



CPCCBC4007A

PLAN BUILDING OR CONSTRUCTION WORK

THEORY EXAM INSTRUCTIONS

- This exam will occur under standard assessment conditions.
 - An oral examination may be allowed under certain circumstances. Answers will be documented and FT003 (Oral examination declaration form) must be completed.
- Participants must provide enough detail in their responses to demonstrate their knowledge and skills.
- Please fill in the details below, providing your name, signature and date of assessment.
 - Your signature acknowledges that this is your own work.
- If a participant initially answers a question incorrectly but modifies their response, they must follow the instructions below:
 - If a participant changes their response in writing, they must put their initials next to the written change.
 - If a participant changes their response verbally, this must be noted on the exam paper by the assessor.

Participant name

DAVID MOORE

Participant signature

Assessor name

Assessor signature

Date

Click here to enter a date.

29/11/18

Number of questions	Number of questions answered correctly	Satisfactory?	
		Yes	No
29		☐	☐



ASSESSOR COMMENTS

Q1. Who is responsible for supervision on a building construction site?

Answer

The Contractor (Builder)



Q2. Who is responsible for supervision when a Builder has a Construction Manager on site?

Answer

The Builder takes all responsibility for the contract but may have an ~~representative~~ employee who takes on supervision of the site including Construction Manager



Q3. Who is responsible to supervise and coordinate tradespeople working on site?

Answer

Builder, Builder representative (Construction Manager).



Q4. Is it likely that particular requirements for quality and finish would be included in the contract (e.g. the type, style and number of coats of paint to be applied or the quality of bricklaying and finish to be achieved or the style of cladding or lining to be applied etc.)?

How should the builder encourage the client with checking the implementation of such details?

Answer

Routine on-site inspections from client or a party representing the client (~~Quality~~ Quality Controller)





Q5. What might the client do if the client is unsure about conducting on-site inspections of work in progress or completed?

Answer Hire a third party to conduct on-site inspections on behalf of the client. ☐

Q6. Explain the role of the Building Certifier.

Answer The role of a Building Certifier is to check that the builder has complied with the approved building plans and appropriate building standards. ☐
Other jobs of a Building Certifier are:
• Inspection of construction work at mandatory stages
• Provide certificates of inspections
• Issue enforcement notices
• Provide final approval for building to be occupied.

Q7. Explain what a Building Certifier is *not* responsible for.

Answer Building Certifier is not responsible for:- ☐
• Supervision of construction works
• Intervene in construction matters on site e.g. OHS



Q8. Name at least eight (8) things you can do to help avoid problems escalating into dispute.

Answer

- Deal with subcontractors and suppliers fairly and resolve claims when they arise
- Legally enforceable contract to protect parties involved
- Communicate with client and subcontractors regularly notifying when problems, delays, variations arise.
- Accurate records maintained.
- Willingness to talk and negotiate.
- Have a good understanding of building works to be achieved.
- Expert advice is sought when necessary
- Admit when wrong and be honest.



Q9. What is the Building Code of Australia (BCA)?

Answer

The BCA is a uniform set of technical provisions for design and construction of buildings and other structures throughout Australia. BCA is produced and maintained by the ABCB and given legal effect through the Building Act 1975.



Q10. List the number and name and descriptions of the Building Code of Australia (BCA).

Answer

Volume 1 - Requirements for Class 2-9 buildings + structures
 Volume 2 - Requirements for Class 1 (residential) and Class 10 (non-habitable) buildings + structures
 Volume 3 - Requirements for plumbing and drainage for all classes of buildings.



Q11. What are the key sections of the structure of the Building Code of Australia (BCA)?

Answer

Volume 1 - General provisions, Structure Fire Resistance, Access and Egress, Services and Equipment, Health and Amenity, Ancillary provisions, Special use Buildings, Energy Efficiency
 Volume 2 - General Requirements, Performance provisions, Acceptable construction
 Volume 3 - General Provisions, Water Services, Sanitary Plumbing and Drainage Systems, Stormwater Drainage Systems, Heating, Ventilation and Air conditioning, On-site wastewater systems, Materials and Products Certification and Authorisation.



Q12. Explain the term 'Deemed to Satisfy' with respect to the provisions in the BCA.

Answer

Compliance with an Acceptable Construction Practice contained in the BCA itself or compliance with an Acceptable Construction Manual such as an Australian Standard.



Q13. What is a Standard?

Answer

A level of quality or attainment in this case relating to construction through BCA, Acts, Australian Standards.



Q14. Describe the purpose of the following Australian Standards.

Purpose of Australian Standards are to ensure building systems are safe, reliable and consistent throughout the industry.

Answer

Standard	Purpose
AS1684	Residential Timber Framed Construction:- Design methods used in the preparation of the span tables, uplift forces and racking pressures contained within AS 1684.2, AS 1684.3, AS 1684.4. Related to traditional timber framed construction where performance requirements correspond to class 1 and class 10 buildings as defined in BCA.
AS2870	Residential Slabs and Footings:- Criteria for design and construction of a footing system for a single dwelling house, townhouse which may be detached or separated by a party wall or common wall including buildings classified as Class 1 and class 10a in the BCA. The footings systems for designs are include slab on ground, stiffened rafts, waffle rafts, strip footings, pad footing and piled footings.
AS3000	Electrical Wiring Rules:- Requirements for electrical installations, including the selection and installation of electrical equipment. Intended to protect persons, livestock and property from electric shock, fire and physical injury from electrical installations.
AS3500	Plumbing and Drainage:- Requirements for plumbing and drainage installations including the selection and installation for plumbing Water services • Sanitary plumbing and drainage • Stormwater drainage • Heated water service • Heating installation.

AS3600	Concrete Structures AS3600-2009 requires the construction of concrete building structures and members that contain reinforcing steel or tendons, plain concrete pedestals and footings.
AS3660	Termite Management:- Provide builders and appropriate authorities with methods of termite management for implementation during construction of new buildings work. Guidelines in and around existing buildings.

Q15. What is the difference between the Prime Cost Item Schedule and the Provisional Sum Schedule in a contract? Give one example to help explain your answer.

Answer

Prime cost item is an allowance in the contract to supply an item e.g. white floor tiles. This price includes the labor and material for the floor tiles. If the client was to choose a higher quality of floor tiles this would be a variation only to the tiles in the contract. By doing this and being as realistic in our contract agreement makes the client comfortable not seeing huge changes in variations and overall contract price.

The Provisional Sum Schedule refers to works not yet defined in enough detail for contractor to accurately price. The contractor can give an estimate of cost to the client. An example would be foundation works without having a soil test or unidentified objects under ground like an old swimming pool.



Q16. What does Section 109 of the Queensland Building and Construction Commission Act 1991 provide to the consumer/client?

Answer

Section 109 details Access to building sites stating that the builder (contractor) must supply access to client to the building site which building work is being supplied to the client. All contracts with provisions against the above statement are VOID illegal under the act. 109A refers to service of documents this documents may be served on a licensee by leaving it at or postal to address of licensee.





Q17. What are some of the preliminary contracts that a builder could ask a client to sign prior to signing the main contract?

Answer

Pre-construction Contract, preparatory work agreement, quote, order, preliminary contract, estimate, provisional quote, authorized tender acceptance or contract request



Q18. What is the 'cooling-off' period once a contract is signed?

Answer

The client may withdraw from the contract within 5 business days from receiving the signed and complete contract with a Contract Information Statement included. If there is no cooling off period notice on the contract then the client is entitled to 7 days.



Q19. If a client withdraws during the 'cooling-off' period how must they present that withdrawal to the builder?

Answer

The client must issue a withdrawal notice to contractor during cooling off period (5 days) and must state under which section of the DBC Act they are withdrawing.



Q20. What are liquidated damages in terms of a signed building contract?

Answer

Refers to an amount per day written into the contract that is intended to compensate the client for any costs/losses may be caused by works not completed by contracted date. e.g. 100 per day after contract date agreed.





Q21. What is the maximum deposit allowed for the total contract price under \$20,000? Tick your response.

Answer

Choice	Possible Answers
☐	5%
☐	15%
☐	12%
☒	10%

☐

Q22. What is the maximum allowable deposit when the contract price is \$20,000 or more? Tick your response.

Answer

Choice	Possible Answers
☐	15%
☒	5%
☐	8%
☐	10%

☐

Q23. Name the five (5) stages to build a house.

Answer

1. Base Stage
2. Frame stage
3. Enclosed Stage
4. Fixing Stage
5. Practical Completion - Balance.

☐



Q24. What contract documentation would you review to identify any unusual aspects for a low rise construction projects related to materials and installations?

Answer

Contract documentation ^{relating} regarding to construction, material or penalties and "other permits". Building or planning permits may include some unusual aspects dealing with local councils rules + regulations.



Q25. If you were looking to identify any possible penalties associated with a build where would you find it?

Answer

E.g. The signed agreement (contract) e.g. liquidated damages, local council e.g. environmental breach, QBCC e.g. no written signed contract DBC Act e.g. written in english



Q26. What operational requirements need to be established when planning building/construction work? Consider the supply of labour, materials and relevant documentation for your residential build.

Project specifications

- The job
- The site
- The proprietor (owner of property)
- Other parties in the contract
- Trade section detailing standards + quality of finish
- Architects additional information - detail of finishes or material
- Forms of legal documents
- Subdivision plans, site plans, Floor plans, cross section plans, footing details, drainage plans, contour plans, condition report, soil report, engineer's drawings and documents
- Advertising for tradespeople/subcontractors (online, word of mouth, M&A/HIA)
- Securing quality trades, subcontractors
- Check Acts, Australian standards, QBCC
- Material lists
- Record keeping of materials/deliveries.
- Determine good suppliers which don't delay/show progress.



Answer

A range of requirements and documentation are needed for a build which include:-

- Applications for permits and services (council)
- Copies of plans and specifications
- Environmental permits (state, local council)
- Titles, Asset protection
- Building Specifications
- Engineering Details
- OHS requirements (site induction)
- Reports (condition, soil, engineering)
- Building permit (Local council)
- Human Resource schedules
- Material delivery schedule
- Project critical path
- Project timeframes
- Schedule of plant and equipment.
- Review BCA, QBCC



Q27. In what document/s would you find organisational strategies and procedures for applying work health and safety?

Answer

Documents useful for applying WHS on site include:-

- Work Health and Safety Act 2011
- Hierarchy of Hazard Control
- Workplace Health and Safety Management system (WHSMS)
- Safe work method statements
- Job safety analysis
- Adopt a Take 5 (TSA) notepad for on site works to minimise risk to workers.



Q28. How would you prepare your on-site personnel receiving plant, equipment and materials to site for the build? What documentation can be used to identify defective plant, equipment and materials and ensure only non-defective materials are used for all installations of the build?

Answer

Supplier Clause for plant/equipment hire and purchase of materials. On site personnel should be aware of high quality control measures and a strict non compliance to defective plant/equipment and materials. Materials not in new or agreed condition upon delivery will be not accepted and returned to supplier with a notice to supplier for a 'please explain'. On site personnel must be aware of OHS standards when permitting plant/equipment on site to be in a safe working order without defects. On site personnel to ensure paperwork is filed correctly for authorized persons.

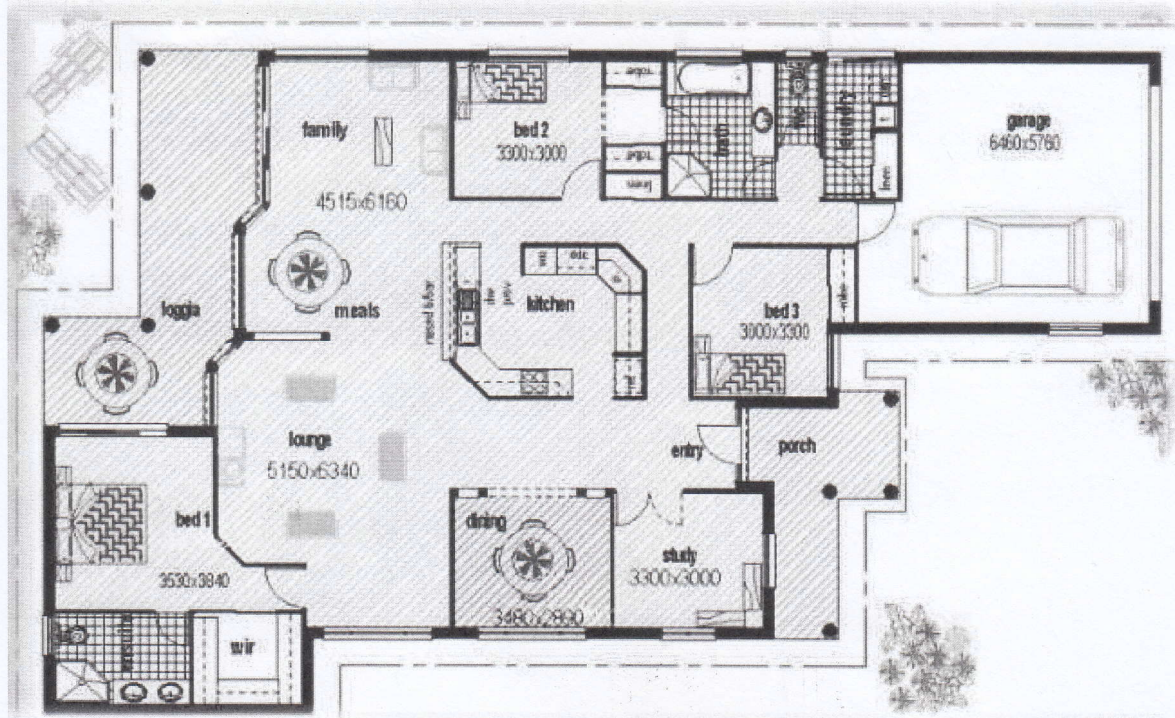


- Q29. You are to sequence the construction operations for the residential construction project shown below and outlined overleaf. Operational details are to be entered into a manually prepared project schedule or computer-based software program and the critical path of the project is to be defined and revised as required.

Your project timeframes are to allow for adjustments to account for time of year, anticipated delays, inclement weather and the possibility of variations called for by the client.

In further preparation you are to also determine and document the following:

- Installation of temporary services and any site accommodation requirements -
- Any plant and other heavy equipment requirements -
- The availability of subcontractors and materials, scheduling the on-site labour requirements with reference to the contract documentation
- A site condition report to notify neighbours, authorities and others -
- A site delivery checklist -
- A facsimile order get a site survey done and to fine accurate heights of house pad above check level -
- A communication (e.g. email) with the relevant authorities for serves (i.e. electrical, drainage plumbing, sewerage/septic, gas and telecommunications).





You have been approached as a local builder and have since met on site with Errol and Elizabeth McKendry on their 6 hectares of accessible land at 1416 Chambers Flat Road, Logan Village, Queensland.

They have provided you a sketch floor plan which is for a slab on ground home with pitched roof of three bedrooms and study (see previous page). The home has "Scyon Linea Weatherboard" (James Hardie Product) external cladding with plasterboard internal linings to walls and ceilings with a feature rail at 1100mm on all internal vertical walls and partitions. There is a coloured concrete tile roof over sealed 600mm eaves and a two car garage and attached roofed alfresco (loggia) off internal living areas at the rear. The owners have not chosen any colour schemes nor any electrical/gas appliances or wet area installations at this time. They have requested builder supplied at this stage.

You are provided a geotechnical report and some photos of the property. Nothing untoward is mentioned in the geotechnical report. The block is heavily timbered at the rear and backs on to the Logan River at its rearmost boundary. The owners advise you the location of the house pad is 11 metres above all known flood levels of the past 50 years for the area. There are no trees which are likely to affect the slab on ground location or any work or workers on or around the immediate building to be constructed.

There is a property access gate and approximately 310 metres of 5 metre wide ant bed road into the property with the block partially fenced with slab posts and four strand barbed wire. The entry gates are solar powered with reinforced concrete block curved feature walls 2.5 metres high and each 5 metres long on either side of the gate with the property title "Little Tuscany" emblazoned on the right hand side concrete block wall. The gate when fully open provides 8 metres wide access with bitumen road from all access routes to the property and up to the boundary at the entry gate. The nearest major community hubs to the location are Logan Village, Loganlea, Loganholme, Beenleigh and Yatala.

Following a site survey you have identified that minimal pad levelling is required other than a general scrape of the area to clean it of grass and other plant matter. Power from the mains is already established on site and there is a property pole established approximately 30 metres from the house slab location. You note the mains power is underground and will need to liaise with the power authority and Council for other possible underground services that may traverse the property. You should also satisfy yourself that the landed property is above the flood plain by gaining access to recent flood reports for the area from the Local Authority.

The nearest neighbours and any other buildings that could be impacted are 800 and 900 metres away

Answer



Subcontractors Tenders

Tender Details

Quotes Due By
(02.02.16)

Project Name: 3bed+study, slab on ground
Address: 1416 Chambers Flat Rd, Logan Village
Budget: \$400k
Lead Estimator: DM (DM@Loganhomes.com)

Tender Description:

A 5 month contract 3 bedroom + study slab on ground construction, great access to the property, closest town Logan Village. A class finish, email for a detailed breakdown with all plans + specs approved.

Trade Involved

- Civil
- Electrical
- Plumbing
- Carpentry
- Roofing
- Plasterer
- Painter
- Tiler
- Landscaping
- Roller Garage
- Equipment Hire
- Cleaning
- Scaffolding
- Surveying

Regards

Logan Homes

Survey of Building Site

To Logan Surveyors

Attached are the approved building plans for 1416 Chambers Flat Road, Logan Village, QLD. I require your services to provide heights and reference pins necessary for the proposed building. Please attach your fees and date/timeframe for your services. After approval for your services I will attach a contract for works which will need to be signed before commencement of work, a set out plan should be promptly delivered after works are complete.

Regards

Logan Homes

Installation of temporary services

To Coates Hire

I require the following site accommodation delivered to 1416 Chambers Flat rd, Logan.

1x Storage Container (6m x 2.4m) 31840 \$30 per day

1x Site office (4.8m x 2.5m) 31880 \$30 per day

1x Portaloo 31075 \$10 per day

Please deliver on site on 20.02.16 at 10:00am to Logan Homes on site staff. I require these in a high quality non-defective working order. You will be contacted on the day of termination and you will be required to remove the temporary services off-site. Attached is a clause agreement please return signed by authorised personnel.

Regards

Logan Homes

Request For Information

To Logan City Council

This email is regarding property 1416 Chambers Flat Road, Logan Village, QLD on behalf of Errol and Elizabeth Mckendry who have required my services to build a 3 bedroom + study slab on ground house. I have attached a Condition Report and Floor Plan for proposed building. Please provide a date available for inspection for building permits and approvals for that are required for the building stated i.e. electrical, drainage plumbing, sewerage/septic, gas and telecommunications. Also note this property backs onto the Logan river so a detailed report on flood building requirements will be necessary. I will require a break down on price/time for all permits and approvals.

Regards

Logan Homes

DM-contracts admin
0409167245

Power Supplier

To Logan Power

This email is regarding property 1416 Chambers Flat Road, Logan Village, Power from the mains is already connected via a power pole on the property. I require a detailed report on any underground power services and a report to approve the standard of connection for safe working for electrical contractors to supply to the proposed building site. Please provide your charges and a date available for these activities. Your prompt response is appreciated.

Regards

Logan Homes

Plant Hire Clause/Agreement

Logan Homes - Hirer
21 Logan rd, Logan QLD
0419 672 514

Coates Hire - Logan - Supplier
50 Logan rd, Logan QLD

The Supplier (Coates Hire - Logan) agrees to hire the (CAT BOBLAT) to the Hirer (Logan Homes) on and from 28.02.2016 stated until the date and time notified by the Hirer (Logan Homes). The supplier will be notified by the Hirer when the (CAT BOBLAT) is no longer required whereupon the period of hire will be deemed terminated and the Plant/Equipment shall be promptly collected from the Delivery Address (1416 Chambers Flat Road, Logan Village, QLD) by the Supplier or returned immediately by the Hirer.

The Hirer (Logan Homes) will only be responsible to make payment at the agreed Hire Rate (\$500 per day inc driver (8hr/pd)) for that period of hire up to the date of termination of the Agreement and in the case of a monthly or weekly hire only for the portion of the month or week of hire occurring prior to the termination. The estimated hire finish date (02.03.2016) stated on the Agreement is an estimate only and is not guaranteed by the Hirer. Supplier takes on all responsibility for plant. Hirer takes no liability or responsibility of plant here in.

Signature

Hirer

02.02.16

Signature

Supplier

02.02.16

Condition Report

Site Address - 1416 Chambers Flat Road, Logan Village, Queensland

Client - Errol and Elizabeth McKendry

Council - Logan City Council

Detail	Y/N	NOTES
Site Cleaning	Yes	Minimal pad leveling, general scrape of proposed build area to clean of grass + plant matter
Fences	Yes	Partial fencing with slab posts + barbed wire, Entry gate with 8m width access, little Tuscany on right Hand gate marker.
Water	Yes	Non-potable pumped from river at the property for construction work
Temporary Fencing/Office	Yes	Partial fencing around building site to be secure with no un-authorized entry, Portable site office and toilet to be set up as no other buildings in area.
Electricity	Yes	Power pole 30m from building, check with power company + council for underground detail.
Other Conditions	Yes	Flood area, check council. Access road is road bed 5m wide, Township Logan
Note	N/A	No other details to be added

Signature

Builder

16.02.2016

1416 Chambers Flat, Logan Village QLD
LOGAN HOMES

Project Lead: DM

Today's Date: 2/16/2016 (Tue) (vertical red line)

Start Date: 2/20/2016 (Sat)

First Day of Week (Sun=1): 1

[illegible]

Contract Management Checklist

NOTE: THIS IS AN INTERACTIVE TOOL FOR USE

Contract Name:	1416 chambers flat road,logan village qld.
Contract Manager:	DM
Supplier Name & ABN:	Logan Gyprock
Contract Number:	456767565
Scope of the Contract:	Residential
Est. Contract Value:	21000
Contract Term:	3mths
Extension Options:	N/A
Review Date:	02/04/16
CMP Distribution List:	

Pricing Structure: Material and Delivery

Supplier's Contact

Name:	Logan Gyprock
Position:	Manager
Phone:	45656567
Fax:	998887
Mobile:	83939398
Email:	logangyprock@yahoo.co
Internet:	logangyprock.com

Stage

Stage 1

Stage 2

Miscellaneous

Meeting Schedule:

1 monthly via phone or otherwise stated

2 NA

3 NA

4 NA

Other Contract Items:

N/A

Received Deliveries

(All materials must be checked for defects and noted for admin purposes)

Date	Details
02-Apr-16	60x Gyprock 1200x3600(10mm) received Defective 5pcs 30x Gyrock 1200 x 4800 (10mm) received
10-Apr-16	10x Gyprock 1200x36000 (10mm) received 40x External angle received Short order 20pcs

Appendix

1 RACI

2



Contract Management Checklist

NOTE: THIS IS AN INTERACTIVE TOOL FOR USE

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CMP Distribution List:	

Pricing Structure: Material and Delivery

Supplier's Contact

Name:	Logan Gyprock
Position:	Manager
Phone:	45656567
Fax:	998887
Mobile:	83939398
Email:	logangyprock@yahoo.co
Internet:	logangyprock.com

KPIs:	1	
	2	
	3	

Meeting Schedule:	1 monthly via phone or otherwise stated
	2 NA
	3 NA
	4 NA

Other Contract Items: N/A

Contract Variations (Detail any variations, contract price renegotiations etc. below)

Date	Details
02-Apr-16	1 st stage of gyprock for internal walls – delivery (received)
20-Apr-16	2 nd stage of gyprock for ceiling – delivery
27-Apr-16	Miscellaneous order -

Appendix	1 RACI
	2

Shipment Received Note

Goods Received Receipt

Supplier: Logan Gyprock			Destination: Logan Homes				
Shipment Date		26/03/16	Receipt No.		09XC10	Genre: Shipment Delivery Receipt	
Order Number		67-NY25	Delivery Duration		5 days		
Goods Details		Packing Weight	Packing Size	Quantity	Delivered Quantity	Comments	
Gyprock sheets 1200x 3600 (13mm)				70	65	5 sheets damaged	
Gypock sheets 1200x3600 (10mm)				90	90		
Gyprock sheets 1200x4800 (10mm)				30	30		
Base coat 20kg				10	10		
Paper Tape				10	10		
Top Coat				7	7		
Received by: Logan Homes Rep							
Complete Name & Signature of delivering agency person: Logan Homes <u>Signature</u>							

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