



BUILDING SCHEDULE

BUILDER **RYCAI PTY LTD**

OWNER

SITE ADDRESS

DRAWING NO.

DATE

PLEASE READ CAREFULLY BEFORE COMPLETING THE BUILDING SCHEDULE

1. INTERPRETATION AND USE OF THE BUILDING SCHEDULE

- a.** It forms part of the building contract for the proposed work when signed by both parties.
- b.** It defines and details the extent of the works and , to the extent appropriate, the location, nature, number, type, dimensions, extent, colour and finish of items forming part of the works and materials to be used in carrying out the work.
- c.** It may only be varied by written agreement between the builder and the owner.
- d.** It takes precedence over the working drawings where a discrepancy occurs
- e.** All building work to be undertaken in accordance with the Building Schedule shall comply with the Queensland Building Act which calls upon the Building Code of Australia and the appropriate Australian Standards.
- f.** Generally, items will have to be described where space has been allocated but where alternatives are given, delete all but one alternative.
- g.** Where certain items do not apply to a particular Building Contract the letters N/A (not applicable) should be inserted.
- h.** Where an item is to be supplied by the owner and installed by the builder, insert the words “supplied by Owner”.
- i.** Where any party is stated to:
 - 1. Be responsible for, or
 - 2. Be required to carry out, or
 - 3. Obtain or provide any item or thing or part of the works, then that party shall do so at its cost in all things(including the cost of carrying out, fixing or installation) unless otherwise specified.
- j.** Prime cost or Provisional Sums are to be included in the Building Contracts Schedule 4- Prime Cost and Provisional Sum Items and allowances.



1. PRELIMINARIES

(a) Provision of Site Clearance

The **Builder**

Is responsible to provide the house site clear of any obstructions to building including removal of long grass, shrubs, and trees where necessary.

(b) Provision of Site Access

The **Builder**

Is responsible for the provision of access suitable to allow trucks as normally used in the building industry to drive in and out of the land. Should access not be available, the Builder may, with the Owner’s prior approval, cause work to be carried out to enable such access and this will be at additional expense to the Owner.

(c) Provision of Site Water

Unless otherwise specified, the contract price allows that house water supply will be available from a existing water main of the Local Authority prior to commencement of construction.

(d) Provision of Site Power

Unless otherwise specified, the contract price allows for 240 volts power being available prior and during construction. Where no such power is available the **Builder**

Is to arrange satisfactory power at the expense of that party.

(e) Design Wind Loading Of Works

N3

(f) Statutory obligations, notices, approvals and fees.

The following applications, notices, approvals, and or fees are the responsibility of the **Owner**. The **Builder** is responsible for all others not listed.

- 1...N/A.....
- 2...N/A.....
- 3...N/A.....

(g) Engineer’s Report

The soil report is to be provided by the:
Builder

The design of the foundations(footing/slab) by an engineer is to be provided by the:

Builder

(h) Plans by

Builder

(h) Scaffolding

Scaffolding to.....N/A.....

To be type.....N/A.....

2. SITE PREPARATION

Excavate to levels shown on drawings. Give a brief description of the extent of excavation and or fill.....**Cut & Fill by Builder (If required)**

(a) Excavated material,spoil, etc to be:
N/A

(b) Excavated trees to be
N/A

(c) Imported fill by
N/A

3. RETAINING WORK

Types.....N/A.....

Locations...N/A.....
.....by

4. TERMITE TREATMENT

Termite management system to be
PLASMITE AS3660.1

5. CONCRETING

(a) Footings/slab by Engineer’s Certified Design Engineers name...**Reid Consulting Engineers**

(b) Finish to slab to be
Steel Trowelled

(c)Concrete Pump Required
Yes

(d) Driveway to be **Compacted Pebble/Edged**

(e) Outdoor Living area finish to be...**Grey concrete**



6. DRAINAGE

- (a) Sewerage installation to approved drainage plans.
- (b) Stormwater to: **Council Requirements**

7. ROOF FRAMING

- (a) Roof framing to be **Engineered Design T2**
Centres to be...**900mm**

8. WALL FRAMING

- (a) Wall framing to internal and external walls
TREATED PINE SIZE...75 x 35
CEILING HEIGHT 2400 mm

9. STRUCTURAL STEEL

- (a) Posts to be.....**100 x 100 Steel...**
finish to be.....**Painted**

10. ROOF COVERING

- (a) Roof covering to be...**Colour Bond**
- (b) Gutter to be...**Quad Colourbond.....**
- (c) Fascia to be...**Colourbond...**

11. INSULATION

- (a) Ceiling insulation
type...**Polyester...**r/value...**2.5..**
- (b) Ext Wall insulation type **N/A**
- (c) Wall sarking type **Rhino Wrap**
To..... **External Walls**

12. WINDOWS AND ASSOCIATED DOORS

- (a) Frame finish to be...**Standard Colours.**
- (b) Glass to be.....**Clear.....**
- (c) Reveals to be...**F J Pine.....**
- (d) Window/door locks to all **Windows & Doors**

13. SCREENS

- (a) Insect screens to.....**All Windows....**
- (b) Security screens to...**Sliding doors**

14. DOOR FRAMES

- (a) Exterior door frames to be...**140 X 31 Pink Primed...**
- (b) Internal door frames to be...**93x19 F J Pine.....**

15. DOORS(including type,finish,furnishings)

- (a) Front entrance door to be...**Humes Vacluse**
Door furniture to be...**Gainsborough Tri Lock**
- (b) Exterior laundry door to be...**1/3 Glass or Sliding aluminium as per plan.**
Door furniture to be...**B/S**
- (c) Garage doors to be **21X48 Panel Lift with Remote controls**
- (d) Internal doors to be...**Humes Flush Panel..**
Door furniture to be...**Gainsborough B/S**
- (e) Wardrobe doors to be...**Sliding Vinyl by G James Glass**
- (f) Linen cupboards doors to be...**Sliding Vinyl By G James Glass.....**
- (g) Broom cupboard doors to be...**As per plan.**
- (h) Doorstops.....**DS1 &DS2**
- (i) Stormseals...**RP4.....**
- (j) Hinges...**100MM Hire Line.....**



16. BRICK/BLOCK WORK

- (a) Exterior masonry to be:
Brick type... **Austral Brick Craftsman Range**
- (b) Finish to exterior masonry to be
Face Brick Finish
- (c) Mortar colour to be... **Ivory / Natural**
- (d) Joints to be **Ironed**

17. INTERNAL LININGS

- (a) Wall location/s... **To all walls...**
to be.....**10mm Gyprock.....**
- (b) Internal Ceiling to be...**10mm Gyprock...**
.....
- (c) Cornice to be..... **Standard 55mm.....**
- (d) Other... **Villa Board To Wet Areas**

18. EXTERNAL SHEETING

- (a) Wall linings to be...**N/A.....**
.....
- (b) External sheeting other than masonry to
Gables
to be.....**Hardi Flex.....**
- (c) External ceilings to...**Porch/outdoor living.**
.....
to be.....**Hardi Flex.....**
- (d) Soffitt sheeting to be...**Hardi Flex...**
- (e) Other.....**N/A.....**

19. INTERNAL FIXING TIMBERS

- (a) Architraves to be.....**43x12 F J Pine Bevel Edge...**
- (b) Skirting to be.....**68x12 F J Pine Bevel Edge**

20. PLUMBING

- (a) Floor wastes to...**Bathroom & EnSuite.....**
Size.....**90mm.....**
- (b) Downpipes to be...**90mm PVC....**

21. GAS SERVICE

- (a) Gas Service to **Bottles**
- (c) Connected to...**Hotwater**

22. FIXTURES AND FITTINGS

- (a) Bath to be...**1500 mm New Style Acrylic**
- (b) Kitchen Sink to be **1 3/4 Bowl S/Steel**
- (c) Laundry tub to be...**Nu Gleam Supreme**
- (d) Shower bases to be...**Tiled...**
- (e) Vanity basins to be...**Cara Drop In...**
- (f) W.C suites to be...**Armanti China Close Couple..**
- (g) Hotwater Unit to be...**Dux Endurance 26ltr gas**
- (h) Rainwater tank to be... **5000 ltr Poly**
- (i) Pressure pump to be... **Rainbank Auto**
- (j) External hose taps to...**2 ...**

23. TAPS,SPOUTS ETC

- (a) Kitchen taps to be...**Project Sink mixer**
- (b) Main bathroom
 - 1) Shower taps **Project Mixer/All directional**
 - 2) Vanity taps and spouts **Project Mixer**
 - 3) Bath taps and spouts **Project Mixer/Bath spout**
- (c) Ensuite
 - 1) Shower taps **Project Mixer/All directional**
 - 2) Vanity taps and spouts **Project Mixer**
- (d) Laundry taps and arm...**Veneto Laundry Set**



(e) Washing machine taps...**Veneto W/M Set**

24. ELECTRICAL

- (a) **SINGLE** phase connection
UNDEGROUND / OVERHEAD
Mts allowed.....**20**.....
- (b) Switchboard **EXTERNAL**
- (d) Number of light points...**20**
- (e) 2.5hp Air Conditioner to living
- (f) Light fittings **BUILDER**
Allowance...**\$ 750 inc Fans to Bedrooms**
- (g) Number of double power points...**20**
- (h) Switch plate type...**Standard..**
- (i) Number of TV Points...**2**
- (j) T.V Antennae.....**Builders Selection....**
- (k) Number of Exhaust fans...**2 x 2 Bulb IXL.....**
- (l) Number of smoke detectors.....**As Per Plan**
- (m) Number of RCD(Safety switches)...**As Req...**

25. TELEPHONE

- (a) Number of Lines...**1**.....
- (b) Number of Points...**2**

26. APPLIANCES

- (a) Wall oven to be **Westinghouse POP663S**
- (b) Cooktop to be **Westinghouse PHP284U**
- (c) Rangehood to be **Westinghouse WRH6081S**
- (d) Dishwasher to be...**Westinghouse SB908SL**

27. CABINETMAKING

- (a) Kitchen benchtops and cabinets to be **Laminate by Blades Joinery**
- (b) Main Bathroom benchtops and cabinets to **Laminate By Blades Joinery**

(c) Ensuite benchtops and cabinets to be **Laminate By Blades Joinery**

(d) Other cupboards including height and number of Craftwood shelves.

- 1) Linen...**4 Shelves...**
- 2) Broom...**1 Shelf.....**
- 3) Wardrobes...**Bank 3 Shelves 1 Hanging.....**
- 4) Pantry.....**5 Shelves.....**
- 5) Storage...**4 Shelves.....**

28. WATERPROOFING

- (a) Internal...To ...**AS 3740**
- (b) External...**N/A.....**

29. CERAMIC TILING

(a) **Main bathroom**

- 1) height of wall tiles to showers...**1800 mm.**
- 2) height of wall tiles to walls...**Skirting ..**
- 3) tiles allowance...**\$25 sqmtr.....**
- 4) front of bath and underside of window. **YES**
- 5) splashback to vanity. **YES**
- 6) floor area **YES**

(b) **Ensuite**

- 1) height of wall tiles to showers...**1800mm.**
- 2) height of wall tiles to walls...**Skirting..**
- 3) tiles allowance...**\$ 25 sqmtr....**
- 4) splashback to vanity. **YES**
- 5) floor area tiles **YES**

(c) **W.C**

- 1) height of wall tiles to be...**Skirting.....**
- 2) tiles allowance...**\$25 sqmtr.....**
- 3) floor area tiled **YES**

(d) **Laundry**

- 1) height of wall tiles to be...**Skirting...**
- 2) tiles allowance...**\$25 sqmtr.....**
- 3) splashback to tubs. **YES**
- 4) floor area tiles. **YES**

(e) **Kitchen**



- 1) splashback to sink and raised servery **YES**
- 2) to under overhead cupboards **YES**
- 3) tiles allowance...\$25 sqmtr

(m) Special Conditions

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30. FIXTURES INCLUDED

- 1) Towel Rails- Type...**Dreamrange**.
Number...**2**...
- 2) Toilet Roll Holders- Type...**Dreamrange**..
Number.....**2**.....
- 3) Soap Holders- Type...**In Tile Allowance**...
- 4) Footrests- Type...**In Tile Allowance**....

31. SHOWERSCREENS & MIRRORS

- (a) Showerscreens to Main Bath **YES**
- (b) Showerscreens to Ensuite **YES**
- (c) Mirrors to Main Bath **YES**
- (d) Mirrors to Ensuite **YES**
- (e) Showerscreens **PIVOT**

32. PAINTING

- (a) Internal Painting by **Builder/One colour**
- (b) External Painting by **Builder**
- (c) Staining **NO**

33. OTHER ITEMS

- (a) Carpets **YES**
To...**Bedrooms**.....**P/C**...\$35/sq mtr
- (f) Floating timber floor to remainder.....**YES**
P/C \$55/sq mtr
- (h) Fencing/Landscaping **YES**
To...**P/C \$5000**
- (i) Clothesline **YES**
Type.....**Hills No 5 or similar**.
- (j) Curtains **YES P/C\$1650**
- (k) Mailbox. **YES Builders Selection**

All door furniture to be 1050mm to centre from floor
All tiling to be brick or block pattern, 45 degree cuts will incur additional expense.