**.

3. Owner(s)

Owner 1

NAME GORDON SUTHERLAND

ADDRESS 41 Gordon Street

SUBURB Stones Corner

ABN

STATE QLD POSTCODE 4120

ACN

IS THE OWNER A RESIDENT OWNER Yes

WORK

HOME

FAX

MOBILE 0466226971

EMAIL gordsutherland@yahoo.com.au

Owner 2

NAME Deborah Judd
ADDRESS 41 Gordon Street
SUBURB Stones Corner **STATE** QLD **POSTCODE** 4120
ABN **ACN**
IS THE OWNER A RESIDENT OWNER Yes
WORK **HOME** 0412515433
FAX **MOBILE**

EMAIL debsjudd@gmail.com

4. **Building Contractor(s)**

NAME JDL Construction Group Pty Ltd
ADDRESS 63 Amelia St
SUBURB Nundah **STATE** QLD **POSTCODE** 4012
ABN 21 618 173 694 **ACN** 618173694
WORK 07 3189 3261 **HOME**
FAX **MOBILE** 0433 760 141

EMAIL info@jdlconstruction.com.au
BUILDING CONTRACTOR'S LICENCE NUMBER 15051193
HIA MEMBER NUMBER 1197791 **HIA MEMBERSHIP EXPIRY** 30/04/2021
 Please note that **building contractor's** details must be as per licence.

5. **Finance** (Clauses 2 and 7)

Is the **contract price** subject to finance? Yes
 (If nothing stated, the **contract price** is not subject to finance)

6. **Lending body** (Clauses 2, 5 and 7)**Lender 1**

NAME TBC
ADDRESS
SUBURB **STATE** **POSTCODE**

6A. **Security Account** (Clause 8)

Security account is to be established on or before **commencement**: No
 Note: This Item may be relevant where the **owner** is not using a loan or borrowing money to pay the **contract price**.

7. **Owner's guarantors** (Clauses 35)**Guarantor 1**

NAME N/A
ADDRESS
SUBURB **STATE** **POSTCODE**

8. **Default interest rate** (Clause 33)

Rate on overdue payments: % per annum
(If nothing stated, 18% per annum)

9. **The works**

(describe generally ie. low set brick veneer house, and state the plans and specifications including version number or date, that set out the detail of the **works** and form part of this **contract**)

HOUSE EXTENSION AND RENOVATION

LIST OF DOCUMENTATION IN ORDER OF PRECEDENCE

- 1) JDL Quotation JDLG2095 - 41 Gordon St, Stones Corner 22/12/20
- 2) JDL Scope of Works JDLG2095 - 22/12/20
- 3) Architectural Drawings Blue Planet Design 1448 22/09/20
- 4) Engineering Drawings Walker Engineering 04151 21/09/20
- 5) Soil Test 04151 21/09/20

10. **Planning and building approvals**

The person to obtain and pay for all planning and building approvals, consent or approval required by a **statutory or other authority** (Clauses 2.3 to 2.6).

Client

(If nothing stated, the **building contractor**)

11. **The land** (Clause 6)

LOT	L135	RP/SP NO	RP12958
CERTIFICATE OF TITLE			
STREET ADDRESS: 41 Gordon Street			
SUBURB	Stones Corner	STATE	QLD POSTCODE 4120

12. **Matters affecting the site** (Clause 6) - The **owner** must complete this

The **site** is affected by the following easements, building covenants and planning restrictions. Please specify the substance of each and give registration details, where registered at the Land Titles Office.

13. **Building period** (Clauses 3 and 17)

The **works** must reach **practical completion** within 210 **days** after **commencement**, subject to Clause 17.

The **building period** stated above is the total of the **time allowances** and the allowance for carrying out the **works**. The **building period** is in calendar days and not **working days**.

(a) **Time Allowances**

The **building period** includes the following allowances for:

Inclement weather and the effects of inclement weather: 14 **days**.

14. **Anticipated start date** (Clauses 2 and 16)

2/05/2021

(If nothing stated, 60 days from the date of this **contract**)

15. **Late completion damages** (Clause 32)

per day.

(If nothing stated, then \$50 per day)

Note: The late completion damages amount should be a genuine pre-estimate of the costs the parties anticipate an **owner** will incur in the event the **building contractor** does not reach **practical completion** by the end of the **building period**. Such costs may include additional interest paid on borrowed funds and additional rent paid for alternative accommodation.

16. **Other contract documents** (Clauses 13 and 38)

These documents are documents that form part of this **contract** and are in addition to any special conditions, these general conditions, the specifications and the plans.

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Schedule 2. Progress payments

PLEASE COMPLETE EITHER PART A OR PART B

PART A - STANDARD PROGRESS PAYMENT SCHEDULE

NOTE: All progress payments, other than a **deposit** must directly relate to the progress of carrying out the subject work at the building site, and must be proportionate to the value of the subject work that relates to the claim, or less than that value. As such the **building contractor** should assess that the use of PART A Progress Payment Schedule will meet these requirements.

Table 1 - TO BUILD A HOUSE TO COMPLETION

Stage	Percent	Amount
Deposit		
Base	10.00%	
Frame	15.00%	
Enclosed	35.00%	
Fixing	20.00%	
Practical Completion	Balance	

Table 2 - TO BUILD TO FIXING STAGE

Stage	Percent	Amount
Deposit		
Base	12.00%	
Frame	18.00%	
Enclosed	40.00%	
Practical Completion	Balance	

Table 3 - TO BUILD TO ENCLOSED STAGE

Stage	Percent	Amount
Deposit		
Base	20.00%	
Frame	25.00%	
Practical Completion	Balance	

Note: The total must equal the **contract price** stated in item 2. Where the **contract price** is \$3,300 or more the **deposit**, by law, cannot exceed:

- 20% of the **contract price**, where the value of the off-site work is more than 50% of the **contract price** (off-site work defined as contracted services performed at a place that is not the place at which the domestic building work is to be finally installed or constructed under the **contract**);
- 10% of the **contract price**, where the **contract price** is less than \$20,000; or
- 5% of the **contract price**, where the **contract price** is \$20,000 or more.

In the above schedule the stages have the following meanings:

'Base stage' means

- (a) for a building with a concrete floor, other than a suspended concrete slab floor - the stage when the building's floor is finished; or
- (b) for a building with a timber floor with base brickwork - the stage when:
 - (i) the concrete footings for the building's floor are poured; and
 - (ii) the building's base brickwork is built to floor level; and
 - (iii) the bearers and joists for the building are installed; or
- (c) for a building with timber floor without base brickwork - the stage when:
 - (i) the building's stumps, piers or columns are finished; and
 - (ii) the bearers and joists for the building are installed; or
- (d) for a building with a suspended concrete slab floor - the stage when:
 - (i) the building's concrete footings are poured; and
 - (ii) the formwork and reinforcing for the suspended slab are installed.

'Frame stage' means the stage when a building's frame is finished:

- (a) wall frames are fixed;
- (b) roof frames are fixed; and
- (c) all tie downs and bracing are complete.

'Enclosed stage' for a building means the stage when:

- (a) the external wall cladding is fixed; and
- (b) the roof covering is fixed; but without:
 - (i) soffit linings necessarily having been fixed; or
 - (ii) for a tile roof - pointing necessarily having been done; or
 - (iii) for a metal roof - scribing and final screwing off necessarily having been done; and
- (c) the structural flooring is laid (does not need to include the finished floor that may be laid over the structural floor); and
- (d) the external doors are fixed (even if only temporarily) but, if a lockable door separating the garage from the rest of the building has been fixed, without garage doors necessarily having been fixed; and
- (e) the external windows are fixed (even if only temporarily).

'Fixing stage' means the stage when all internal lining, architraves, cornice, skirting, doors to rooms, shower trays, wet area tiling, built-in cabinets (excluding shelves) and built-in cupboards (excluding shelves) of a building are fitted and fixed in position.

'Practical completion' means the day when the subject work is completed:

- (a) in compliance with the contract, including all plans and specifications for the work and all statutory requirements applying to the work; and
- (b) without any defects or omissions, other than minor defects or minor omissions that will not unreasonably affect occupation; and
- (c) if the building owner claims there are minor defects or minor omissions, the building contractor gives the building owner a defects document for the minor defects or minor omissions.

PART B - PROGRESS PAYMENT SCHEDULE

Part B can be used where the parties agree that the Standard Progress Payment Schedule does not apply.

NOTE: All progress payments, other than a **deposit**, must directly relate to the progress of carrying out the subject work at the building site, and must be proportionate to the value of the subject work that relates to the claim, or less than that value.

Stage	Percent	Amount
Deposit Adjusted by \$.01 to allow for rounding	5.00%	\$21,838.88
Demoiltion Achieved upon completion of demolition ready for bulk earthworks.	5.00%	\$21,838.87
Bulk Earthworks Achieved upon completion of earthworks ready to install steel posts	7.00%	\$30,574.42
Steel Posts Achieved upon completion of installing steel posts for house only.	7.00%	\$30,574.42
House Slab Achieved upon completion of House slab only.	8.00%	\$34,942.19
Sub Floor Achieved upon completion of bearers and joists for house extension only.	7.00%	\$30,574.42
Framing Achieved upon completion of Wall frames ready for roof trusses	8.00%	\$34,942.19
Closed-in Achieved upon completion of closed in works to reasonable level.	8.00%	\$34,942.19
Rough -in Achieved upon completion of Electrical & Plumbing rough in only.	8.00%	\$34,942.19
Sheeted Achieved upon installation of plasterboard sheeting ready to be set	7.00%	\$30,574.42
Cabinetry Achieved upon installation of laundry cabinetry only.	7.00%	\$30,574.42
Carpentry Fixout Achieved upon installation of timber flooring, skirting & architrave	7.00%	\$30,574.42
Internal Painting Achieved upon completion of internal painting ready for paint defect walkthrough	7.00%	\$30,574.42
Fit off Achieved upon fit off of electrical & plumbing works.	7.00%	\$30,574.42
Practical Completion Achieved upon practical completion	2.00%	\$8,735.55
Total	100.00%	\$436,777.42

Note: The total must equal the **contract price** stated in **item 2**. Where the **contract price** is \$3,300 or more the **deposit**, by law, cannot exceed:

- 20% of the **contract price**, where the value of the off-site work is more than 50% of the **contract price** (off-site work defined as contracted services performed at a place that is not the place at which the domestic building work is to be finally installed or constructed under the **contract**);
- 10% of the **contract price**, where the **contract price** is less than \$20,000; or
- 5% of the **contract price**, where the **contract price** is \$20,000 or more.

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Schedule 3. Prime Cost and Provisional Sum Items and Allowances

(Clause 21)

The parties agree that the following allowances are included in the **contract price**. Each allowance must be a reasonable estimate of the price for the supply of the item and/or the work to be performed but not including an amount for the **building contractor's margin**. The margin on excess is the additional amount payable to the **building contractor** on the increase in the actual price of any item over the allowance.

Prime cost items means an item, such as fixtures and fittings that the **owner** is to select after this **contract** is signed and may include tiles, or special kitchen and bathroom items. Provisional sum items are work included in the **works** for which the **building contractor** cannot give a definite price and may include excavation, concrete footings and rock removal.

PRIME COST ITEMS

DETAILED DESCRIPTION OF THE ITEM	QUANTITY ALLOWED FOR	ESTIMATED \$ PER ITEM	ALLOWANCE \$	MARGIN ON EXCESS (if nothing stated 20%)
Preliminaries	1	\$7,583.05	\$7,583.05	
Plumbing	1	\$600.00	\$600.00	
Total			\$8,183.05	

TOTAL of Prime Cost allowances as specified in **Schedule 1, item 2**.

PROVISIONAL SUM ITEMS

DETAILED DESCRIPTION OF THE ITEM	QUANTITY ALLOWED FOR	ESTIMATED \$ PER ITEM	ALLOWANCE \$	MARGIN ON EXCESS (if nothing stated 20%)
Asbestos Removal	1	\$2,500.00	\$2,500.00	
Earthworks	1	\$28,000.00	\$28,000.00	
Electrical	1	\$550.00	\$550.00	
Cabinetry	1	\$3,300.00	\$3,300.00	
Aluminium Shutters	1	\$4,000.00	\$4,000.00	
Fencing & Automatic Gate	1	\$7,000.00	\$7,000.00	
Total			\$45,350.00	

TOTAL of Provisional Sum allowances as specified in **Schedule 1, item 2**.

Schedule 4. Excluded Items

(Clause 22)

The **owner** acknowledges that the cost of the supply and/or installation of materials, goods or the provision of the labour or services that are listed below are not included in the **contract price**. The **owner** may be supplying these items or having other contractors do the work.

No allowance has been made for architectural, structural, civil, hydraulics design and / or any relating design deemed necessary to complete the construction works.

No allowance has been made for IDENT Survey. Owner to complete this separately prior to works commencing. Boundary Pegs must remain upon construction commencing, should these be missing we reserve the right to engage a surveyor to reinstate the boundary pegs at the owners cost.

No allowance has been made for any survey set out works

No allowance has been made for engineering inspections during the construction works. JDL Will arrange inspections, client to pay engineer directly

No allowance has been made to upgrade infrastructure works to the site including council water main, council sewerage, electricity, Gas etc. Should these be required the owner will pay these costs directly to the supplier (Energen, BCC, Urban Utilities, Gas Authority).

No allowance has been made for the removal and replacement of main power supply to the house. Clients must liaise directly with energy provider and pay costs associated with these items.

No allowance has been made for any soft or hard Landscaping and / or works associated with existing Landscaping.

No allowance has been made to replace any rotten / water / termite damaged timber

No allowance has been made for any works not specifically identified on the Tender Plans provided to the Builder at the time of Tender.

All footings, piers etc have been priced as per the plans supplied and engineering design. Should unforeseen ground conditions exist / occur a variation will be charged for the additional costs incurred (excavation, concrete, steel, labour etc).

No allowance has been made to complete any fixout works to any existing windows outside the scope of work

No allowance has been made to supply any pendant lights, fans, strip lights etc

No allowance for ceilings in laundry or storage room to lower level

No allowance for any shelving to whole of house

No allowance for timber battening around rear extension area, we have included to batten in under house

No allowance for window in store room or bathroom

No allowance for fretwork at front of house

No allowance for solar system

No allowance for any works to Bed 1 Robe

No allowance for any asbestos removal to front of house

No allowance to adjust or replace hardware to front door or any existing windows

No allowance to install any new skirting to front of house

No allowance to paint any existing walls or ceilings in house, only painting new works

No allowance has been made for any appliances

No allowance has been made for any security screening / fly screens to any new or existing windows in property

No allowance for any works to existing side fences

No allowance for the following demolition specified in scope of work above notes as client to complete

No allowance for professional house clean

Owner(s) to initial here

Special Conditions

ENGINEERING SPECIFICATIONS

- The **building contractor** will follow the engineering plans however may at its discretion deviate from the plans as required, provided that the **works** meet Australian Standards and in doing so are reasonable and with approval from the inspecting engineer.
- The deviation must not impact on the intended aesthetics or purpose of the building component.
- If the deviation results in a change of the cost to complete the works a variation will be triggered.

PHOTO RELEASE AGREEMENT

The Owner grants the Building Contractor permission to photograph the works and furthermore grant permission to use the resulting photographs and video ("Content") according to the terms stated hereunder:

- Permission is specifically granted for the Content to be edited, altered, distorted, used in whole or in part, in conjunction with other images, graphics, text and sound in any way whatsoever and without restrictions.
- Use of the Content shall be unrestricted as to location, quantity of frequency, may be for any purpose and in any medium whatsoever, whether foreseen or unforeseen at this time, except where such use in contravention of the law.
- The Building Contractor shall own all rights in the Content.
- Use of the Content shall NOT identify the owners or the project's location (except suburb) without approval from the owner

SCHEDULE OF RATES

The following schedule of rates is to be used for costings for all variations and provisional sum items. For all works involving building supervisor, carpenter or labourer these will be processed as either half day (4 hrs) or full day (8hrs). A minimum half day (4 hrs) will be charged.

<u>Labour Rates</u>	UNIT	Price (Excl GST)	Price (Incl GST)
Construction Manager	HR	\$110	\$121
Estimator	HR	\$100	\$110
Contract Administrator	HR	\$100	\$110
Building Supervisor	FULL DAY	\$720	\$792
	HALF DAY	\$360	\$396
Carpenter	FULL DAY	\$540	\$594
	HALF DAY	\$270	\$297
Labour	FULL DAY	\$400	\$440
	HALF DAY	\$200	\$220
Trades other than Carpentry	EACH AS PER SUPPLIER INVOICE		
Supply of Materials	EACH AS PER SUPPLIER INVOICE		

Rubbish Removal Rates

Skip Bin	EACH	AS PER SUPPLIER INVOICE	
JDL TIP TRUCK	M3	\$70	\$77

* Tip Truck has cubic capacity 8m3. Rates will be charged in 2m3 increments.

Hire Equipment Rates

JDL Mobile Scaffold	DAY	\$125	\$137.50
	WEEK	\$500	\$550.00
JDL Trestles – Set of 2	DAY	\$125	\$137.50
	WEEK	\$500	\$550.00
JDL Jackhammer	DAY	\$120	\$132.00
JDL Concrete Saw	DAY	\$120	\$132.00
JDL Floor Grinder	DAY	\$300	\$330.00
JDL Genie Lifter	DAY	\$300	\$330.00
JDL Waterblaster	DAY	\$120	\$132.00
JDL Tarp	DAY	\$150	\$165.00
	WEEK	\$500	\$550.00
Hire Equipment other than JDL	EACH	AS PER SUPPLIER INVOICE	

Earthmoving Rates

-			
JDL 1.6T Combo	HR	\$100	\$110
JDL 1.6T Post Hole Borer	HR	\$40	\$44
JDL 1.6T Rockbreaker	HR	\$60	\$66
JDL 1.6T Ripper	HR	\$20	\$22
JDL 3-4T Combo	HR	\$110	\$121
JDL 3-4T Post Hole Borer	HR	\$40	\$44
JDL 3-4T Rockbreaker	HR	\$60	\$66
JDL 3-4T Ripper	HR	\$20	\$22
JDL 5-6T Combo	HR	\$130	\$143
JDL 5-6T Post Hole Borer	HR	\$50	\$55
JDL 5-6T Rockbreaker	HR	\$60	\$66
JDL 5-6T Ripper	HR	\$20	\$22
JDL 7-8T Combo	HR	\$150	\$165
JDL 7-8T Post Hole Borer	HR	\$60	\$66
JDL 7-8T Rockbreaker	HR	\$80	\$88
JDL 7-8T Ripper	HR	\$20	\$22
Truck Hire	HR	\$100	\$110
Earthmoving Equipment other than JDL	EACH	AS PER SUPPLIER INVOICE	
Concrete Bin	EACH	AS PER SUPPLIER INVOICE	
Skip Bin	EACH	AS PER SUPPLIER INVOICE	
Tip Fees	EACH	AS PER SUPPLIER INVOICE	
Rubbish Removal	EACH	AS PER JDL RUBBISH REMOVAL RATES	

Foundation Rates

*includes concrete, steel, placement labour, concrete pumping

**excludes excavation costs

Footing Increase	m3	\$1,050	\$1,155
Bored Pier Depths (900mm-1200mm)	M3	\$1,050	\$1,155
Bored Pier Depths (1200mm - 1800mm)	m3	\$1,550	\$1,650

Bored Pier Depths (1800mm +)

m3

COST PLUS

20. VARIATIONS

20.10 All Variations will be charged at cost plus 25% margin, unless a quoted price is agreed upon between the builder and owner. To ensure transparency for all cost plus variations the builder will provide the owner all costings and invoices relating to the works. All labour costings for any variations will be calculated as per Schedule of Rates.

20.11 Any owner introduced variations will incur an administration fee of \$275 to calculate and quantify the costs of the variation. This fee will be charged regardless of whether the variation proceeds or not.

EXTENSIONS OF TIME

All variations, selections confirmation or changes, delay in client supplied items will all incur a minimum 3 day extension of time for each individual occurrence. Any items that require additional time will be brought to the clients attention at the time.

DRAFT ONLY
DO NOT SIGN

Signatures

This **contract** is made between the **Owner** and the **Building Contractor**.

The **schedules** and general conditions form part of this contract, however, the Consumer Building Guide does not form part of this **contract**.

The **Owner** acknowledges receiving the **schedules**, the general conditions and the Consumer Building Guide prior to signing below.

The **Owner** has read and understood this **contract**.

Owner 1

NAME GORDON SUTHERLAND

SIGNATURE

WITNESS
NAME

WITNESS
SIGNATURE

Owner 2

NAME Deborah Judd

SIGNATURE

WITNESS
NAME

WITNESS
SIGNATURE

Building Contractor

NAME

SIGNATURE

Signed for and on behalf of: JDL Construction Group Pty Ltd

WITNESS
NAME

WITNESS
SIGNATURE

Note: The **Building Contractor** must give the the **Owner** a signed copy of this **contract** and **contract documents** (plans and specifications) within **5 working days** after it is signed by the **Building Contractor**.

Please note

1. Where a company is signing: 'by A. Smith, Director' or 'Signed for and on behalf of XYZ Pty Ltd'.
2. Where the **Building Contractor** is a partnership, the licence holder must sign and be named at **item 4**. The other partners are also to be stated in **item 4** (eg B. Bloggs in partnership with A. Bloggs and C. Bloggs).

Notice to the owner of right to withdraw from this contract under Schedule 1B Section 35 of the Queensland Building & Construction Commission Act 1991 (the Act)

Under the Act Schedule 1B Section 35 you may end this contract within 5 working days after the day on which you receive a copy of the signed contract from the building contractor.

If 5 working days have elapsed from the day the contract was entered into and you have not received from the building contractor a copy of the signed contract, you may withdraw from the contract.

Under the Act Schedule 1B Section 36, you may not withdraw from the contract if:

- (a) you and the building contractor previously entered into a regulated contract; and
- (b) the terms of the previous contract and current contract are substantially the same; and
- (c) the contracted services for the previous contract and current contract:
 - (i) are substantially the same; and
 - (ii) relate to the same detached dwelling, home or land.

Also, you may not withdraw from the contract under the Act Schedule 1B Section 35 if:

- (a) before entering into the contract, you received formal legal advice about the contract; or
- (b) when or after the contract is entered into you tell the building contractor that you received formal legal advice about the contract before entering into the contract.

To withdraw from this contract under Schedule 1B Section 35, you must, within the time allowed under the section for the withdrawal:

- (a) give a withdrawal notice to the building contractor; or
- (b) leave a withdrawal notice at the address shown as the building contractor's address in the contract; or
- (c) serve a withdrawal notice on the building contractor in accordance with any provision in the contract providing for service of notices on the building contractor by you.

Deed of guarantee and indemnity

Interpretation

BUILDING CONTRACTOR IS JDL Construction Group Pty Ltd
OWNER 1 IS GORDON SUTHERLAND
OWNER 2 IS Deborah Judd

Guarantors

N/A

ADDRESS LINE 1

ADDRESS LINE 2

SUBURB

STATE

POSTCODE

Contract is that between the **building contractor** and the **Owner** dated:

Background

The **Owner** executed the **Contract** at the **Guarantor's** request.

The **Guarantor** is aware of the **Owner's** obligations under the **Contract**.

Operative

1. Guarantee

The **Guarantor** guarantees to the **building contractor**, the fulfilment of the **Owner's** obligations under the **Contract** including but not limited to the due payment of all moneys arising out of the subject matter of the **Contract**.

2. Indemnity

The **Guarantor** indemnifies the **building contractor** against any claim, loss or damage arising out of the subject matter of the **contract** caused by or resulting from any non-fulfilment of the **Owner's** obligations under the **Contract**.

3. Principal Debtor

The **Guarantor** is deemed to be principal debtor jointly and severally liable with the **Owner** to discharge the **Owner's** obligations under the **Contract**.

4. No Merger

The **Guarantor** agrees that this Deed does not merge on completion or on the ending of the **Contract** by either party and continues notwithstanding that the **Owner**, if a corporation, is placed in liquidation or if a person, is declared bankrupt.

5. No Release

The **Guarantor** is not discharged by:

- any variation to the **Contract** including a variation to the building works;
- any delay or claim by the **building contractor** to enforce a right against the **Owner**; and
- any forbearance given to the **Owner** to perform the **Owner's** obligations under the **Contract**.

6. Severability

Any provision of this Deed which is illegal, void or unenforceable will be ineffective to the extent only of such illegality, voidness or unenforceability and will not invalidate any other provision of this Deed.

7. When More Than One Guarantor

If the **Guarantor** consists of more than one person, this guarantee and indemnity is not affected by the failure of all persons comprising the **Guarantor** to sign this guarantee and indemnity or this Deed being unenforceable against any of them.

8. Waiver of Rights

The **Guarantor** waives all rights as surety inconsistent with any of the terms of this Deed or to the detriment or disadvantage of the **building contractor**.

Guarantor's Statement

I/we understand the nature, terms and extent of the guarantee and indemnity provided by me/us and further acknowledge that I/we have obtained legal advice prior to executing this Deed.

Signed as a Deed

N/A

SIGNATURE

WITNESS'S NAME AND ADDRESS

.....
.....
.....

SIGNATURE

DATE

General Conditions

Clause 1. Performance

- | | | |
|--|-----|--|
| <i>Building contractor's obligations</i> | 1.1 | The building contractor must: <ul style="list-style-type: none"> (a) complete the works in accordance with this contract; and (b) comply with all laws and lawful requirements of any statutory or other authority with respect to the carrying out of the works. |
| <i>Owner's obligation</i> | 1.2 | The owner must pay the contract price , adjusted by any additions or deductions made under this contract , in the manner and at the times stated in this contract . |

Clause 2. Commencement

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|--|-----|---|
| <i>Date for commencement</i> | 2.1 | <p>Commencement is to take place on or before the anticipated start date stated in item 14 or within 20 working days from the day that:</p> <ul style="list-style-type: none"> (a) the owner gives the building contractor evidence of the owner's title to the land under Clause 6; (b) the owner gives the building contractor evidence of the owner's capacity to pay the contract price under Clause 7.1; (c) the owner establishes the security account under Clause 8; (d) the owner gives the building contractor possession of the site under Clause 10; (e) where the name of the lending body is stated in item 6, the owner gives the building contractor a notice from the lending body that construction of the works may commence; and (f) the building contractor receives all permissions, consents and approvals required from the relevant statutory or other authority under Clause 2.3, <p>whichever is the later.</p> |
| <i>When essential matters (a) to (f) not satisfied</i> | 2.2 | <p>If any of the requirements set out in Clause 2.1(a) to (e) (inclusive) are not satisfied by the anticipated start date, the building contractor may, by notice in writing to the owner;</p> <ul style="list-style-type: none"> (a) end this contract, in which case, Clause 27.8 applies; or (b) extend the time for the owner to satisfy the requirements of Clause 2.1 and, at the option of the building contractor, increase the contract price under Clause 16. |
| <i>Planning and Building Approvals</i> | 2.3 | The party named in item 10 of Schedule 1 is responsible for obtaining any planning approval, building permits and/or statutory consent that is required for the contract works . The party obtaining such approvals must take all reasonable steps to do so by the anticipated start date . |
| | 2.4 | If the building contractor is the party named at item 10 of Schedule 1 , the owner must sign all documents and do all acts as requested by the building contractor to obtain all permissions, consents and approvals required from the relevant statutory or other authority . |

- 2.5 If the necessary planning approval and/or building permits are not obtained by the **anticipated start date**, then if:
- (a) neither party is at fault, either party may bring this **contract** to an end by giving notice **in writing** to the other;
 - (b) the **building contractor** is at fault, the **owner** may:
 - (i) bring this **contract** to an end by giving the **building contractor** notice **in writing**; or
 - (ii) extend the time for the **building contractor** to obtain the necessary planning approval and/or building permits, without any increase to the **contract price**, but no more than 30 days.
 - (c) the **owner** is at fault, the **building contractor** may:
 - (i) bring this **contract** to an end by giving the **owner** notice **in writing**, in which case, Clause 28.7 applies; or
 - (ii) extend the time for the **building contractor** to obtain the necessary planning approval and/or building permits in accordance with Clause 2.2(b).
- 2.6 If this **contract** is ended under Clause 2.5(a), the **building contractor** is entitled to a reasonable price for the work done to date. This price:
- (a) may include an amount for the preparation of any plans and specifications, any engineer's design and soil test reports and survey information - unless these have been allowed for in a separate contract or agreement; and
 - (b) the costs of materials ordered from suppliers that are non returnable; but must not include an amount for work on the building **site** for which planning or building approval was not obtained.
- Commencement of building period 2.7 The **building period** starts on the actual day of **commencement**.
- Building contractor to ensure commencement 2.8 The **building contractor** must ensure **commencement** occurs as soon as is reasonably possible.
- Building contractor to provide commencement notice 2.9 Within 10 **working days** of **commencement** the **building contractor** is to provide the **owner** with a notice, signed by the **building contractor**, stating:
- (a) the actual day of **commencement** on the **site**; and
 - (b) the date for **practical completion**.

Clause 3. Completion and progress

- Building contractor to complete the works 3.1 The **building contractor** must complete the **works** on or before the end of the **building period** stated in **item 13** as extended under Clause 17.
- Increase in contract price 3.2 If, after **commencement**, progress of the **works** is delayed by a cause for which the **owner** is responsible the **contract price** may, at the option of the **building contractor**, be increased under Clause 16.

Clause 4. Progress payments

- Owner to pay progressively 4.1 The **owner** must pay the **contract price** adjusted by any additions or deductions made under this **contract** progressively at each **stage**.
- Owner to pay deposit 4.2 The **owner** must pay the **deposit** stated in **Schedule 2** when the **owner** signs this **contract**.
- Building contractor to claim 4.3 The **building contractor** must give the **owner** a written claim for a progress payment for the completion of each **stage**.

<i>Contents of progress claim</i>	4.4	A progress claim should state: (a) the amount claimed for the stage; (b) the amount of any addition or deduction for variations; (c) the amount of any addition or deduction due to a prime cost item or provisional sum item; (d) the amount of any other addition to or deduction from the contract price made under this contract; and (e) the sum of the above amounts.
<i>Due date for payments</i>	4.5	The owner must pay a progress claim to the building contractor within 5 working days of receiving the progress claim.
<i>No certificates required</i>	4.6	The building contractor is not required to give any certificate of approval from any relevant statutory or other authority to the owner as a precondition to the payment of a progress claim and final claim .
<i>Owner liable if lending body does not pay</i>	4.7	The owner must ensure the lending body , if any, pays a progress claim by the due date. If payment is not made by the due date, the building contractor is entitled to claim default interest under Clause 33.
<i>Payment on account</i>	4.8	Other than in relation to the final claim, payment of a progress claim is on account only and any such payment is not to be taken as evidence against or an admission that works have been performed in accordance with the contract.
<i>Right of set-off</i>	4.9	Subject to the rights provided in Clause 32.2, the owner is not entitled to set-off against, or in reduction of any amount due to the building contractor under this contract, any claim that the owner may have against the building contractor .

Clause 5. Direction to the lending body

<i>Lending body may directly pay the building contractor</i>	5.1	The lending body may pay all money advanced to the owner for payment of all or part of the contract price , adjusted by any additions or deductions made under this contract , directly to the building contractor .
<i>Direction to the lending body</i>	5.2	The owner must give a direction to the lending body to pay all such money advanced by the lending body directly to the building contractor .

Clause 6. Evidence of title

<i>Owner to give evidence of title</i>	6.1	As soon as practicable after the date of this contract , the owner must give the building contractor evidence, to the building contractor's satisfaction, of the owner's title to the land .
<i>Owner warrants title and description</i>	6.2	The owner warrants: (a) that the owner is entitled to build on the land; and (b) the accuracy of the description of the land as set out in Schedule 1, item 11.
<i>Owner warrants disclosure of restrictions affecting the site</i>	6.3	The owner warrants that all easements, covenants, caveats and zoning restrictions that may affect the works being carried out and constructed on the site are disclosed in Schedule 1, item 12 .

Clause 7. Finance and evidence of capacity to pay

<i>Owner to give evidence of ability to pay</i>	7.1	As soon as practicable after the date of this contract , the owner must give the building contractor evidence, to the building contractor's
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- satisfaction, of the **owner's** capacity to pay the **contract price** by way of the progress payments and at the **stages** specified in **Schedule 2**.
- Subject to finance* 7.2 Where the parties have nominated at **item 5** for this **contract** to be subject to finance then:
- (a) this **contract** is conditional upon the **owner** within 15 **working days** from the date of this **contract** obtaining written approval from the **lending body** stated in **item 6** for a **loan** in an amount sufficient to enable the **owner** to pay the **contract price**;
 - (b) the **owner** must apply to the **lending body** and use best endeavours to sign all documents and do all acts necessary to obtain **loan** approval;
 - (c) the **owner** must within the time specified in Clause 7.2(a) give to the **building contractor** a notice stating whether the **lending body** has either approved or refused to approve the **loan**;
 - (d) unless the **owner** notifies the **building contractor** that the **lending body** has refused to approve the **loan**, this **contract** will cease being conditional upon such approval; and
 - (e) if the **owner** gives the **building contractor** a notice that the **lending body** has refused to approve the **loan**, then this **contract** will be at an end in which case all monies paid by the **owner** under this **contract** will be refunded except for the **building contractor's** reasonable expenses.
- Owner to give evidence of ability to pay on request* 7.3 From time to time where reasonably requested by the **building contractor**, the **owner** must give the **building contractor** evidence, to the **building contractor's** satisfaction, of the **owner's** capacity to pay to the **building contractor** the balance of the **contract price**, adjusted by any additions or deductions made under this **contract**.

Clause 8. Security account

- Owner to establish security account* 8.1 The **owner** must:
- (a) if **item 6A** so requires, on or before **commencement**; or otherwise
 - (b) from time to time when so requested by the **building contractor**, establish a **security account**, and/or deposit into a **security account** an amount of money equal to the **security account money** or any additional amount to reach the total required for the **security account money**.
- Withdrawals* 8.2 Withdrawals from the **security account** require the signature of both the **owner** and the **building contractor**.
- Interest* 8.3 The **owner** is entitled to all interest earned on the investment of the **security account money**.
- Use of security account money* 8.4 The **security account money** must be applied to pay the **contract price**, adjusted by any additions or deductions made under this **contract** and other amounts due to the **building contractor** under this **contract**.
- Lending body's discretion* 8.5 Where the **owner** is to pay the **contract price**, adjusted by any additions or deductions made under this **contract**, using **security account money** and other money from the **lending body**, the priority of payments will be at the **lending body's** discretion.
- Entitlement to security account money* 8.6 If:
- (a) the **owner** does not pay an amount to the **building contractor** by the due date for payment; or
 - (b) this **contract** is ended,

the **building contractor** is entitled to the money in the **security account** to the extent of any money due and owing to the **building contractor**. The **owner** is only entitled to the balance in the **security account**, after payment of the **contract price**, adjusted by any additions or deductions made under this **contract**, and other amounts due to the **building contractor** under this **contract**.

Clause 9. Site information and survey

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|-------------------------------------|-----|--|
| <i>Owner to identify the site</i> | 9.1 | Unless stated elsewhere in this contract , the owner must, prior to commencement , identify the land , the site and the siting of the works . |
| <i>Owner to survey</i> | 9.2 | If, in the building contractor's opinion, the boundaries of the land or the site or the siting of the works are unclear, the building contractor must give the owner a notice in writing asking the owner to provide a survey of the land or the site , as required. |
| <i>If the owner does not survey</i> | 9.3 | If the owner does not provide a survey within 5 working days of the building contractor giving such notice, the owner is deemed to have requested a variation for the building contractor to obtain the survey and Clause 20 applies. |

Clause 10. Site possession and access

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|---|------|--|
| <i>Owner to give exclusive possession</i> | 10.1 | The owner must, as soon as practicable after the date of this contract , give the building contractor exclusive possession of the site to carry out the works . |
| <i>All weather access</i> | 10.2 | The owner must provide all weather access . If the owner does not provide all weather access and the building contractor is required to carry out extra work, the building contractor may request a variation in accordance with Clause 20 to carry out such extra work. |
| <i>Owner not to impede</i> | 10.3 | <p>The owner, a person authorised by the owner and officers of the lending body:</p> <ul style="list-style-type: none"> (a) must not interfere with: <ul style="list-style-type: none"> (i) the building contractor's access or possession of the site; or (ii) the progress of the works; (b) must not: <ul style="list-style-type: none"> (i) make inquiry of; (ii) issue directions to; or (iii) give instructions to, <p>the building contractor's workers or subcontractors. Communication must only be with the building contractor; and</p> <ul style="list-style-type: none"> (c) may only have access to the works under the building contractor's supervision, at reasonable times and after giving reasonable prior notice in writing, for the purposes of inspecting the progress of the works. |
| <i>Owner to pay costs of interference</i> | 10.4 | Notwithstanding any other provision of this contract , the owner is to pay the building contractor , on demand, any additional costs the building contractor incurs because the owner or the owner's representative interferes with the carrying out of the works . |

<i>Building contractor to claim interference costs</i>	10.5	To claim payment from the owner , the building contractor must give the owner notice in writing of such costs within 5 working days after the interference comes to the building contractor's knowledge.
<i>Owner liable for damage</i>	10.6	The owner will be solely responsible for any loss or damage sustained by the owner if the owner accesses the site without the building contractor's prior approval in writing .
<i>Owner indemnifies the building contractor</i>	10.7	The owner indemnifies the building contractor against any liability, loss, claim or proceeding in respect of any injury to any person or any loss or damage to any property on the site to the extent that such injury, loss or damage is connected with the owner's breach of this Clause.

Clause 11. Compliance with requirements of local and other authorities

<i>Requirements of statutory and other authorities</i>	11.1	The building contractor must, on behalf of the owner , comply with any lawful requirement of any statutory or other authority but only to the extent that such requirement relates to carrying out and completing the works .
<i>Variation to comply with a requirement</i>	11.2	The building contractor must: (a) notify the owner of any extra work required to comply with Clause 11.1; and (b) request a variation under Clause 20 to carry out that extra work.
<i>Owner to do acts</i>	11.3	The owner must sign all documents and do all acts as requested by the building contractor to obtain all permissions, consents and approvals required from the relevant statutory or other authority .
<i>Owner's works and final certificate</i>	11.4	If the owner is to carry out other works and the failure to complete those works on or before practical completion prevents the building contractor from obtaining a final certificate from the relevant statutory or other authority , the owner releases the building contractor from any obligation to obtain the final certificate.
<i>Certificate of inspection</i>	11.5	If the building contractor receives a certificate of inspection from a third party then the building contractor must provide a copy of this document to the owner as soon as practicable after receiving this document.

Clause 12. Use of plans

<i>Where the owner is to supply</i>	12.1	If the owner is to supply the plans to the building contractor then, without cost to the building contractor , the owner must give the building contractor 5 copies of the plans to enable the building contractor to carry out the works .
<i>Indemnity</i>	12.2	Each party indemnifies the other party for all costs and expenses incurred relating to any claim for breach of copyright if the building contractor carries out the works according to plans which are: (a) supplied by that party; (b) prepared under instruction of that party; or (c) prepared from sketches provided by that party.
<i>Grant of licence</i>	12.3	Where the building contractor draws the plans, the owner agrees that the building contractor retains copyright in those plans but the building contractor grants to the owner a licence to cause the construction of the works by the building contractor in accordance with those plans.

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|----------------------------------|--|
| <i>Licence fee</i> | 12.4 The parties agree that the reasonable fee for the licence granted to the owner is 5% of the contract price . It is acknowledged that the contract price includes this licence fee. |
| <i>Unauthorised use of plans</i> | 12.5 If the owner uses the building contractor's plans without the building contractor's written consent, other than under the above licence, the owner must pay to the building contractor on demand the licence fee referred to in Clause 12.4. |

Clause 13. Discrepancy or error in documentation

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| <i>Owner warrants contract documents</i> | 13.1 The owner warrants the accuracy of the contract documents supplied by the owner and the suitability of the design, materials and methods of working each specified therein. |
| <i>Notice of errors</i> | 13.2 If either party becomes aware of any error, ambiguity or inconsistency in or between the contract documents , that party must, within 5 working days of becoming aware, give the other party written notice detailing the problem. |
| <i>Owner to instruct</i> | 13.3 The owner must within 5 working days of becoming aware of such a problem, give to the building contractor such written instructions as are necessary to enable the building contractor to proceed with the works . |
| <i>Owner fails to instruct</i> | 13.4 If the owner does not give written instructions as required by Clause 13.3 the owner is deemed to have instructed that the building contractor carry out the works using the order of precedence. |
| <i>Cost of any extra work</i> | 13.5 If: <ul style="list-style-type: none"> (a) compliance with the owner's instructions involves more or less cost than a reasonable building contractor would have anticipated on the signing of this contract; and (b) the problem is not solely caused by documents provided by the building contractor, the owner is deemed to have also asked for a variation for the building contractor to comply with those instructions and Clause 20 applies. |
| <i>Order of precedence</i> | 13.6 The order of precedence is: <ul style="list-style-type: none"> (a) any special conditions; (b) these general conditions; (c) the specifications; (d) the plans, then (e) other documents in the order listed in item 16. |

Clause 14. Insurance and risk

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| <i>Building contractor to have public liability and works insurance cover</i> | 14.1 The building contractor must: <ul style="list-style-type: none"> (a) prior to commencement, take out insurance to cover the public liability risk referred to in Clause 14.4 for an amount of not less than \$10 million for any one claim and maintain such cover until the date of practical completion; and (b) prior to commencement, take out insurance cover against loss or damage to the works in an amount equal to the contract price and maintain such cover until the date of practical completion; and (c) if requested by the owner, give to the owner evidence of such insurance cover. |
|---|---|

<i>Extent of works insurance cover</i>	14.2	Such insurance must: (a) if the owner requests, note the name of the owner or the lending body (or both the owner and the lending body) as being in the class of the insured under the works insurance policy; and (b) be against all liability, loss, action, claim or proceeding whatsoever including without limitation in respect of fire, explosion, earthquake, lightning, flood, storm and tempest or civil commotion.
<i>Risk of the works</i>	14.3	The building contractor is not responsible for loss or damage to the building works from the date of practical completion .
<i>Public liability risk</i>	14.4	The building contractor is liable for and indemnifies the owner against any liability, loss, claim or proceeding in respect of: (a) any personal injury; or (b) damage to any property real or personal, which may be occasioned by or arise out of the carrying out of the works to the extent that it is due to the negligent or wilful act, omission or default of the building contractor or the building contractor's contractors or employees (the "public liability risk").
<i>WorkCover</i>	14.5	The building contractor must comply with all obligations imposed on the building contractor under the WorkCover legislation.
<i>Building contractor not liable for certain property</i>	14.6	The building contractor is not liable for any liability, loss, claim or proceeding in respect of any property placed on the site without the building contractor's written approval.
<i>Insurance payments</i>	14.7	On the settlement of any claim under the works insurance policy the building contractor is to: (a) immediately be paid any part of the settlement moneys relating to loss suffered by the building contractor relating to any work that is the subject of the claim but for which the owner has not paid the building contractor; and (b) carry out reinstatement of the building works and be paid the balance for the settlement moneys for the reinstatement works.

Clause 15. Unforeseen circumstances

<i>Building contractor to give notice of unforeseen circumstances</i>	15.1	If the building contractor becomes aware of unforeseen circumstances , the building contractor must promptly notify the owner in writing and cease the carrying out of the works .
<i>Effect of unforeseen circumstances</i>	15.2	Subject to Clause 15.5, if the unforeseen circumstances differ from those either: (a) disclosed to the building contractor prior to this contract being signed; or (b) shown in the contract documents, and: (c) if the effect of that difference requires more or less work than that which a reasonable building contractor would have anticipated on the signing of this contract; and (d) that work is not provided for elsewhere in this contract then the building contractor is to ask for a variation to carry out that work under Clause 20.
<i>Building contractor may end contract</i>	15.3	If the owner does not approve within 5 working days on and from the date the building contractor gives the owner a variation document ,

the **building contractor** may at any time thereafter, do either or both of the following:

- (a) suspend the carrying out of the **works** under Clause 19; or
- (b) end this **contract** under Clause 28.

Building contractor's entitlement to extra costs

- 15.4 If the **owner** approves the **variation in writing**, the **building contractor** is only entitled to payment of an additional amount for such work where the **building contractor** had the **foundations data** when the **building contractor** entered into this **contract**, and if the need for the additional amount can not be established from that data.

Building contractor to carry out the work

- 15.5 Notwithstanding the above, the **building contractor** must, if Clause 15.2 does not apply, carry out that work at the **building contractor's** cost.

Clause 16. Delay Damages

Delays to commencement of works

- 16.1 Where **commencement** is delayed for longer than 4 weeks on and after the **anticipated start date** due to a cause of delay for which the **building contractor** is not responsible, the **owner** must pay to the **building contractor** as a debt due and payable, the higher of the amount:

- (a) of the reasonable costs to be incurred by the **building contractor** because of the delay; or
- (b) representing 0.125% of the **contract price** for each week or part of a week of the delay after the first 4 weeks of the delay

Delays to carrying out the works after commencement

- 16.2 Where, after **commencement**, the carrying out of the **works** are delayed, by a cause for which the **owner** is responsible, the **owner** must pay to the **building contractor**, as a debt due and payable, the higher of the amount:

- (a) of the costs incurred by the **building contractor** because of the delay; or
- (b) representing 0.125% of the **contract price** for each **day** of the delay.

Clause 17. Delays and extensions of time

Building contractor entitled to extend time

- 17.1 The **building contractor** is entitled to a reasonable extension of time to the **building period** if **commencement** or the carrying out of the **works** is delayed by a claimable delay.

When the building contractor is entitled to extend time

- 17.2 A claimable delay means a cause beyond the **building contractor's** sole control that was not reasonably foreseeable at the time the **building contractor** entered into this **contract** including but not limited to:

- (a) a **variation** requested by the **owner** or a request by the **owner** for a **variation**;
- (b) a **variation** requested by the **building contractor** if the need for the **variation** could not have been reasonably foreseen at the date of this **contract**;
- (c) a **time allowance** in excess of the allowance for that cause of delay stated in **item 13**;
- (d) an act of God, fire, explosion, earthquake or civil commotion;
- (e) an industrial dispute;
- (f) a dispute with adjoining or neighbouring residents or owners;
- (g) anything done or not done by the **owner**;
- (h) delays in getting any approvals;

- (i) a delay in the supply of materials selected by the **owner**;
- (j) the need for a survey of or other report in relation to the **site**;
- (k) the industry shutdown being a 3 week period commencing on or about 22 December in each year, if construction during the Christmas period could not have been reasonably foreseen at the date of this contract; or
- (l) the **owner** refusing to agree to a **variation** requested by the **building contractor** under Clause 10.2.

The building contractor is to notify

- 17.3 The **building contractor** is to give the **owner** written notice of the extension of time detailing both:
- (a) the cause of the delay; and
 - (b) the extension of time, within 10 **working days** of when the **building contractor** became aware of both the cause and the extent of the delay, or within 10 **working days** when the **building contractor** ought to have become aware of the cause and extent of the delay.

Building contractor can lodge more than one extension of time

- 17.4 Nothing in Clause 17.3 shall limit or prevent the **building contractor** from claiming more than one extension of time if a particular claimable delay has more than one effect on the carrying out of the **works**

Owner must not unreasonably refuse, and must approve

- 17.5 The **owner** must reply to the **building contractor's** claim for an extension of time **in writing** within 5 **working days** of receiving the **building contractor's** written claim. The **owner** must not unreasonably refuse to approve an extension of time.

Building contractor to provide copy of approved claim

- 17.6 The **building contractor** must give the **owner** a copy of the claim for an extension of time, signed by the **building contractor**, within 5 **working days** of the **owner** approving the claim.

If the owner disputes

- 17.7 If the **owner** disputes the **building contractor's** claim for an extension of time the **owner** must provide the **building contractor** a notice **in writing** within 5 **working days** of receiving the **building contractor's** written claim:
- (a) disputing the extension of time; and
 - (b) detailing the reasons why the extension of time is disputed.

Allowance for omissions

- 17.8 The **building contractor** must allow a reasonable reduction to the **building period** if, by **variation**, work is omitted from the **works**.

Clause 18. Compliance with Work Health & Safety Act

Principal contractor

- 18.1 The **building contractor** is the "principal contractor" for the purposes of the Work Health and Safety Act 2011, and Work Health and Safety Regulation 2011.

Right to exclude

- 18.2 The **building contractor** may exclude or remove from the **site** any person who fails to comply with the requirements of the Work Health and Safety Act 2011, and Work Health and Safety Regulation 2011.

Clause 19. Suspension of works

Building contractor's right to suspend

- 19.1 The **building contractor** may by written notice to the **owner** suspend the carrying out of the **works** if:
- (a) the **owner** does not pay a progress claim as required by Clause 4;
 - (b) the **owner** does not give the **building contractor** evidence, satisfactory to the **building contractor**, of the **owner's** capacity to

pay the balance of the **contract price** when requested by the **building contractor** under Clause 7.3;

(c) the **owner** enters the **site** in breach of Clause 10;

(d) the **owner** does not give an instruction within 5 **working days** of becoming aware of a problem under Clause 13;

(e) the **building contractor** gives notice **in writing** of **unforeseen circumstances** under Clause 15 and the **owner** fails to agree to a **variation** within 5 **working days** of receiving the **building contractor's** request;

(f) the **owner** objects to the **building contractor's** selection of a substitute prime cost item in accordance with Clause 21;

(g) the **owner** or the **owner's** contractors when supplying materials or goods or carrying out any work breach the requirements of Clause 24;

(h) the **owner** takes control of, possession of or uses the **works** or any part of the **works** without the **building contractor's** written consent, prior to payment of the **final claim**;

(i) any dispute or difference between the **owner** and the **building contractor** has been referred to the Queensland Building and Construction Commission, and/or the Queensland Civil and Administrative Tribunal under Clause 37;

(j) the **owner** unreasonably refuses to approve the **building contractor's** extension of time claim **in writing** under Clause 17; or

(k) the **owner** is otherwise in breach of this **contract**.

<i>Building contractor to recommence</i>	19.2	The building contractor must recommence the carrying out of the works within a reasonable time after the owner gives the building contractor notice in writing that the reason for the suspension no longer exists.
<i>Cost of suspension and recommencement</i>	19.3	The owner must, on demand, pay to the building contractor , in addition to any other amounts the building contractor may have a right to claim, the building contractor's costs of suspending and recommencing the works including the building contractor's margin applied to those costs.
<i>No waiver</i>	19.4	The building contractor's exercise of the right of suspension does not prevent the building contractor from exercising any right to end this contract under Clause 28 in regard to the same occurrence.
<i>Days not forming part of building period</i>	19.5	Any days which are subject to a suspension of works under Clause 19.1, do not form part of the building period .

Clause 20. Variations

<i>Contents of a variation document</i>	20.1	A variation document must be in writing, in readily legible English, and in all cases, state; (a) the work required to carry out the variation; (b) the date of the request of the variation; (c) the price of the variation; (d) for an increase in contract price, when that price becomes payable, or for a decrease in the contract price, when the decrease is to be accounted for; (e) the change to the contract price because of the variation; and (f) if there will be a delay because of the variation, a reasonable estimate of that delay.
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<i>Building contractor to give copy of variation document</i>	20.2	The building contractor must give the owner a copy of the variation document before the first of the following happens: (a) 5 working days elapse from the day the building contractor and the owner agree to the variation ; or (b) any work the subject of the variation starts.
<i>Variation to be agreed in writing</i>	20.3	The owner must agree to the variation in writing prior to the building contractor commencing the variation works.
<i>Where the owner does not agree to variation</i>	20.4	If a variation is agreed and the owner has not, within 5 working days of the building contractor giving the owner a variation document , approved that variation in writing the building contractor may withdraw the request or acceptance, as applicable.
<i>Where work is required urgently</i>	20.5	Notwithstanding the above, the building contractor is not required to create a variation document before carrying out the varied work if that work is required to be carried out urgently and it is not reasonably practicable in the particular circumstances to do so.
<i>If the price is not agreed</i>	20.6	If the price of a variation is not agreed, the price is: (a) for additional work, the reasonable price for that work including an amount for the building contractor's margin ; and (b) for omitted work, the reasonable price for that work.
<i>Payment of variation</i>	20.7	The price of a variation is due and payable at the next progress payment after it is carried out unless a different time is agreed.
<i>Owner must not refuse where work is required by law</i>	20.8	The owner must not refuse a request by the building contractor for a variation where the variation is required for the works to comply with the law.
<i>Natural materials</i>	20.9	The owner acknowledges that the colour and grain of timber, granite and other natural materials can vary. The building contractor is to use reasonable endeavours to match the colour or grain of any sample selected by the owner but is under no liability if there is a difference and such a difference is not a variation .

Clause 21. Prime cost and provisional sum items

<i>Owner to give notice of selection</i>	21.1	The owner must give the building contractor written notice of the owner's selection of a prime cost item in sufficient time to ensure that there is no delay to the carrying out of the works .
<i>Alternative selection</i>	21.2	If a prime cost item selected by the owner is unavailable, the owner must give the building contractor written notice of an alternative selection within 5 working days of the building contractor advising of the unavailability.
<i>Building contractor to give notice of substitute</i>	21.3	If the owner does not give an alternative selection, the building contractor may give the owner written notice of the building contractor's intention to select an alternative item that is similar in quality to the unavailable item including details of the proposed alternative item.
<i>Owner to agree or reject substitute</i>	21.4	If within 5 working days of receiving the building contractor's notice the owner does not give the building contractor written objection to the alternative item, the owner is deemed to have agreed to that alternative item. If the owner does object, the building contractor may suspend the works under Clause 19 until the item selected by the owner is available.
<i>Prime cost items</i>	21.5	Each prime cost item must be described and have an allowance stated next to it in Schedule 3 or a schedule forming part of this contract . The allowance is the estimated price of supplying and delivering the item to the owner and does not include an amount for the building contractor's margin .

<i>Provisional sum items</i>	21.6	Each provisional sum item must be described and have an allowance stated next to it in Schedule 3 or a schedule forming part of this contract . The allowance is the estimated price of providing the labour and materials to the owner and does not include an amount for the building contractor's margin .
<i>Cost adjustment</i>	21.7	In relation to each prime cost item and provisional sum item if the actual price of supplying the item or providing the work is: (a) less than the allowance, the difference is deducted from the contract price; or (b) more than the allowance, the total of the difference plus the relevant margin on excess stated in Schedule 3 or a schedule forming part of this contract applied to the difference is added to the contract price.
<i>When adjustment is payable</i>	21.8	Any adjustment to the contract price for a prime cost item or a provisional sum item is due and payable with the progress payment in which the amount for that item is included.
<i>Building contractor to give evidence of cost</i>	21.9	The building contractor must give the owner evidence of the cost of the prime cost item or provisional sum item when claiming payment for that item.
<i>Footings, slab etc.</i>	21.10	Where the provisional sum relates to excavation, footings or the slab, the building contractor is only entitled to claim an amount in excess of the allowance where the building contractor had the foundations data when the building contractor entered into this contract , and the need for the additional amount can not be established from that data.

Clause 22. Excluded items

<i>Items that are not part of the works</i>	22.1	The owner and the building contractor agree that the materials, goods, labour and services shown in the contract documents and which are set out in Schedule 4 are excluded from the works and the cost of those items are not included in the contract price .
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Clause 23. Other costs

<i>Owner to pay cost increase</i>	23.1	The owner must, on demand, pay as an addition to the contract price the amount of any cost increase due to a statutory or other authority introducing or increasing any tax, charge, levy or other regulation after the date of this contract .
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Clause 24. Materials etc. supplied by owner

<i>Owner's obligation</i>	24.1	Materials, goods and work to be provided by the owner must be: (a) suitable for including into the works; (b) supplied or completed in the time required by the building contractor; (c) new unless otherwise specified; and (d) completed to the building contractor's satisfaction.
<i>Building contractor not responsible</i>	24.2	Notwithstanding Clauses 24.3 and 24.4, the building contractor is not responsible for the performance and suitability of materials, services, labour and goods provided by the owner .
<i>Defective items or materials</i>	24.3	The building contractor may reject any item or material supplied by the owner , if the building contractor believes that item or material to be

		defective, and require the replacement or correction of that item or material.
<i>Defective work</i>	24.4	The building contractor may reject any work carried out by or on behalf of the owner or by the owner's contractor and require that the owner or the owner's contractor replace, correct or remove the defective work.
<i>Owner's risk</i>	24.5	Notwithstanding Clause 14.5, all materials and goods supplied and work carried out by the owner or the owner's contractors on the site are at the risk of the owner .
<i>Conditions for the owner's works</i>	24.6	If the owner carries out or causes to be carried out other work on the site while the works are being carried out then the owner must, and must ensure that the owner's contractors: (a) do not interfere with the progress of the works; (b) hold and maintain the same insurance coverage as the building contractor is required to hold and maintain under this contract in relation to their works; (c) hold an appropriate licence to carry out the work; (d) observe all relevant occupational health and safety laws and the requirements of the building contractor in regard to occupational health and safety; (e) obey all directions issued by the building contractor regarding the co-ordination and timing of their works on the site; (f) co-operate with all of the other workers and contractors on the site.
<i>Evidence of licences etc.</i>	24.7	The owner must, on request, give the building contractor evidence of all licences and insurances referred to under Clause 24.6.
<i>Building contractor may exclude people</i>	24.8	If the owner or the owner's contractors do not observe all of the requirements in Clauses 24.6 and 24.7 the building contractor may exclude or direct the owner or the owner's contractors to leave the site .
<i>Building contractor's rights on the owner's breach</i>	24.9	If the owner breaches this Clause the building contractor may: (a) carry out the works without incorporating such materials, services or goods; or (b) do either or both of the following: (i) suspend the carrying out of the works under Clause 19; (ii) end this contract under Clause 28.

Clause 25. Practical completion

<i>Building contractor to give estimate</i>	25.1	The building contractor must, at the owner's request from time to time, give a non-binding estimate of when practical completion will be reached.
<i>Building contractor to give notice and claim</i>	25.2	When the building contractor believes that the works have been completed the building contractor must give the owner : (a) a defects document listing minor defects and minor omissions: (i) that are agreed to exist and the time for when those items will be completed or rectified; and (ii) that the owner claims to exist but the building contractor does not agree with; and (iii) that is signed by the building contractor; and (b) a notice of practical completion stating the building contractor's opinion of the date of practical completion; and (c) the final claim.

<i>Final claim</i>	25.3	Subject to Clause 25.4, the owner must, within 5 working days of receiving the final claim , pay the amount of the final claim to the building contractor .
<i>Owner's notice</i>	25.4	If the owner believes that practical completion has not been reached the owner must, within 5 working days of receiving the notice of practical completion , give the building contractor a written notice stating: (a) the owner's requirements for the works to reach practical completion; and (b) the provisions of this contract that relate to each requirement.
<i>Building contractor's response</i>	25.5	The building contractor must, on receiving the owner's notice, complete those requirements that, in the building contractor's opinion, are necessary to reach practical completion .
<i>Further notice by building contractor</i>	25.6	On completion of those requirements the building contractor must give a further notice of practical completion stating the new date of practical completion , and the owner must, within 5 working days of receipt pay the amount of the final claim to the building contractor .
<i>Payment is evidence</i>	25.7	The owner's payment of the final claim is conclusive evidence of the building contractor's satisfaction, and discharge, of the building contractor's obligations in connection with the subject matter of this contract except for: (a) fraud, dishonesty or fraudulent concealment relating to the works; (b) the building contractor's liability under Clause 27.1; and (c) the building contractor's liability under a statutory warranty set out in Clause 36.
<i>Date of practical completion</i>	25.8	The date stated in the last notice of practical completion is deemed to be the date of practical completion unless within 5 working days of receiving the last notice of practical completion the owner gives the building contractor written notice: (a) disputing the date; and (b) detailing the reasons why the date is disputed.

Clause 26. Owner taking possession

<i>Illegal early possession</i>	26.1	The owner is not entitled to: (a) take control of, possession of or use the works or any part of the works; or (b) receive the keys for the works, until the building contractor has been paid the contract price , adjusted by any additions or deductions made under this contract .
<i>Agreed early possession</i>	26.2	The building contractor may by written notice to the owner permit the owner to: (a) take control of; (b) take possession of; or (c) use, the whole or any part of the works prior to practical completion but such possession does not reduce the owner's liability to pay the outstanding balance of the contract price , adjusted by any additions or deductions made under this contract .
<i>Consequences of taking possession</i>	26.3	If the owner breaches Clause 26.1 then, unless such control, possession or use is with the written consent of the building contractor under Clause 26.2 or after the owner has lawfully ended this contract under

Clauses 28 or 29, the **owner** commits a substantial breach of this **contract** entitling the **building contractor** to elect to either:

- (a) treat the **owner's** actions as a repudiation of this **contract** and to accept that repudiation;
- (b) give the **owner** a notice to remedy breach of **contract** under Clause 28; or
- (c) accept the **owner's** actions as a **variation** to omit that part of the **works** not carried out and completed as at the date the **owner** breaches Clause 26.1

<i>Reservation of rights</i>	26.4	If the owner breaches (including repudiates) this contract , nothing in this Clause prejudices the right of the building contractor to recover damages or exercise any other right or remedy.
<i>Rights to suspend</i>	26.5	If the building contractor elects to give a notice to remedy breach under Clause 26.3(b), the building contractor is still entitled to suspend the carrying out of the works under Clause 19.
<i>Accepting variation</i>	26.6	If the building contractor accepts the variation under Clause 26.3(c), the building contractor is to give the owner : (a) a variation document signed by the building contractor complying with Clause 20.1 to that effect; and (b) a notice of practical completion and a final claim under Clause 25.
<i>Release</i>	26.7	The building contractor is deemed to be discharged and released from all liabilities, costs, losses or damages which the owner may suffer or incur which are in any way related to the works omitted under Clause 26.3(c).
<i>Indemnity</i>	26.8	The owner indemnifies the building contractor against all liabilities, costs, charges, losses, damages, expenses or fees (including legal fees on a full indemnity basis) that the building contractor may suffer or incur arising out of or in any way related to: (a) the owner's breach of Clause 26.1; or (b) any direction to rectify or complete any part of the works omitted under Clause 26.3(c) issued by the Queensland Building and Construction Commission.
<i>Risk</i>	26.9	The works are at the risk of the owner on and from the owner taking possession of the works or any part of the works or from the date of practical completion , whichever occurs first.
<i>Continuing rights</i>	26.10	The rights of the building contractor and obligations of the owner under this Clause 26 continue to be in effect after the ending of this contract .

Clause 27. Defects liability period

<i>Building contractor to fix defects</i>	27.1	The liability period for any non-structural defects (except for minor settlement or minor shrinkage) is 12 calendar months from the date of practical completion .
<i>Owner to give access</i>	27.2	The owner must give the building contractor access to the site during the building contractor's normal business hours to rectify any defects or other faults.

Clause 28. Termination by default

<i>When the building contractor is in substantial breach</i>	28.1	The owner is entitled to give a notice to remedy breach under Clause 28.3 if the building contractor is in substantial breach of this contract . The
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building contractor is in substantial breach of this **contract** if the **building contractor**:

- (a) suspends the carrying out of the **works**, otherwise than under Clause 19;
- (b) has the **building contractor's** licence cancelled; or
- (c) is otherwise in substantial breach of this **contract**.

When the owner is in substantial breach

28.2 The **building contractor** is entitled to give a notice to remedy breach under Clause 28.3 if the **owner** is in substantial breach of this **contract**.

The **owner** is in substantial breach of this **contract** if the **owner**:

- (a) does not pay progress payments as required by Clause 4;
- (b) does not pay the **deposit** as required by Clause 4.2;
- (c) does not give evidence of the **owner's** capacity to pay the **contract price** from time to time as required by Clause 7.3;
- (d) where a **lending body** is stated in **item 6**, does not comply with:
 - (i) the requirements of Clauses 7.2 or 7.3;
 - (ii) any of the requirements of the **lending body**; or
 - (iii) the requirements of Clause 5.2;
- (e) does not establish or maintain the **security account** as required by Clause 8;
- (f) enters the **site** in breach of Clause 10;
- (g) interferes with or obstructs the **building contractor** or the **building contractor's** workers, suppliers or subcontractors in carrying out the **works** in breach of Clause 10.3;
- (h) does not give an instruction within 5 **working days** of becoming aware of a problem under Clause 13;
- (i) does not, or does not ensure that the **owner's** contractors, comply with the requirements of Clause 24;
- (j) takes control of, possession of or uses the **works** or any part of the **works** without the prior written agreement of the **building contractor** prior to the payment in full of the **contract price**, adjusted by any additions or deductions made under this **contract**, in breach of Clause 26;
- (k) fails to agree to a **variation in writing** within 5 **working days** of receiving the **building contractor's** request in accordance with Clause 15; or
- (l) is otherwise in substantial breach of this **contract**.

Notice to remedy breach

28.3 If a party is in substantial breach of this **contract**, then the other party may give to that party a notice to remedy breach **in writing**:

- (a) specifying the substantial breach;
- (b) requiring that the substantial breach be rectified within 10 **working days** after the notice is given under this **contract**; and
- (c) stating that, if the substantial breach is not rectified, the other party intends to end this **contract**.

Notice to end the contract

28.4 If the party in substantial breach does not rectify or commence to substantially rectify the substantial breach stated in the notice to remedy breach within 10 **working days** of receiving that notice, the other party may end this **contract** by giving a separate notice to that effect.

No right to end where matter is referred to QBCC and/or QCAT

28.5 A party is not entitled to end this **contract** under this Clause if, within 5 **working days** of receiving the notice to remedy breach, the party in substantial breach refers the matter to the Queensland Building and

		Construction Commission, and/or the Queensland Civil and Administrative Tribunal under Clause 37.
<i>When notice is ineffective</i>	28.6	Neither party is entitled to give a notice to remedy breach while that party is in substantial breach of this contract . A notice given by a party in substantial breach is ineffective.
<i>Building contractor's rights</i>	28.7	On this contract being ended by the building contractor under Clauses 2, 15, 24, 28 or 29 the building contractor may, without prejudice to any other rights or remedies that the building contractor may have under this contract or at law, recover from the owner a debt due and owing the greater of the following amounts: (a) 5% of the contract price; or (b) damages including: (i) the cost of all work carried out by the building contractor under this contract; (ii) the cost to the building contractor of any materials purchased by the building contractor and delivered to the site or ordered by the building contractor from suppliers and which orders can not be cancelled; (iii) the cost to the building contractor of quitting the site; (iv) the building contractor's margin on the total of the amounts payable under subparagraphs (i), (ii) and (iii); (v) default interest on any unpaid moneys under Clause 33; and (vi) all other costs and losses incurred by the building contractor as a consequence of this contract being ended.
<i>Other rights unaffected</i>	28.8	If a party breaches (including repudiates) this contract , nothing in this Clause prejudices the right of the other party to recover damages or exercise any other right or remedy.

Clause 29. Termination for insolvency

<i>Ending contract for insolvency</i>	29.1	If a party: (a) informs the other party in writing or its creditors generally that the party is insolvent; or (b) becomes or is bankrupt or seeks to take advantage of the laws relating to bankruptcy; or (c) has a Court order made for the winding up of the party or a resolution for its winding up is made, and as a consequence, that party is unable to perform its obligations under this contract , the other party may immediately end this contract by giving written notice to that party to that effect.
<i>Building contractor's rights on ending of contract</i>	29.2	The building contractor is entitled to be paid all amounts calculated in accordance with Clause 28.7 if this contract is ended under this Clause 29.

Clause 30. Assignment and subcontracting

<i>No assignment without consent</i>	30.1	Neither party may assign this contract or any payment or any other right, benefit or interest under this contract without the prior written consent of the other party.
<i>Building contractor may subcontract</i>	30.2	The building contractor may subcontract any part of the works but such subcontracting does not relieve the building contractor from the building contractor's obligations under this contract .

Clause 31. Notices

When given and received

- 31.1 Unless otherwise stated in this **contract**, a notice is deemed to be given and received if the notice is:
- (a) delivered by hand to the other party;
 - (b) posted by ordinary pre-paid mail to the other party's last known address, 2 **working days** following the day it was posted;
 - (c) sent by facsimile transmission to the party's last known facsimile number, on receiving confirmation of transmission;
 - (d) e-mailed to the party's current e-mail address; or
 - (e) provided by any other electronic means that is capable of evidencing the sending, receiving and (if applicable) approval of **contract documents**.

Clause 32. Late completion damages

When the owner is entitled

- 32.1 If the **works** do not reach **practical completion** by the end of the **building period** the **owner** is entitled to liquidated damages in the sum specified in **item 15** for each **day** after the end of the **building period** to and including the earlier of:
- (a) the **date of practical completion**;
 - (b) the date this **contract** is ended; or
 - (c) the date that the **owner** takes control of, possession of, or uses the **site** or any part of the **site**.

Right of set-off

- 32.2 The **owner** may set-off or deduct its claim for liquidated damages under Clause 32.1 from the **final claim** payment to the **building contractor**.

Clause 33. Default interest

Default interest

- 33.1 The **building contractor** may charge the **owner** interest at the rate stated in **item 8** of **Schedule 1** from the day on which an amount falls due to be paid to the **building contractor** up to and including the day that amount is paid.

Clause 34. Debt collection costs

Owner to pay additional costs

- 34.1 The **owner** must pay to the **building contractor** any debt collection costs, including any legal fees on a solicitor and own client basis, associated with recovering or the attempted recovery of an amount under this **contract**.

Clause 35. Charge on materials and the site

Charge over the site

- 35.1 The **owner** grants a lien to the **building contractor** on all materials located on the **site** (except for those materials purchased and supplied by the **owner** and marked accordingly) for the due payment to the **building contractor** of all moneys that are or may become payable to the **building contractor** arising out of the subject matter of this **contract**.

Charge over the land

- 35.2 Except where the **owner** is a **resident owner**, the **owner** charges the **land** with, and grants an equitable mortgage in favour of the **building contractor**, for the due payment to the **building contractor** of all moneys that are or may become payable to the **building contractor** arising out of the subject matter of this **contract**.

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| <i>Owner to sign a mortgage</i> | 35.3 If so requested by the building contractor , the owner must deliver an executed mortgage in registrable form to secure the charge over the land . |
| <i>Owner to pay fees and duties</i> | 35.4 The owner is to pay to the building contractor on demand all stamp duty and registration fees that are payable or paid on: <ul style="list-style-type: none"> (a) this contract; (b) any caveat or mortgage under this Clause that is lodged for registration; and (c) any withdrawal of such caveat or release of such mortgage. |
| <i>Guarantee</i> | 35.5 The owner must, at the building contractor's request, provide to the building contractor a deed of guarantee and indemnity in the form of the Annexure duly executed by every guarantor named in item 7 and enforceable against each such guarantor . |

Clause 36. Statutory warranties

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| <i>Building contractor's warranties</i> | 36.1 To the extent required by the Queensland Building and Construction Commission Act 1991 (Qld), the building contractor warrants that: <ul style="list-style-type: none"> (a) all materials supplied by the building contractor will be good and, having regard to the relevant criteria, suitable for the purpose for which they are used and that, unless otherwise stated in this contract, those materials will be new; (b) the works will be carried out in accordance with all relevant laws and legal requirements, including, for example, the Building Act 1975 (Qld); (c) the works will be carried out in an appropriate and skilful way and with reasonable skill and care; (d) the works will be carried out in accordance with the plans and the specification to this contract; (e) the works will be carried out with reasonable diligence; (f) if the works consist of the erection or construction of a detached dwelling, or are intended to renovate, alter, extend, improve or repair a home, to a stage suitable for occupation, that the detached dwelling or home will be suitable for occupation when the works are finished; and (g) each provisional sum item allowance, if calculated by the building contractor, has been calculated with reasonable skill and care, having regard to all the information reasonably available when this contract is entered into (including information about the nature and location of the site). |
| <i>Meaning of relevant criteria</i> | 36.2 The relevant criteria for materials for the purpose of Clause 36.1(a) means: <ul style="list-style-type: none"> (a) generally accepted practices or standards applied in the building industry for the materials; or (b) specifications, instructions or recommendations of manufacturers or suppliers of materials. |

Clause 37. Disputes

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| <i>Reference to QBCC and/or QCAT</i> | 37.1 If any dispute or difference between the owner and the building contractor arises in connection with the subject matter of this contract then either party may give to the other party written notice of such dispute or difference and such dispute or difference may be referred for determination to the Queensland Building and Construction Commission |
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and/or the Queensland Civil and Administrative Tribunal as per Section 77 of the Queensland Building and Construction Commission Act 1991.

Clause 38. Interpretation

Meanings

38.1 In this **contract**, except where the context otherwise requires:

'**all weather access**' means reasonable access to the **site** as reasonably required by the **building contractor** for the **building contractor** to carry out the **works**, including in conditions resulting from **restricted access**;

'**anticipated start date**' means the date stated in **item 14**, subject to Clause 2.1;

'**building contractor**' means the party named in **item 4** and includes the **building contractor's** successors, permitted assigns and, where appropriate, includes anyone acting with the **building contractor's** express authority;

'**building contractor's margin**' means the percentage of an amount to cover the **building contractor's** administration costs, overheads and profit being 20%;

'**building period**' means the number of **days** stated in **item 13** as extended by Clause 17;

'**commencement**' means:

- (a) when the **building contractor** commences physical construction on **site** of the footing, slab or drainage system; or
- (b) where the **works** do not include construction of a footing, slab or drainage system, when work to change an on-site fixed structure has physically commenced;

'**contract**' means the agreement between the parties set out in the **contract documents**;

'**contract documents**' means these general conditions, any special conditions, the specification, the plans and other documents specified in **item 16**;

'**contract price**' means the amount stated in **item 2**;

'**date of practical completion**' has the meaning in Clause 25;

'**days**' means calendar days;

'**defects liability period**' has the meaning in Clause 27.1;

'**deposit**' means the amount stated for the deposit in **Schedule 2**;

'**final claim**' means the claim by the **building contractor** for payment of the balance of the unpaid **contract price**, as adjusted by any additions or deductions made under this **contract**, plus all other moneys owing under this **contract**;

'**foundations data**' means the information about the **site** that a **building contractor** exercising reasonable care and skill would need to prepare:

- (a) an appropriate footings design and, if appropriate, an appropriate concrete slab design; and
- (b) an adequate estimate of the cost of constructing the footings and, if appropriate, concrete slab,

including that information required to be obtained under the Queensland Building and Construction Commission Act 1991;

'**guarantor**' means those persons or entities named as guarantor in **item 7**;

'**in writing**' means in handwritten or typewritten form, or in a combination of handwritten and typewritten forms;

'**item**' means the relevant **item** number in **Schedule 1**;

'**land**' means the **land** described in **item 11**;

'**lending body**' where stated in **item 6** means any bank, financial institution or government authority that provides funds to the **owner** to enable the **owner** to pay the **contract price**, adjusted by any additions or deductions made under this **contract**, to the **building contractor**;

'**loan**' means an agreement between the **owner** and the **lending body** for the **owner** to borrow funds sufficient to pay the **contract price**;

'**non-working days**' means weekends, public holidays, rostered days off or other **days** not generally available for carrying out the **works**;

'**notice of practical completion**' has the meaning in Clause 25;

'**owner**' means the party named in **item 3** and includes the **owner's** successors and permitted assigns;

'**practical completion**' has the same meaning as in **Schedule 2**;

'**resident owner**' means an individual who intends to reside in the completed **works**;

(a) on **practical completion**; or

(b) within 6 months after **practical completion**;

'**restricted access**' means where due to conditions resulting from inclement weather:

(a) access to the **site** is restricted so as to impede the carriage of machinery and/or materials to and from the **site** or the **works** being carried out in a safe manner; and

(b) the carrying out of the **works** are, or will be, delayed;

'**schedule**' means the relevant schedule forming part of this **contract**;

'**security account**' means an account with a financial institution, bank or building society, or solicitor trust account nominated by the **owner** and approved by the **building contractor** and described in Clause 8;

'**security account money**' means an amount equal to the **contract price**, adjusted by any additions or deductions made under this **contract**, less the total of any money being advanced by the **lending body** and any payments received by the **building contractor**;

'**site**' means the whole of or that part of the **land** reasonably required by the **building contractor** for the carrying out and completion of the **works**;

'**stage**' means the relevant stage as described in **Schedule 2**;

'**statutory or other authority**' means a person authorised under the Building Act or the Local Government, State or Federal Government or any government agency that has power to affect the **works**;

'**time allowance**' means a delay to the carrying out of the **works** caused by inclement weather that is reasonably likely to delay the carrying out of the **works** for which a description and an allowance are set in **item 13**;

'**unforeseen circumstances**' means an actual surface or sub-surface condition of the **site** which will not support or is likely to affect the **works** or cause an increase in the **contract price**;

'variation' means:

- (a) an omission, addition or change to the **works**; or
- (b) a change in the manner of carrying out the **works**;

'variation document' has the meaning in Clause 20.1;

'works' means the **works** to be carried out, completed and handed over to the **owner** in accordance with this **contract** as shown in the **contract documents** including **variations**;

'working days' means **days** other than **non-working days**, and like words have a corresponding meaning.

Defined terms indicated

38.2 Whenever a defined term appears in this **contract** it is in bold text.

Construction

38.3 In this **contract**:

- (a) words denoting the singular number only include the plural number and vice versa;
- (b) a reference to any gender includes every other gender;
- (c) words denoting individuals only includes corporations and vice versa;
- (d) where a period of time is specified by a number of **days** and the last day of the period falls on a **non-working day** such period is extended to end on the next **working day**; and
- (e) the general notes, clause headings and side notes do not form part of this **contract** and cannot be used in its interpretation.

Governing law

38.4 This **contract** is to be construed under the law of the State of Queensland.

Where more than one owner

38.5 If there is more than one **owner**:

- (a) the obligations in this **contract** apply to each **owner** individually and to all **owners** as a group;
- (b) a quote, notice, claim or any other communication to the **owner** has only to be given to one of the **owners**; and
- (c) only one **owner** has to sign a quote, notice, instruction or other communication to bind all **owners**.

No waiver

38.6 Except as provided at law or in equity or elsewhere in this **contract**, none of the provisions of this **contract** may be varied, waived, discharged or released, except with the prior written consent of the parties.

Severance

38.7 Any provision in this **contract** which is illegal, void or unenforceable will be ineffective to the extent only of such illegality, voidness or unenforceability and will not invalidate any other provision of this **contract**.