



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 ERICA TAYLOR

Participant signature

Assessor name _____

Assessor signature

Date 12/09/2018

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



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

Answer Site Manager or Site Foreman

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

Answer Site Manager or Site Foreman

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

Answer Site Manager or Site Foreman

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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 These details would be included in the Scope of Work which is generally an Annexure and forms part of the Contract. These details would also be in the Specification which again, would be an annexure to the contract.

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The client should be encouraged to check the finish against the specifications and the QBCC Tolerances Guide.

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

Answer The client should always contact the builder or site manager to arrange a suitable time to carry out site inspections. The site technically belongs to the builder until PC.



Q6. Explain the role of the Building Certifier.

Answer The Building Certifier will assess and approve plans for new builds or renos and also carry out inspections throughout the construction process ie checking fire walls prior to sheeting, provide certificates of inspection, issue enforcement notices where required and give the final approval for a building to be handed over.



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

Answer The Building Certifier is in NO WAY responsible for supervising or providing feedback on the build itself.



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

Answer

1. Keep detailed records of all variations and changes made during construction
2. Ensure drawings are kept up to date and readily available on site for all to see
3. Keep the client well informed of any issues or potential issues as they arise
4. Ensure the client has read and understood the contract, drawings and specifications prior to signing
5. Arrange regular meetings with the client to discuss any potential issues
6. Keep detailed records of all delivery dockets, invoices and payments
7. Ensure any change or issue not matter how small is put in writing, even if just to confirm what has been verbally agreed
8. Ensure the person handling the problem does so in a calm, respectful manner, esp if the problem is at site level



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

Answer The Building Code of Australia (BCA), in the National Construction Code series, contains technical provisions for the design and construction of buildings and other structures

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

Answer NCC2016 – National Construction Code 2016
Building Code of Australia Volume 1: Class 1 to Class 9 Buildings
BCA96 – Building Code of Australia Volume 2: Class 1 and Class 10 Buildings Housing Provisions

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

Answer Performance Requirements
Performance Solution and/or Deemed-to-Satisfy Solution



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

Answer Deemed to Satisfy provisions give guidelines on how, what and where things should be done and are achieved by following the “Deemed to Satisfy” provisions of the NCC. It is assessed by evidence of suitability, expert judgment or both of these things.



Q13. What is a Standard?

Answer A Standard is a document that sets out specifications, procedures and guidelines that aim to ensure products, services, and systems are safe, consistent, and reliable.



Q14. Describe the purpose of the following Australian Standards.

Answer	Standard	Purpose
	AS1684	Standard which covers design criteria, building practices, tie-downs, bracing and span table for Residential timber framed construction. Part 1 set out basis for calculating timbers sizes and forces to be resisted by tie-down and bracing and Part 2 covers design and construction details for non-cyclonic area and included 4 wind classifications



AS2870	This Standard sets out the criteria for the classification of a site and the design and construction of a footing system for a single dwelling house, townhouse or similar structure which may be detached or separated by a party wall or common wall, including buildings classified as Class 1 and Class 10a in the Building Code of Australia. The Standard may also be used for other forms of construction, including some light industrial, commercial and institutional buildings if they are similar to houses in size, loading and superstructure flexibility. The footing systems for which designs are given include slab on ground, stiffened rafts, waffle rafts, strip footings, pad footings and piled footings.
AS3000	Standard for the design, construction and verification of electrical installations.
AS3500	Standard for design, construction of sanitary plumbing and drainage
AS3600	This Standard sets out minimum requirements for the design and construction of concrete building structures and members that contain reinforcing steel or tendons, or both. It also sets out minimum requirements for plain concrete pedestals and footings



AS3660	Standard for building owners and others involved in the management of subterranean termites within and around existing buildings and structures
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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

The Provisional Sum Schedule lists any work which can only be estimated at the time the contract is written. An example of this is the Contractor allows an extra amount for excavation in case any rock is encountered once the works begin.

The Prime Cost Schedule shows an allowance for items which have either not yet been chosen by the owner, for example tapware, tiles, carpet etc or the contractor is unable to give a fixed price



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

Answer

This Section of the Act provides the consumer;/client with information regarding Access to Building Sites.



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

Answer

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

Answer

The cooling off period is a period in which either party can cancel the contract providing it is within 5 business days after the contract has been received by the purchaser and the request is made in writing.

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

Answer

Withdrawal of the contract must be made in writing and again, within the 5 business days.

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

Answer

Liquidated damages is a fixed sum calculated by either a percentage or an amount per day that both parties agree on as part of the contract. These come into effect if the contractor fails to complete the works by the date set out by the contract. The owner then has the right to deduct either the daily amount or the percentage of the contract, for each day over the completion date until the works are completed

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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

Base Stage Frame Stage Enclosed Stage Fixing Stage Practical Completion	☐
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Q24. What contract documentation would you review to identify any unusual aspects for a low rise construction projects related to materials and installations?

Answer Scope of Works, drawings, specifications – basically any annexures to the contract.



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

Answer In the Contract



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.

Answer Material sourcing and ordering
Sequence of trades
Labour and materials schedule
A cash flow chart



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

Answer WHS MANAGEMENT PLAN



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 Firstly, we would notify all site staff of the ETA of any plant, equipment or materials which are to be delivered. We would provide the supplier with contact details for site staff and ask for all deliveries to be co-ordinated with them. Forms we would use would include:
Plant Site Arrival Checklist
Plant Pre-Start Checklist
Plant Risk Assessment
Plant Equipment and Calibration
These will ensure all plant is in safe working condition prior to commencement.

Materials are checked when they are delivered to ensure they aren't defective and if so, sent back with same driver.



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 respectively to either side boundaries.

Answer

