

[Based on or amended from]

AS 4902—2000

(Incorporating Amendment No. 1)

Design and construction of [Anelay](#) (a
Mixed Use Development)

at 70 The Strand, Townsville

Principal: STS TSV Pty Ltd

Contractor: RCQ Projects Pty Ltd

Australian Standard™

General conditions of contract for design and construct

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This Australian Standard was prepared by Committee OB-003, General Conditions of Contract. It was approved on behalf of the Council of Standards Australia on 7 September 1999. This Standard was published on 27 December 2000.

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This Standard was issued in draft form for comment as DR 97528.

AS 4902—2000
(Incorporating Amendment No. 1)

Australian Standard™

General conditions of contract for design and construct

First published as AS 4300—1995.
Revised and redesignated AS 4902—2000.
Reissued incorporating Amendment No. 1 (March 2005).

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Published by Standards Australia, GPO Box 5420, Sydney, NSW 2001, Australia

ISBN 0 7337 3524 X

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**FORMAL INSTRUMENT OF AGREEMENT FOR
CONTRACT AS 4902- 2000**

AGREEMENT made the 17th day of MARCH 2021

PARTIES STS TSV Pty Ltd
ACN 637 240 316

of 5 Baybreeze Pocket
IDALIA QLD 4811
("the Principal")

AND RCQ Projects Pty Ltd
ABN 72 614 089 066

of 212 / Emporio Place
MAROOCHYDORE QLD 4558
(the "Contractor")

RECITALS

- A. The *Principal* is undertaking the North Queensland Specialist Suite Centre Development, Pimlico QLD 4812 ("the *project*").
- B. The *Principal* has agreed to engage the *Contractor* to carry out the design and construction work in connection with the *project* upon and subject to the terms and conditions set out in this Contract.

OPERATIVE PROVISIONS

1 Definitions

In this formal instrument of agreement defined terms have the same meaning as in the General Conditions of Contract.

2 Completion of WUC

The *Contractor* shall undertake all *WUC* and otherwise perform all of its obligations in accordance with this *Contract*.

3 Payment to Contractor

The *Principal* shall pay the *Contractor* in accordance with the *Contract*.

4 The contract sum

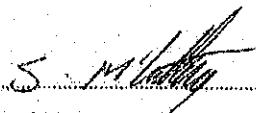
The contract sum is: \$11,238,206 (excluding GST)

5 Contract documents and order of precedence

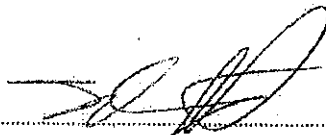
The *Contract* is comprised of the following documents and in the case of any ambiguity, discrepancy or inconsistency the documents will apply in the order of precedence as listed:

- (a) This Formal Instrument of Agreement;
- (b) General Conditions of Contract;
- (c) Annexure Part A - General Conditions;
- (d) Annexure Part B - Approved Form of Unconditional Undertaking;
- (e) Annexure Part C - Deed of Novation (subclause 9.2(c));
- (f) Annexure Part D - Deed of Novation (subclause 9.4);
- (g) Annexure Part E - Deletions, Amendments and Additions
- (h) Annexure Part F - Principal's Project Requirements including Design Documents
- (i) Annexure Part G - Contract of Sale Contract for the Sale of a Proposed Lot in a Community Titles Scheme - Anelay The Strand Community Titles Scheme

EXECUTED by STS TSV Pty Ltd ACN 637 240)
316 in accordance with section 127 of the)
Corporations Act:)


Signature of Director

SHAUN M'Carthy
Name of Director


Signature of Director/Secretary

Shane Muspratt
Name of Director/Secretary

EXECUTED by RCQ Projects Pty Ltd ABN 72)
614 089 066 in accordance with section 127 of the)
Corporations Act:)


Signature of Director

Richard Peterson
Name of Director


Signature of Director/Secretary

SCOTT DERHAM
Name of Director/Secretary

PREFACE

This Standard was prepared by the Joint Standards Australia/Standards New Zealand Committee OB/3, General Conditions of Contract.

This Standard incorporates Amendment No. 1 (March 2005). The changes required by the Amendment are indicated in the text by a marginal bar and amendment number against the clause, note, table, figure or part thereof affected.

This Standard is the result of a consensus among Australian and New Zealand representatives on the Joint Committee to produce it as an Australian Standard.

AS 4902—2000 *General conditions of contract for design and construct*, is a part of the suite of conditions of contract based on AS 4000—1997 *General conditions of contract*.

This Standard covers the following types of project procurement methods:

- (a) design and construct;
- (b) design development and construct; and
- (c) design, novate and construct.

If the project procurement method chosen by the Principal is:

- (a) **design and construct**—the Principal would provide the Principal's project requirements, would not normally provide a detailed preliminary design and would not require novation;
- (b) **design development and construct**—the Principal would provide the Principal's project requirements, would always provide a preliminary design and accordingly would complete Annexure Part A Items 10 and 11;
- (c) **design, novate and construct**—the Principal would provide the Principal's project requirements, would always provide a preliminary design, would complete Annexure Part A Items 10 and 11 and would complete Annexure Part A Item 20 stating which subcontract (including consultant's agreement) or selected subcontract is to be novated to the Contractor.

Subclauses 8.6 and 29.2, prefixed by *, are optional, and may be omitted in the Contract, where necessary, without making consequential amendments but such omission should be clearly shown on the face of the document by striking out these subclauses or indicating clearly in clause 1 of Annexure Part E or elsewhere that they are *not to apply*. See paragraph (i) of clause 1 for the effect of stating deletions in Annexure Part E.

WARNINGS

- (1) Users of this Australian Standard are warned that clause 15 (Damage to persons and property other than WUC) does not limit the liability of parties for special, indirect or consequential losses.

This unlimited liability applies notwithstanding any limitations or exclusions permitted under insurance clauses 16A (Insurance of the Works), 16B (Professional indemnity insurance) and 17 (Public liability insurance).

Parties wishing to limit their liability should seek insurance and legal advice before entering a contract under this Standard.

- (2) Principals should ensure that their specific requirements are fully and completely incorporated in the Principal's project requirements obtaining specialist advice if necessary. Where a Contractor provides a proposed design as part of its tender, the parties should consider whether that design should form part of the preliminary design.
- (3) The risk allocation, drafting, interpretation and construction of this Standard are interrelated. Users who alter the Standard do so at their own risk and

should obtain specialist advice as to whether it is suitable for a particular project.

- (4) Contractors should ensure that they satisfy the requirements of payment for unfixed plant and materials.
- (5) Legislation has come into force in some jurisdictions dealing with security of payments. Parties intending to use this Standard should seek expert advice as to their rights and obligations under such legislation.

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STANDARDS AUSTRALIA

Australian Standard

General conditions of contract for design and construct

1 Interpretation and construction of Contract

In the *Contract*, except where the context otherwise requires:

BIF Act means the *Building Industry Fairness (Security of Payment) Act 2017 (Qld)*;

Business Day means a day that is not:

- (a) a Saturday or Sunday;
- (b) a public holiday, special holiday or bank holiday in Townsville;
- (c) 22, 23, 24 December;
- (d) 27, 28, 29, 30 or 31 December; or
- (e) 2, 3, 4, 5, 6, 7, 8, 9 or 10 January;

certificate of practical completion has the meaning in subclause 34.6;

compensable cause means:

- (a) any act, default or omission of the *Superintendent*, the *Principal* or its consultants, agents, other contractors (not being employed by the *Contractor*) or separate contractors; or
- (b) those listed in *Item 31*;

but not including:

- (a) a Pandemic

construction plant means appliances and things used in the carrying out of *WUC* but not forming part of *the Works*;

consultant means any person engaged by the *Contractor* to perform consultancy services in connection with *WUC* and includes any *Principal's* consultant whose prior contract is novated to the *Contractor* under subclause 9.4;

Contract has the meaning in clause 6;

contract sum means:

- (a) where the *Principal* accepted a lump sum, the lump sum;
- (b) where the *Principal* accepted rates, the sum of the products ascertained by multiplying the rates by the corresponding quantities in the *schedule of rates*; or
- (c) where the *Principal* accepted a lump sum and rates, the aggregate of the sums referred to in paragraphs (a) and (b),

including *provisional sums* but excluding any additions or deductions which may be required to be made under the *Contract*;

<i>Contractor</i>	means RCQ Projects Pty Ltd;
<i>Contractor's design obligations</i>	means all tasks necessary to design and specify <i>the Works</i> required by the <i>Contract</i> , including preparation of the <i>design documents</i> and, if the documents stated in <i>Item 10</i> as describing the <i>Principal's project requirements</i> include a <i>preliminary design</i> , developing the <i>preliminary design</i> ;
<i>date for practical completion</i>	means: (a) where <i>Item 7(a)</i> provides a date for <i>practical completion</i>, the date; (b) where <i>Item 7(b)</i> provides a period of time for <i>practical completion</i>, the last day of the period, but if any <i>EOT</i> for <i>practical completion</i> is directed by the <i>Superintendent</i> or allowed in any expert determination or litigation, it means the date resulting therefrom;
<i>date of acceptance of tender</i>	means the date which appears on the written notice of acceptance of the tender;
<i>date of practical completion</i>	means: (a) the date evidenced in a <i>certificate of practical completion</i> as the date upon which <i>practical completion</i> was reached; or (b) where another date is determined in any expert determination or litigation as the date upon which <i>practical completion</i> was reached, that other date;
<i>deed of guarantee, undertaking and substitution</i>	has the meaning in subclause 5.6;
<i>defects</i>	has the meaning in clause 35 and includes omissions;
<i>defects liability period</i>	has the meaning in clause 35;
<i>design documents</i>	means the drawings, specifications and other information, samples, models, patterns and the like required by the <i>Contract</i> and created (and including, where the context so requires, those to be created by the <i>Contractor</i>) for the construction of <i>the Works</i> ;
<i>direction</i>	includes agreement, approval, assessment, authorisation, certificate, decision, demand, determination, explanation, instruction, notice, order, permission, rejection, request or requirement;
<i>dispute</i>	has the meaning in clause 42;
<i>EOT (from 'extension of time')</i>	has the meaning in subclause 34.3;
<i>excepted risk</i>	has the meaning in subclause 14.3;
<i>final certificate</i>	has the meaning in subclause 37.4;

- final payment*** has the meaning in clause 37;
- final payment claim*** means the final payment claim referred to in subclause 37.4;
- force majeure event*** means any of the following events provided they are outside the reasonable control of the affected party and could not have been avoided by that party taking reasonable steps;
- (a) earthquake, fire, landslide, flood or meteor;
 - (b) drought, tsunami, storms, cyclones
 - (c) other state of armed hostilities (whether war is declared or not), riot, act of public enemies, national emergency (whether in fact or in law), declaration of marshal law;
 - (d) applicable laws or regulations relating to anti-money laundering, counter-terrorism financing or sanctions;
 - (f) aviation or other foreign object landing or other incident on the near the site, war, invasion, act of a foreign enemy, hostilities between nations, civil insurrection or military power;
 - (g) acts of terrorism, civil unrest or revolution;
 - (h) ionising radiation or contamination by radioactivity from any nuclear waste or from a combustion of nuclear fuel; or
 - (i) confiscation, nationalisation, requisition, or embargo by or under the order of any authority;
- GST*** is a goods and services tax as governed by the *GST Act*;
- GST Act*** means the *A New Tax System (Goods and Services Tax) Act 1999 (Cth)*;
- intellectual property right*** means any patent, registered design, trademark or name, copyright or other protected right;
- Item*** means an *Item* in Annexure Part A;
- latent condition*** has the meaning in subclause 25.1;
- legislative requirement*** includes:
- (a) Acts, Ordinances, regulations, by-laws, orders, awards and proclamations of the jurisdiction where *WUC* or the particular part thereof is being carried out;
 - (b) certificates, licences, consents, permits, approvals and requirements of organisations having jurisdiction in connection with the carrying out of *WUC*; and
 - (c) fees and charges payable in connection with the foregoing;
- Pandemic*** means a public health emergency for an epidemic, pandemic or endemic as declared by the World Health Organisation or health declarations by any Government;
- PPSA*** means the Personal Property Securities Act 2009 (Cth);
- PPSA register*** means the register established under the *PPSA*;

- practical completion*** is that stage in the carrying out and completion of *WUC* when:
- (a) *the Works* are complete except for minor *defects*:
 - (i) which do not prevent *the Works* from being reasonably capable of being used for their stated purpose;
 - (ii) which the *Superintendent* determines the *Contractor* has reasonable grounds for not promptly rectifying; and
 - (iii) the rectification of which will not prejudice the convenient use of *the Works*;
 - (b) those *tests* which are required by the *Contract* to be carried out and passed before *the Works* reach *practical completion* have been carried out and passed; and
 - (c) a certificate of classification pursuant to the Building Code of Australia can be issued;
- preliminary design*** means the documents stated in *Item 11*;
- prescribed notice*** has the meaning in subclause 41.1;
- Principal*** means the Principal stated in *Item 1*;
- Principal's project requirements*** means the *Principal's* written requirements for *the Works* described in the documents stated in *Item 10* which:
- (a) shall include the stated purpose for which *the Works* are intended;
 - (b) may include the *Principal's* design, timing and cost objectives for *the Works*; and
 - (c) where stated in *Item 10*, shall include a *preliminary design*;
- program*** has the meaning in clause 32;
- progress certificate*** has the meaning in subclause 37.2;
- provisional sum*** has the meaning in clause 3 and includes monetary sum, contingency sum and prime cost item;
- public liability policy*** has the meaning in clause 17;
- QBCC Act*** means the *Queensland Building and Construction Commission Act 1991* (Qld);
- qualifying cause of delay*** means:
- (a) any act, default or omission of the *Superintendent*, the *Principal* or its consultants, agents, other contractors (not being employed by the *Contractor*) or *separate contractors*; or
 - (b) any inclement weather and its effects; or
 - (c) any *variations*; or
 - (d) a *force majeure event*; or
 - (e) delays in the granting of authority approvals that are not caused or contributed to by the *Contractor*; or

- (f) a *Pandemic*;
- (g) other than:
 - (i) a breach or omission by the *Contractor*;
 - (ii) industrial conditions specific to the *Site* at any time, or inclement weather occurring after the *date for practical completion*; and
 - (iii) stated in *Item 28*;

schedule of rates means any schedule included in the *Contract* which, in respect of any section or item of *work* to be carried out, shows the rate or respective rates of payment for the execution of that *work* and which may also include lump sums, *provisional sums*, other sums, quantities and prices;

security means:

- (a) cash;
- (b) retention moneys;
- (c) bonds or inscribed stock or their equivalent issued by a national, state or territory government;
- (d) interest bearing deposit in a bank carrying on business at the place stated in *Item 9(c)*;
- (e) an approved unconditional undertaking (the form in Annexure Part B is approved) or an approved performance undertaking given by an approved financial institution or insurance company; or
- (f) other form approved by the party having the benefit of the security;

security interest has the same meaning as under the *PPSA*;

selected subcontract work has the meaning in subclause 9.3;

selected subcontractor has the meaning in subclause 9.3;

separate contractor means any contractor authorised or permitted by the *Principal* to carry out work, provide services or supply other items not included in *WUC* on the *site*;

separable portion means a portion of the *Works* identified as such in the *Contract* or by the *Superintendent* pursuant to clause 4;

site means the lands and other places to be made available and any other lands and places made available to the *Contractor* by the *Principal* for the purpose of the *Contract*;

subcontractor in clauses 3 and 9 includes a *consultant*;

Superintendent means the person stated in *Item 5* as the Superintendent or other person from time to time appointed in writing by the *Principal* to be the Superintendent and notified as such in writing to the *Contractor* by the *Principal* and, so far as concerns the functions exercisable by a *Superintendent's Representative*, includes a *Superintendent's Representative*;

<i>Superintendent's Representative</i>	means an individual appointed in writing by the <i>Superintendent</i> under clause 21;
<i>survey mark</i>	in clause 26 means a survey peg, benchmark, reference mark, signal, alignment, level mark or any other mark for the purpose of setting out, checking or measuring <i>WUC</i> ;
<i>temporary works</i>	means <i>work</i> used in carrying out and completing <i>WUC</i> , but not forming part of <i>the Works</i> ;
<i>test</i>	has the meaning in subclause 30.1 and includes examine and measure;
<i>the Works</i>	means the whole of the <i>work</i> to be carried out and completed in accordance with the <i>Contract</i> , including <i>variations</i> provided for by the <i>Contract</i> , which by the <i>Contract</i> is to be handed over to the <i>Principal</i> ;
<i>variation</i>	has the meaning in clause 36;
<i>work</i>	includes the provision of materials;
<i>working day</i>	means a day that is: (a) a <i>business day</i>; and (b) not a rostered day off in accordance with the Queensland Master Builders Association RDO calendar;
<i>WUC (from 'work under the Contract')</i>	means the <i>work</i> which the <i>Contractor</i> is or may be required to carry out and complete under the <i>Contract</i> and includes <i>variations</i> , remedial <i>work</i> , <i>construction plant</i> and <i>temporary works</i> , and like words have a corresponding meaning.

In the *Contract*:

- (a) references to days mean calendar days and references to a person include an individual, firm or a body, corporate or unincorporate;
- (b) time for doing any act or thing under the *Contract* shall, if it ends on a day which is not a *business day* be deemed to end on the next *business day*;
- (c) clause headings, subclause headings, and the table of contents shall not form part of, nor be used in the interpretation of, the *Contract*;
- (d) words in the singular include the plural and words in the plural include the singular, according to the requirements of the context. Words importing a gender include every gender;
- (e) communications between the *Principal*, the *Superintendent* and the *Contractor* shall be in the English language;
- (f) measurements of physical quantities shall be in legal units of measurement of the jurisdiction in *Item 8*;
- (g) unless otherwise provided, prices are in the currency in *Item 9(a)*;

- (h) the law governing the *Contract*, its interpretation and construction, and any agreement for expert determination, is the law of the jurisdiction in Item 8; and
- (i) if pursuant to Annexure Part E to these General Conditions, clauses or their parts in these General Conditions are deleted, the *Contract* shall be read and construed as though the clause or its part has been deleted, whether or not that particular clause or its part has been struck from these General Conditions.
- (j) a reference to legislation or a legal provision includes:
 - (i) any modification or substitution of that legislation or legislative provision; and
 - (ii) any subordinate legislation issued under that legislation or legislative provision including under that legislation or legislative provision as modified or substituted;
- (k) a reference to clause, subclause paragraph, annexure or a schedule is a reference to clause, subclause, paragraph, annexure or schedule to or of the *Contract*;
- (l) a reference to a person includes that person's successors and permitted assignees and novatees;
- (m) an obligation or warranty on the part of two or more persons binds them jointly and severally and an obligation or warranty in favour of two or more persons benefits them jointly and severally;
- (n) "including" and "includes" are not words of limitation;
- (o) a word that is derived from a defined word has a corresponding meaning;
- (p) a reference to a thing includes each part of that thing; and
- (q) neither the *Contract* nor any part of it is to be construed against a party on the basis that the party or its lawyers were responsible for its drafting.

2 Nature of Contract

2.1 Performance and payment

The *Contractor* shall carry out and complete *WUC* in accordance with the *Contract* and *directions* authorised by the *Contract*.

The *Principal* shall pay the *Contractor*:

- (a) for *work* for which the *Principal* accepted a lump sum, the lump sum; and
- (b) for *work* for which the *Principal* accepted rates, the sum of the products ascertained by multiplying the measured quantity of each section or item of *work* actually carried out under the *Contract* by the rate accepted by the *Principal* for the section or item,

adjusted by any additions or deductions made pursuant to the *Contract*.

2.2 Contractor's warranties

Without limiting the generality of subclause 2.1, the *Contractor* warrants to the *Principal* that:

- (a) the *Contractor*:
 - i. at all times shall be suitably qualified and experienced, and shall exercise due skill, care and diligence in the carrying out and completion of *WUC*;
 - ii. has examined any *preliminary design* included in the *Principal's project requirements* and that such *preliminary design* is suitable, appropriate and adequate for the purpose stated in the *Principal's project requirements*;
 - iii. shall carry out and complete the *Contractor's design obligations* to accord with the *Principal's project requirements* and, if subclause 9.4 applies, accept the novation and retain the *Principal's* consultants for any *work* the subject of a prior contract with the *Principal*; and
 - iv. shall carry out and complete *WUC* in accordance with the *design documents* so that *the Works*, when completed, shall:
 - (A) be fit for their stated purpose; and
 - (B) comply with all the requirements of the *Contract*; and
 - v. shall engage and retain the Consultants identified in the *Contractor's* tender and any other Consultant's retained in accordance with the *Contract* who are suitably qualified (including with all necessary licences, certificates and registration) and experienced
 - vi. has inspected the Site and its surrounds, and warrants that:
 - i. the Site is fit for the *Principal's Purpose*; and
 - ii. the Site and its ground conditions are suitable for the construction of the *Project*;
 - vii. prior to the Date of the *Contract*:
 - i. has carefully examined, investigated, inspected and satisfied itself in all respects as to:
 - (A) all information made available by or on behalf of the *Principal* to the *Contractor* for the purpose of entering into the *Contract*;
 - (B) all information influencing the risk allocation in respect of the work under the *Contract* and known to the *Contractor* or obtainable by the making of reasonable enquiries;
 - (C) the Site and its near surrounds and gathered all information necessary to carry out the work under the *Contract* (including all relevant dimensions and conditions on or about the Site and the adequacy and suitability of the Site);
- (b) subject to clause 9, the *consultants* identified in the *Contractor's* tender are suitably qualified and experienced.

2.3 Warranties unaffected

The warranties remain unaffected notwithstanding:

- (a) that design *work* (including the *preliminary design*) has been carried out by or on behalf of the *Principal* and included in the *Principal's project requirements*;
- (b) that the *Contractor* has entered into a novation of any prior contract between the *Principal* and a *Principal's* consultant under subclause 9.4 and thereafter has retained that consultant in connection with *WUC*;

- (c) any receipt or review of, or comment or *direction* on, the *design documents* by the *Superintendent*; or
- (d) any *variation*.

2.4 Quantities

Quantities in a *schedule of rates* are estimated quantities only.

The *Superintendent* is not required to give a *direction* by reason of the actual quantity of an item required to perform the *Contract* being greater or less than the quantity shown in the *schedule of rates*.

2.5 Adjustment for actual quantities

Where, otherwise than by reason of a *direction* to vary *WUC*, the actual quantity of an item required to perform the *Contract* is greater or less than the quantity shown in the *schedule of rates*:

- (a) the *Principal* accepted a lump sum for the item, the difference shall be a deemed *variation*;
- (b) the *Principal* accepted a rate for the item, the rate shall apply to the greater or lesser quantities provided that where limits of accuracy for a quantity in a *schedule of rates* are stated in *Item 12*, the rate shall apply to the greater or lesser quantities within the limits, and quantities outside the limits shall be a deemed *variation*.

If such a *schedule of rates* omits an item which should have been included, the item shall be a deemed *variation*.

3 Provisional sums

A *provisional sum* included in the *Contract* shall not itself be payable by the *Principal* but where pursuant to a *direction* the *work* or item to which the *provisional sum* relates is carried out or supplied by the *Contractor*, the *work* or item shall be priced by the *Superintendent*, and the difference shall be added to or deducted from the *contract sum*.

Where any part of such *work* or item is carried out or supplied by a *subcontractor*, the *Superintendent* shall allow the amount payable by the *Contractor* to the *subcontractor* for the *work* or item, disregarding:

- (a) any damages payable by the *Contractor* to the *subcontractor* or vice versa; and
- (b) any deduction of cash discount for prompt payment,

plus an amount for profit and attendance calculated by using the percentage thereon stated in *Item 13* or elsewhere in the *Contract*, or, if not so stated, as assessed by the *Superintendent*.

For the sake of clarity, the *provisional sum* amounts included in the *Contract* do not include any amount for profit and/or attendance.

4 Separable portions

Separable portions may be directed by the *Superintendent*, who shall clearly identify for each, the:

- (a) portion of the *Works*;
- (b) *date for practical completion*; and
- (c) respective amounts for *security*, bonus, liquidated damages and delay damages (all calculated pro-rata according to the ratio of the *Superintendent's* valuation of the *separable portion* to the *contract sum*).

4A Conditions Precedent

4A.1 Conditions

- (a) The Contract will commence on the execution of the Contract or the Principal obtaining finance satisfactory to the Principal in its absolute discretion to fund the Works, whichever is the later:
- (b) Each party must use its best endeavors to satisfy the Conditions Precedent and must notify the other party in writing as and when a Condition Precedent has been satisfied.
- (c) The Principal may waive any or all of the Conditions Precedent in its absolute discretion.
- (d) Upon satisfaction or waiver of all Conditions Precedent the Principal must notify the Contractor of the date upon which the Conditions Precedent were satisfied or waived.
- (e) Should any of the Conditions Precedent not be satisfied or waived within 1 month of the date of the *Contract* (or other such period extended by written agreement by both parties)) then the Principal may rescind the Contract by notice in writing to the Contractor.
- (f) Except as provided in clause 4A.2, if the Contract is rescinded pursuant to paragraph (e) above, then neither party will have any obligation to any other party (including, in the case of the Contractor, no Claim against the Principal) arising in or as a result of that rescission or otherwise out of the Contract except for breaches arising prior to such rescission.

4A.2 Early Contractor Involvement

Notwithstanding the Conditions Precedent in clause 4A.1, the parties acknowledge and agree that the Principal has engaged the Contractor to carry out works under an Early Contractor Involvement Contract (*ECI Contract*) dated on or around 13 March 2020.

The Contractor shall continue to perform the ECI Contract, including to progress the *WUC*, and be entitled to be paid for those works even if the Conditions Precedent are not satisfied or the Principal opts to rescind the Contract under clause 4A.1(e).

Upon satisfaction of the Conditions Precedent under clause 4A.1 and the commencement of the Contract, the ECI Contract (including the Works, payments, and the like) will form part of the Contract.

Any works performed by the Contractor prior to the execution of this Contract are to be performed on the same terms and conditions as contained in this Contract. In particular, the Contractor has agreed to undertake preparation of Design Documents, Building Approval and commence construction of the basement works prior to execution of the Contract. The Contractor acknowledges and agrees that the Principal may require the Contractor to cease that element of the Works at any time upon 5 days written notice. The Contractor's only entitlement will be the costs of performing that part of the Works including any procurement costs, up to the date of termination by the Principal.

5 Security

5.1 Provision

Security shall be provided in accordance with *Item 14* or *15*. All delivered *security*, other than cash or retention moneys, shall be transferred in escrow.

Security may be the form of an unconditional undertaking from a financial institution, including bank guarantees.

Security shall:

- (a) prior to *practical completion*, not exceed 5% of the *contract sum*; and
- (b) after *practical completion*, not exceed 2.5% of the *contract sum*.

5.2 Recourse

Security shall be subject to recourse by the *Principal* where at least 5 days have elapsed since the *Principal* notified the *Contractor* of intention to have recourse.

5.3 Change of security

At any time a party providing retention moneys or cash *security* may substitute another form of *security*. To the extent that another form of *security* is provided, the other party shall not deduct, and shall promptly release and return, retention moneys and cash *security*.

5.4 Reduction and release

Upon the issue of the *certificate of practical completion* a party's entitlement to *security* (other than in *Item 14(e)*) shall be reduced by the percentage or amount in *Item 14(f)* or *15(d)* as applicable, and the reduction shall be released and returned within 14 days to the other party.

The *Principal's* entitlement to *security* in *Item 14(e)* shall cease 14 days after incorporation into *the Works* of the plant and materials for which that *security* was provided.

A party's entitlement otherwise to *security* shall cease 14 days after *final certificate*.

Upon a party's entitlement to *security* ceasing, that party shall release and return forthwith the *security* to the other party.

5.5 Trusts and interest

Except where held by a government department or agency or a municipal, public or statutory authority, any portion of *security* (and interest earned thereon) which is cash or retention moneys, shall be held in trust for the party providing them until the *Principal* or the *Contractor* is entitled to receive them.

Interest earned on *security* not required to be held in trust shall belong to the party holding that *security*.

5.6 Deed of guarantee, undertaking and substitution

Where:

- (a) a party is a related or subsidiary corporation (as defined in the applicable corporations law of the jurisdiction); and
- (b) a form of *deed of guarantee, undertaking and substitution* was included in the tender documents, that party shall, within 14 days after receiving a written request from the other party, provide such *deed of guarantee, undertaking and substitution* duly executed and enforceable.

6 Evidence of Contract

7 Not Used Service of Notices

7.1 Service other than by email

Subject to subclause 7.2, a notice (and other documents) shall be deemed to have been given and received:

- (a) if addressed or delivered to the relevant address in the *Contract* or last communicated in writing to the person giving the notice; and
- (b) on the earliest date of:
 - (i) actual receipt;
 - (ii) confirmation of correct transmission of fax; or
 - (iii) 3 days after posting.

7.2 Notices by Email

A notice may be sent by email if it is in a form not able to be readily altered by the recipient (eg PDF).

A notice (and other documents) sent by email shall be deemed to have been given and received;

- (a) if addressed to the relevant email address in the *Contract* or last communicated in writing to the person giving the notice; or
- (b) on the date of confirmation of transmission by email.

8 Contract documents

8.1 Discrepancies

Figured shall prevail over scaled dimensions in a discrepancy. Otherwise, if either party discovers any inconsistency, ambiguity or discrepancy in any document prepared for the purpose of carrying out *WUC*, that party shall give the *Superintendent* written notice of it. The *Superintendent*, thereupon, and upon otherwise becoming aware, shall direct the *Contractor* as to the interpretation and construction to be followed.

The *Contractor* shall bear the cost of compliance with a *direction* under this subclause to the extent that any inconsistency, ambiguity or discrepancy in the *design documents* or between the *design documents* and the *Principal's project requirements* necessitates the *direction*.

If compliance with any other *direction* under this subclause causes the *Contractor* to incur more or less cost than otherwise would have been incurred had the *direction* not been given, the difference shall be assessed by the *Superintendent* and added to or deducted from the *contract sum*.

8.2 Principal-supplied documents

The *Principal* shall supply to the *Contractor* the documents and number of copies thereof, both stated in *Item 16*.

They shall:

- (a) remain the *Principal's* property and be returned to the *Principal* on written demand; and
- (b) not be used, copied nor reproduced for any purpose other than *WUC*.

8.3 Contractor-supplied documents

The *Contractor* shall supply to the *Superintendent* the documents and number of copies at the times or stages stated in *Item 17*.

Other documents and information required by the *Contract*, unless elsewhere stated in the *Contract*, shall be supplied not less than 14 days before the *work* described in the documents is commenced and shall be in a form satisfactory to the *Superintendent*.

If the *Contractor* submits a document to the *Superintendent*, then except where the *Contract* otherwise provides:

- (a) the *Superintendent* shall not be required to check that document for errors, omissions, inconsistencies, ambiguities, discrepancies or compliance with the *Contract*;
- (b) notwithstanding subclause 2.1, any *Superintendent's* acknowledgment or approval shall not prejudice the *Contractor's* obligations; and
- (c) if the *Contract* requires the *Contractor* to obtain the *Superintendent's direction* about that document, the *Superintendent* shall give, within the time stated in *Item 18*, the appropriate *direction*, including reasons if the document is not suitable.

A *direction* by the *Superintendent* to vary anything in the *design documents* shall be a *variation* to *WUC* only to the extent that the *design documents*, before such *variation*, complied, or would have complied, with the *Principal's project requirements*.

Copies of documents supplied by the *Contractor* shall be the *Principal's* property but shall not be used nor copied otherwise than for the use, repair, maintenance or alteration of *the Works*.

8.4 Availability

The *Contractor* shall keep available to the *Superintendent* and the *Principal*:

- (a) on *site*, one complete set of documents affecting *WUC* and supplied by a party or the *Superintendent*; and
- (b) at the place of manufacture or assembly of any significant part of *WUC* off *site*, a set of the documents affecting that part.

8.5 Confidential information

The parties shall ensure that there are kept confidential such documents, samples, models, patterns and other information as are supplied and clearly identified as confidential.

If required in writing by a party, the other party shall enter into a separate agreement not to disclose to anyone else any confidential matter even after *final certificate* or earlier termination of the *Contract*. If so required by the *Contractor*, the *Principal* shall ensure that the *Superintendent* also enters into such an agreement.

* 8.6 Media

The *Contractor* shall not disclose any information concerning the project for distribution through any communications media without the *Principal's* prior written approval (which shall not be unreasonably withheld). The *Contractor* shall refer to the *Principal* any enquiries from any media concerning the project.

9 Assignment and subcontracting

9.1 Assignment

Neither party shall, without the other's prior written approval (including terms) assign the *Contract* or any payment or any other right, benefit or interest thereunder.

9.2 Subcontracting generally

The *Contractor* shall engage and retain the consultants identified in the *Contractor's* tender.

The *Contractor* shall not without the *Superintendent's* prior written approval (which shall not be unreasonably withheld):

- (a) subcontract or allow a *subcontractor* to subcontract any *work* described in *Item 19*; or
- (b) allow a *subcontractor* to assign a subcontract or any payment or any other right, benefit or interest thereunder.

With a request for approval, the *Contractor* shall give the *Superintendent* written particulars of the *work* to be subcontracted and the name and address of the proposed *subcontractor*. The *Contractor* shall give the *Superintendent* other information which the *Superintendent* reasonably requests, including the proposed subcontract documents without prices.

Within 14 days of the *Contractor's* request for approval, the *Superintendent* shall give the *Contractor* written notice of approval or of the reasons why approval is not given.

Approval may be conditional upon the subcontract including:

- (a) provision that the *subcontractor* shall not assign nor subcontract without the *Contractor's* written consent;
- (b) provisions which may be reasonably necessary to enable the *Contractor* to fulfil the *Contractor's* obligations to the *Principal*;

* See Preface

- (c) provision that if the *Contract* is terminated and upon the *subcontractor* being paid the sum certified by the *Superintendent* as owing to the *subcontractor*, the *Contractor* and the *subcontractor* shall, after the *Principal* has done so, promptly execute a deed of novation in the form of Annexure Part C.

For the purpose of effecting such novation only, the *Contractor* hereby irrevocably appoints the *Superintendent* to be the *Contractor's* attorney with authority to execute such documents as are necessary to give effect to the novation and to bind the *Contractor* accordingly; and

- (d) where the *subcontractor* is a *consultant*, provision that the *subcontractor* shall effect and maintain professional indemnity insurance on the same terms as are required under *Items 24(c)* and *24(d)*.

9.3 Selected subcontract work

If the *Principal* has included in the invitation to tender a list of one or more *selected subcontractors* for particular *work*, the *Contractor* shall subcontract that *work* to a *selected subcontractor* and thereupon give the *Superintendent* written notice of that *selected subcontractor's* name.

If no subcontractor on the *Principal's* list will subcontract to carry out the *selected subcontract work*, the *Contractor* shall provide a list for the written approval of the *Superintendent*.

9.4 Novation

This subclause applies only where the *Principal's project requirements* include a *preliminary design* or the *Contract* includes *selected subcontract work*.

When directed by the *Principal*, the *Contractor*, without being entitled to compensation, shall promptly execute a deed of novation in the form of Annexure Part D, such deed being between the *Principal*, the *Contractor* and the *subcontractor* or the *selected subcontractor* stated in *Item 20* for the particular part of the *preliminary design* or *selected subcontract work*.

9.5 Contractor's responsibility

Except where the *Contract* otherwise provides, the *Contractor* shall be liable to the *Principal* for the acts, defaults and omissions of *subcontractors* (including *selected subcontractors*) and employees and agents of *subcontractors* as if they were those of the *Contractor*.

Approval to subcontract shall not relieve the *Contractor* from any liability or obligation under the *Contract*.

10 Intellectual property rights

10.1 Warranties and indemnities

The *Principal* warrants that, unless otherwise provided in the *Contract*, the *Principal's project requirements*, design, materials, documents and methods of working, each specified in the *Contract* or provided or directed by the *Principal* or the *Superintendent* shall not infringe any *intellectual property right*.

The *Contractor* warrants that any other design, materials, documents and methods of working, each provided by the *Contractor*, shall not infringe any *intellectual property right*.

Each party shall indemnify the other against such respective infringements.

10.2 Intellectual property rights granted to Principal

The *Contractor* grants to the *Principal* an irrevocable licence to use the *design documents* for *WUC*. Such licence shall also include any subsequent repairs to, maintenance or servicing of (including the supply of replacement parts), or additions or alterations to, *the Works* and the copying of the documents for such purposes.

11 Legislative requirements

11.1 Compliance

The *Contractor* shall satisfy all *legislative requirements* except those in *Item 22(a)* or directed by the *Superintendent* to be satisfied by or on behalf of the *Principal*.

The *Contractor*, upon finding that a *legislative requirement* is at variance with the *Contract* or the *Principal's project requirements*, shall promptly give the *Superintendent* written notice thereof.

11.2 Changes

If a *legislative requirement*:

- (a) necessitates a change:
 - (i) to the *Principal's project requirements*;
 - (ii) to *the Works*;
 - (iii) to so much of *WUC* as is identified in *Item 22(b)*;
 - (iv) being the provision of services by a municipal, public or other statutory authority in connection with *WUC*; or
 - (v) in a fee or charge or payment of a new fee or charge;
- (b) comes into effect after the 14th day before the closing of tenders but could not reasonably then have been anticipated by a competent contractor; and
- (c) causes the *Contractor* to incur more or less cost than otherwise would have been incurred, the difference shall be assessed by the *Superintendent* and added to or deducted from the *contract sum*.

11.3 QBCC Act and BIF Act

The parties acknowledge that their rights and obligations under the *Contract* are subject to the provisions of the *QBCC Act* and the *BIF Act* to the extent that they apply, and where there is any inconsistency between the *Contract* and the *QBCC Act* or *BIF Act*, the *QBCC Act* or *BIF Act* shall prevail to the extent necessary to avoid the inconsistency.

12 Protection of people and property

12.1 General

Insofar as compliance with the *Contract* permits, the *Contractor* shall:

- (a) take measures necessary to protect people and property;
- (b) avoid unnecessary interference with the passage of people and vehicles; and
- (c) prevent nuisance and unreasonable noise and disturbance.

If the *Contractor* damages property, the *Contractor* shall promptly rectify the damage and pay any compensation which the law requires the *Contractor* to pay.

If the *Contractor* fails to comply with an obligation under this clause, the *Principal*, after the *Superintendent* has given reasonable written notice to the *Contractor* and in addition to the *Principal's* other rights and remedies, may have the obligation performed by others. The cost thereby incurred shall be certified by the *Superintendent* as moneys due from the *Contractor* to the *Principal*.

12.2 Principal Contractor

The *Principal* engages the *Contractor* as principal contractor and authorises the *Contractor* to have management or control of the site and to discharge the duties of the principal contractor under the *Work Health and Safety Act 2011* (Qld) and the *Work Health and Safety Regulation 2011* (Qld).

13 Urgent protection

If urgent action is necessary to protect *WUC*, other property or people and the *Contractor* fails to take the action, in addition to any other remedies of the *Principal*, the *Superintendent* may take the necessary action. If the action was action which the *Contractor* should have taken at the *Contractor's* cost, the *Superintendent* shall certify the cost incurred as moneys due from the *Contractor* to the *Principal*.

If time permits, the *Superintendent* shall give the *Contractor* prior written notice of the intention to take action pursuant to this clause.

14 Care of the work and reinstatement of damage

14.1 Care of WUC

Except as provided in subclause 14.3, the *Contractor* shall be responsible for care of:

- (a) the whole of *WUC* from and including the date of commencement of *WUC* to 4:00 pm on the *date of practical completion*, at which time responsibility for the care of the *Works* (except to the extent provided in paragraph (b)) shall pass to the *Principal*; and
- (b) outstanding *work* and items to be removed from the *site* by the *Contractor* after 4:00 pm on the *date of practical completion* until completion of outstanding *work* or compliance with clauses 29, 30 and 35.

Without limiting the generality of paragraph (a), the *Contractor* shall be responsible for the care of unfixed items accounted for in a *progress certificate* and the care and preservation of things entrusted to the *Contractor* by the *Principal* or brought onto the *site* by *subcontractors* for carrying out *WUC*.

14.2 Reinstatement

If loss or damage, other than that caused by an *excepted risk*, occurs to *WUC* during the period of the *Contractor's* care, the *Contractor* shall at its cost, rectify such loss or damage.

In the event of loss or damage being caused by any of the *excepted risks* (whether or not in combination with other risks), the *Contractor* shall to the extent directed by the *Superintendent*, rectify the loss or damage and such rectification shall be a deemed *variation*. If loss or damage is caused by a combination of *excepted risks* and other risks, the *Superintendent* in pricing the *variation* shall assess the proportional responsibility of the parties.

14.3 Excepted risks

The *excepted risks* causing loss or damage, for which the *Principal* is liable, are:

- (a) any negligent act or omission of the *Superintendent*, the *Principal* or its consultants, agents, employees, other contractors (not being employed by the *Contractor*) or separate contractors;
- (b) any risk specifically excepted elsewhere in the *Contract*;
- (c) war, invasion, acts of foreign enemies, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection or military or usurped power, martial law or confiscation by order of any Government or public authority;
- (d) ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel not caused by the *Contractor* or its *subcontractors* or either's employees or agents;

- (e) use or occupation of any part of *WUC* by the *Principal* or its consultants, agents, other contractors (not being employed by the *Contractor*) or separate contractors; and
- (f) defects in such part of the design of *WUC*, including the *preliminary design* provided by the *Principal*, as is not warranted under clause 2.

15 Damage to persons and property other than *WUC*

15.1 Indemnity by Contractor

Insofar as this subclause applies to property, it applies to property other than *WUC*.

The *Contractor* shall indemnify the *Principal* against:

- (a) loss of or damage to the *Principal's* property; and
- (b) claims in respect of personal injury or death or loss of, or damage to, any other property, arising out of or as a consequence of the carrying out of *WUC*, but the indemnity shall be reduced proportionally to the extent that the act or omission of the *Superintendent*, the *Principal* or its consultants, agents or other contractors (not being employed by the *Contractor*) may have contributed to the injury, death, loss or damage.

This subclause shall not apply to:

- (a) the extent that the *Contractor's* liability is limited by another provision of the *Contract*;
- (b) exclude any other right of the *Principal* to be indemnified by the *Contractor*;
- (c) things for the care of which the *Contractor* is responsible under subclause 14.1; and
- (d) claims in respect of the *Principal's* right to have *WUC* carried out.

15.2 Indemnity by Principal

The *Principal* shall indemnify the *Contractor* in respect of claims referred to in paragraph (d) of subclause 15.1.

16A Insurance of the Works

The Alternative in *Item 23(a)* applies.

Alternative 1: Contractor to insure

Before commencing *WUC*, the *Contractor* shall insure all the things referred to in subclause 14.1 against loss or damage resulting from any cause until the *Contractor* ceases to be responsible for their care.

Without limiting the generality of the obligation to insure, such insurance shall cover the *Contractor's* liability under subclause 14.2 and things in storage off *site* and in transit to the *site* but may exclude:

- (a) the cost of making good fair wear and tear or gradual deterioration, but shall not exclude the loss or damage resulting therefrom;
- (b) the cost of making good faulty design, workmanship and materials, but shall not exclude the loss or damage resulting therefrom;
- (c) consequential loss of any kind, but shall not exclude loss of or damage to *the Works*;
- (d) damages for delay in completing or for the failure to complete *the Works*;
- (e) loss or damage resulting from ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel resulting from any cause;
- (f) loss or damage resulting from the *excepted risks* referred to in paragraphs (b) and (c) of subclause 14.3.

The insurance cover shall be for an amount not less than the aggregate of the:

- (a) *contract sum*;
- (b) provision in *Item 23(b)* to provide for costs of demolition and removal of debris;
- (c) provision in *Item 23(c)* for *consultants' fees* and *Principal's consultants' fees*;
- (d) value in *Item 23(d)* of any materials or things to be supplied by the *Principal* for the purposes of *WUC*; and
- (e) additional amount or percentage in *Item 23(e)* of the total of the items referred to in subparagraphs (a) to (d) of this paragraph.

Insurance shall cover the parties whenever engaged in *WUC* for their respective rights, interests and liabilities and, except where the *Contract* otherwise provides, shall be with an insurer and in terms both approved in writing by the *Principal* (which approvals shall not be unreasonably withheld). Insurance shall be in the name of the *Contractor* and shall note the *Principal* as an interested party to the policy.

The insurance shall be maintained until the *Contractor* ceases to be responsible under subclause 14.1 for the care of anything.

Alternative 2: Principal to insure

Before the *date of acceptance of tender*, the *Principal* shall insure *WUC* in the terms of the policy included in the tender documents and nominating or stating the insurer. The *Principal* shall maintain such insurance while ever the *Contractor* has an interest in *WUC*.

16B Professional indemnity insurance

Before commencing *WUC*, the *Contractor* shall effect and maintain professional indemnity insurance with levels of cover not less than stated in *Item 24(a)*.

The insurance shall be maintained until the *final certificate* is issued and thereafter for the period as stated in *Item 24(b)*.

The *Contractor* shall ensure that every *consultant*, if within a category stated in *Item 24(c)*, shall effect professional indemnity insurance with levels of cover not less than stated in *Item 24(c)* applicable to that category.

The *Contractor* shall use reasonable endeavours to ensure that each such *consultant's* professional indemnity insurance is maintained until the *final certificate* is issued and thereafter for the period as stated in *Item 24(d)*.

17 Public liability insurance

The Alternative in *Item 25(a)* applies.

Alternative 1: Contractor to insure

Before commencing *WUC*, the *Contractor* shall effect and maintain for the duration of the *Contract*, a *public liability policy*.

The policy shall:

- (a) cover the:
 - (i) respective rights and interests; and
 - (ii) liabilities to third parties,
 of the parties, the *Superintendent*, *consultants* and *subcontractors* from time to time, whenever engaged in *WUC*;

- (b) cover the parties' respective liability to each other for loss or damage to property (other than property required to be insured by clause 16A) and the death of or injury to any person (other than liability which the law requires to be covered under a workers compensation insurance policy);
- (c) be endorsed to cover the use of any *construction plant* not covered under a comprehensive or third party motor vehicle insurance policy;
- (d) provide insurance cover for an amount in respect of any one occurrence of not less than the sum in *Item 25(b)*; and
- (e) be with an insurer and otherwise in terms both approved in writing by the *Principal* (which approvals shall not be unreasonably withheld).

The policy shall be in the name of the Contractor and shall list the Principal as an interested party.

Alternative 2: Principal to insure

Before the *date of acceptance of tender*, the *Principal* shall effect in relation to *WUC*, a *public liability policy* in the terms of the policy included in the tender documents and nominating or stating the insurer. The *Principal* shall maintain such insurance while ever the *Contractor* has an interest in *WUC*.

18 Insurance of employees

Before commencing *WUC*, the *Contractor* shall insure against statutory and common law liability for death of or injury to persons employed by the *Contractor*. The insurance cover shall be maintained until completion of all *WUC*.

Where permitted by law, the insurance policy or policies shall be extended to provide indemnity for the *Principal's* statutory liability to the *Contractor's* employees.

The *Contractor* shall ensure that all *consultants* and *subcontractors* have similarly insured their employees.

19 Inspection and provisions of insurance policies

19.1 Proof of insurance

Before the *Contractor* commences *WUC* and whenever requested in writing by the other party, a party liable to insure shall provide satisfactory evidence of such insurance effected and maintained.

Insurance shall not limit liabilities or obligations under other provisions of the *Contract*.

19.2 Failure to produce proof of insurance

If after being so requested, a party liable to insure fails promptly to provide evidence of satisfactory compliance, then without prejudice to other rights or remedies, the other party may insure and the cost thereof shall be certified by the *Superintendent* as moneys due and payable from the party in default to the other party. Where the defaulting party is the *Contractor*, the *Principal* may refuse payment until such evidence is produced by the *Contractor*.

19.3 Notices from or to insurer

The party insuring under clause 16A or 17 shall ensure that each insurance policy contains provisions acceptable to the other party which:

- (a) requires the insurer to inform both parties, whenever the insurer gives a party or a *consultant* or a *subcontractor* a notice in connection with the policy;
- (b) provides that a notice of claim given to the insurer by either party, the *Superintendent*, a *consultant* or a *subcontractor* shall be accepted by the insurer as a notice of claim given by both parties, the *Superintendent*, the *consultant* and the *subcontractor*; and

- (c) requires the insurer, whenever the party fails to maintain the policy, promptly to give written notice thereof to both parties and prior to cancellation of the policy.

19.4 Notices of potential claims

A party shall, as soon as practicable, inform the other party in writing of any occurrence that may give rise to a claim under an insurance policy required by clause 16A or 17 and shall keep the other party informed of subsequent developments concerning the claim. The *Contractor* shall ensure that *consultants* and *subcontractors* in respect of their operations similarly inform the parties.

19.5 Settlement of claims

Upon settlement of a claim under the insurance required by clause 16A:

- (a) to the extent that reinstatement has been the subject of a payment or allowance by the *Principal* to the *Contractor*, if the *Contractor* has not completed such reinstatement, insurance moneys received shall, if requested by either party, be paid into an agreed bank account in the joint names of the parties. As the *Contractor* reinstates the loss or damage, the *Superintendent* shall certify against the joint account for the cost of reinstatement; and
- (b) to the extent that reinstatement has not been the subject of a payment or allowance by the *Principal* to the *Contractor*, the *Contractor* shall be entitled immediately to receive from insurance moneys received, the amount of such moneys so paid in relation to any loss suffered by the *Contractor*.

19.6 Cross liability

Any insurance required to be effected in joint names in accordance with the *Contract* shall include a cross liability clause in which the insurer agrees to waive all rights of subrogation or action against any of the persons constituting the insured and for the purpose of which the insurer accepts the term ‘insured’ as applying to each of the persons constituting the insured as if a separate policy of insurance had been issued to each of them (subject always to the overall sum insured not being increased thereby).

20 Superintendent

The *Principal* shall ensure that at all times there is a *Superintendent*, and that the *Superintendent* fulfils all aspects of the role and functions fairly and reasonably and within the times provided in the contract.

Except where the *Contract* otherwise provides, the *Superintendent* may give a *direction* orally but shall as soon as practicable confirm it in writing. If the *Contractor* in writing requests the *Superintendent* to confirm an oral *direction*, the *Contractor* shall not be bound to comply with the *direction* until the *Superintendent* does so.

21 Superintendent’s Representative

The *Superintendent* may from time to time appoint individuals to exercise delegated *Superintendent’s* functions, provided that:

- (a) no aspect of any function shall at any one time be the subject of delegation to more than one *Superintendent’s Representative*;
- (b) delegation shall not prevent the *Superintendent* exercising any function;
- (c) the *Superintendent* forthwith gives the *Contractor* written notice of respectively:
 - (i) the appointment, including the *Superintendent’s Representative’s* name and delegated functions; and
 - (ii) the termination of each appointment; and

- (d) if the *Contractor* makes a reasonable objection to the appointment of a *Superintendent's Representative*, the *Superintendent* shall terminate the appointment.

22 Contractor's representative

The *Contractor* shall superintend *WUC* personally or by a competent representative. Matters within a *Contractor's* representative's knowledge (including *directions* received) shall be deemed to be within the *Contractor's* knowledge.

The *Contractor* shall forthwith give the *Superintendent* written notice of the representative's name and any subsequent changes.

If the *Superintendent* makes a reasonable objection to the appointment of a representative, the *Contractor* shall terminate the appointment and appoint another representative.

23 Contractor's employees and subcontractors

The *Superintendent* may direct the *Contractor* to have removed, within a stated time, from the *site* or from any activity of *WUC*, any person employed on *WUC* who, in the *Superintendent's* opinion, is incompetent, negligent or guilty of misconduct.

24 Site

24.1 Access and possession

Before the expiry of the time stated in *Item 26(a)*, the *Principal* shall give the *Contractor* access to the *site* sufficient to enable the *Contractor* to commence and carry out the *Contractor's design obligations*.

Provided the *Contractor* has complied with subclause 19.1, the *Principal* shall before the expiry of the time in *Item 26(b)*, give the *Contractor* possession of sufficient of the *site* for commencement of *WUC* on *site*. If the *Principal* has not given the *Contractor* possession of the whole *site*, the *Principal* shall give the *Contractor* possession of such further portions of the *site* as may, from time to time, be necessary for carrying out *WUC*. Subject to subclause 39.7, delay by the *Principal* in giving possession shall not be a breach of the *Contract*.

Possession of the *site* shall confer on the *Contractor* a right to only such use and control as is necessary to enable the *Contractor* to carry out *WUC* and shall exclude camping, residential purposes and any purpose not connected with *WUC*, unless approved by the *Superintendent*.

24.2 Access for Principal and others

Subject to clause 24.4, the *Principal* and the *Principal's* employees, consultants and agents may at any time after reasonable written notice to the *Contractor*, have access to any part of the *site* to inspect the progress of *WUC*.

The *Principal* shall ensure that none of the persons referred to in this subclause impedes the *Contractor*.

24.3 Minerals, fossils and relics

Valuable minerals, fossils, articles or objects of antiquity or of anthropological or archaeological interest, treasure trove, coins and articles of value found on the *site* shall as between the parties be and remain the property of the *Principal*. Immediately upon the discovery of these things the *Contractor* shall:

- (a) take precautions to prevent their loss, removal or damage; and
- (b) give the *Superintendent* written notice of the discovery.

All costs so incurred by the *Contractor* shall be assessed by the *Superintendent* and added to the *contract sum*.

24.4 Separate Contractors

After giving the *Contractor* not less than 2 business days prior notice, the *Principal* shall be entitled to arrange for or allow *separate contractors* to have access to the site to carry out work, provide services or supply items not forming part of *WUC* concurrently with the *Contractor* carrying out *WUC*.

In respect of *separate contractors*:

- (a) to the extent that they are not identified in the *Contract*, the *Superintendent* shall notify the *Contractor* in writing of the identity of *separate contractors*, if requested by the *Contractor*;
- (b) the *Principal* shall ensure that *separate contractors*:
 - (i) do not interfere with the progress of *WUC*;
 - (ii) hold and maintain the same insurance coverage that the *Contractor* is required to hold and maintain under the *Contract* in relation to their works;
 - (iii) hold an appropriate licence to carry out the relevant *work*;
 - (iv) observe all relevant workplace health and safety laws and the requirements of the *Contractor* in regard to workplace health and safety;
 - (v) obey all directions issued by the *Contractor* regarding the co-ordination and timing of their work on site;
 - (vi) cooperate with all other workers and contractors on site;
 - (vii) on request, give the *Contractor* evidence of all licences and insurances referred to paragraphs (ii) and (iii); and
 - (viii) enter into an access deed with, on terms reasonably requested by, the *Contractor* (which may also include payment for site facilities and services; and
- (c) if a *separate contractor* does not observe all of the requirements in paragraph (b), the *Contractor* may exclude or direct the separate contractors to leave the site.

The *Contractor* is not responsible for the performance and suitability of materials, services, labour and goods provided by the *Principal* or *separate contractors*.

The *Principal* indemnifies and shall keep indemnified the *Contractor* against all claims in connection with *separate contractors*' access to and work on, the site, under this subclause.

24A Pre-start Meeting

The parties shall prior to commencing *WUC* on the *site*, attend a pre-start meeting to be held at the address and time mutually agreed.

The meeting will address the following matters:

- (a) construction and *site* specific issues;
- (b) lines of communication and authority levels;
- (c) possession of the *site*;
- (d) frequency and venue of *site* meetings;
- (e) progress payments;
- (f) *working hours*;
- (g) safety requirements;
- (h) insurance;
- (i) scope of works;

- (j) programs; and
- (k) resources

25 Latent conditions

25.1 Scope

Latent conditions are physical conditions on the *site* and its near surrounds, including artificial things but excluding weather conditions, which differ materially from the physical conditions which should reasonably have been anticipated by a competent contractor at the time of the *Contractor's* tender if the *Contractor* had inspected:

- (a) all written information made available by the *Principal* to the *Contractor* for the purpose of tendering;
- (b) all information influencing the risk allocation in the *Contractor's* tender and reasonably obtainable by the making of reasonable enquiries; and
- (c) the *site* and its near surrounds.

25.2 Notification

The *Contractor*, upon becoming aware of a *latent condition* while carrying out *WUC*, within 5 business days, and where possible before the *latent condition* is disturbed, give the *Superintendent* written notice of the general nature thereof.

If required by the *Superintendent* promptly after receiving that notice, the *Contractor* shall, within 5 business days of the notice given in the first paragraph of this clause, give the *Superintendent* a written statement of:

- (a) the *latent condition* encountered and the respects in which it differs materially;
- (b) the additional *work*, resources, time and cost which the *Contractor* estimates to be necessary to deal with the *latent condition*; and
- (c) other details reasonably required by the *Superintendent*.

25.3 Deemed variation

The effect of the *latent condition* shall be a deemed *variation*, priced having no regard to additional cost incurred more than 10 business days before the date on which the *Contractor* gave the notice required by the first paragraph of subclause 25.2 .

26 Setting out the Works

26.1 Setting out

The *Principal* shall ensure that the *Superintendent* gives the *Contractor* the data, *survey marks* and like information necessary for the *Contractor* to set out *the Works*, together with those *survey marks* specified in the *Contract*. Thereupon the *Contractor* shall set out *the Works* in accordance with the *Contract*.

26.2 Errors in setting out

The *Contractor* shall rectify every error in the position, level, dimensions or alignment of any *WUC* after promptly notifying the *Superintendent* and unless the *Superintendent* within 3 days directs otherwise.

If the error was caused by incorrect data, *survey marks* or information given by the *Superintendent*, the cost incurred by the *Contractor* in rectifying the error shall be assessed by the *Superintendent* and added to the *contract sum*.

26.3 Care of survey marks

The *Contractor* shall keep in their true positions all *survey marks* supplied by the *Superintendent*.

The *Contractor* shall reinstate any *survey mark* disturbed, after promptly notifying the *Superintendent* and unless the *Superintendent* within 3 days directs otherwise.

If the disturbance was caused by a person referred to in subclause 24.2 other than the *Contractor*, the cost incurred by the *Contractor* in reinstating the *survey mark* shall be assessed by the *Superintendent* and added to the *contract sum*.

27 Cleaning up

The *Contractor* shall keep the *site* and *WUC* clean and tidy and regularly remove rubbish and surplus material.

Within 14 days after the *date of practical completion*, the *Contractor* shall remove *temporary works* and *construction plant*. The *Superintendent* may extend the time to enable the *Contractor* to perform remaining obligations.

If the *Contractor* fails to comply with the preceding obligations in this clause, the *Superintendent* may direct the *Contractor* to rectify the non-compliance and the time for rectification.

If:

- (a) the *Contractor* fails to comply with such a *direction*; and
 - (b) that failure has not been made good within 5 days after the *Contractor* receives written notice from the *Superintendent* that the *Principal* intends to have the subject *work* carried out by others,
- the *Principal* may have that *work* so carried out and the *Superintendent* shall certify the cost incurred as moneys due from the *Contractor* to the *Principal*. The rights given by this paragraph are additional to any other rights and remedies.

28 Materials, labour and construction plant

Except where the *Contract* otherwise provides, the *Contractor* shall supply everything necessary for the proper performance of the *Contractor's* obligations and discharge of the *Contractor's* liabilities.

In respect of any materials, machinery or equipment to be supplied by the *Contractor* in connection with the *Contract*, the *Superintendent* may direct the *Contractor* to:

- (a) supply particulars of the mode and place of manufacture, the source of supply, the performance capacities and other related information; and
- (b) arrange reasonable inspection at such place or sources by the *Superintendent*, the *Principal* and persons authorised by the *Principal*.

The *Superintendent* may give the *Contractor* a written *direction* not to remove materials or *construction plant* from the *site*. Thereafter the *Contractor* shall not remove them without the *Superintendent's* prior written approval (which shall not be unreasonably withheld).

29 Quality

29.1 Quality of material and work

Unless otherwise provided, the *Contractor* shall use suitable new materials and proper and tradesmanlike workmanship.

*

* See Preface

29.2 Quality assurance

If the *Contract* elsewhere requires further quality assurance, the *Contractor* shall:

- (a) plan, establish and maintain a conforming quality system; and
- (b) ensure that the *Superintendent* has access to the quality system of the *Contractor*, *consultants* and *subcontractors* so as to enable monitoring and quality auditing.

Any such quality system shall be used only as an aid to achieving compliance with the *Contract* and to document such compliance. Such system shall not discharge the *Contractor's* other obligations under the *Contract*.

29.3 Defective work

If the *Superintendent* becomes aware of *work* done (including material provided) by the *Contractor* which does not comply with the *Contract*, the *Superintendent* shall as soon as practicable give the *Contractor* written details thereof. If the subject *work* has not been rectified, the *Superintendent* may direct the *Contractor* to do any one or more of the following (including times for commencement and completion):

- (a) remove the material from the *site*;
- (b) demolish the *work*;
- (c) redesign, reconstruct, replace or correct the *work*; and
- (d) not deliver it to the *site*.

If:

- (a) the *Contractor* fails to comply with such a *direction*; and
- (b) that failure has not been made good within 8 days after the *Contractor* receives written notice from the *Superintendent* that the *Principal* intends to have the subject *work* rectified by others,

the *Principal* may have that *work* so rectified and the *Superintendent* shall certify the cost incurred as moneys due from the *Contractor* to the *Principal*.

29.4 Acceptance of defective work

Instead of a *direction* pursuant to subclause 29.3, the *Superintendent* may direct the *Contractor* that the *Principal* elects to accept the subject *work*, whereupon there shall be a deemed *variation*.

29.5 Timing

The *Superintendent* may give a *direction* pursuant to this clause at any time before the expiry of the last *defects liability period*.

30 Examination and testing

30.1 Tests

At any time before the expiry of the last *defects liability period*, the *Superintendent* may direct that any *WUC* be tested. The *Contractor* shall give such assistance and samples and make accessible such parts of *WUC* as may be directed by the *Superintendent*.

30.2 Covering up

The *Superintendent* may direct that any part of *WUC* shall not be covered up or made inaccessible without the *Superintendent's* prior written *direction*.

30.3 Who conducts

Tests shall be conducted as provided elsewhere in the *Contract* or by the *Superintendent* or a person (which may include the *Contractor*) nominated by the *Superintendent*.

30.4 Notice

The *Superintendent* or the *Contractor* (whichever is to conduct the *test*) shall give reasonable written notice to the other of the date, time and place of the *test*. If the other does not attend, the *test* may nevertheless proceed.

30.5 Delay

Without prejudice to any other right, if the *Contractor* or the *Superintendent* delays in conducting a *test*, the other, after giving reasonable written notice of intention to do so, may conduct the *test*.

30.6 Completion and results

On completion of the *tests*, the *Contractor* shall make good *WUC* so that it fully complies with the *Contract*.

Results of *tests* shall be promptly made available by each party to the other and to the *Superintendent*.

30.7 Costs

Costs in connection with testing pursuant to this clause shall be borne by the *Principal* except where the *Contract* otherwise provides or the *test* is consequent upon, or reveals a failure of the *Contractor* to comply with the *Contract* (including this clause).

31 Working hours

If the working hours and working days on the *site* are not stated elsewhere in the *Contract*, they shall be as notified by the *Contractor* to the *Superintendent* before commencement of *work on site*. They shall not be varied without the *Superintendent's* prior written approval, except when, in the interests of safety of persons or property, the *Contractor* finds it necessary to carry out *WUC* otherwise, whereupon the *Contractor* shall give the *Superintendent* written notice of those circumstances as early as possible.

32 Programming

The *Superintendent* shall give to the *Contractor* the information, materials, documents and instructions by the times or within the periods both stated in *Item 27*.

The *Contractor* shall give the *Superintendent* reasonable advance notice of when the *Contractor* needs other information, materials, documents or instructions from the *Superintendent* or the *Principal*.

The *Principal* and the *Superintendent* shall not be obliged to give any information, materials, documents or instructions earlier than the *Principal* or the *Superintendent*, as the case may be, should reasonably have anticipated at the *date of acceptance of tender*.

The *Superintendent* may direct in what order and at what time the various stages or portions of *WUC* shall be carried out. If the *Contractor* can reasonably comply with the *direction*, the *Contractor* shall do so. If the *Contractor* cannot reasonably comply, the *Contractor* shall give the *Superintendent* written notice of the reasons.

A *program* is a written statement showing the dates by which, or the times within which, the various stages or portions of *WUC* are to be carried out or completed. It shall be deemed a *Contract* document.

The *Superintendent* may direct the *Contractor* to give the *Superintendent* a *program* within the time and in the form directed.

The *Contractor* shall not, without reasonable cause, depart from a *program*.

If compliance with any such *directions* under this clause, except those pursuant to the *Contractor's* default, causes the *Contractor* to incur more or less cost than otherwise would have been incurred had the *Contractor* not been given the *direction*, the difference shall be assessed by the *Superintendent* and added to or deducted from the *contract sum*.

33 Suspension

33.1 Superintendent's suspension

The *Superintendent* may direct the *Contractor* to suspend the carrying out of the whole or part of *WUC* for such time as the *Superintendent* thinks fit, if the *Superintendent* is of the opinion that it is necessary:

- (a) because of an act, default or omission of:
 - (i) the *Superintendent*, the *Principal* or its employees, consultants, agents or other contractors (not being employed by the *Contractor*); or
 - (ii) the *Contractor*, a *consultant*, a *subcontractor* or the employees or agents of any of them;
- (b) for the protection or safety of any person or property; or
- (c) to comply with a court order.

33.2 Contractor's suspension

If the *Contractor* wishes to suspend the carrying out of the whole or part of *WUC*, otherwise than pursuant to subclause 39.9, section 670 of the *QBCC Act* or section 98 of the *BIF Act*, the *Contractor* shall obtain the *Superintendent's* prior written approval. The *Superintendent* may approve the suspension and may impose conditions of approval.

33.3 Recommencement

As soon as the *Superintendent* becomes aware that the reason for any suspension no longer exists, the *Superintendent* shall direct the *Contractor* to recommence suspended *WUC* as soon as reasonably practicable.

The *Contractor* may recommence *WUC* suspended pursuant to subclause 33.2 or 39.9 at any time after reasonable notice to the *Superintendent*.

33.4 Cost

The *Contractor* shall bear the cost of suspension pursuant to paragraph (a)(ii) of subclause 33.1 and subclause 33.2. If the *Contractor* made the protection, safety, court order or suspension of work necessary, the *Contractor* shall bear the cost of suspension pursuant to paragraph (b) or (c) of subclause 33.1. If the *Contractor* otherwise incurs more or less cost than otherwise would have been incurred, the difference shall be assessed by the *Superintendent* and added to or deducted from the *contract sum*.

34 Time and progress

34.1 Progress

The *Contractor* shall ensure that *WUC* reaches *practical completion* by the *date for practical completion*.

34.2 Notice of delay

A party becoming aware of anything which will probably cause delay to *WUC* shall promptly give the *Superintendent* and the other party written notice of that cause and the estimated delay.

34.3 Claim

The *Contractor* shall be entitled to such extension of time for carrying out *WUC* (including reaching *practical completion*) as the *Superintendent* assesses ('*EOT*'), if:

- (a) the *Contractor* is or will be delayed in reaching *practical completion* by a *qualifying cause of delay*; and
- (b) the *Contractor* gives the *Superintendent*, within 28 days of when the *Contractor* should reasonably have become aware of that causation occurring, a written claim for an *EOT* evidencing the facts of causation and of the delay to *WUC* (including extent).

If further delay results from a *qualifying cause of delay* evidenced in a claim under paragraph (b) of this subclause, the *Contractor* shall claim an *EOT* for such delay by promptly giving the *Superintendent* a written claim evidencing the facts of that delay.

34.4 Assessment

When both non-qualifying and *qualifying causes of delay* overlap, the *Superintendent* shall apportion the resulting delay to *WUC* according to the respective causes' contribution.

In assessing each *EOT* the *Superintendent* shall disregard questions of whether:

- (a) *WUC* can nevertheless reach *practical completion* without an *EOT*; or
- (b) the *Contractor* can accelerate,

but shall have regard to what prevention and mitigation of the delay has not been effected by the *Contractor*.

In calculating the effect of an assessed *EOT* on the *date for practical completion* the *Superintendent* shall only count *working days*.

34.5 Extension of time

Within 28 days after receiving the *Contractor's* claim for an *EOT*, the *Superintendent* shall give to the *Contractor* and the *Principal* a written *direction* evidencing the *EOT* so assessed. If the *Superintendent* does not do so, there shall be a deemed assessment and *direction* for an *EOT* as claimed.

Notwithstanding that the *Contractor* is not entitled to or has not claimed an *EOT*, the *Superintendent* may at any time and from time to time before issuing the *final certificate* direct an *EOT*.

34.6 Practical completion

The *Contractor* shall give the *Superintendent* at least 14 days written notice of the date upon which the *Contractor* anticipates that *practical completion* will be reached.

When the *Contractor* is of the opinion that *practical completion* has been reached, the *Contractor* shall in writing request the *Superintendent* to issue a *certificate of practical completion*. Within 14 days after receiving the request, the *Superintendent* shall give the *Contractor* and the *Principal* either a *certificate of practical completion* evidencing the *date of practical completion* or written reasons for not doing so.

If the *Superintendent* is of the opinion that *practical completion* has been reached, the *Superintendent* may issue a *certificate of practical completion* even though no request has been made.

34.7 Liquidated damages

If *WUC* does not reach *practical completion* by the *date for practical completion*, the *Superintendent* shall certify, as due and payable to the *Principal*, liquidated damages in *Item 29* for every day after the *date for practical completion* to and including the earliest of the *date of practical completion* or termination of the *Contract* or the *Principal* taking *WUC* out of the hands of the *Contractor*.

If an *EOT* is directed after the *Contractor* has paid or the *Principal* has set off liquidated damages, the *Principal* shall forthwith repay to the *Contractor* such of those liquidated damages as represent the days the subject of the *EOT*.

34.8 Bonus for early practical completion

If the *date of practical completion* is earlier than the *date for practical completion* the *Superintendent* shall certify as due and payable to the *Contractor* the bonus in *Item 30(a)* for every day after the *date of practical completion* to and including the *date for practical completion*.

The *Contractor* hereby waives that part of a bonus exceeding the *Item 30(b)* amount.

34.9 Delay damages

For every day the subject of an *EOT* for a *compensable cause* and for which the *Contractor* gives the *Superintendent* a claim for delay damages pursuant to subclause 41.1, damages certified by the *Superintendent* under subclause 41.3 shall be due and payable to the *Contractor*.

35 Defects liability

The *defects liability period* stated in *Item 32* shall commence on the *date of practical completion* at 4:00 pm.

The *Contractor* shall carry out rectification at times and in a manner causing as little inconvenience to the occupants or users of the *Works* as is reasonably possible.

As soon as possible after the *date of practical completion*, the *Contractor* shall rectify all *defects* existing at the *date of practical completion*.

During the *defects liability period*, the *Superintendent* may give the *Contractor* a *direction* to rectify a *defect* which:

- (a) shall identify the *defect* and the date for completion of its rectification; and
- (b) may state a date for commencement of the rectification and whether there shall be a separate *defects liability period* therefore (not exceeding that in *Item 32*, commencing at 4:00 pm on the date the rectification is completed and governed by this clause).

If the rectification is not commenced or completed by the stated dates, the *Principal* may have the rectification carried out by others but without prejudice to any other rights and remedies the *Principal* may have. The cost thereby incurred shall be certified by the *Superintendent* as moneys due and payable to the *Principal*.

36 Variations

36.1 Directing variations

The *Contractor* shall not vary *WUC* except as directed in writing.

The *Superintendent*, before the *date of practical completion*, may direct the *Contractor* to vary *WUC* by any one or more of the following which is nevertheless of a character and extent contemplated by, and capable of being carried out under, the provisions of the *Contract* (including being within the warranties in subclause 2.2):

- (a) increase, decrease or omit any part;
- (b) change the character or quality;
- (c) change the levels, lines, positions or dimensions;
- (d) carry out additional *work*;
- (e) demolish or remove material or *work* no longer required by the *Principal*.

36.2 Proposed variations

The *Superintendent* may give the *Contractor* written notice of a proposed *variation*.

The *Contractor* shall as soon as practicable after receiving such notice, notify the *Superintendent* whether the proposed *variation* can be effected, together with, if it can be effected, the *Contractor's* estimate of the:

- (a) effect on the *program* (including the *date for practical completion*); and
- (b) cost (including all warranties and time-related costs, if any) of the proposed *variation*.

The *Superintendent* may direct the *Contractor* to give a detailed quotation for the proposed *variation* supported by measurements or other evidence of cost.

The *Contractor's* costs for each compliance with this subclause shall be certified by the *Superintendent* as moneys due to the *Contractor*.

36.3 Variations for convenience of Contractor

If the *Contractor* requests the *Superintendent* to direct a *variation* for the convenience of the *Contractor*, the *Superintendent* may do so. The *direction* shall be written and may be conditional. Unless the *direction* provides otherwise, the *Contractor* shall be entitled to neither extra time nor extra money.

36.4 Pricing

The *Superintendent* shall, as soon as possible, price each *variation* using the following order of precedence:

- (a) prior agreement;
- (b) applicable rates or prices in the *Contract*;
- (c) rates or prices in a *schedule of rates* or schedule of prices, even though not *Contract* documents, to the extent that it is reasonable to use them; and
- (d) reasonable rates or prices, which shall include an amount for profit and overheads at the rate stated in Item 32A,

and any deductions shall include an amount for profit but not overheads at the rate stated in Item 32B.

That price shall be added to or deducted from the *contract sum*.

37 Payment

37.1 Progress claims

The *Contractor* shall claim payment progressively in accordance with *Item 33*.

An early progress claim shall be deemed to have been made on the date for making that claim.

Each progress claim shall be given in writing to the *Superintendent* and shall include details of the value of *WUC* done and may include details of other moneys then due to the *Contractor* pursuant to the provisions of the *Contract*.

37.2 Certificates

The *Superintendent* shall, within 10 *business days* after receiving such a progress claim, issue to the *Principal* and the *Contractor*:

- (a) a *progress certificate* evidencing the *Superintendent's* opinion of the moneys due from the *Principal* to the *Contractor* pursuant to the progress claim and reasons for any difference ('*progress certificate*'); and

- (b) a certificate evidencing the *Superintendent's* assessment of retention moneys and moneys due from the *Contractor* to the *Principal* pursuant to the *Contract*.

If the *Contractor* does not make a progress claim in accordance with *Item 33*, the *Superintendent* may issue the *progress certificate* with details of the calculations and shall issue the certificate in paragraph (b).

The *Principal* shall within 5 *business days* after receiving both such certificates, or within 15 *business days* after the *Superintendent* receives the progress claim, whichever is the earlier, pay to the *Contractor* the balance of the *progress certificate* after setting off such of the certificate in paragraph (b) as the *Principal* elects to set off. If that setting off produces a negative balance, the *Contractor* shall pay that balance to the *Principal* within 7 *days* of receiving written notice thereof.

Neither a *progress certificate* nor a payment of moneys shall be evidence that the subject *WUC* has been carried out satisfactorily. Payment other than *final payment* shall be payment on account only.

37.3 Unfixed plant and materials

The *Principal* shall not be liable to pay for unfixed plant and materials unless they are listed in *Item 34* and the *Contractor*:

- (a) provides the additional *security* in *Item 14(e)*; and
- (b) satisfies the *Superintendent* that the subject plant and materials have been paid for, properly stored and protected, and labelled the property of the *Principal*.

Upon payment to the *Contractor* and the release of any additional *security* in paragraph (a), the subject plant and materials shall be the unencumbered property of the *Principal*.

37.4 Final payment claim and certificate

Within 28 days after the expiry of the last *defects liability period*, the *Contractor* shall give the *Superintendent* a written *final payment claim* endorsed 'Final Payment Claim' being a progress claim together with all other claims whatsoever in connection with the subject matter of the *Contract*.

Within 10 business days after receipt of the *final payment claim*, the *Superintendent* shall issue to both the *Contractor* and the *Principal* a *final certificate* evidencing the moneys finally due and payable between the *Contractor* and the *Principal* on any account whatsoever in connection with the subject matter of the *Contract*.

Those monies certified as due and payable shall be paid by the *Principal* or the *Contractor*, as the case may be, within 5 *business days* after the *Principal* receives the *final certificate*.

The *final certificate* shall be conclusive evidence of accord and satisfaction, and in discharge of each party's obligations in connection with the subject matter of the *Contract* except for:

- (a) fraud or dishonesty relating to *WUC* or any part thereof or to any matter dealt with in the *final certificate*;
- (b) any *defect* or omission in the *Works* or any part thereof which was not apparent at the end of the last *defects liability period*;
- (c) any accidental or erroneous inclusion or exclusion of any *work* or figures in any computation or an arithmetical error in any computation; and
- (d) unresolved issues the subject of any notice of *dispute* pursuant to clause 42, served before the 7th day after the issue of the *final certificate*.

37.5 Interest

Interest in *Item 35* shall be due and payable after the date of default in payment.

37.6 Other moneys due

The *Principal* may elect that moneys due and owing otherwise than in connection with the subject matter of the *Contract* also be due to the *Principal* pursuant to the *Contract*.

37.7 The BIF Act

In addition to any other means of service permitted under the *BIF Act*, and notwithstanding clause 7, the *Contractor* must:

- (a) serve any documents (including a payment claim and adjudication application) under the *BIF Act* by registered post to the address of the *Superintendent* stated in Item 6, unless otherwise expressly directed by the *Superintendent*; and
- (b) on the same day that it serves the document on the *Superintendent* or the *Principal* (whichever occurs earliest) also provide an identical copy of the document to the *Superintendent's Representative*; and
- (c) if it intends to serve an adjudication application under the *BIF Act* on the *Principal*, give the *Superintendent* and the *Principal* written notice of its intention to do so at least 5 business days before lodging any adjudication application under the *BIF Act*.

The *Superintendent* acts as the *Principal's* agent for the purpose of issuing payment schedules under the *BIF Act*, but this shall not prevent the *Principal* from issuing a payment schedule under the *BIF Act* itself.

The *Contractor* indemnifies the *Principal* against any loss suffered or incurred by the *Principal* which is caused or contributed to by a breach of the *Contractor's* obligations under this subclause 37.8

38 Payment of workers, consultants and subcontractors

38.1 Workers, consultants and subcontractors

The *Contractor* shall give in respect of a progress claim, documentary evidence of the payment of moneys due and payable to:

- (a) workers of the *Contractor* and of the *subcontractors*;
- (b) *consultants*; and
- (c) *subcontractors*,

in respect of *WUC* the subject of that claim.

If the *Contractor* is unable to give such documentary evidence, the *Contractor* shall give other documentary evidence of the moneys so due and payable to workers, *consultants* and *subcontractors*.

Documentary evidence, except where the *Contract* otherwise provides, shall be to the *Superintendent's* satisfaction.

38.2 Withholding payment

Subject to the next paragraph, the *Principal* may withhold moneys certified due and payable in respect of the progress claim until the *Contractor* complies with subclause 38.1.

The *Principal* shall not withhold payment of such moneys in excess of the moneys evidenced pursuant to subclause 38.1 as due and payable to workers, *consultants* and *subcontractors*.

38.3 Direct payment

Before *final payment*, the *Principal*, if not aware of a relevant relation-back day (as defined in the Corporations Law) may pay unpaid moneys the subject of subclause 38.1 directly to a worker, *consultant* or *subcontractor* where:

- (a) permitted by law;
- (b) given a court order in favour of the worker, *consultant* or *subcontractor*; or
- (c) requested in writing by the *Contractor*.

Such payment and a payment made to a worker, *consultant* or *subcontractor* in compliance with a *legislative requirement* shall be deemed to be part-satisfaction of the *Principal's* obligation to pay pursuant to subclause 37.2 or 37.4, as the case may be.

39 Default or insolvency

39.1 Preservation of other rights

If a party breaches (including repudiates) the *Contract*, nothing in this clause shall prejudice the right of the other party to recover damages or exercise any other right or remedy.

39.2 Contractor's default

If the *Contractor* commits a substantial breach of the *Contract*, the *Principal* may, by hand or by registered post, give the *Contractor* a written notice to show cause.

Substantial breaches include, but are not limited to:

- (a) failing to:
 - (i) perform properly the *Contractor's design obligations*;
 - (ii) provide *security*;
 - (iii) provide evidence of insurance;
 - (iv) comply with a *direction* of the *Superintendent* pursuant to subclause 29.3; or
 - (v) use the materials or standards of *work* required by the *Contract*;
- (b) wrongful suspension of *work*;
- (c) substantial departure from a *program* without reasonable cause or the *Superintendent's* approval;
- (d) where there is no *program*, failing to proceed with due expedition and without delay; and
- (e) in respect of clause 38, knowingly providing documentary evidence containing an untrue statement.

39.3 Principal's notice to show cause

A notice under subclause 39.2 shall state:

- (a) that it is a notice under clause 39 of these General Conditions;
- (b) the alleged substantial breach;
- (c) that the *Contractor* is required to show cause in writing why the *Principal* should not exercise a right referred to in subclause 39.4;
- (d) the date and time by which the *Contractor* must show cause (which shall not be less than 7 clear days after the notice is received by the *Contractor*); and
- (e) the place at which cause must be shown.

39.4 Principal's rights

If the *Contractor* fails to show reasonable cause by the stated date and time, the *Principal* may by written notice to the *Contractor*:

- (a) take out of the *Contractor's* hands the whole or part of the *work* remaining to be completed and suspend payment until it becomes due and payable pursuant to subclause 39.6; or
- (b) terminate the *Contract*.

39.5 Take out

The *Principal* shall complete *work* taken out of the *Contractor's* hands and may:

- (a) use materials, equipment and other things intended for *WUC*; and
- (b) without payment of compensation to the *Contractor*:
 - (i) take possession of, and use, such of the *construction plant* and other things on or in the vicinity of the *site* as were used by the *Contractor*;
 - (ii) contract with such of the *consultants* and *subcontractors*; and
 - (iii) take possession of, and use, such of the *design documents*,

as are reasonably required by the *Principal* to facilitate completion of *WUC* taken out.

If the *Principal* takes possession of *construction plant*, *design documents* or other things, the *Principal* shall maintain them and, subject to subclause 39.6, on completion of the *work* taken out, shall return such of them as are surplus.

The *Superintendent* shall keep records of the cost of completing the *work* taken out.

39.6 Adjustment on completion of work taken out

When *work* taken out of the *Contractor's* hands has been completed, the *Superintendent* shall assess the cost thereby incurred and shall certify as moneys due and payable accordingly the difference between that cost (showing the calculations therefore) and the amount which would otherwise have been paid to the *Contractor* if the *work* had been completed by the *Contractor*.

If the *Contractor* is indebted to the *Principal*, the *Principal* may retain *construction plant* or other things taken under subclause 39.5 until the debt is satisfied. If after reasonable notice, the *Contractor* fails to pay the debt, the *Principal* may sell the *construction plant* or other things and apply the proceeds to the satisfaction of the debt and the costs of sale. Any excess shall be paid to the *Contractor*.

39.7 Principal's default

If the *Principal* commits a substantial breach of the *Contract*, the *Contractor* may give the *Principal* a written notice to show cause.

Substantial breaches include, but are not limited to:

- (a) failing to:
 - (i) provide *security*;
 - (ii) produce evidence of insurance;
 - (iii) rectify inadequate *Contractor's* access to the *site* if that failure continues for longer than the time stated in *Item 36(a)*;
 - (iv) rectify inadequate *Contractor's* possession of the *site* if that failure continues for longer than the time stated in *Item 36(b)*; or
 - (v) make a payment due and payable pursuant to the *Contract*; and
- (b) the *Superintendent* not giving a *certificate of practical completion* or reasons as referred to in subclause 34.6.

39.8 Contractor's notice to show cause

A notice given under subclause 39.7 shall state:

- (a) that it is a notice under clause 39 of these General Conditions;
- (b) the alleged substantial breach;
- (c) that the *Principal* is required to show cause in writing why the *Contractor* should not exercise a right referred to in subclause 39.9;
- (d) the date and time by which the *Principal* must show cause (which shall not be less than 7 clear days after the notice is received by the *Principal*); and
- (e) the place at which cause must be shown.

39.9 Contractor's rights

If the *Principal* fails to show reasonable cause by the stated date and time, the *Contractor* may, by written notice to the *Principal*, suspend the whole or any part of *WUC*.

The *Contractor* shall remove the suspension if the *Principal* remedies the breach.

The *Contractor* may, by written notice to the *Principal*, terminate the *Contract*, if within 28 days of the date of suspension under this subclause the *Principal* fails:

- (a) to remedy the breach; or
- (b) if the breach is not capable of remedy, to make other arrangements to the reasonable satisfaction of the *Contractor*.

Damages suffered by the *Contractor* by reason of the suspension shall be assessed by the *Superintendent*, who shall certify them as moneys due and payable to the *Contractor*.

39.10 Termination

If the *Contract* is terminated pursuant to subclause 39.4(b) or 39.9, the parties' remedies, rights and liabilities shall be the same as they would have been under the law governing the *Contract* had the defaulting party repudiated the *Contract* and the other party elected to treat the *Contract* as at an end and recover damages.

If Alternative 2 of subclause 10.2 applies and the *Principal* has terminated the *Contract*, the *Principal* may also, without payment of compensation, take possession of the *design documents*.

39.11 Insolvency

If:

- (a) a party informs the other in writing, or creditors generally, that the party is insolvent or is financially unable to proceed with the *Contract*;
- (b) execution is levied against a party by a creditor;
- (c) a party is an individual person or a partnership including an individual person, and if that person:
 - (i) commits an act of bankruptcy;
 - (ii) has a bankruptcy petition presented against him or her or presents his or her own petition;
 - (iii) is made bankrupt;
 - (iv) makes a proposal for a scheme of arrangement or a composition; or
 - (v) has a deed of assignment or deed of arrangement made, accepts a composition, is required to present a debtor's petition, or has a sequestration order made, under Part X of the Bankruptcy Act 1966 (Cwlth) or like provision under the law governing the *Contract*; or

- (d) in relation to a party being a corporation:
- (i) notice is given of a meeting of creditors with a view to the corporation entering a deed of company arrangement;
 - (ii) it enters a deed of company arrangement with creditors;
 - (iii) a controller or administrator is appointed;
 - (iv) an application is made to a court for its winding up and not stayed within 14 days;
 - (v) a winding up order is made in respect of it;
 - (vi) it resolves by special resolution that it be wound up voluntarily (other than for a member's voluntary winding up); or
 - (vii) a mortgagee of any of its property takes possession of that property,
- then, where the other party is:
- (A) the *Principal*, the *Principal* may, without giving a notice to show cause, exercise the right under subclause 39.4(a); or
 - (B) the *Contractor*, the *Contractor* may, without giving a notice to show cause, exercise the right under subclause 39.9.

The rights and remedies given by this subclause are additional to any other rights and remedies. They may be exercised notwithstanding that there has been no breach of contract.

40 Termination by frustration

If the *Contract* is frustrated:

- (a) the *Superintendent* shall issue a *progress certificate* for *WUC* carried out to the date of frustration, evidencing the amount which would have been payable had the *Contract* not been frustrated and had the *Contractor* been entitled to and made a progress claim on the date of frustration;
- (b) the *Principal* shall pay the *Contractor*:
 - (i) the amount due to the *Contractor* evidenced by all unpaid certificates;
 - (ii) the cost of materials and equipment reasonably ordered by the *Contractor* for *WUC* and which the *Contractor* is liable to accept, but only if they will become the *Principal's* property upon payment; and
 - (iii) the costs reasonably incurred:
 - (A) removing *temporary works* and *construction plant*;
 - (B) returning to their place of engagement the *Contractor*, *consultants*, *subcontractors* and their respective employees engaged in *WUC* at the date of frustration; and
 - (C) by the *Contractor* in expectation of completing *WUC* and not included in any other payment; and
- (c) each party shall promptly release and return all *security* provided by the other.

41 Notification of claims

41.1 Communication of claims

The *prescribed notice* is a written notice of the general basis and quantum of the claim.

As soon as practicable after a party becomes aware of any claim in connection with the subject matter of the *Contract*, that party shall give to the other party and to the *Superintendent* the *prescribed notice* or a notice of *dispute* under subclause 42.1.

This subclause and subclause 41.3 shall not apply to any claim, including a claim for payment (except for claims which would, other than for this subclause, have been included in the *final payment claim*), the communication of which is required by another provision of the *Contract*.

41.2 Liability for failure to communicate

The failure of a party to comply with the provisions of subclause 41.1 or to communicate a claim in accordance with the relevant provision of the *Contract* shall, inter alia, entitle the other party to damages for breach of the *Contract* but shall neither bar nor invalidate the claim.

41.3 Superintendent's decision

If within 28 days of giving the *prescribed notice* the party giving it does not notify the other party and the *Superintendent* of particulars of the claim, the *prescribed notice* shall be deemed to be the claim.

Within 56 days of receipt of the *prescribed notice* the *Superintendent* shall assess the claim and notify the parties in writing of the decision. Unless a party within a further 28 days of such notification gives a notice of *dispute* under subclause 42.1 which includes such decision, the *Superintendent* shall certify the amount of that assessment to be moneys then due and payable.

42 Dispute resolution

42.1 Notice of dispute

If a difference or dispute (together called a '*dispute*') between the parties arises in connection with the subject matter of the *Contract*, including a *dispute* concerning:

- (a) a *Superintendent's direction*; or
- (b) a claim:
 - (i) in tort;
 - (ii) under statute;
 - (iii) for restitution based on unjust enrichment or other quantum meruit; or
 - (iv) for rectification or frustration,or like claim available under the law governing the *Contract*,

then either party shall, by hand or by registered post, give the other and the *Superintendent* a written notice of *dispute* adequately identifying and providing details of the *dispute*.

Notwithstanding the existence of a *dispute*, the parties shall, subject to clauses 39 and 40 and subclause 42.4, continue to perform the *Contract*.

42.2 Conference

Within 14 days after receiving a notice of *dispute*, the parties shall confer at least once to resolve the *dispute*. At every such conference each party shall be represented by a person having authority to agree to such resolution. All aspects of every such conference except the fact of occurrence shall be privileged.

If the *dispute* has not been resolved within 28 days of service of the notice of *dispute*, that *dispute* shall be and is hereby referred to expert determination.

42.3 Expert Determination

- (a) If the parties cannot agree an expert within 7 days of the date of referral, the expert will be appointed by an authorised officer of the Royal Institute of Chartered Surveyors (Queensland).
- (b) In making a determination, the independent expert must:

- (i) give due weight to any written submissions or representations made by a disputing party within any reasonable time limit prescribed by the independent expert;
 - (ii) give written reasons for his decisions;
 - (iii) act as an expert and not as an arbitrator;
 - (iv) in the absence of any manifest error, the decision of the independent expert on disputes up to a maximum value of \$100,000.00 will be final and binding upon the parties and not subject to review; and
 - (v) for disputes in excess of \$100,000.00 and in the absence of any manifest error, the decision of the independent expert will be final and binding on the parties and not subject to review, if neither of the parties has taken any steps to enforce a right or remedy by instituting proceedings relating to the dispute within 28 days of the written decision of the expert.
- (c) The cost and expense of the conference and independent expert determination will be borne equally by the parties

42.4 Arbitration

If within a further 14 days the parties have not agreed upon an arbitrator, the arbitrator shall be nominated by the person in *Item 37(a)*. The arbitration shall be conducted in accordance with the rules in *Item 37(b)*.

42.5 Summary relief

Nothing herein shall prejudice the right of a party to institute proceedings to enforce payment due under the *Contract* or to seek injunctive or urgent declaratory relief.

43 Waiver of conditions

Except as provided at law or in equity or elsewhere in the *Contract*, none of the terms of the *Contract* shall be varied, waived, discharged or released, except with the prior written consent of the parties.

44 GST

44.1 Consideration is GST exclusive

Unless otherwise specified, all amounts payable under this Contract are exclusive of GST and shall be calculated without regards to GST.

44.2 GST payable on taxable supply

- (a) If a supply made under this Contract is a taxable supply, the recipient of that taxable supply (recipient) must, in addition to another consideration pay to the party making the taxable supply (supplier) the amount of GST in respect of the supply.
- (b) The recipient will only be required to pay an amount of GST to the supplier if and when the supplier provides a valid tax invoice to the recipient in respect of the taxable supply.
- (c) If there is an adjustment to a taxable supply made under this Contract then the supplier shall provide an adjustment note to the recipient.
- (d) The amount of a party's entitlement under this Contract to recovery or compensation for any of its costs, expenses or liabilities is reduced by the input tax credits to which that party is entitled in respect of those costs, expenses or liabilities.

45 PPSA

- (a) Words and phrases used in this clause that have defined meanings in the PPSA have the same meaning as in the PPSA unless the context otherwise requires.
- (b) If the Principal notifies the Contractor that it believes that:
 - (i) the Contract (or a transaction in connection with it); or
 - (ii) any goods or materials being held by the Contractor for the benefit of the Principal under the Contract;

is or contains a Security Interest for the purposes of the PPSA, the Contractor agrees to do all things (such as obtaining consents, signing and producing documents, getting documents completed and signed and supply information) as the Principal may reasonably require for the purposes of ensuring that the Security Interest is enforceable and otherwise effective and enabling the Principal to apply for, and obtain, any registration in accordance with the PPSA.

46 Work Place Health and Safety

The Contractor accepts appointment as the '*Principal Contractor*' for executing the construction work forming part of the work under the Contract.

The Contractor will ensure compliance with its duties as 'principal contractor' under any relevant Legislative Requirement.

If the Contractor fails to comply with its duties as principal contractor, the Principal may have the Contractor's obligations carried out by the Principal or by others and the cost incurred by the Principal in having those obligations carried out will be a debt due from the Contractor to the Principal.

The Contractor indemnifies the Principal from and against any damage, expense, loss, liability or claim by or against the Principal arising out of or in connection with a breach by the Contractor of its obligations under and resulting from this clause 46.

The Contractor shall notify the Superintendent promptly of:

- (a) all accidents on site involving death or injury of any person; and
- (b) all accidents involving loss of time or incidents with accident potential on site such as equipment failure, slides, cave-ins and the like.

The Contractor shall give the Superintendent such information as may be required by the Superintendent in relation to such accidents and, if required, shall furnish a written report in the form directed by the Superintendent.

47 Tripartite Deed

The Contractor shall supply the Principal's bank with information which the Bank may, from time to time, reasonably request and, if requested by the Principal, execute a tripartite deed if required by the Principal or the Principal's bank.

48 Security of Payment Act Indemnity

The Contractor indemnifies the Principal against any claim, action, damage, loss, liability outgoing or payment which the Principal pays, incurs or is liable for arising out of or in connection with:

- (a) the Contractor's failure to comply with a provision of the Contract in respect of the Security Payment Act;
- (b) any lawful suspension of work by the Contractor's subcontractors; and
- (c) any other right or remedy lawfully exercised by the Contractor's subcontractors, pursuant to the Security of Payment Act.

ANNEXURE to the Australian Standard General Conditions of Contract for Design and Construct

Part A

This Annexure shall be completed and issued as part of the tender documents and, subject to any amendments to be incorporated into the *Contract*, is to be attached to the General Conditions of Contract and shall be read as part of the *Contract*.

Item

- | | | |
|---|-------------------------------------|---|
| 1 | <i>Principal</i>
(clause 1) | STS TSV Pty Ltd
ACN 637 240 316 ABN |
| 2 | <i>Principal's address</i> | 5 Baybreeze Pocket
IDALIA QLD 4811
Phone 0409 080 187 Fax
Email: shaunmccarthy10@hotmail.com |
| 3 | <i>Contractor</i>
(clause 1) | RCQ Projects Pty Ltd
ABN 72 614 089 066
QBCC Licence No. 15028054 |
| 4 | <i>Contractor's address</i> | 212 / 2 Emporio Place
MAROOCHYDORE QLD 4558
Phone (07) 5459 1800 Fax
Email |
| 5 | <i>Superintendent</i>
(clause 1) | Lachlan Bell (Lachlan Bell Consulting)
.....
ACN 630 196 735 ABN 12 778 317 453 |
| 6 | <i>Superintendent's address</i> | PO Box 303
BELGIAN GARDENS, Q 4810
Phone 0438 382 389 Fax
Email lachlan@lbellconsulting.com.au |

† 7	(a) <i>Date for practical completion</i> (clause 1)	23 December 2021
	OR	
	(b) Period of time for <i>practical completion</i> (clause 1)	.....
8	Governing law (clause 1(h))	Queensland If nothing stated, that of the jurisdiction where the <i>site</i> is located
9	(a) Currency (clause 1(g))	Australian Dollars..... If nothing stated, that of the jurisdiction where the <i>site</i> is located
	(b) Place for payments (clause 1(g))	Townsville If nothing stated, the <i>Principal's</i> address
	(c) Place of business of bank (clause 1(d))	Townsville If nothing stated, the place nearest to where the <i>site</i> is located
10	The <i>Principal's project requirements</i> are described in the following documents (clause 1)	1 –Annexure Part F – Principal's Project Requirements including Design Documents 2 3 4 5
11	<i>Preliminary design</i> (clause 1)	(a) <i>A preliminary design</i> * is included * is not included in the <i>Principal's project requirements</i> . If neither deleted, a <i>preliminary design</i> is not included (
12	Quantities in <i>schedule of rates</i> , limits of accuracy (subclause 2.5)	Upper Limit Lower Limit

† If applicable, delete and instead complete equivalent *Item* in the *separable portions* section of the Annexure Part A
 * Delete one

- 13 *Provisional sum,* 10%
percentage for profit and attendance
(clause 3)

Provisional Sums

Consultants Fees	PSUM	\$ 315,590
Wire Trellis Residential	PSUM	\$ 4,000

† 14 *Contractor's security*

- (a) Form (clause 5) Cash retentions until the *date of Practical Completion*.
Cash retention or 1 x unconditional bank guarantee (with an expiry date of 3 months after the end of the *defects liability period*) for 2.5% of the final Contract Sum following the *date of practical completion*.. ..
- (b) Amount or maximum percentage of 5% of the *contract sum*.....
contract sum If nothing stated, 5% of the *contract sum*
(clause 5)
- (c) If retention moneys, percentage of 10%, until the limit in *Item 14(b)*
each *progress certificate* If nothing stated, 10%, until the limit in *Item 14(b)*
(clause 5 and subclause 37.2)
- (d) Time for provision (except for retention moneys) within days after *date of acceptance of tender*
(clause 5) If nothing stated, 28 days
- (e) Additional *security* for unfixed plant and materials
(subclauses 5.4 and 37.3) Nil \$
- (f) *Contractor's security* upon 50% of amount held
certificate of practical completion is If nothing stated, 50% of amount held
reduced by
(subclause 5.4)

† 15 *Principal's security*

- (a) Form (clause 5) Not applicable.....
- (b) Amount or maximum percentage of
contract sum If nothing stated, nil
(clause 5)
- (c) Time for provision withindays after *date of acceptance of tender*
(clause 5) If nothing stated, 28 days

† If applicable, delete and instead complete equivalent *Item* in the *separable portions* section of the Annexure Part A

- (d) *Principal's security upon certificate of practical completion*% of amount held
 of practical completion is reduced If nothing stated, 50% of amount held
 by
 (subclause 5.4)

16	<i>Principal-supplied documents</i> (subclause 8.2)	Document	No. of copies
		1 <i>Principal's project requirements</i> .....	.....
		2 TBA.....	.....
		3 .....	.....
		4 .....	.....
		5 .....	.....
			If nothing stated, 5 copies

- 17 Documents, numbers of copies, and
 the times or stages at which they are to
 be supplied by the *Contractor*
 (subclause 8.3)

	Document	No. of copies	Time/stage
1	TBA		
2			
3			
4			
5			

- 18 Time for *Superintendent's direction* 14 days
 about documents If nothing stated, 14 days
 (subclause 8.3)

19	Subcontracting (subclause 9.2)	<i>Work by consultants</i>	<i>Work by others</i>
		Not applicable.....	Not applicable
			
			
			
			

20	Novation (subclause 9.4)	<i>Subcontractor or selected subcontractor, as the case may be</i>	Particular part of the <i>preliminary design</i> or <i>selected subcontract work</i> , as the case may be
		TBA.....	.....
			
			
			
			
			
			
			
21	<i>Intellectual property rights</i> granted to the <i>Principal</i> , the Alternative applying (subclause 10.2)	 If nothing stated, Alternative 1 applies	.....
22	<i>Legislative requirements</i>		
	(a) Those excepted (subclause 11.1)	..... ..... .....	..... ..... .....
	(b) Identified <i>WUC</i> (subclause 11.2(a)(iii))	Any or all of the <i>WUC</i>..... .....	..... .....
23	Insurance of <i>the Works</i> (clause 16A)		
	(a) Alternative applying	Alternative 1 applies..... If nothing stated, Alternative 1 applies	.....
	If Alternative 1 applies		
	(b) Provision for demolition and removal of debris	..... ..... \$ .....	..... .....
		OR	
		% of the <i>contract sum</i>	
	(c) Provision for <i>consultants' fees</i> and <i>Principal's consultants' fees</i>	..... ..... \$ .....	..... .....
		OR	
		% of the <i>contract sum</i>	

(d) Value of materials or things to be supplied by the *Principal*
 \$

(e) Additional amount or percentage
 \$

OR

.....% of the total of (a) to (d) in clause 16A

24 Professional indemnity insurance
 (clause 16B and subclause 9.2(d))

(a) Levels of cover of *Contractor's* professional indemnity insurance shall be not less than
 \$
 If nothing stated, \$5 000 000

(b) Period for which *Contractor's* professional indemnity insurance shall be maintained after issue of the *final certificate* 6 years
 If nothing stated, 6 years

(c) Categories of <i>consultants</i> and levels of cover of <i>consultants'</i> professional indemnity insurance	Category	Levels of cover
.....		\$
.....		\$
.....		\$
.....		\$
		If nothing stated, \$1 000 000

(d) Period for which each *consultant's* professional indemnity insurance shall be maintained after issue of the *final certificate*
 If nothing stated, 6 years

25 Public liability insurance
 (clause 17)

(a) Alternative applying
 If nothing stated, Alternative 1 applies

If Alternative 1 applies

(b) Amount per occurrence shall be not less than
 \$
 If nothing stated, \$10 000 000

26	(a) Time for giving access (subclause 24.1)	Not Used If nothing stated, 14 days	
	(b) Time for giving possession (subclause 24.1)	Not Used If nothing stated, 14 days	
27	The information, materials, documents or instructions and the times by, or periods within which they are to be given to the <i>Contractor</i> (clause 32)	Documents or instructions	Times/Periods
		1 .....	.....
		2 .....	.....
		3 .....	.....
		4 .....	.....
		5 .....	.....
28	<i>Qualifying causes of delay</i> , causes of delay for which <i>EOTs</i> will not be granted (paragraph (b)(iii) of clause 1 and subclause 34.3)	.....	.....
† 29	Liquidated damages, rate (subclause 34.7)	Nil (\$0.00) per day for the first 30 days after the <i>Date for Practical Completion</i> ; and \$1,600 per day thereafter .....	.....
		 per day	\$ per day
† 30	Bonus for early <i>practical completion</i> (subclause 34.8)		
	(a) Rate	\$1,600 per day.....	
		 per day	\$ per day
	(b) Limit	30 days	
		 \$	
		OR	
		% of <i>contract sum</i>	
		If nothing stated, there is no waiver	
† 31	Other <i>compensable causes</i> (paragraph (b) of clause 1 and subclause 34.9)	Nil	
			
			
			

† If applicable, delete and instead complete equivalent *Item* in the *separable portions* section of the Annexure Part A

32	<i>Defects Liability period</i> (clause 35)	12 months If nothing stated, 12 months
32A	Amount for profits and overheads (subclause 36.4(d))	12%
32B	Amount for profit (subclause 36.4)	5%
33	Progress Claims (subclause 37.1)	
	(a) Times for progress claims	The last <i>business day</i> of each month for <i>WUC</i> done up to and including the month in which Practical Completion is reached, for work done up to and including that day
	OR	
	(b) Stages of <i>WUC</i> for progress claims	..... ..... ..... ..... ..... ..... .....
34	Unfixed plant and materials for which payment claims may be made (subclause 37.3)	Nil
35	Interest rate on overdue payments (subclause 37.5)	At the rate provided in section 67P of the <i>QBCC Act</i> % per annum If nothing stated, 18% per annum
36	(a) Time for <i>Principal</i> to rectify inadequate access (subclause 39.7(a)(iii))	14 days If nothing stated, 14 days
	(b) Time for <i>Principal</i> to rectify inadequate possession (subclause 39.7(a)(iv))	14 days If nothing stated, 14 days

A1	|	37	Arbitration	
			(subclause 42.3)	
			(a) Person to nominate an arbitrator	..... ..... .....
				If no one stated, the President of the Institute of Arbitrators & Mediators Australia
A1	|		(b) Rules for arbitration	..... ..... ..... .....
				If nothing stated:
				(a) rules 5–18 of the Rules of The Institute of Arbitrators & Mediators Australia for the Conduct of Commercial Arbitrations;
				OR
A1	|			(b) if one or more of the parties are nationals of and habitually resident in, incorporated in, or where the central management and control is exercised in, different countries as between the parties, then the UNCITRAL Arbitration Rules shall apply and the appointing authority shall be the person provided in <i>Item 37(c)</i>
			(c) Appointing Authority under UNCITRAL Arbitration Rules	..... .....
				If no one stated, the President of the Institute of Arbitrators & Mediators Australia
		38	Land (if nothing stated the land will be site) (subclause 39.9)	The site

Part A

Separable Portions

- This section should be completed only if the *Contract* provides for *separable portions*.
- Complete separate pages for each *separable portion*, which should be numbered appropriately. Any balance of the *Works* should also be a *separable portion*.

<i>Separable portion</i> (clause 1) Description of <i>separable portion</i> (clause 1)	Not used
<i>Item</i>	
7 (a) <i>Date for practical completion</i> (clause 1) OR (b) Period of time for <i>practical completion</i> (clause 1)	..... ..... .....
14 <i>Contractor's security</i>	
(a) Form (clause 5) (b) Amount or maximum percentage value of this <i>separable portion</i> (clause 5) (c) If retention moneys, percentage of each <i>progress certificate</i> applicable to this <i>separable portion</i> (clause 5 and subclause 37.2) (d) Time for provision (except for retention moneys) (clause 5) (e) Additional <i>security</i> for unfixed plant and materials (subclauses 5.4 and 37.3) (f) <i>Contractor's security</i> upon <i>certificate of practical completion</i> is reduced by (subclause 5.4)	 If nothing stated, 5% of value of this separable portion %, until the limit in <i>Item 14(b)</i> If nothing stated, 10%, until the limit in <i>Item 14(b)</i> within days after <i>date of acceptance of tender</i> If nothing stated, 28 days \$% of amount held If nothing stated, 50% of amount held

15 *Principal's security*

- (a) Form
(clause 5)
- (b) Amount or maximum
percentage of value of this
separable portion If nothing stated, nil
(clause 5)
- (c) Time for provision within days after *date of acceptance of tender*
(clause 5) If nothing stated, 28 days
- (d) *Principal's security upon certificate* % of amount held
of practical completion is reduced If nothing stated, 50% of amount held
by
(subclause 5.4)

- 29 Liquidated damages, rate
(subclause 34.7) per day \$ per day

30 Bonus for early *practical completion*
(subclause 34.8)

- (a) Rate
..... per day \$ per day
- (b) Limit
..... \$

OR

..... % of value of this *separable portion*
If nothing stated, there is no waiver

31 Other *compensable causes*
(paragraph (b) of clause 1 and
subclause 34.9)

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

**Annexure to the Australian Standard
General Conditions of Contract for
Design and Construct**

Part B

- This form may also be used where the *Principal* is required to provide an unconditional undertaking, by substituting *Principal* for *Contractor* and vice versa, wherever occurring.

Approved form of unconditional undertaking

(clause 1 – *security*)

At the request of
ACN..... ABN (the *Contractor*) and in consideration of

ACN..... ABN (the *Principal*) accepting this undertaking
in respect of the *Contract* for
..... (the Project)

ACN..... ABN (the *Financial Institution*) unconditionally
undertakes to pay on demand any sum or sums which may from time to time be demanded by the *Principal* to a
maximum aggregate sum of
..... (\$)

The undertaking is to continue until notification has been received from the *Principal* that the sum is no longer
required by the *Principal* or until this undertaking is returned to the *Financial Institution* or until payment to the
Principal by the *Financial Institution* of the whole of the sum or such part as the *Principal* may require.

Should the *Financial Institution* be notified in writing, purporting to be signed by
..... for and on behalf of the *Principal* that the *Principal* desires
payment to be made of the whole or any part or parts of the sum, it is unconditionally agreed that the *Financial
Institution* will make the payment or payments to the *Principal* forthwith without reference to the *Contractor* and
notwithstanding any notice given by the *Contractor* not to pay same.

Provided always that the *Financial Institution* may at any time without being required so to do pay to the
Principal the sum of
..... (\$)

less any amount or amounts it may previously have paid under this undertaking or such lesser sum as may be
required and specified by the *Principal* and thereupon the liability of the *Financial Institution* hereunder shall
immediately cease.

Dated at this day of 20.....

**Annexure to the Australian Standard
General Conditions of Contract for
Design and Construct**

Part C

Deed of novation

(subclause 9.2(c))

This Deed made the day of 20
between (the *Principal*)
of ACN ABN
and (the *Contractor*)
of ACN ABN
and (the *Subcontractor*)
of ACN ABN
and (the *Incoming Contractor*)
of ACN ABN
witness that:

- 1 Upon receipt by the *Subcontractor* of the sum certified by the *Superintendent* as owing under the prior contract described in the Schedule hereto:
 - (a) the prior contract shall be discharged;
 - (b) the *Subcontractor* shall release the *Contractor* from the further performance of the prior contract and from all claims and demands in connection with the prior contract;
 - (c) the *Incoming Contractor* shall punctually perform the obligations of the *Contractor* under the prior contract as far as they are not performed. The *Incoming Contractor* acknowledges itself bound by the provisions of the prior contract as if the *Incoming Contractor* had been named in the prior contract; and
 - (d) the *Subcontractor* shall punctually perform like obligations and be bound to the *Incoming Contractor* as if the provisions of the prior contract were incorporated herein.
- 2 The *Principal* and *Subcontractor* each warrant to the *Incoming Contractor* that:
 - (a) subcontract work carried out to the date hereof is in accordance with the provisions of the prior contract; and
 - (b) all claims and demands in connection with the prior contract have been made to the *Contractor*.
- 3 The *Principal* and *Subcontractor* each indemnifies the *Incoming Contractor* from all claims and demands of the *Contractor*, *Principal* and *Subcontractor* in connection with the prior contract.
- 4 A dispute between:
 - (a) the *Principal* and the *Subcontractor* in connection with the *Superintendent's* certification of the sum owing under the prior contract; or
 - (b) the *Incoming Contractor* and the *Subcontractor* in connection with clause 1(c) or 1(d), shall be resolved pursuant to the provisions of AS 4903—2000 Subcontract Conditions for Design and Construct which for the purposes of this clause 4 are incorporated herein.
- 5 This Deed shall be governed by the laws of the jurisdiction stated in *Item 8* of the *Contract* between the *Principal* and *Contractor*.

Schedule

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

In witness whereof the parties have executed this DEED OF NOVATION by affixing their seals.

THE COMMON SEAL of the *Principal*
was affixed to this document in the presence of:

.....
Secretary/Director

.....
Name (please print)

.....
Director

.....
Name (please print)

THE COMMON SEAL of the *Contractor*
was affixed to this document in the presence of:

.....
Secretary/Director

.....
Name (please print)

.....
Director

.....
Name (please print)

THE COMMON SEAL of the *Subcontractor*
was affixed to this document in the presence of:

.....
Secretary/Director

.....
Name (please print)

.....
Director

.....
Name (please print)

THE COMMON SEAL of the *Incoming Contractor*
was affixed to this document in the presence of:

.....
Secretary/Director

.....
Name (please print)

.....
Director

.....
Name (please print)

Annexure to the Australian Standard General Conditions of Contract for Design and Construct

Part D

Note: Usually the *continuing party* is the subcontractor, selected subcontractor or consultant, as the case may be.

Deed of novation

(subclause 9.4)

This Deed made this day of 20
between (the *outgoing party*)
of ACN ABN
and (the *incoming party*)
of ACN ABN
and (the *continuing party*)
of ACN ABN
witness that:

- 1 Upon receipt by the *continuing party* of all moneys owing under the prior contract:
 - (a) the *incoming party* shall punctually perform the obligations of the *outgoing party* under the prior contract described in the Schedule hereto as far as they are not performed. The *incoming party* acknowledges itself bound by the provisions of the prior contract as if the *incoming party* had been named as the *outgoing party* in the prior contract;
 - (b) the *continuing party* punctually perform like obligations and be bound to the *incoming party* as if the provisions of the prior contract were incorporated herein; and
 - (c) the *outgoing party* and *continuing party* shall each release and forever discharge the other from the further performance of the prior contract and from all claims and demands in connection with the prior contract.
- 2 The *outgoing party* and *continuing party* each warrant to the *incoming party* that *preliminary design* or *selected subcontract work*, as the case may be, carried out to the date hereof, is in accordance with the provisions of the prior contract.
- 3 This Deed shall be governed by the governing law of the prior contract between the *outgoing party* and *continuing party*.

Schedule

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

In witness whereof the parties have executed this DEED OF NOVATION by affixing their seals.

THE COMMON SEAL of the *outgoing party*
was affixed to this document in the presence of:

.....
Secretary/Director

.....
Name (please print)

.....
Director

.....
Name (please print)

THE COMMON SEAL of the *incoming party*
was affixed to this document in the presence of:

.....
Secretary/Director

.....
Name (please print)

.....
Director

.....
Name (please print)

THE COMMON SEAL of the *continuing party*
was affixed to this document in the presence of:

.....
Secretary/Director

.....
Name (please print)

.....
Director

.....
Name (please print)

**Annexure to the Australian Standard
General Conditions of Contract for
Design and Construct**

Part E

Deletions, amendments and additions

- 1

The following clauses have been deleted from AS 4902—2000

Deletions have been made throughout the document

.....

.....

.....

.....

.....

.....

.....

.....
- 2

The following clauses have been amended and differ from the corresponding clauses in AS 4902—2000

Amendments have been made throughout the document.....

.....

.....

.....

.....

.....

.....

.....

.....
- 3

The following clauses have been added to AS 4902—2000

Additions have been made throughout the document

.....

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.....

.....

.....

.....

.....

**Annexure to the Australian Standard
General Conditions of Contract for
Design and Construct**

Part F

Principal's Project Requirements

1. General PPR
 - a. Principal Project Requirements – Final 11/02/21
 - b. Commercial Tenancy Basebuild Scope 26/10/20
2. TCC Development Approval Documentation
 - a. MCU19_0054, RAL19 0040 & DBW19 0012 Notice - Decision Notice - Multiple Dwelling
 - b. MCU19_0054 - Attachment 1 - Approved Plans - 70 The Strand, North Ward
 - c. MCU19_0054 - Attachment 2 - Noise Impact Assessment - 70 The Strand, North Ward
 - d. MCU19_0054 - Attachment 3 - Waste Management Plan - 70 The Strand, North Ward
 - e. MCU19_0054 - Attachment 4 - Civil Engineering Services Report - 70 The Strand, North Ward
 - f. MCU19_0054 - Attachment 5 - Water Supply Planning Report - 70 The Strand, North Ward
 - g. MCU19_0054, RAL19_0040 & DBW19_0012 - Demolition Plan & Food and Drink Outlet combined with RAL19_0040 and DBW19_0012
 - h. MCU19_0054_191001_ASEP letter out_DAA Approval for 70 The Strand North Ward Qld
 - i. RAL19_0040 - Attachment 1 - Approved Plan - 70 The Strand, North Ward
 - j. DBW19_0012 - Attachment 1 - Approved Plan - 70 The Strand, North Ward
 - k. DBW19_0012 - Attachment 2 - Heritage Values Assessment - 70 The Strand, North Ward
3. TCC Certificate of Compliance
 - a. MCU19.0054.02 - Certificate of Compliance
 - b. MCU19.0054.02 - Approved Plans
 - c. MCU19.0054.02 - Approved Air Quality and Odour Report
 - d. MCU19.0054.02 - Approved Plant Noise Assessment Report
4. TCC Minor Amendment
 - a. Minor Amendment_Approval
 - b. Minor Amendment_Plans
 - c. Minor Amendment_Plan of Survey
 - d. Minor Amendment_Acoustic Report
5. TCC OPW Civil & Landscaping Works Documentation

- a. OPW19.0136 - Notice - Decision Notice - Civil Works associated with MCU19.0054 and RAL19.0040 - 70 The Strand, North Ward
- b. OPW19.0136 - Accepted Plans and Report
- c. OPW19 0136 Letter - Further Advice Assessment Manager - Civil Works associated with MCU19 0054 and RAL19 0040
- d. OPW20.0014 - Notice - Decision Notice - Landscaping Works associated with MCU19.0054 - 70 The Strand, North Ward
- e. OPW20.0014 - Accepted Landscape Plans
- 6. Project Design Documentation
 - a. CA Architects - BA Drawings
 - b. STP – Structural Engineering Drawings
 - c. STP – Electrical Engineering Drawings PEAK Drawings Revision P1 (E001, E002, E101, E102, E121, E122, E201, E301, E302)
 - d. STP – Mechanical Engineering Drawings PEAK Drawings
 - e. STP – Civil Engineering Drawings
 - f. Dedicated Acoustics – Noise Impact Assessment (Rev 8)
 - g. Douglas Partners – Report on Geotechnical Investigation (February 2020)
 - h. Vision Survey
 - 19163 - SP313440 21-01-2020 (draft plan of Lots 1 & 2)
 - 19163 - SP316296 DRAFT (Plan of Lots 1-12 and Common Property)
 - 19163 - SP316296 EUA DRAFT 12-03-2020
 - i. Certifier – Building Approvals
 - BCA Assessment Report (Residential)_70 The Strand TOWNSVILLE_Issue 02(DRAFT_10102020)
 - BCA Assessment Report (Retail)_70 The Strand TOWNSVILLE_Issue 02(DRAFT_10102020)
 - j. Fire Engineering
 - Fire Engineering Brief dated 30/01/2020
 - k. Residential Internal Finishes Schedules
 - Anelay_Finishes Schedule_SchemeA_Coastal_LBC_AF_V2
 - Anelay_FinishesFittingsSchedule_SchemB Urban_LBC_AF_V2
 - HNC Tapware Quote_06096040
 - HNC Tapware Spec_06096040
 - HNC Electrical Quote_06095571
 - HNC Appliances Spec_06095571
 - l. Moduline Documentation
 - APT TYPE 01-04_DARK & LIGHT SCHEME (21/1/20)
 - 70 The Strand- Tender 2 (23/1/20)

- Quality Stone Quote V2 (22/1/20)
- m. 3DA - Retail Plans & Elevations
 - 70 the strand DETAILED ELEVATION BAR B1-2 rev5
 - 70 the strand DETAILED ELEVATION BAR B1-3 rev5
 - 70 the strand DETAILED ELEVATION CB1-2 rev5
 - 70 the strand DETAILED ELEVATION CB1-3 rev5
 - 70 the strand DETAILED ELEVATION CB1-4 rev5
 - 70 the strand DETAILED ELEVATION CB1-5 rev5
 - 70 the strand DETAILED ELEVATION CB1-5 rev5
 - 70 the strand DETAILED PLAN and ELEVATION K1 rev5
 - 70 the strand DETAILED PLAN and ELEVATION K2 rev5
 - 70 the strand DETAILED PLAN and ELEVATION K3 rev5
 - 70 the strand DETAILED PLAN and ELEVATION K4 rev5
 - 70 the strand DETAILED PLAN AND ELEVATION SWEETS KITCHEN1 rev4
 - 70 the strand DETAILED PLAN BAR B1-1 rev5
 - 70 the strand DETAILED PLAN CB1-1 rev5
 - 70 the strand DETAILED PLAN ELEVATION WASH AREA WA1

SCHEDULE 2. WARRANTIES

WARRANTY / GUARANTEE	Period
Waterproof Membranes & Coatings (material and labour)	10 years – Material 6 years – Labour
Roofing, flashings and Box Gutters (material and labour)	10 years – Material 2 years – Labour
Windows and Glazing	10 years
Appliances	As per manufacturer's standard warranty
Landscaping Maintenance	12 weeks
Air Conditioning (Plant & Labour)	As per manufacturer's standard warranty

All other warranties are for 12 months, however, where a manufacturer, supplier or Subcontractor provides standard warranties for longer periods, these warranties/guarantees will be provided to the Principal at no additional cost.

The warranties must be in favour of the Principal and any subsequent owners (for example, Body Corporate and/or Buyer).

**Annexure to the Australian Standard
General Conditions of Contract for
Design and Construct**

Part G

Contract for the Sale of a Proposed Lot in a Community Titles Scheme
Anelay The Strand Community Titles Scheme

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† References to *Items* are to *Items* in Annexure Part A

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