W.85.

D/L 2.

COMMONWEALTH OF AUSTRALIA.

DEPARTMENT OF WORKS
AND HOUSING,

SPECIFICATION OF WORK

Erection of 24 Houses

at

Section 46 Turner A.C.T.

Tenders to close at ..... on 19

B.267/3.41.—2911. By Authority: L. F. JOHNSTON, Commonwealth Government Printer, Canberra.

LIST OF AMENDMENTS

Specification covering 11 Types of Houses on Sections 46 and 47, Turner, A.C.T.

Type Nos. 182, 187, 188, 189, 191, 193, 195, 200, 204, 205, 206.

AMENDMENTS COMMON TO ALL TYPES

Scantlings - Roofing rafters, ceiling joists and floor joists to be 4" x 1½" in lieu of 4" x 2".

Ceiling Battens - Space at 18" centres instead of 12".

Picture Rails - Omit at door head height and provide and fix in lieu, a cornice with picture hook groove out of 3" x 1¼" - finish painted as other woodwork.

W.C. Windows (to 24 houses Section 47) - Omit double hung sashes and substitute louvred timber frames approximately 28" x 17".

Gable Walls - Omit inner skins of cavity walls to gables up to 75 sq. ft. in area.

Concrete Floors - All to be suspended on iron in lieu of filling and to be 4" thick reinforced with ⅜" rods at 6" centres each way.

Ceilings - Omit Fibrous Plaster ceilings and allow for plaster sheet ceilings (Gyprock) which will be supplied by the Department's Store at 22/- per 100 sq. ft. at the Store. Sheets to be fixed with cadmium plated flat head nails with side joins butted and end joins set with plaster.

Top of External Walls - Excepting where curtailed eaves occur the top solid courses of cavity walls are to be omitted and the external skin stopped immediately above level of soffit lining of eaves.

Cupboards - All cupboard framing to be 7/8" timber.

Door Locks - Omit mortice lock sets and in lieu allow for French brass spring catch with pull handle on each side of door.

Door Hinges - Hang doors on No. 2 only 3½" butt hinges instead of No. 3

Brickwork - All external brickwork specified "Face Bricks" to be picked commons.

Colour-washing Brickwork - Omit all external colour-washing of brickwork.

Fencing - Omit plinth to all paling fences.

AMENDMENTS PARTICULAR TO EACH TYPE HOUSE

TYPE 182 - Omit Bookshelves between Living Room and Alcove.
Omit Wardrobe in Bedroom 1 and leave space in Bedroom.
Omit upper and lower china cupboard in kitchen, also omit brick end to pantry and substitute panel end as other cupboards.
Omit sideboard in alcove and leave space in laundry.

TYPE 187 - Omit wardrobe in Bedroom 1 and coat cupboard in hall, carry hall wall through and put space in Bedroom.
Omit Diningroom fireplace.

TYPE 188 - Omit bookshelving in living room.
Gable where carried on steel angles and R.S.J. to be timber studs and weatherboard construction instead of brick. Double rafter over dining room to carry studing.
Omit wardrobes between Bedrooms 2 and 3 and put space into Bedroom 2.
Kitchen fireplace to be of size to accommodate fuel stove only and opening carried over on 3" x 3/8" flat bar in lieu of angles. Reduce hearth, etc. as necessary.
Omit flower boxes at dining-room wall and at front steps.

TYPE 189 Omit bookshelves in living room and wardrobe in Bedroom 1 and put both spaces on to front porch.
Omit flower box at front steps.
Kitchen fireplace to be single only as for Type 188.
Omit return of kitchen drainer and cupboard over.
Omit coats cupboard and put space into kitchen.

TYPE 191 - Kitchen fireplace to be single as for Type 188.
Omit wardrobe in Bedroom 1 and put space into hall.
Omit fireplace in dining room.
Add buttress to gable on wall between dining room and kitchen.
Omit flower box at front steps.

TYPE 193 - Kitchen fireplace to be single as for Type 188.
Pipe standard to front porch to be 2" diam. steam tube pipe with 3/8" M.S. plate, not smaller than 4" x 4" welded to top and bottom, top plate drilled and secured to head and bottom built into brickwork.
Omit flower box on front porch.

TYPE 195 - Kitchen fireplace single as Type 188.
Omit dining room fireplace.
Omit flower box on front porch.

TYPE 200 - Omit wardrobes in Bedrooms 1 and 2 and put space into Bedroom 1.
Omit wardrobe in Bedroom 3 and leave space in bedroom.
Omit return to kitchen drainer and cupboard under.
Omit cupboard in kitchen over return of drainer and in lieu provide 2 ft. 6 ins. wide cupboard between corner of wall and window, over drainer.
Kitchen fireplace to be single as for Type 188.
Omit dining room fireplace, also one window and centre other window.

TYPE 204 - Omit wardrobe in Bedroom and leave space.
Kitchen fireplace single as Type 188.
Omit dining room fireplace.
Pipe standard to front porch all as for Type 193 but with 8" x 8" M.S. plate at top.

TYPE 205 - Single kitchen fireplace as for Type 188.
Omit flower box.
Pipe standards to front verandah all as for Type 193.

TYPE 206 - Single kitchen fireplace as Type 188.
Omit high up cupboard over drainer.
Provide full pantry cupboard as Type 205.
Omit flower box.

SPECIAL CONDITIONS OF CONTRACT

Contractors attention is directed to the following Special Conditions of Contract.

EMPLOYMENT OF APPRENTICES IN A.C.T.

1. In the performance of work under this contract in which workmen employed in any apprenticeship trade other than the apprenticeship trade of painting are employed to perform work whether the work to be performed directly under the contract or under sub-contract or partly under contract or partly under sub-contract not less than one apprentice in that apprenticeship trade shall be employed for every three journeymen employed therein, but where the journeymen employed in the apprenticeship trade are less than three in number one apprentice shall be employed therein and;

2. In the performance of work under this contract in which workmen employed in the apprenticeship trade of painting are employed to perform work whether the work be performed directly under contract or under sub-contract or partly under contract and partly under sub-contract not less than one apprentice in that apprenticeship trade shall be employed for every five journeymen employed in the apprenticeship trade but where the journeymen employed in the apprenticeship trade are less than five in number one apprentice shall be employed therein.

3. "Apprentice" and "Apprenticeship Trade" shall have the meanings which those expressions respectively have in the Apprenticeship Ordinance 1936 including any amendment thereof or any Ordinance substituted therefore.

W70.—(Revised Nov. 1945)

COMMONWEALTH OF AUSTRALIA

DEPARTMENT OF WORKS AND HOUSING

GENERAL CONDITIONS OF CONTRACT

1. INTERPRETATION OF TERMS.

Whenever the terms hereinafter defined in this Condition occur in any part of this Contract, including the Tender, the notice of acceptance of Tender, the Specifications, the Bill of Quantities, the Plans, these Conditions, the Special Conditions (if any), the formal Contract and other writings annexed to or forming part of the Contract, they shall be held to mean as follows:—

(1) "Commonwealth" shall mean the Commonwealth of Australia.
(2) "Contractor" shall mean the person or persons, corporation or corporations, whose tender for the works has been accepted.
(3) "Deputy Director-General" shall mean the officer, howsoever styled, who is in charge for the time being of the Branch of the Department of Works and Housing in the State or Territory in which the works are to be executed.
(4) "Director-General" shall mean the Director-General, Department of Works and Housing.
(5) "Minister" shall mean the Minister of State for Works and Housing of the Commonwealth of Australia for the time being, or the Member of the Federal Executive Council for the time being, acting for or on behalf of the Minister for Works and Housing.
(6) "Plans" shall mean and include all drawings referring to the works and explanatory of, or supplementary to, the Specifications.
(7) "Special Conditions" shall mean the "Special Conditions" hereto attached (if any) and the Conditions (if any) attached to or exhibited with the Specifications of the works; and such Special Conditions shall be part of the Contract.
(8) "Works" shall mean the works set out in the Bill of Quantities, Specifications and Plans, or, in the event of there being no Plans or Bill of Quantities, in the Specifications, and shall include all extra works, additions, substitutions and variations ordered by the Deputy Director-General in pursuance of Condition 5 of these Conditions.

2. DIRECTOR-GENERAL TO EXERCISE POWERS.

The Director-General may exercise any or all of the powers which under the Contract are conferred upon the Deputy Director-General.

3. PLANS, SPECIFICATIONS, ETC.

(1) In the Plans and Specifications, where any discrepancy exists between the dimensions as indicated by the scale and those marked in figures, the figures are to be taken in all cases in preference. If there be any discrepancy between the figures or dimensions, or the form of construction, or the materials as indicated in the Plans, and the figures, dimensions, form, and materials given in the Specifications, the directions of the Specifications shall be adopted provided that in relation to works in respect of which there is a Bill of Quantities the directions in the Bill of Quantities shall be adopted; and in all cases of defective description or ambiguity the interpretation given by the Deputy Director-General shall be binding upon the Contractor.

(2) If the Plans, Specifications, and Bill of Quantities (if any) contain no mention of parts, which, in the opinion of the Deputy Director-General, are reasonably and obviously necessary for the satisfactory completion of the works, such parts are to be provided by the Contractor without any extra charge as if they had been specially mentioned, and hereby are included, in this Contract.

(3) All works described in, or implied by, the Specifications or shown on any of the Plans, shall be made and executed in every detail conformably to the several Plans already prepared, or which may be prepared hereafter for the purpose of this Contract, in strict accordance with the provisions of the Specifications and Conditions.

4. COPIES OF PLANS, ETC.

A copy of each Plan and the Specifications required by the Contractor for carrying on the works will be supplied to the Contractor, but must if required by the Deputy Director-General be returned before a final certificate for the works will be given. Any additional copies which may be required and are supplied shall be paid for by the Contractor at a rate to be fixed by the Deputy Director-General.

5. EXTRAS AND VARIATIONS.

(1) If at any time whilst the works are in hand it shall be deemed expedient by the Deputy Director-General to order material or work of a different description from that specified, or to increase the dimensions or extent of the works, or to alter their situation or vary the form or dimensions of the works, or of any part thereof, or to make any variation or to substitute one class of work for another, he shall have full power to do so, and to order and direct any such variations and additions, and the work involved in any such variations and additions shall be executed by the Contractor if of the class of work provided for in the Bill of Quantities at the prices set out in the Bill of Quantities or Schedule of Prices, if any; and no such variations or additions shall in any way annul this Contract, or extend the time for the completion thereof, unless such extension shall have been given as provided for in Condition 35; but such additions or variations shall be measured and paid for, or deducted from the account of the Contractor, as the case may require, according to the prices set out in the Bill of Quantities or Schedule of Prices (if any).

(2) If any portion of the work so ordered to be done shall not be, in the opinion of the Deputy Director-General, of the same value or class of work provided for in the Bill of Quantities or Schedule of Prices, the same shall be executed by the Contractor at such prices as may be agreed upon with the Deputy Director-General; but if the Contractor and Deputy Director-General cannot agree as to the price to be paid, the Deputy Director-General may order and direct the same to be done by such person or persons as he may think fit, and such person or persons shall be permitted by the Contractor to enter upon the works for the purposes of carrying out such work as is required.

(3) Before any extra work, or work of an altered value or class, is undertaken by the Contractor, it shall be imperative for him to procure an order in writing from the Deputy Director-General for carrying out such extra or variation of work, and the Contractor shall not be entitled to any payment for such extras or variations unless he produces, if required to do so, the written order for the same, as aforesaid, and he shall not be entitled to plead that the Deputy Director-General omitted to give such written order, as it is to be distinctly understood that the onus of obtaining such order shall be on the Contractor.

(4) The Contractor shall not be entitled to any other rates than the rates set out in the Bill of Quantities or Schedule of Prices (if any), on any plea that the work was in a different position, or of a different class from, or in a more difficult position than that shown on the Plan or described in the Specifications or Bill of Quantities, or carried out under circumstances not contemplated in the Specifications or Bill of Quantities, unless an agreement entitling him to payment at other than the rates set out in the Bill of Quantities or Schedule of Prices (if any), shall have been previously made and signed by the Deputy Director-General and the Contractor.

6. OMISSIONS OF PORTIONS OF WORKS.

The Deputy Director-General shall have the power to direct the omission of the carrying out of any part or parts of the works, but not amounting to the omission of the whole; and the value of work so omitted shall be determined by agreement between the Contractor and the Deputy Director-General.

7. STATED QUANTITIES AND MONEY PROVISIONS.

(1) As the whole or any part or parts of any provision of materials and/or money in the Specifications may or may not be expended in any one or other kind of work, or all or any part or parts of it may not be expended at all, every such provision shall be accounted for at the termination of the Contract in a bill certified by the Deputy Director-General, and any less sum or less value in kind expended than provided shall be deducted from the amount of the Contract.

(2) The sums specified in all money provisions are to be taken to be the net prime cost in the capital city of the State in which the works are to be executed; but in respect of works to be executed in the Australian Capital Territory they shall be taken to be the net cost delivered at Canberra, and in respect of works to be executed in the Northern Territory they shall be taken to be the net cost delivered at Darwin or Alice Springs whichever is specified. The Contractor is to provide in the Contract price for carriage, profit, and fixing.

(3) The engagement of any person or persons to make supplies or to be employed by the Contractor to carry out any work under these provisions shall be subject to the approval of the Deputy Director-General.

(4) The Deputy Director-General shall have the right to order such supplies or to contract with or arrange with such person or persons as he may determine to carry out the work under this Condition. The Contractor shall facilitate access of such person or persons as may be reasonably necessary for the completion of the work and will take all reasonable care to protect same during the currency of this Contract.

8. CONTRACTOR'S RISK.

The Contractor shall take upon himself the whole risk of executing the works in accordance with the Plans, Specifications and Bill of Quantities (if any), and, except in so far as the Specifications or Bill of Quantities may expressly state to the contrary, he shall observe and comply with the provisions of all such Acts, Ordinances, Regulations, By-laws, Orders and Rules and all requirements of any authority as shall for the time being be in force in the place where the works are to be executed and as shall relate to the execution of works of the kind contracted by this Contract to be executed or to a Contractor executing such works.

9. SECURITY.

(1) The amount of the preliminary deposit lodged by the Contractor with his tender will be held by the Commonwealth as security for the due and proper performance and completion of this Contract. Subject to these Conditions the Commonwealth shall account to the Contractor for the security when the Deputy Director-General has certified that the whole of the works have been completed in accordance with the Contract, and the period specified for the maintenance of the works has expired.

(2) The Contractor shall be entitled to receive any interest that may be payable upon the Savings Bank Deposit or the fixed deposit of the money (if the money be placed in a Savings Bank or on Fixed Deposit), as such interest becomes payable; but neither the Commonwealth nor any officer of the Commonwealth shall be held liable or answerable in any way for any loss on the money so deposited or for any loss of interest because of the fixed deposit not being renewed.

10. INSURANCE.

(1) The Contractor shall, whenever required to do so by the terms of the Specifications, and not otherwise, insure the works against loss or damage by fire and/or other specified risks, in an office to be approved by the Deputy Director-General. Such insurance is to be effected in the name of the Commonwealth, and is to be for the amount of the full value of the work as determined by the Deputy Director-General. The Contractor shall lodge with the Deputy Director-General the policies and receipts for the premiums for such insurance, and shall maintain such policies in force until the possession of the works is given up to the Commonwealth.

(2) If the Contractor fails to comply with the terms of this Condition, the Commonwealth may insure the works and may deduct the amount of the premiums paid from any moneys that may be or become payable to the Contractor, or may, at its option, refuse payment of any certificate to the Contractor until the Contractor shall have complied with the terms of this Condition.

(3) Such insurance, whether effected by the Commonwealth or the Contractor, is to be no limit or bar to the liability and obligation of the Contractor to deliver up the works to the Commonwealth completed in all respects according to this Contract. In case of loss or damage by fire, the moneys payable under any such insurance shall be received and may be retained by the Commonwealth until the works are finally completed, and shall then be credited to the Contractor in final settlement of accounts in the event of this Contract not having been previously cancelled under these Conditions.

(4) The cost of any insurance effected by the Contractor otherwise than in accordance with any requirements under this Condition shall be borne by the Contractor.

11. ASSIGNMENT AND SUBLETTING WORKS.

(1) The Contractor shall not assign the Contract, or assign, mortgage, charge, or encumber any of the moneys payable or to become payable under this Contract, or any other benefit whatsoever arising, or which may arise under this Contract, or any of the moneys deposited by the Contractor under this Contract.

(2) If the Contractor desires to sublet any part or parts of the works, he shall send to the Deputy Director-General a written notice to that effect, and shall state in such notice the nature and extent of the parts of the works proposed to be sublet and the name of the person proposed as Sub-Contractor, but unless and until such approval is given by the Deputy Director-General the Contractor shall not sublet any part of the works.

(3) Any permission to sublet parts of the works shall not discharge the Contractor from any liability under this Contract, and it shall extend only to the particular matters in respect of which it is given.

(4) If the Contractor commits any breach of this Condition any such assignment, mortgage, charge, encumbrance or subletting shall, as against the Commonwealth, be void and of no effect and may be ignored by the Commonwealth.

12. CONTRACTOR LIABLE FOR INJURY TO ADJOINING PROPERTY.

The Contractor shall not commit any act of trespass or commit any nuisance or be guilty of any negligence, and shall effectually protect all adjoining properties and owners and occupiers thereof against any loss, damage, or injury that may occur through the carrying on of the works, whether to buildings, goods, or property of any other kind, or to persons; and in case any such loss, damage, or injury occur, the Contractor shall make full compensation, and shall make good all such loss, damage, or injury; and if the Commonwealth is required to pay any damages for any such loss, damage, or injury, the amount of such damages, may, together with all costs which the Commonwealth may have incurred in defending or settling the claim for such damages, be deducted from any money due or becoming due to the Contractor under this Contract or deposited by the Contractor under this Contract, or may be recovered from the Contractor as liquidated damages in that respect incurred.

13. SERVICE OF NOTICES BY POST.

Any notice in writing by the Director-General or Deputy Director-General under these Conditions or Special Conditions (if any) shall when posted in a prepaid letter addressed to the Contractor at his usual or last-known address be deemed to have been duly received at the time at which in the ordinary course of post it would have reached that address.

14. SETTING OUT WORKS.

(1) Works other than buildings will be set out—that is to say, all necessary centre lines will be marked on the ground and levels supplied to the Contractor—by the Deputy Director-General, who shall decide the proper time for such setting out.

(2) In the case of buildings the works will not be set out, but a block plan will be supplied from which the Contractor must work.

15. PROTECTING AND MAINTAINING SIGNALS AND MARKS.

All bench marks, pegs, and signals on the surface, and all alignments, and level marks underground put in by the Deputy Director-General for the purpose of checking the work of the Contractor, will be confided to the care of the Contractor. He shall, at his own expense, take all proper and reasonable precautions and care to preserve and maintain them in their true position; in the event, however, of their being disturbed or obliterated by accident, or from any other cause whatever, they may, if necessary, be replaced by the Deputy Director-General at the expense of the Contractor, and the cost thereof may be deducted from any moneys then due or thereafter becoming due to the Contractor or deposited by him under this Contract.

16. POSSESSION OF GROUND.

(1) In giving the Contractor possession of the site, it shall not be deemed that he is to have the exclusive possession, but only a limited possession—that is to say, such possession as will enable him to perform the works comprised in this Contract. The Commonwealth may at any time take possession of any portion of the ground or intended site of the works for the purpose of carrying on any other work or for any purpose whatsoever, and such action by the Commonwealth shall not give the Contractor any right to compensation or to a claim for damages on account of any loss he may deem himself to have suffered thereby.

(2) The Contractor must procure for himself all other land which he may deem requisite for any temporary purposes or for his own convenience.

17. ACCESS TO WORKS AND MATERIALS.

The Deputy Director-General, or any other person authorised by him, shall have free and uninterrupted access at all times to the works, and during working hours to any workshop or premises not on the site of the works where materials may be in preparation or stored for the purpose of this Contract. The Contractor if so required by the Deputy Director-General shall give the Deputy Director-General all particulars as to the mode and place of manufacture of any of the materials proposed to be used in connexion with this Contract, and shall facilitate in every way the inspection of the same.

18. CONTRACTOR TO BE REPRESENTED.

(1) The Contractor, when he is not personally superintending the works, must have a responsible representative in charge.

(2) Any instructions to be given or delivered to the Contractor under this Contract shall be deemed to have been so given or delivered when given or delivered to the Contractor or his representative at the works, or left at the Contractor's usual or last-known place of abode or business.

19. ORDER OF CONSTRUCTION OF WORKS.

The Deputy Director-General shall have full power to direct from time to time in what order in point of time the various parts of the works shall be carried out.

20. POWER OF ENTRY.

The Commonwealth shall have the power, without vacating this Contract, to enter upon, by its officers servants or agents, and make use of any part or parts of the works, and its doing so shall in no wise be held as a waiver of the responsibility of the Contractor in respect of this Contract, and such entry or use by the Commonwealth shall not give the Contractor any right to compensation or to claim for damages unless the Deputy Director-General certifies in writing that the Contractor has suffered loss because of such entry or use. In so far as any injury may accrue to the works or such part or parts of the works so entered upon, by reason of any carelessness, proved to the satisfaction of the Deputy Director-General, of any employee of the Commonwealth, the Contractor shall be free from liability on account of such injury, but not otherwise.

21. SUPPLY OF LABOUR, MATERIALS AND PLANT.

(1) The Contractor shall, except in so far as the Specifications and/or this Contract may expressly state to the contrary, provide at his own cost and expense all labour, materials, and plant, and everything necessary for the proper and complete performance of this Contract. No materials or plant placed on the site of the works shall be removed therefrom or otherwise disposed of where the Deputy Director-General considers it necessary for such plant and materials to remain on the site of the works for the carrying out of this Contract.

(2) In the engagement of workmen the Contractor shall give preference to persons who are entitled to preference under any law of the Commonwealth.

(3) In carrying out the works under this Contract, aliens shall not be employed unless by permission or by direction of the Director-General.

(4) In carrying out the works under this Contract, preference shall be given to Australian materials, and if Australian materials are not available, British materials shall be used wherever possible.

22. POWER TO DISMISS MEN.

The Deputy Director-General may require the instant dismissal from the works of any agent, overseer, foreman, workman or other person employed on the works or in connection with the works, whether employed by the Contractor or not, and the Contractor shall immediately comply with or ensure immediate compliance with such requirement and the Contractor shall not again employ a person so dismissed on or in connection with the works.

23. POWER OF THE COMMONWEALTH TO PAY WORKMEN AND APPROVED SUB-CONTRACTORS

(1) Before the payment of any money to the Contractor, the Deputy Director-General may require from him a statutory declaration that all approved Sub-Contractors and all persons employed on the work and on the site of the works by the Contractor or approved Sub-Contractors, have been paid all moneys due to them; and the Deputy Director-General may withhold the payment of any money that may be due or become due to the Contractor until such declaration has been made and delivered to him.

(2) If the Contractor shall fail or omit to pay all moneys due to any such approved Sub-Contractors or if any persons employed on the works or on the site of the works by the Contractor or approved Sub-Contractors have not been paid in full, it shall be lawful for the Deputy Director-General, as often as the same shall happen, upon complaint of such failure or omission made by any approved Sub-Contractor, or by any person employed on the works or on the site of the works by the Contractor or approved Sub-Contractor, and upon proof to the satisfaction of the Deputy Director-General of such failure or omission, to pay the amounts due to any such approved Sub-Contractors or persons employed on the works or on the site of the works by the Contractor or approved Sub-Contractor as the case may be, and to deduct the same amounts from any moneys then due or owing or thereafter to become due or owing to the Contractor or deposited by him under this Contract.

24. PAYMENT OF WORKMEN.

(1) The Contractor shall ensure that all persons employed on the works, whether employees of the Contractor or approved Sub-Contractors, are paid their wages in full at least once in every fortnight in current coin of the Commonwealth of Australia and/or Australian notes, and in no other manner whatever, and that all such persons are paid on the works, if it be practicable, or in some building in the vicinity of the works, and that in no case is any such person paid at any premises in respect of which a licence under any liquor law is in force or at any other premises where liquors or refreshments are sold.

(2) The Contractor shall not by himself or his employees or agents, without the approval of the Deputy Director-General, establish or conduct any shop or booth for the purpose of supplying provisions, liquors, or other goods to persons employed on the works, nor shall he directly or indirectly impose on any person employed on the works as a condition of employment express or implied any terms as to the place where or the manner in which or the person with whom any wages or portions of wages are or is to be expended. The Contractor shall ensure that except with the approval of the Deputy Director-General no shop or booth shall be established or conducted for the purpose aforesaid by any approved Sub-Contractor or by any other person employing persons on the works or by any employee or agent of any approved Sub-Contractor or other person employing persons on the works. The Contractor shall ensure that no conditions of employment such as the Contractor is forbidden to impose shall be imposed directly or indirectly on any person employed on the works by any approved Sub-Contractor or other person employing persons on the works.

25. VARIATIONS IN WAGES RATES AND IN CONTRACT PRICE.

(1) The price mentioned in the Tender and in the Agreement for the execution of the works shall be deemed to have been calculated on the minimum rates of wages payable and on the hours of labour in force at the date of the Tender.

(2) If by reason of any award, judgment, determination, order or rule of a Court, Industrial Board or other statutory tribunal or authority, or if by reason of any industrial agreement filed under any State law or Commonwealth law (including any law of any Territory of the Commonwealth of Australia), there shall be any variation in—

(a) the rates of wages (other than the base rates) payable to persons employed by the Contractor on the site of the works, and/or

(b) the hours of labour to be worked by persons employed by the Contractor on the site of the works,

the price mentioned in the Tender and in the Agreement for the execution of the works shall be varied in the same manner and to the same extent as the cost to the Contractor of executing the works would be varied by reason of such variation or variations in rates of wages (other than the base rates) and/or hours of labour if each person employed by the Contractor on the site of the works were paid minimum wages.

(3) For the purposes of this Condition the Contractor shall prepare and keep wages sheets for all persons employed by him on the site of the works, and shall, immediately after wages have been paid, hand over to the Deputy Director-General or his representative for retention by the Commonwealth copies of all wages sheets, and shall permit the Deputy Director-General or his representative to inspect the books and other records of the Contractor, and to take extracts from and copies of such books and other records, and to make such inquiries of the Contractor or of his employees or agents as the Deputy Director-General or his representative may think fit.

(4) If approval to the sub-letting of any part of the works is granted under Condition 11 of these Conditions, all persons employed on the site of the works by the approved Sub-Contractor shall, for the purpose of these Conditions, be deemed to be persons employed by the Contractor; and the Contractor shall prepare and keep or cause to be prepared and kept wages sheets for all persons employed by the approved Sub-Contractor on the site of the works, and the Contractor shall, immediately after wages have been paid, hand over to the Deputy Director-General or his representative, for retention by the Commonwealth, copies of all such wages sheets; and the Contractor shall make such arrangements with the approved Sub-Contractor as may be necessary to ensure that the Deputy Director-General or his representative may inspect the books and other records of the approved Sub-Contractor, and may take extracts from and copies of such books and other records, and may make such inquiries of the approved Sub-Contractor or of his employees or agents as the Deputy Director-General or his representative may think fit.

(5) The wages sheets to be prepared and kept for the purposes of this Condition shall be prepared in respect of each pay period, and shall show in respect of each employee the name and classification, the dates and hours worked, the rate of pay, the deductions (if any), and the amount paid, and such wages sheets shall be written up in ink.

(6) All books and records in any way relating to wages paid or payable to persons employed on the site of the works (whether employed by the Contractor or by an approved Sub-Contractor) shall be kept on the site of the works or at some other place approved in writing by the Deputy Director-General.

(7) For each and every breach of this Condition the Contractor shall be liable to pay to the Commonwealth the sum of £50 as and for liquidated damages, and the sum or sums payable as such damages may be deducted from the sum or sums due to the Contractor under this or any other Contract with the Commonwealth, or from the moneys deposited by the Contractor under this Contract.

26. RATES OF WAGES TO BE PAID AND NUMBER OF HOURS TO BE WORKED WEEKLY.

(1) The Contractor shall ensure that all persons employed on the works, whether employees of the Contractor or approved Sub-Contractors, are paid at rates which are not less than those fixed by any relevant award, determination, judgment or order of any competent Court, Board, Commission or other industrial tribunal or by any relevant industrial agreement in force under any law of the Commonwealth or State or Territory of the Commonwealth, and are employed under the conditions prescribed in any such award, determination, judgment, order or agreement.

(2) In cases in which there is a relevant award, determination, judgment or order made under a Commonwealth law (including a law of any Territory of the Commonwealth), and also a relevant award, determination, judgment or order made under a State law, the award, determination, judgment or order made under the Commonwealth law (including a law of any Territory of the Commonwealth) shall be applied.

(3) In cases in which there is no such relevant award, determination, judgment, order or agreement, the Contractor shall ensure that all such persons are employed under the conditions and paid at the rates ruling for similar work in the district in which the work is to be performed; provided that a week's work shall not exceed forty-four (44) hours except in the cases of persons of a class which is usually required to work longer hours, in any dispute as to which, the decision of the Deputy Director-General shall be final and binding.

(4) In the case of any dispute as to the classification of workmen or of work for the purposes of determining the appropriate rates of pay and/or conditions of employment, the decision of the Deputy Director-General shall be final and binding until a decision is given by a competent Court, Board, Commission or other industrial tribunal.

27. BAD MATERIALS OR IMPROPER WORK TO BE REMOVED.

(1) If at any time during the progress of the works the Deputy Director-General is of opinion that any materials or work, whether fixed or not, are not in accordance with the Contract, he may direct in writing the removal or amendment of the same by the Contractor, notwithstanding that it may previously have been inspected and passed, and notwithstanding that a progress payment may have been made in respect thereof; and the Contractor shall be bound to comply immediately with such direction, and, at his own expense, to remove or amend the said materials or work, and to replace or amend the same with materials or work to the satisfaction of the Deputy Director-General.

(2) If the Contractor fails to comply immediately with such direction, the Deputy Director-General may have such materials or work removed and replaced or amended at the expense of the Contractor, and the cost of such removal and replacement or amendment shall be deducted from any moneys which may be or become due from the Commonwealth to the Contractor, or deposited by him under this Contract.

28. PATENT RIGHTS

The Contractor shall ensure that no patent is infringed and that unless otherwise specified all amounts payable are paid and all conditions imposed in respect of the manufacture, use or exercise of any patented invention are complied with.

29. PROGRESS PAYMENTS

(1) Unless otherwise provided in the Specifications, and subject to these Conditions, the Contractor shall from time to time, at periods to be approved by the Deputy Director-General, be entitled to receive 90 per centum of the value of the work done as determined by the Deputy Director-General, and the Commonwealth

shall retain the remaining 10 per centum. Provided that if the price to be paid to the Contractor for the execution of the total works is £100,000 or over, the total amount to be retained by the Commonwealth shall be ..... and when that amount has been so retained no further moneys will be retained out of the progress payments. The moneys so retained are hereinafter referred to as "retention moneys."

(2) Unless otherwise provided in the Specifications and subject to these Conditions, the retention moneys will be paid to the Contractor after the Deputy Director-General has certified that the whole of the works have been completed to his satisfaction, or in any case where it is just and equitable to do so.

(3) Until a certificate has been given by the Deputy Director-General that the work done by the Contractor has been executed to his satisfaction, the Contractor shall have no right or claim in respect of any work done or materials provided, nor to the payments from time to time to be made under this Contract, nor to the final payment upon the works being finished.

(4) No claim by the Contractor by way of interest or otherwise for or on account of any retention moneys shall be recognized, allowed, or certified to under any circumstances whatever.

(5) The making of any progress payments to the Contractor in connexion with this Contract shall not be taken as a proof or admission of any particular work or works having been constructed or executed or of the value thereof or of any works having been constructed or executed in accordance with the Contract, but shall only be taken to be payment on account.

30. PERFORMANCE OF CONTRACT.

(1) The Contractor shall, subject to Condition 35, complete the whole of the works comprised in this Contract within weeks from the date of notification of acceptance of his tender.

(2) If the Contractor shall fail to commence and carry on this Contract within fourteen days after the requirement to execute a formal Contract (or within such extended time as the Deputy Director-General may allow), this Contract may thereupon be determined, and if so determined the Commonwealth shall be discharged from all obligations (if any) arising out of the acceptance of the Contractor's tender or the formal Contract, and if so determined the security deposited shall be and become the property of the Commonwealth as and for liquidated damages.

(3) The Contractor shall have no authority to commence and carry on this Contract until he has executed a formal Contract, it being hereby declared that the Contractor shall not have any right of action, claim or demand against the Commonwealth for any work done or materials found and provided by him before he has duly executed the formal Contract.

31. PROCEEDINGS ON DEFAULT, ETC., OF CONTRACTOR.

(1) If—

(a) The Contractor—

(i) Fails to carry on the works at a rate of progress or in a manner strictly in accordance with the Contract; or

(ii) Neglects or omits properly to carry out any instructions of the Deputy Director-General with respect to this Contract; or

(iii) Has failed to complete the works at the time or times specified in these Conditions for such completion or at the expiration of any extension which may be granted under these Conditions; or

(iv) Commits any breach of or fails in any respect to comply with and observe the provisions of Conditions 11, 12, 17, 18, 21, 22, 23, 24, 26, 27, and 28 of these Conditions or any of them or of the Special Conditions (if any) of the Contract; or

(v) Intimates that he is unable or unwilling to complete the works; or

(vi) Becomes insolvent or bankrupt or makes an assignment of his estate for the benefit of his creditors or makes an arrangement or composition with his creditors, or, being a Company, if it shall go into liquidation, whether voluntary or compulsory (except for the purpose of reconstruction); or

(b) The Contractor or any of his agents of employees or any person on behalf of the Contractor—

(i) Hinders or interferes or attempts to hinder or interfere with or commits any violence to or makes any threats to or in any manner intimidates or attempts to intimidate any officer of the Commonwealth in the exercise or performance of any duty in relation to the works; or

(ii) Gives or offers any money or benefit or forbearance to any officer of the Commonwealth who has any duty or responsibility in connection with the acceptance of the tender or the making of the Contract or the execution of the works,

then in any of such events the Director-General may—

(1) require the Contractor to pay to the Commonwealth as liquidated damages, and not as a penalty, a sum not exceeding One hundred pounds (£100) in respect of any one act default or omission, and such sum may be recovered from the Contractor under the Contract; or

(2) take the works wholly or partly out of the control of the Contractor, or any other person in whose control or possession the works or any part of them may be, and complete the same; or

(3) cancel the Contract in the case of Contracts up to Ten thousand pounds (£10,000), and in the case of Contracts exceeding Ten thousand pounds (£10,000), may, subject to the approval of the Minister, cancel the Contract.

(2) No action taken by the Director-General under the provisions of this Condition shall operate to the prejudice of the right of the Commonwealth to recover from the Contractor, or to deduct from any money that may be due or become due to the Contractor or deposited by him under this Contract, all sums of money that may have become due to the Commonwealth under this Contract as liquidated damages or otherwise.

32. COMPLETION OF CONTRACT UPON DEFAULT OF CONTRACTOR.

If, pursuant to the power conferred upon him by Condition 31 of these Conditions, the Director-General elects to take the works wholly or partly out of the control of the Contractor or any other person in whose control or possession the works or any part of them may be, and to complete the works so taken, the Director-General may contract with and employ any person or persons other than the Contractor to further execute and complete the works or any portion thereof, and to provide all such plant, materials and labour

as may be necessary for such completion, and may permit such person or persons to take possession of and use all horses, materials, plant, tools, implements, and all other things on or about the works as are in the opinion of the Deputy Director-General requisite and necessary for such further execution and completion, and the Contractor shall have no right to any compensation because of such action as aforesaid, but the Director-General may pay such person or persons such amount of moneys as may be agreed upon by and between such person or persons and the Deputy Director-General, and the Director-General may make an allowance to the Contractor for the use of the property of the Contractor as aforesaid.

33. CANCELLATION OF CONTRACT.

(1) If the Contract is cancelled under the power conferred by Condition 31 or under any other power, it shall be deemed cancelled as from the date when the notice thereof in writing under the hand of the Director-General is served upon the Contractor.

(2) The Director-General may make such cancellation whether any work under this Contract remains to be executed or not or whether the time limited for the completion of the works has expired or not.

(3) On such cancellation of the Contract, all sums of money which may remain in the hands of the Commonwealth in respect of the Contract, and all sums deposited or retained as security for the due fulfilment of this Contract, and all sums named herein as liquidated damages which have accrued due to the Commonwealth together with all the plant and implements in the Contractor's possession, and all materials provided by him upon the ground upon which the works are being carried on or adjacent thereto, may be forfeited by the Director-General and upon being so forfeited shall be vested in or become payable to the Commonwealth as the case may be, and shall be considered as ascertained and liquidated damages for breach of contract.

(4) On such cancellation of the Contract, all moneys which have been previously paid or have become payable to the Contractor shall be deemed to be in full satisfaction of all claims of the Contractor of any kind or description whatsoever under or in respect of this Contract.

34. DEDUCTION FROM CONTRACTOR'S MONEYS OF DAMAGES ETC. PAYABLE TO THE COMMONWEALTH.

All losses, costs, charges and expenses which the Commonwealth shall have incurred or sustained by reason of any act, default or omission of the Contractor in the performance of the Contract, together with any sum or sums payable to the Commonwealth as liquidated damages under these Conditions or the Special Conditions (if any) may be deducted from any moneys that may be then or may thereafter become due to the Contractor or may have been deposited by him as security, and if the moneys then due or thereafter becoming due to the Contractor or deposited by him as security be less than the amount so deductible, the amount of the deficiency shall be a debt due by the Contractor to the Commonwealth and may be recovered in any Court of competent jurisdiction. A certificate signed by the Deputy Director-General stating the amount of any such losses, costs, charges, expenses and damages shall be conclusive evidence of the matter stated.

35. DELAY — EXTENSION OF TIME.

(1) Should the Contractor be delayed or impeded in the execution of the works by reason of—

(a) not being able to obtain possession of any portion of the ground required for the execution of the works; or

(b) the non-delivery, or delay in the delivery to the Contractor, of any materials which under the Contract the Commonwealth is to supply; or

(c) any cause whatever arising out of the acts or defaults of the Commonwealth, or of any officers or servants of the Commonwealth; or

(d) any accident happening to the works during their progress not arising from the neglect or default of the Contractor or his servants or workmen, or approved Sub-Contractors; or

(e) extras or variations being ordered by the Deputy Director-General,

the Contractor may, from time to time, within fourteen days of the happening or occurring of the inability, non-delivery, delay, act, default, or accident, apply in writing to the Deputy Director-General for an extension of time on account thereof, setting forth the cause of such application.

(2) The Deputy Director-General shall, if he thinks the cause sufficient, but not otherwise, by writing extend the time for completion of the works for such period as he shall think adequate, and the time for completion of the works, as so extended, shall for all purposes of the Contract be deemed the time specified for completion of the works.

(3) Unless the Contractor shall apply for an extension of time within the period and in the manner aforesaid, and unless and until the Deputy Director-General shall extend the time as aforesaid, the Contractor shall not by reason of any delay arising from causes aforesaid, or any of them, be relieved in any way or to any extent from his obligations to proceed with, execute, and complete the works within the time specified in the Contract for the completion of the works.

36. MAINTENANCE OF WORKS.

(1) The Contractor shall have the care and maintenance of the works during construction, and shall maintain the same for a period of weeks after the Deputy Director-General shall have certified that the works have been fully completed, or after the taking into use of the works by the Commonwealth, and if within that period any defective workmanship or materials be detected, the Contractor, when called upon in writing by the Deputy Director-General to do so, shall make good at his own expense all damage, loss or injury that may happen to the works before any moneys held by the Commonwealth on account of this Contract including the moneys deposited by the Contractor will be paid.

(2) The Commonwealth shall have the full, free, and unrestricted use of the said works during the currency of such period of maintenance after completion.

(3) Without prejudice to any other rights or remedies of the Commonwealth, if the Contractor does not within a reasonable time after being called upon so to do, make good any such defective work or materials, the Commonwealth may either itself or by any person or persons make good the same and the expenses incurred in so doing may be deducted from any moneys held by the Commonwealth on account of this Contract and if the moneys so held are not sufficient to cover the said expense, the excess shall be a debt due by the Contractor to the Commonwealth and may be sued for and recovered in any court of competent jurisdiction.

37. SETTLEMENT OF DISPUTES.

(1) Except where otherwise provided in this Contract all questions and disputes arising under this Contract shall be finally settled by the Director-General or such officer as may be deputed by the Director-General in that behalf.

(2) The Commonwealth shall not be called upon or be bound to make any payments out of any moneys that may be in its hands on the completion of the works, or out of the money deposited as security for the due carrying out of this Contract, or to give up any bond that may have been given or entered into in connexion with this Contract until all questions, claims, and disputes shall be finally settled; and should the Commonwealth in its discretion make any such payments, the making of the same shall not in any way prejudice the Commonwealth's rights under this Contract or be taken as an admission of any claims made by the Contractor.

38. CONDITIONS NOT TO BE WAIVED.

None of the General and Special Conditions of this Contract shall be varied, waived, discharged, or released, either at law or in equity, unless by the express consent of the Minister or Director-General, testified in writing.

These are the General Conditions marked " " referred to in.....

.....annexed Agreement with the Commonwealth of

Australia, dated the.....day of.....19.....

Contractor.....

Witness.....

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Printers Pty. Ltd., 27 Lit. Bourke St., Melb.

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The following drawings will be issued to the successful tenderer upon acceptance of his tender, but for the purpose of tendering may be seen at the office of the Director of Works.

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ABSTRACT OF FEES PAYABLE BEFORE SIGNING CONTRACT.

Page 3	Building Permit Fee 10s. 6d. each building	£12.12. 0d.
" 3	Final Certificate Fee - £1.11.6d. each house	£37.16. 0d.
" 6	Water Fee	£27. 0. 0d.
" 7	Drainage Plan Fee	£6. 0. 0d.
" 27	New Water Services	£117. 0. 0d.
		£200. 8. 0d.

ABSTRACT OF FEES OTHER THAN THE ABOVE.

Page 18	Electric Supply Service for Floor Sanding machines, 30/- per house - Total -	£36. 0. 0d.

CONTINGENCY SUM.

Page 3	Building	£240. 0. 0d.

ABSTRACT OF P.C. ITEMS.

The following items as provided throughout this Specification are to be prime cost values at the Government Store, Canberra, or at the Canberra Railway Station exclusive of cartage, profit, trade discount and fixing, which must be included in tender.

The Director of Works will purchase these goods direct and deduct the prime cost amount allowed from the contract sum.

Page 16	Kitchen stoves, total	£234. 0. 0d.
" 20	Draught Stops, total	10.16. 0d.
" 20	Flydoor Spring Hinges, total	12. 0. 0d.
" 21	Furnishing hardware, total	£384. 0. 0d.
" 21	Bathroom Cabinets, total	33. 0. 0d.
" 25	Towel Rails, total	16. 0. 0d.
" 27	Sanitary fittings	801. 0. 0d.
" 29	Soap holders	12. 0. 0d.
" 37	Gate Hinges	27. 0. 0d.
	TOTAL	£1529.16.0d.

OTHER MONETARY REFERENCES.

Page 4	Extra Prints (available at Architects Branch, Acton)
" 7	Concrete pipes (available at Government Stores, Kingston)
" 8	Washed sand (available at Sand Washing Plant)
" 8	¾" and 1½" Blue Metal (available at Crushing Plant)
" 11	Bricks (available at Canberra Brickworks or Railway Station)
" 12	Terra Cotta Vents (available from Government Stores, Kingston)
" 15	Firebricks " " " " "
" 36	Fence Palings " " " " "
" 36	Concrete Fence Posts " " " " "
" 36	Concrete Clothes Line Posts " " " " "

SANITARY SERVICES.

Page 3 The cost of pan clearances is 1s. 6d. each.

SCHEDULE RATE.

Excavation in rock per sq. yd.

MILEAGES.

From site to Railway Station	5 miles
Govt. Store	5 miles
Brickworks	9 miles
Sandwashing Plant	4 miles
Metal Crushing Plant	2 miles

SPECIFICATION of Work to be done and Materials to be used in the erection and completion of twenty-four (24) houses within Section 46, Turner, A.C.T. for the Commonwealth of Australia.

Department of Works and Housing,
CANBERRA. A.C.T.

July, 1946.

EXTENT OF WORK.

The work to be executed under this Contract comprises:-

(a) The erection and completion of twentyfour brick houses within Section 46, Turner, A.C.T. as set out hereunder:-

Sec.	46	Block	1	Type	200 R.
"	"	"	2	"	189
"	"	"	3	"	200 R.
"	"	"	4	"	195
"	"	"	5	"	182
"	"	"	6	"	195 R.
"	"	"	7	"	191
"	"	"	8	"	188 R.
"	"	"	9	"	191
"	"	"	10	"	195 R.
"	"	"	11	"	182
"	"	"	12	"	195
"	"	"	13	"	193 R.
"	"	"	14	"	206
"	"	"	15	"	193 R.
"	"	"	16	"	206
"	"	"	17	"	191
"	"	"	18	"	188 R.
"	"	"	19	"	182
"	"	"	20	"	191 R.
"	"	"	21	"	182
"	"	"	22	"	188 R.
"	"	"	23	"	191
"	"	"	24	"	204

"R" Denotes red face brick finish.

(b) The erection of Paling and Lattice Fences and Gates as indicated on Site Plan.

Generally, the houses are to have reinforced concrete foundations, brick walls, concrete and wood floors, asbestos cement and fibrous plaster ceilings, tile roofs and electric light, power water and sewerage installations.

The whole of the work to be carried out in accordance with the true intent and meaning of the accompanying drawings, Conditions of Contract, this Specification, such further instructions and detailed drawings as may be issued during the progress of the works, under the supervision and satisfaction of the Director of Works.

The Drawings and Specification are to be read together throughout and any item shown on the drawings and not specified or vice versa shall be carried out by the Contractor as portion of this Contract, without additional charge.

This is the Specification marked " " and referred to in the Annexed Agreement with the Commonwealth of Australia

Dated this ..... day of ..... 194...

....
Witness. Contractor.

Time of Completion 40 weeks. Liquidated damages £50 per week.
Maintenance period 13 weeks.

PRELIMINARIES.

DEFINITIONS.
"Inspecting Officer" shall mean any person or persons who may from time to time be entrusted by the Minister to supervise the work on behalf of the Commonwealth of Australia.
"Approved Materials" where specified - approval in writing must be obtained before such materials are purchased.
"Provide" shall include the building in and/or fixing such materials as well as the supply of same.

INSPECTION OF SITES. Tenderers should visit sites of proposed buildings before tendering and ascertain the nature and extent of the work to be carried out under this Contract. Claims for extra work which may arise through neglect of this precaution will not be admitted.

CONDITIONS OF CONTRACT. The Special and General Conditions of Contract shall form part of this Contract and tenderers, by submitting a tender for this Contract shall signify assent to the embodiment of these Conditions in their entirety together with any typed amendments thereto.

CONDITIONS OF TENDERING. Tender to be on official tender form, enclosed in a sealed envelope, endorsed "Tender (with name of work) and posted to the official address of the Department of Works and Housing, Canberra, so as to ensure receipt by the time and date set down for closing tenders.

INSURANCE. The Contractor will not insure the buildings or any work built in to the job against loss or damage by fire.
The Commonwealth will act as its own insurer to the extent of the work built in to the job.
The Commonwealth will not act as insurer on materials or plant sold to the Contractor, Contractor's plant, equipment or stock, or work in progress (including articles being manufactured for the Commonwealth on the Contractor's premises) not built in; or the materials on the site and not built in.
For the items mentioned in the last foregoing paragraph insurance will be the Contractor's responsibility.

PROGRESS PAYMENTS. Progress payments will be made every fortnight

REGULATIONS. Carry out the work in accordance with the Canberra Building and Services Ordinance. Attention is directed to the necessity for registration of Building Contractors under these Ordinances.

USE OF ROADS. Use only such roads, entrances and exits as pointed out by the Inspecting Officer.

MAKING GOOD. - Make good any damage to fencing, piping, footways, roads, surfaces and any other work which may be disturbed or injured in carrying out this Contract and leave the whole in as good a state of repair as they were in before operations were commenced.

LIMITATIONS OF WORKING AREA. Workshops shall be established and building materials and operations kept within the limits defined by the Director of Works.

STORAGE. Lime, cement and other building materials liable to damage by moisture or exposure are to be kept in a dry and covered place.

LATRINES. The Contractor shall provide sanitary accommodation for workmen on the basis of one pan clearance weekly for every ten (10) men or portion thereof.

LATRINES (Contd.) Allow for payment of the fee of 1s. 6d. per clearance.

The Civic Branch, Department of the Interior, will supply pans and effect the necessary clearances.

Application forms for this service must be lodged with the Civic Branch before building operations are commenced.

Contractor to supply latrines which must be provided with a door and seat.

NOTICES AND FEES. Give all notices and obtain consents required by the Regulations issued under the Building Regulations and Public Services Ordinances 1924 and any amendments thereto, and shall comply with those portions of the Regulations governing Water Supply, Sewerage and installation of Electric Light and Power.

Allow for payment of the following fees :-

(1) Building Permit Fees (10s.6d. per building) .. £12.12. 0
(2) Final Certificate Fee (£1.11.6d. per house) .. £37.16. 0

Sewerage - The Contractor must make application for consent to connect house drains to sewer main and pay cost of sewerage plans (See "Drainer").

TIME OF COMPLETION. The work comprised in this Contract shall be completed within forty (40) weeks of the acceptance of tender.

DRAWINGS. Where any item is not wholly indicated on the drawings the Contractor shall complete same to correspond with similar work drawn in detail elsewhere and in accordance with this Specification.

Copies of drawings issued must be kept at the works and made available to Inspecting Officers when required.

CO-OPERATION. In addition to items of work specified in the various sections each trade is to assist, wait upon and make good after one another.

SECTIONS OF SPECIFICATION. All sections of the Specification are to be taken in conjunction and any provisions and/or clauses in any one section are to be taken as referring to allother sections if such provisions, etc. are in any way applicable.

TREES ETC. IN PLANTATIONS. Trees or shrubs in plantations which interfere with the works will be dealt with by order of the Director of Works.

WORKMANSHIP AND MATERIALS. The work is to be faithfully executed in the most tradesmanlike and substantial manner.

Materials shall be new and of the best quality of their respective kinds.

CONTINGENCY SUM. Allow in tender price the sum of two hundred and forty pounds (£240) to be expended as may be directed in writing by the Director of Works. The whole or any portion of such sum not expended will be deducted from the contract sum at the finalisation of the Contract.

PRIME COST ITEMS. Where the term "Prime Cost" or the initials "P.C." are applied throughout this Specification they shall mean that the Director of Works will purchase the whole of such items and make available to the Contractor at the Government Stores, Kingston, or Canberra Railway Station.

Take delivery, allow for cartage to works, fixing and profit and be responsible for, and make good any loss or damage that might occur to such goods between the time of taking delivery and handing over contract.

BUILDERS' DEBRIS AND RUBBISH. Remove all broken bricks and rubbish from the sites as it accumulates. Burying builders' debris will not be permitted.

Remove any rubbish which may be on the sites, before operations are commenced.

ALLOCATION OF MOTOR SPIRIT. The contractor must make arrangements for transport for the execution of this contract. The Commonwealth is prepared to assist where possible but will not accept responsibility for obtaining ration tickets for the supply of petrol or other fuel.

SCAFFOLDING AND LIFTS. Attention is directed to the notice necessar under these Regulations.

EXTRA PRINTS OF DRAWINGS. Should extra copies of drawings be required in accordance with Clause 4 of the General Conditions, they shall be paid for at the following rates:-

Helios - Linen 12/6d. per sheet any size.
- Paper 7/6d. " " " "
Blues - Linen 10/6d. " " " "
Paper 5/- " " " "

A rebate of 2/6d. per sheet will be allowed on all extra copies returned in good order.

COMPLETION. The Works Director shall be notified in writing when the work is ready for final inspection.

On completion the premises and sites are to be cleaned up, surplus materials and debris removed, areas under floors left clear of rubbish, gutters and drains cleaned, doors and sashes eased, locks oiled and fastenings left functioning correctly, glass cleaned, floors scoured and the whole left ready for immediate occupation.

Final payment will not be made until the following have been handed to the Works Director :-

(a) Certificate of Guarantee for Electric Light and Power.
(b) Certificate of Guarantee for Sanitary Plumbing
(a) All drawings used at the Works.
(d) Door keys properly tabulated.

SETTING OUT. The Contractor shall accurately set out the various parts of the building in accordance with the drawings.

SITES. Excavate, fill and prepare sites as necessary and required. Finished surfaces to have slight fall away from buildings.

Allow for removal of trees and stumps if and where indicated on site plan.

Grub out stumps and roots on fence lines and within a distance of 20 ft. of the buildings, including the areas covered by the buildings. Fill in and make good.

EXCAVATION IN ROCK. All excavations to be allowed for as "other than rock"; should rock be met with the Contractor will be paid for the additional labour in accordance with the Schedule Rate referred to below.

"Other than rock" shall mean material of any description including boulders and decomposed or soft rock which, in the opinion of the Director of Works, can be removed at reasonable cost without blasting.

For the purpose of computing the final measurements the natural surface level of the ground as indicated on the Contract Plans shall be accepted as correct.

Tenderers should state a schedule rate per cubic yard for excavation and attach same to their tender, "extra only for excavation in rock over cost of excavation in other than "rock", if rate not stated it shall be as determined by the Director of Works.

EXCAVATIONS.

Surface Excavations. Excavate where shown on drawings and as required to give the clearances from buildings in accordance with Site Plans.

Excepting falls to surface drains the whole excavated areas must be completed before foundation trenches are commenced.

Cut banks straight and even and batter to an angle of 45°. Finished surfaces of excavated areas to have fall of 2" away from buildings to open channel drains.

Trench Excavations. Excavate, in as may be found, for wall and pier foundations, steps, fence and clothes posts, drains, piping and other parts, to the depths and widths shown on drawings and/or as hereinafter specified.

Should rock, other than decomposed granite, be encountered, the excavation shall be scabbled true and even any break in the continuity of the rock filled with concrete.

Excavate for water and drain pipes as necessary but not less than to give 15" cover to water, 21" cover to sewerage and 9" cover to stormwater.

Provide planking and strutting necessary to retain excavations.

Excavations and pier holes to have plumb sides, level bottoms and square corners. Keep clear of rubbish, falling earth and water.

Step trenches where necessary, steps must be equivalent to 2 courses of brickwork - $6\frac{3}{4}$".

Excavations must be inspected and passed before any further work in connection therewith is commenced.

NOTE:- (1) Top of concrete foundations must be, at least 6" below natural or excavated ground surface.

(2) Should greater depth be required through faulty bottom, it shall be treated as a variation of Contract.

BACK FILLING: Fill in and ram the earth around all walls, piers, posts, etc., as the work proceeds.

SURPLUS EXCAVATED MATERIAL.

Except as otherwise specified surplus excavated material is to be carted away and dumped where directed.

Surplus excavated materials which in the Director of Works opinion is suitable for garden purposes, shall be spread on the sites where directed.

Place top soil obtained from excavations where directed and use only as top filling.

FLOOR LEVELS. Figures on supplementary site plan at main corners of buildings and elsewhere represent the height of main floor above ground.

FILLING UNDER FLOORS. Ground under floors to be levelled up to about 2" above ground level outside the buildings.

Minimum clear space between ground and underside of floor joists 12 inches.

Fill in for under non-suspended concrete floors (See in "Concretor") as soon as possible with approved coarse gravel, broken stone or brick, rammed, consolidated and levelled.

NOTE:- The use of excavated earth for filling under concrete floors will not be permitted.

WATER. Water for building operations must be provided by Contractor and drawn from the domestic supply; the fee in connection with this Contract is Twentyseven pounds (£27.0.0).

On receipt of notice and payment of the above fee the Director of Works will arrange for mains adjacent to the site to be tapped, water laid on to boundary of each block and the supply of stop cocks and boxes. Contractor to lay temporary services from these points for his own use.

SEWER DRAINAGE.

DRAINAGE PLAN FEE. Allow for Drainage Plan Fee of Six pounds (£6. 0. 0.)

DRAINS. Excavate to the requisite depth to give correct falls and lay and joint pipes with cement mortar, 1 part cement and 1 part sand.

Pipes of diameter indicated on plans, first quality, vitrified, tested stoneware, true to bore, free from defects and laid and bedded on 3" of sand with sand carried up barrel of pipe at least 3".

Provide all necessary stoneware traps, bends, branche etc. Lay pipes so as not to form a lip at joints and clean off joints internally so that obstruction to flow will not be caused.

TESTING. Water test will be applied and Contractor must provide necessary equipment.

APRON TO GULLY TRAP. Rake out joints of brickwork $\frac{3}{8}$" deep behind each gully trap to an area of 36" x 24" and render with 2 to 1 cement mortar $\frac{3}{4}$" thick, bevel edges and steel trowel to a fine face.

CONCRETE AROUND PIPES. Under buildings and where 21" cover is not obtainable surround pipes with 6" of No. 1 concrete. Arch walls over drains.

JUMP-UPS. Jump-ups to be bedded on and surrounded with 6" of No. 1 concrete from lower to higher level.

STORMWATER DRAINAGE.

DRAINS. Excavate to the requisite depth to give correct fall and lay stormwater drains, of the diameters indicated on plan, in concrete pipes jointed with cement mortar - 1 part cement to 3 parts sand.

Downpipes to be fixed before commencing drainage work, and cemented into sockets of drainpipes.

Invert levels of stormwater and sewer drainage pipes are not to coincide.

Consolidate back filling and clean off work as directed.

NOTE:- (1) Lay pipes at best grades obtainable.
(2) Concrete pipes may be purchased from the Government Store Kingston, A.C.T.
4" diam. in 3 ft. lengths 2/11d. each.
6" diam. in 4 ft. lengths 6/4d. each.

SUMPS. Where and if required, construct half-sumps in positions indicated on site plan, each 22" x 10" x 21" minimum depth, internal measurements, in 9" brickwork, laid with cement mortar on a 4" thick bed of No. 2 concrete projecting 3" beyond external face of brickwork. Drawing No. 16656.

Rake internal joints $\frac{1}{2}$" deep and render internally with 3:1 cement mortar finished $\frac{3}{4}$" thick steel trowelled to a fine face.

Invert of outlet pipes 6" above bottom of sump. Top of sump to finish 6" below ground level. Cast iron grate will be fixed by the Department.

CONCRETOR.

SUPERVISION. Concrete shall not be mixed or laid except in the presence of the appointed officer; contractor to give at least two clear days notice of intention to pour concrete.

CEMENT. Of approved brand, fresh and supplied in bags containing one cubic food, Government tested and branded.

NOTE. Standard weight is 94 lbs. per cubic foot.

SAND. Sand shall be washed clean, course and sharp and may be obtained from the Washing Plant, Kingston at 6/- per cubic yard at the plant.

METAL. Obtainable from crushing plants - ¾" gauge at 12/6 and 1½" gauge at 9/6 per cubic yard.

Note: (1) Supplies of sand and blue metal are obtainable within the limits of the output of the various plants and it shall be the responsibility of the Contractor to arrange for supplies.

(2) The Government will not accept any responsibility for the failure of its plants to meet demands and extra shall not be paid should the material have to be obtained from other sources.

(3) Orders for washed sand and blue metal shall be placed with the Water and Sewerage Section, Department of Works and Housing.

CONCRETE:

Concrete No. 1. Mix in the following or equivalent proportions:-

1 cubic foot cement.
3.1 " feet washed sand.
4.21 " " 1½" gauge metal.

Concrete No. 2. Four (4) parts ¾" gauge metal, two (2) parts sand and one (1) part cement.

GAUGE BOXES. Gauge boxes of approved capacity must be provided and used for measuring sand, cement and aggregate.

MECHANICAL MIXING. Concrete shall be mixed in an approved power batch mixer for not less than 1½ minutes after all materials are put in.

REINFORCEMENT. Reinforcement for concrete work to be best quality mild steel rods up to the Australian Standards Association Specification, free from rust or any coating, hooked at ends where so specified and bent to the required shapes; welded joints in lengths will not be accepted. Reinforcement must be approved by the Inspecting Officer before placing concrete.

TIMBER CENTRING AND FORM WORK. Provide boxing, forms, centring and supports for concrete work throughout, constructed of sound approved timber of approved design and strength and not eased or struck until ordered by the Inspecting Officer.

CONCRETE WORK GENERALLY. Place concrete in trenches or form work immediately upon mixing well work around reinforcement and bring up to required levels in one operation.

Lay the whole foundations for each house in one day.

Concrete must not be mixed or laid when the temperature is below 40°Fahrenheit.

Standard slump and compression tests will be made by a Departmental officer.

Protect concrete during frosty weather with at least 2" of clean sand. In hot weather protect as above and during period of curing (at least seven days) thoroughly soak periodically with water as directed.

CONCRETE WORK GENERALLY (Contd.) Thoroughly wet trenches before pouring concrete.

Concrete foundations shall not be built upon until seven (7) clear days after laying.

FOOTINGS. Except where otherwise specified footings to be reinforced No.1 concrete of the sections figured. Where not shown or figured they shall be the same sections as those in corresponding positions elsewhere.

Reinforcement as hereinafter specified; longitudinal rods in long lengths, lapped 40 diameters at joining and these staggered in the rows and lapped to full width of concrete at angles and intersections; hoops to be accurately bent to the required shapes and spaced as specified, tie each lapping and intersection of rods and hoops with 18-gauge black iron wire, the lappings in three places.

Levelling pegs to be ½" mild steel rods spaced not more than 6 ft. apart.

Foundations under 9" walls (except fireplaces) to be the same as under 11" walls.

Foundations under fireplaces to be 9" deep and 6" wider all around than the brickwork immediately above.

Lap concrete foundations 24" at steps.

Bottom rods to be kept 2" up from bottom and 1½" in from sides of concrete and equally spaced.

Top rods to be 1" down from top and placed in from sides as shown on Drawing No.11381.

Cut rods at steps in foundations and overlap 20".

Reinforce footings as follows:-

Under 9" and 11" walls, except fireplaces, No.3 - ½" diam. rods at bottom and No.2 - ½" diam. rods at top.

Under fireplaces, No.4 - ½" diam. rods at bottom and No.2 - ½" diam. rods at top.

Under 4½" walls, No.2 - ½" diam. rods at bottom and No.1 - ½" diam. rods at top.

Hoops to be ⅜" diam. spaced at 3'6" centres.

CONCRETE HEARTHS. Form hearths of No.2 concrete 4" thick bearing 4½" at fireplace and fender walls and reinforced with ¼" diam. rods at 6" centres in each direction. Tie at each intersection as for footings.

CONCRETE FLOORS ON SOLID FILLING. Form floor slabs to front and rear porches, landings, terraces and laundries with No.1 Concrete 4" thick reinforced with ¼" diam. rods at 6" centres in each direction lapped and tied as for similar elsewhere, thicken as necessary, grade to fall as directed and bearing on walls or corbels at walls.

NOTE.- Where concrete floors are 3 ft. or more above natural ground surface at the maximum depth they are to be reinforced as hereinafter specified.

SUSPENDED CONCRETE FLOORS. Form floors of bathrooms and W.C.s with No.2 concrete, minimum thickness 4", reinforce with ⅜" diam. rods at 6" centres in each direction, lapped and tied as for similar elsewhere, thicken as necessary and grade to fall to outlets or doorways.

Floors to bear 4½" on walls or corbels at walls. Support on new 24-gauge corrugated iron sheets in single lengths, well lapped at sides, bearing 2" on corbels or walls and on 3" x 3" bearers crossing 9" x 9" brick piers (in bathrooms only).

BAFFLE SLAB TO KITCHEN FIREPLACES. Over each kitchen fireplace cast a 1 course thick baffle slab of No.2 concrete bearing 4½" all around, excepting where back is in 4½" wall, when it is to bear only 2¼". Reinforce with ⅜" diam. rods at 6" centres transversely and No.3 - ¼" diam. rods longitudinally.

CONCRETE THRESHHOLDS. To be natural colour, 2" thick of size necessary to project 1½" beyond external finished face of wall and the same distance into brick jambs with the back flush with door frames. Finish top surface with carborundum grains (80-gauge) sprinkled on at rate of 2lb. per sq. yard, before final throwelling. Reinforce with No. 3 - ⅜" m.s. rods and nose front edge and returns. Drill for dowels of door frames.

STEPS. Where alternative entrances are used the landings and steps are to be precast concrete and all as indicated on detail drawings.

GENERALLY. Set all bolts, wrought iron straps, wrought iron balustrading, dowels, etc. as required in connection with other Trades.

HOOD OVER SIDE ENTRANCE, CORBELS ETC. ~~Type 188~~ Where shown. Construct hood over side entrance all as indicated on Drawing No. 16203, set tie wires in top for fixhg battens. Also corbels to gable walls as shown and directed to all Types Detail 16655

ALTERNATIVE ENTRANCES. When more than three steps are required to alternative entrances, concrete treads and paving slabs are to be precast in accordance with notes on Drawing 16220.

BRICKLAYER.

BRICKS. Bricks shall be of good description, sound, well burnt and as even size as can be procured, obtainable from the Government Brickworks at the following prices at kiln:-

Face Bricks	£6. 5. 0 per 1,000	
Common	5. 5. 0 " "	
6" x 3" x 1⅝" wire cut bricks	6. 5. 0 " "	
9" x 6" T.C. air bricks	1/7d. each.	18/6d. per dozen
9" x 3" " " "	11d. "	10/-d. " "

NOTE (1) All Bricks must be stacked - NOT TIPPED.
(2) Complaints as to quality, colour, state of arrises, etc. must be made before taking delivery of bricks.
(3) Responsibility for supply of bricks will not be accepted unless Contractor places an order for the full quantity of bricks immediately Contract is signed.

CEMENT. As previously specified for "Concretor".

LIME. Fresh burnt stone lime.

SAND. From an approved Departmental pit free from impurities, and, if required by the Works Director, must be washed and/or sieved at the works.

MORTARS. Mortar mixes shall be as follows :-
Lime - One part lime unslaked to three parts sand; slake lime until all lumps disappear. When mixed mortar to stand for at least seven days and be well beaten up before use.
Cement - Three parts sand to one part cement, measured in approved gauge boxes.
Compo - Four parts lime mortar to one part cement mortar. Mortar containing cement must be used immediately.
Fireclay - To be used for setting fire bricks.

BRICKWORK IN CEMENT MORTAR. Set in cement mortar walls and piers up to dampcourse level, floor piers, window sills, flower boxes, 3 courses above openings, jambs and reveals, angle irons, bars, hoop iron straps to frames, chimney stacks above ceiling level, gable walls, terrace and dwarf walls, four top courses of all external walls, steps and copings and any weak sections; also brickwork of all fireplace openings including fronts, backs and jambs up to mantel height.

BRICKWORK IN COMPO MORTAR. Where not otherwise specified set brickwork in compo mortar.

GENERALLY. Well wet bricks before laying. Carry up walls plumb, in level courses of various thicknesses shown on drawings. Perpends accurately kept, courses built to straight and true lines. Carry up all walls simultaneously. Any section of walls shall not be raised more than 4 ft. above any adjoining part and raised parts raked back, toothing will not be allowed. Flush up and grout every course with liquid mortar. Four courses are not to rise more than 13½", joints generally not more than ⅜" thick.

Form all openings, tighten brickwork against all door and window frame cavity battens, do all cutting sand corbelling, form projecting courses and sinkings and build in bolts or straps for plates and metal fastenings. Bed plates and build in angle irons, etc. frames and wrought iron balustrading.

BRICK FINISH AND JOINTS. Except where special and face bricks are specified build in commons left rough for plastering or rendering.
Face Brick finish - Houses on blocks indicated on page 1 of Specification are to have the exposed external brickwork in Red Face Bricks from 1 course below ground level, including walls of Porches where not closed by fly-wire doors, dwarf and wing walls and steps.

Colour wash finish - Houses on remaining blocks are to be all as last but in picked commons.
Basecourses - To project $\frac{5}{8}$" beyond general wall face.
Joints - Basecourses throughout, up to 2 courses above damp proof course, to be neatly cut and struck, the remainder of exposed brickwork to have horizontal joints spoon jointed $\frac{3}{8}$" deep and vertical joints full and flush.
Finish face brickwork as last and, in addition, vertical joints spoon jointed.
Joints to treads and risers of steps and coping courses of stacks will be struck.

CLEAN DOWN. Clean down exposed brickwork on completion with diluted spirits of salts.

BOND. Build $4\frac{1}{2}$" walls in stretcher bond and 9" and thicker walls in Colonial bond.
Brick courses of varying thicknesses to be bonded to main work wherever possible.

FOUNDATION WALLS. Build foundation walls from concrete footings of sizes shown or necessary.
Form access openings under internal doors. Build 9" x $4\frac{1}{2}$" piers to take plates and ends of bearers in foundation walls, spaced 4 ft. under run of plates.
Foundation walls to porches, landings, terraces, etc. to be thickened below slabs or rebated to give bearing to same.

ANT BAFFLES. Provide 26-gauge galv. iron ant baffle strips to foundation walls, internally, at underside of bearers. The iron is to extend $1\frac{1}{2}$" into brickwork, project $2\frac{1}{2}$" beyond all faces of walls and piers and turned down at an angle of 45°. Rivet and solder joints, mitres and junctions.
Cap brick floor piers with 12" x 12" x 26 gauge galv. iron caps, turned down at an angle of 45° on all sides.

FLOOR PIERS. Build 9" x 9" brick piers on two courses of 14" x 14" footings. Top of footings to be 6" below ground surface. Piers to be plumb and spaced as shown on drawings.
Under suspended concrete floors build 9" x 9" piers without footings to support corrugated iron forming, piers to extend 6" below surface of ground and spaced not more than 3 ft. 6 in. apart.

FLOOR CORBELS. Corbel out brickwork of foundation walls $4\frac{1}{2}$" in one course to support concrete floors.

FENDER WALLS TO FIREPLACES. Build $4\frac{1}{2}$" thick fender walls to fireplaces on 2 courses of 14" and one course of 9" footings with necessary piers bonded to same to carry floor bearers. Top of 14" footings to be 6" below ground.

FLOOR VENTILATION. Build 9" x 6" terra cotta air bricks into foundation walls where shown on drawings in outer shell of cavity walls directly opposite ventilators. Openings and vents are not to be staggered.
Leave 9" x 6" openings every 4 ft. in all internal walls at heights of vents in external walls and as directed.
Where external concrete floors cover the general line of air bricks below floor line keep air bricks in external shell of wall two courses clear above concrete floors. Form vent openings in internal shell at original level.

FOUNDATION DOORS. Form opening in external foundation wall of each house where directed and of maximum height available.
Head to be carried on 1 - 4" x 3" x $\frac{3}{8}$ m.s. angle to each $4\frac{1}{2}$" thickness of brickwork, bearing 6" at each end. Form sill with bricks on edge kept 3" above finished surface of ground.

DAMPCOURSES.
Generally. Build into all walls at level of underside of floor bearers approved bituminous coated dampcourse containing a 2 lb. lead core, lapped full width at angles or intersections and 9" at jointings. Dampcourse to cavity walls to be in two sections, and full width of 9" and thicker walls, chimney backs and jambs.

Where solid floors occur lay an additional dampcourse immediately above floor level.
Under Windows. Build into outer shell of external cavity walls, 2 lb. lead, 12" wide, extend across cavity, tack to back of wood sills and turn up at ends of sills.
Heads of Openings. Where overhang of eaves is less than 12" and in all gable walls, build into cavity walls above heads of openings, dampcourses at last, full thickness of external shell, flush with external wall face, carried across cavity and into inner shell one course higher.

EXTERNAL CAVITY WALLS. See "Basecourses" in "Brick Finish and Joints."

Build external cavity walls hollow from top of concrete foundations to the heights shown on the drawings in 11" work and/or as specified herein. Generally the cavity shall be 2" wide and walls of two $4\frac{1}{2}$" thicknesses. Form piers as and where shown on the drawings.

Tie the two shells of cavity walls together with 8 gauge galvanised wire drip pattern wall ties, spaced 3 ft. apart in every fourth course. Build ties into alternate courses at openings and weak sections, also one extra course of ties at fifth course down from top of walls.

Keep cavity clean by laying wood battens on the ties and lift and clean every row and remove mortar droppings from bottom of cavity.
~~Type 187. Form string courses on front elevation as shown by insetting bricks $\frac{1}{2}$" from main wall face.~~
NOTE. - Build the top 3 courses of external cavity walls in 9" work.

GABLE WALLS. Build gable walls in 11" work. Carry the inner shell up to underside and the external shell to top, of tiling batten.

Types 188, 191, and 200. Build raked buttress as indicated, 16 courses high. Rake end of side gable as shown to Type 188.

Leave openings in internal shells for bearings of hangers, purlins and ridges.

Form ornaments by projecting bricks $\frac{1}{2}$" and/or build in vents, as shown. Back all openings with $\frac{1}{2}$" mesh galvanised bird wire.

Corbel out at eaves level $4\frac{7}{8}$" in two courses as indicated.
Type 189. Corbels at Front Porch to be as indicated and strengthened with brick reinforcement in two courses.

DWARF AND WING WALLS.
Alternative Entrances. See notes on respective drawings. When more than 3 steps see Drawing 16220.

Where alternative entrances are used build dwarf and wing walls including W.I. balustrading where and as shown.

Build 9" dwarf and wing walls on 2 courses 14" footings and 14" walls on 2 courses 18" footings. Top of footings at least 2 courses below ground level.

Cap walls with bricks on edge.

BRICK STEPS. Build steps in solid brickwork, where shown, on two course footings projecting $2\frac{1}{4}$" beyond face of brickwork above, top of footing at least 6" below surface. Project treads $\frac{3}{4}$" beyond riser faces and slightly weather. Risers $6\frac{3}{4}$" treads $13\frac{1}{2}$". Treads - picked commons laid on edge and remainder of exposed work picked commons or face to match finish of walls

The number of steps to entrances are indicated on Site Plan.

NOTE. - When alternative entrances are used the treads of steps will be of concrete and all as detail drawing and concrete treads.

Bricks to treads or copings/are not to be laid until plastering is completed.

WINDOW SILLS. Picked commons where walls are colour washed and red face bricks elsewhere.

INTERNAL WALLS. 4½" thick from concrete footings to plate level generally, bonded to external walls, with variations as specified and shown on drawings.

ADDITIONAL OPENINGS. Where indicated with W in a circle on Site Plan, provide additional windows as shown on Working Drawings.

Types 182, 188, 191, 195 and 206. Form opening in front porch where directed, in external shell of walls 24" high x 28" wide, to accommodate electric switch box specified in "Carpenter". Leave opening in top courses of walls above cavity as required for electric conduits to connect to switches, etc.

Type 193. Form opening in Front Porch wall of size required for electric meter only.

R.S.J. AND ANGLE IRONS TO GABLE WALLS.

Type 188. Angles carrying side gable to be No.2 - 4" x 4" x ⅜" angles set on wall at one end and on 6" x 3" x 12 lb. R.S.J. at other. Provide all required ⅜" thick templates under R.S.J. and angles as on Drawing 16203.

STRAIGHT HEADS. Form openings in walls by carrying brickwork over on angles or bars as follows:-

Internal 4½" walls - Up to 2 ft. 3 ins. wide 1/3" x ⅜" flat.
2 ft. 3" to 3 ft. 6" wide 2/1½" x 1½" x 3/16" angles.
Over 3 ft. 6" wide 2/2" x 2" x ¼" angles.

Internal 9" walls. 2/3" x 3" x ¼" angles.

Bearings to all the above 4½" each end.

Where rendering or plastering is returned to stop against frame or jamb lining, reduce the first course laid on angle irons to 4" wide to permit angle irons being set flush with wall face and wrapped with galv. bird wire as key for plastering.

External 11" walls.

Under 2 ft. 3 ins. wide, 1/3" x ⅜" flat to each shell.
2 ft. 3 ins. to 5 ft. wide, 1/4" x 3" x ⅜" angle to each shell 5 ft. to 7 ft. 6 ins. wide - 1/5" x 3" x ⅜" angle to each shell. Bearings to all the above 4½" each end.
Over 7 ft. 6 ins. wide 1/6" x 4" x ⅜" angle to each shell, bearing 9" each end.

In the case of cavity walls at porch entrances without frames the angles are to be laid with wide flanges horizontal and set centrally together to close cavity. First course of brickwork on angles snapped headers.

Angles to kitchen fireplace openings 2/5" x 4" x ⅜" bearing 4½" each end, laid as shown on drawing 15486.

Except where otherwise specified, lay angles with wide flange vertical.

See "Painter" for painting before building in.

REINFORCEMENT. Throughout all walls, 3 courses above head of door openings, build into each 4½" shell one layer of approved brick reinforcement lapped 12" at joints and full width of walls at angles, reinforcement is not to cross cavity.

THRESHHOLDS. Provide threshholds as follows:-

Type	Front door	Kitchen Door	Laundry Door	Rear Porch
182	Concrete	-	Brick headers.	-
188	Concrete	-	-	Concrete
189	Concrete	Concrete	Brick headers.	-
191	Concrete	-	Brick headers.	-
193	Concrete	-	Brick headers.	-
195	Concrete	-	Brick headers.	-
200	Concrete	Concrete	Brick headers.	-
204	Concrete	Concrete	Brick headers.	Brick headers
206	Concrete	-	Brick headers.	-

For concrete threshholds see in "Concretor". Set 5/8" above finished floor level at front doors and $\frac{3}{8}$" elsewhere.

Brick threshholds - picked commons on edge, selected for hardness and arris, joints solidly filled with mortar and to finish flush with external wall face and floor rendering.

ROOM VENTILATORS. Build 9" x 6" terra cotta air bricks into external walls where shown on drawings and directed, also form openings to inner shells of walls to take ventilator faces specified under "Plasterer". Stagger openings to prevent ingress of light and dust.

WALL PLATE STRAPS. Build $1\frac{1}{4}$" x 16 gauge galv. hoop iron straps each 2'6" long, into external walls at 4 ft. centres, for fixing down wall plates.

FIREPLACES. Build the fireplaces in accordance with detail drawings. Backs at least 9" thick, built to form throats at back of flat arches. Jambs as detailed.

In living and dining rooms where shown, build fireplaces of $1\frac{3}{8}$" wire cut bricks of selected colours and textures. See detail drawings.

Build flat arches on angle irons on 3" x $\frac{3}{8}$" bars as detailed, bearing 5" each end. Tom bars to obviate deflection.

Build in where shown, at each fireplace, see sections on drawings, 4" x 3" x $\frac{3}{8}$" angle irons singly or in pairs laid with wide flange horizontal.

Build in at level of underside of each mantleshelf two 2" x $\frac{3}{8}$" W.I. brackets, 12" long. Hole and countersink to take screws.

NOTE: - Firebricks may be purchased from the Government Stores at £1.15.0 per hundred.

Joints in all exposed brickwork of fireplaces to be not more than $\frac{1}{4}$", raked clean and square to a depth of $\frac{1}{4}$" and, if required, coloured mortar shall be used.

except Coppers only,

CHIMNEY STACKS. Carry up chimney stacks to a minimum height of 12" above level of ridge capping or to a higher level if so shown. Render and weather tops in 3 to 1 cement mortar.

Set a galv. iron tray (specified in "Plumber") in each chimney, at lowest flashing level. Form weep holes on top of each tray at side over flashing.

Build external chimney breasts in 9" work and internal breasts in $4\frac{1}{2}$", form fireplace throats and gather over to form flues of the required sizes. Parge flues throughout.

NOTE:- Mild steel flats in chimney stack. Type 188.

KITCHEN FIREPLACES. Construct generally in accordance with detail drawing. Gathering to be properly bonded to breast and back. Build in mantle brackets.

NOTE: - Keep space at ends and over angles supporting breasts, clear of mortar.

KITCHEN STOVES. Allow the P.C. sum of two hundred and thirty four pounds (£234.0.0) for 24 stoves.

Set stoves level in fireplaces on solid brick bases, build side and rear walls as shown. Keep space $\frac{3}{8}$" wide between dwarf walls and stove free from mortar droppings.

HEARTHS. Specified under "Plasterer".

TRADES HATCHES. Construct trades hatches in accordance with Drawing No.11381, of type indicated.

BATHS. Build in flanged baths with bricks on edge in cement mortar, leave openings for two 8" x 4" tile ventilators in each riser, form brick in cement cradles for baths.

Build into each riser, opposite waste, a 3" x $1\frac{1}{4}$" timber frame of required size for fixing cover plate. Set frame to finish flush with rendering or tiling externally and secure with hoop iron straps. Provide a 14" x 12" porcelain enamelled plate, same colour as finish of rendering or tiles, secured with plated brass screws and cups. Fixed $\frac{1}{8}$" above floor.
NOTE: - Set cover plates with the 14" length vertical.

HEATER BRACKETS. Build into each bathroom two $1\frac{1}{2}$" x $1\frac{1}{2}$" x 3/16" chrome plated W.I. brackets set $4\frac{1}{2}$" into wall and projecting 12" beyond finished face, to support chip heater. Set and space as directed in cement mortar.

BASES TO COPPERS. Build brick bases as necessary to bring top of coppers level with troughs.

BUILT-IN COPPERS. Where indicated build in a 12 gallon copper boiler with a No.4 type door, frame and grate, also flue damper and frame as directed. Brickwork to be approximately 3 ft. x 3 ft. with diagonal corner, set in compo mortar. The two top courses to be set back $\frac{3}{4}$" with fire box set on corner and a worm flue carried up in stack to height directed (approximately 3 ft. 6 ins. above roof) and finish as other stacks. Surround of copper to have joints struck full and flush. The top and two course apron at top to be rendered with two to one cement render $\frac{3}{4}$" thick with arrises rounded and dished to boiler. Top of surround to finish level with top of tubs.

TROUGH SUPPORTS. Build $4\frac{1}{2}$" thick brick supports under laundry troughs, full width of bottom of troughs, two piers to each set, finished with struck joints.

TILED BRICKWORK. For tiled sections of walls see under "Plasterer".

GLASS PANELS TO STOVES. Allow for openings 4 brick courses high and 6 ins. wide with sill, to kitchen fireplaces where indicated.

Set in each a square of mill rolled or other approved obscured glass cut 4" wider and 2" longer than opening.

Set glass hard against outer wall skin and return bricks of inner skin against same. (Where in $4\frac{1}{2}$" wall form rebate in brickwork and set glass as directed.) Flash over top of returned brickwork with 2 lb. lead where in external wall.

BRICK PAVING TO BATTER. Where batter occurs to excavated area pave with common bricks, joints $\frac{1}{2}$" wide, solidly grouted with cement mortar. Paving to have a header course above batter on to natural ground surface and all as indicated on detail drawing.

CARPENTER AND JOINER.

TIMBERS. Excepting as may be specified in conjunction with a particular item of work, timbers as hereunder are to be used:-

Floor and general carcasing and roof timbers	- Approved hardwood
Flooring boards	- Radiata Pine
Window sills and wood threshholds	- Tallowwood (or other approved joinery timber
Joinery and internal finishings	- Alpine Ash (or other approved joinery timber
External finishings	- Ash or approved hardwood
Kitchen cupboards and fittings, trades hatches(	
Wardrobes, Battens and cornices to asbestos cement ceilings, moulds at eaves linings	(Richmond river Pine or other approved
Plugging generally at approx. 12" centres	- Dry Australian Cedar.

Supplies of timber are obtainable from the Government Store within the limits of its capacity and it shall be the responsibility of the Contractor to arrange for supplies.

The Government will not accept responsibility for failure to meet demands and extra shall not be paid should the material have to be obtained from other sources.

Timber shall be best quality of its respective kind, sound and well seasoned, free from large or loose knots, shakes, gum veins, white ant, borer and other defects.

Cut scantlings square and to full size specified excepting where "finished size" is specified, joinery will be accepted with a fair trade allowance for working: mouldings and beads - full size specified.

Joinery timbers for doors, window, sashes and frames, excepting tallowwood sills, shall be sawn on the quarter.

Timbers for joinery and internal trim are not to have more than 14% moisture and tallowwood not more than 35%.

Alpine Ash or Ash, shall mean selected quality, kiln dried and reconditioned "Alpine Ash" of grading adopted by Standards Association of Australia, viz.:-

Sound, true-wood, free on the face from defects other than tight gum veins not more than 1/32 in. wide individual lengths not exceeding 3" with a combined length not more than 1" per square foot of face area. One hole not greater than 1/16 in. in diameter per square foot of area of board, not more than 3 being grouped in any 4 sq. ins. Not more than 1" spring in 12 ft. length or its equivalent.

Hardwood shall mean "Merchantable Quality" up to the following standard:-

Must be well sawn, square and true with square docked ends; allowance in measurement for split ends. Variations in cutting, not to exceed 1/16 in. in thickness and 1/8 in. in width in sizes up to 8 in. wide x 4 in. thick in both cases over or under. Permissable wane - in timber up to 25 in. sectional area to one sixth of dimension or length; from 26 ins. to 99 ins. sectional area, one sixth the dimensional area or $1\frac{1}{2}$ ins., or one sixth the length. Timber must be free from rot, twist, warp and gum rings likely to open up in seasoning. Two inches spring in 12 ft. will be allowed. Cut all pieces sufficiently clear of heart to avoid heart shakes exceeding 20% of thickness of piece. Knots tight and free from rot, tight gum veins, small gum pockets, seasoning checks and clean pinholes up to 1/16 in. diameter provided they are not clustered sufficiently to weaken strength of piece, and/or clean grub holes up to $\frac{1}{2}$ in. diameter not less than 6 ft. apart shall not be considered defects.

Sapwood (including wane) shall be measured as the sum of the projections on adjacent faces and this value shall not exceed the following:-

For scantlings $\frac{W + T}{3}$

" beams & Posts $\frac{W + T}{4}$

" Planks 1" x 1"

W = width and T = thickness of piece.

GENERALLY. Carpenters' and Joiners' work throughout shall be framed, trimmed and finished in the best and most workmanlike manner provide all necessary templates, linings, blocks, stops, ironwork and ironmongery, do all trimming, grooving, checking, tonguing, rebating, housing beading, mitring, throating, etc., incidental to Carpenters' and Joiners' work although not specially mentioned.

Trimmers and trimming joists and rafters - ½" thicker than ordinary timbers and checked ½".

Exposed timbers to be wrought, internal joinery and timbers hand dressed.

Mortice, tenon, dovetail, etc. all parts usually framed or intended or specified to be framed, dowelling will not be accepted.

Allow for and include back grooving to skirtings, architraves picture rails, linings, etc.

External framed work to be put together with white lead.

SPACING. Excepting where otherwise specified, space all joists, rafters, studs, etc. at 18 centres.

PRESERVING OIL. Twice coat, with an approved wood preserving oil, floor plates, bearers and joists, the inaccessible parts done before fixing.

FLOOR FRAMING. Excepting as otherwise specified construct floors with 4" x 3" wall and sleeper plates in long lengths, halved and spiked at joints over bearings and 4" x 2" joists well spiked to plates and sleepers.

NOTE. - Packing shall not be used under plates, bearers or joists.

FLOORING BOARDS. Cover floor joists with 4" x 1" first quality seasoned tongued and grooved flooring, well cramped up with neat staggered joints double nailed at each bearing with 2" x 11 gauge nails well punched and the whole cleaned off with an approved power sanding machine to a level and true face finished with the grain. Finish around hearth in kitchens with 1½" mitred margin. Lay flooring ½" clear from walls.

NOTE. - Fee for electric supply for sanding machine is 30/- per house, total £36.0.0d.

Lay false floors to linen presses, coats, wardrobes and cupboards in passages, packed up 1" higher on joists with front boards fitting against door.

ROOF FRAMING. Construct roofs as shown, as described hereunder, with timbers of the following scantlings, all framed, notched, cut, bolted, spiked, etc. as required to properly construct the whole and keep timbers 3" clear from chimney stacks.

Wall plates 4" x 1½", joists and rafters 4" x 2", collar ties 4" x 2", hip and valley rafters and ridge boards 7" x 1¼", purlins 4" x 3", struts 3" x 3" and hangers 9" x 1¼".

Provide additional rafter to carry E.V. to certain houses. See "Plumber".

Wall plates in long lengths, halved together at angles secured with straps specified in "Bricklayer" and in hipped roofs, with heavy hoop iron diagonal ties treble nailed to each section of plate.

Rafters in single lengths, splay cut and spiked to ridges hips and valleys, notched and spiked to plates and purlins projecting at eaves as indicated on drawings and cut plumb. Hip and valley rafters to project at eaves and finished as others. Shoulder and spike collar ties to each alternate pair of full rafters.

Provide 3" x 1" diagonal wind bracing to gable roofs, double spiked to underside of each rafter. No.4 runs to each slope of main roof or as directed.

Hook lap and spike purlins at joints and angles and strut from walls or beams vertically and diagonally so that spans will not exceed 6 ft.

Well spike plates to joists and rafters and where spans exceed 10 ft. stiffen with hangers across same and secured to each

joist with 1½" square fillets on alternate sides, the hangers to be blocked up from walls 1" clear of top of joists, where gables occur extend 4" into same, to have 1¼" x 16 gauge suspension straps at not more than 6 ft. centres and if hangers foul strutting beams, cut, splice and provide extra suspension straps.

Trim joists and rafters as required for chimneys and lay 6" wide back gutters with ¾" rough boarding on 2" x 1½" bearers.

Lay valleys with 9" x ¾ " rough pine boards.

Trim for a manhole in each ceiling and fit with ¾" thick hinged wood flap, ¾" fascia boards against joists and 3" x ¾" mitred margins on ceiling.

Construct eaves as shown on respective drawings and with reverse brackets formed with 3" x 1¼" horizontals and 3" x 1" verticals.

DROPPED INTERNAL CEILINGS. Suspend 3" x 2" joists at 15" centres from main ceiling joists with 3" x 1¼" suspension pieces, to take battens for false ceilings at approximately 7 ft. 6 ins. above floor to Linen, Coat, Broom and other cupboards and wardrobes, also over built in sideboards where same occur.

Where Educt Vents occur on the internal face of the external wall of a W.C. in front of house, drop ceiling level of W.C. 1 ft. to accommodate bend of pipe between ceiling and roof level.

CEILING JOIST SPECIAL SPACING. Where ceiling joists run parallel with external walls fix 4" x 2" trimmers at 18" centres checked to 4" x 2½" trimmer joists.

Set joists 6" clear from gable walls and where parallel with internal walls not closer than 6" as indicated on drawings No. 15803.

See drawing 16203 for trimmer at side gable of type 188.

STRUTTING BEAMS. Provide hardwood strutting beams as set out hereunder. Place where directed, solidly block up at ends 1½" clear of ceiling joists and brace as directed.

Each Type 182 - 1/12 ft. length of 10" x 3".
" " 188 - 2/15 " " " "

EAVES LININGS. Line soffits of eaves with 1¾" x ⅞" hardwood battens or asbestos cement, all as indicated on drawings.

FASCIA BOARDS. To gable roofs 4¼" x ⅞" dressed hardwood; to over-hanging eaves of size shown on detail; secured to ends of rafters, splay jointed, mitred at external angles, fixed straight and level and kept up to form bearing for eaves tiles. Fix 1¼" scotia moulds to fascia under gutters. Carry fascia from upper to lower plate levels to form barge board where shown.

FRAMES GENERALLY. Provide suitable protection to threshholds, sills and linings.

Secure frames to brickwork with approved purpose made crimped hoop iron straps, 1" x 17 gauge 11" long, No.4 to each side of door and No.3 to each side of window frames. Turn up hoop iron and twice secure to frames with 1¼" x 10 gauge screws.

Dowel external door frame stiles to threshholds with ½" diam. iron dowels, No.2 to each stile. Heads of door and window frames to project ¾" beyond stile and grooved 1" x ½" for tongue. Tenon mullions of window frames to heads. Fix 1½" cavity battens to stiles, full width of cavities and full length of frame. Door frames as shown on drawing No.13991. Plant on ½" loose stops to frames not rebated, grove frames where shown to take 1" reveal linings of width necessary to allow ⅝" plaster.

JAMB LININGS (AND INTERNAL FRAMES). As detailed on drawing No.13991, tongued and nailed at top, nailed to plugs in walls and skew nailed to floor, five plugs to each stile. Jamb linings flush with plaster on both sides of walls must finish 5¾" wide.

THRESHHOLDS. Provide tallowwood threshholds at junctions of wood and rendered or tile floors. See drawing No.15804.

DOOR GENERALLY. Of sizes and designs shown on the drawings. External doors out of 1¾" thick material and internal doors out of 1½". Groove for panels, rebate for T. & G. V-jointed boarding and rebate, mould and fit with glazing bars out of 1¼" wide material and beads as necessary. See drawing No.13991. Fit doors to frames and hang on 3½" steel butt hinges No.3 to each. Door panels ⅜" thick double faced 5-ply Ash.

Cupboard doors as hereinafter specified.

Internal doors to Living Rooms, First Bedrooms, and doors opening into Halls and Passages to have ¾" clearance above floor and other doors ⅜". Double doors to have rebated and beaded meeting stiles.

Doors sheeted with T. & G. boarding are to be covered internally with ¼" thick plywood beaded into frame.

Double doors to have rebated and beaded meeting stiles.

DRAUGHT STOPS. Allow the P.C. sum of ten pounds sixteen shillings (£10.16.0) for the purchase of 48 draught stops fix one to each external door except Laundry opening to Porch.

FLYWIRE DOORS. Out of 1¼" thick material, each hung to frame with No.2 spring hinges. P.C. amount £12.0.0. Cover doors externally with 28-gauge galvanised flyproof gauze secured with tinned tacks.

Cover edges with beads as detailed, mitred at angles. Where single or double braces occur, the beads are to be full width of braces.

FOUNDATION DOORS. Frames to have 4" x 2" rebated stiles only - head omitted - dowelled to brick sill and secured as for other frames.

Doors - framed with 3" x 1½" stiles, rails and braces, covered with 2" x ½" dressed hardwood battens spaced to form openings 5" high x 3" wide. Hang each door on No.2 - 3" steel butt hinges and fasten with 5" galv. padbolt. Cover behind lattice with ½" mesh galv. wire netting.

For BATH TRAP DOORS see in "BRICKLAYER".

WINDOWS. Windows shall be in accordance with various details. Glazing bars as indicated on ⅛" scale plans.

NOTE. - Omit window boards in kitchens, bathrooms, laundries and W.C.'s and finish as in "Plasterer".

SPRING BALANCE WINDOWS. Construct as indicated on respective drawings Nos. 14164, and 14124, all sizes being "finished sizes".

Sashes - double hung on approved tubular type spiral spring balances, selected and fitted in accordance with the manufacturer's instructions, fit each pair of sashes with a fastener and two sash lifts. Sample of spring balance may be seen at the Works Director's Office.

ANGLE SPRING BALANCE WINDOWS. Construct in accordance with drawing No.14124 and as previously specified. Stanchions - 2" internal diam. steam tube .212" thick, weld mild steel plates to top and bottom of stanchion - 8¼" x 8¼" x ⅜" and 7¼" x 7¼" x ⅜" respectively. Angle irons to be mitred at angles and welded to top plates and bearing 9" at free ends. Wrap angles and top plates as directed to form key for plastering.

Steelwork at angle openings to be erected and frames slid into position afterwards.

Care to be taken to make dampcourse at mitred sills waterproof.

FLYSCREENS TO WINDOWS. Provide flyscreens to windows as shown on details. Secure each screen at top with No.2 - 3" brass hinges and at bottom No.2 - 3" brass barrel bolts on internal face of bottom rail. Hole sill for bolts. Provide 1¾" x ⅞" fillets to angle window frames.

P.C. SUM HARDWARE. Allow Prime Cost sum of three hundred and eighty-four pounds (£384.0.0) for the purchase of all door and window hardware including door and window fastening bolts and spiral door closing springs, but excepting hinges, spring balances, tracks and sheaves to sliding doors.

Fix combination night latches and door bells to Front Entrance doors and to all others, except flywire, mortice lock sets. To flywire doors fix a flydoor lock and 4" brass barrel bolt.

ARCHITRAVES. To be moulded to detail, mitred at angles and fixed to plugs in brickwork.

Fit jamb linings and architraves to openings, without doors, in 4½" walls.

NOTE. - No architraves for windows - finish as shown on details.
Window boards - fix after plastering and scribe to same.
Architraves and skirtings are detailed on Drawing 13991.

SKIRTINGS AND FLOOR FILLETS. Finish all wood floors with 3" x 1" moulded skirtings, scribed at internal angles, mitred at corners and nailed to plugs in walls. Finish at floor junction with ¾" fillets secured to floor and carried around hearth kerbs.

Finish at floor angles in Pantries and all cupboards with 1" quadrant mould.

HEARTH KERBS. Fix 3" x 1½" kerbs, double chamfered, mitred at angles and fixed to floors, to hearths of living and dining rooms.

PICTURE RAILS. Excepting Kitchens, Bathrooms, Passages, W.C.s and Laundries, fix 2¼" x ¾" moulded picture rails on all walls throughout at door head level, finish against curtain fascia to window openings. See detail on Drawing No. 13991.

MANTEL BOARDS. Provide mantleboards in each Living Room in accordance with detail drawings, screw fixed to W.I. brackets, in each Dining Room as indicated on respective fireplace detail, secured to plugs in brickwork, and in each Kitchen as shown on Drawing No. 15486.

SIDEBOARD. Construct sideboard where indicated and as shown on Kitchen Detail.

Doors - single panel in two leaves, rebated at meeting, each leaf hung on No.2 - 2½" butt hinges, furnished with shelf catch to first closing leaf, cupboard lock and wood handles, fit drawers with similar handles.

Top to project ¾" at front, all corners rounded, finish on top at wall junction with 3" x 1" skirting and at junction of frame and wall in front with ½" mould run from bottom shelf to underside of top.

BOOK SHELVES. Construct bookshelf fitting between Living Room and Alcove to Type 182 houses all in accordance with Drawing No. 16454.

BATHROOM CABINETS. Allow the P.C. sum of thirtythree pounds (£33.0.0) for 24 bathroom cabinets and fix one in each bathroom where directed. Finish at wall angles with ¾" mould.

LINEN CUPBOARDS. Provide No.5 tiers of batten shelving in each Cupboard marked "Linen". Battens - 2" x 1" dressed pine, spaced ½" apart secured to and including 2" x 1" cleats fixed to walls. Shelves to be full length of cupboard, the lowest 2 ft. above floor. Nail a similar batten to underside of shelf to stiffen same.

COATS. Provide in each "Coats", a 12" x 1" shelf set 5 ft. 6" above floor on and including 4" x 1" rails secured to walls with No.6, approved coat hooks fixed to rails.

NOTE. - Where "Linen" and "Coats" are combined construct partition with 3" x 2" studs lined both sides with asbestos cement sheets and form mullion as indicated on the respective kitchen detail drawing. Type 188. Cupboard in passage adjoining Linen to be fitted with shelf as "Coats" but without coat-hooks.

TRADES HATCHES. Type 3 trades hatch to Type 200 houses.
" 1 " " " all other types.
Constructed as shown on Drawing No. 11381. Linings to be 1" thick material fixed to plugs in brick openings. Hang each door on 2-2" steel butt hinges, fit with $\frac{3}{8}$" ball catch and brass bow handle, also 3" brass barrel bolt to internal face. Provide $\frac{1}{2}$" stop beads for internal door similar to external.

WARDROBES. Provide in each a 12" x 1" shelf 5 ft. 6" above floor on 4" x 1" wall cleats to back and ends, also a 1" diameter brass covered iron pipe full length of wardrobe, set 2" below shelf and secured each end into cleat.

PANTRIES. Construct each pantry as indicated on detail.
Cover vent holes in meat safe section on underside of each shelf, with flyproof gauze securely fixed.
Door frame - $2\frac{3}{4}$" x 1-" (finished size) secured to walls as for other frames, excepting where fixing to edge of $4\frac{1}{2}$" brick nib, when No. 4 - $\frac{3}{8}$" diam. bolts are to be used instead of plugs. Plough head of frame and projecting shelves as necessary for fitting sliding door guides. Head of frame - 3" x $1\frac{1}{2}$". See Drawing No. 15816.
Doors - panel type framed up with stiles, intermediate rail (where indicated) and top rails $2\frac{1}{2}$" x $1\frac{1}{4}$" ploughed for and fitted with 3/16" thick pine 3-ply or masonite panels. Bottom rail of sliding doors, where on tallowwood runners, shall be ash.
Provide for sliding doors multi-ball sheaves and bronzed solid steel track or tallowwood runners as directed, see detail Drawing No.15804. Fit each sliding door with a plated flush pull.
Form meat safe by enclosing portion of space between two adjacent shelves with 1" partition and provide gauze panelled door framed up out of 2" x $1\frac{1}{4}$", fitted with handle and hung on No.2 - 3" spring butt hinges; provide stops as necessary.

WALK IN PANTRY.
Type 200. Provide one shelf 2 ft. wide and No. 4 - 1 ft. 6" wide, full width of Pantry and including cleats, as directed. Also No.3 shelves 1 ft. wide including cleats, on wall under, and over window as shown.

CHINA CUPBOARDS AND CUPBOARDS OVER DRAINERS. Construct in each instance as indicated on the Kitchen Detail Drawing and Drawings Nos. 15804 and 15816.
Suspend from ceiling joists at free ends by constructing with elongated styles as necessary.
Doors as specified for Pantries but hung on 2-$2\frac{1}{2}$" steel butt hinges to each and fitted with a catch.

DRAINING BOARDS AND CUPBOARDS UNDER. Frame up for sink and draining board in each kitchen as shown on respective Kitchen detail, also see special sink fixing Drawing No. 16461.
Framing generally 2" x 2" standards and 3" x $1\frac{1}{4}$" bearers and rails, other framing, 3" x $1\frac{1}{4}$". Fit 1" thick apron in front of each sink.
Set cupboards on 3" x 2" dressed bearers on edge, front and rear, with similar cross bearers at not more than 3 ft. apart. Recess front bearer 2" and cut front edge of end panel to match. Carry skirting across back, fix floor fillet on all sides, of sink recess. Secure shelf cleats to styles of panels and to plugs in walls.
Frame up drawers with $\frac{7}{8}$" fronts, $\frac{3}{8}$" sides and backs dovetailed together with $\frac{1}{4}$" three ply bottoms grooved in. Slide on tallowwood runners and fit with C.P. drawer pull.
Doors hinged type as for similar elsewhere.

Draining Boards - approved Terrazzo, 1¾" thick, composed of crushed and properly graded white marble chips and cement 2:1 reinforced in each direction with 8-gauge m.s. wire at 6" centres. Groove as shown, polish faces, exposed edges, free arrises, corners and grooves. Hole for sinks.

CUPBOARDS GENERALLY. Fix small quadrants to all angles of kitchen cupboards.

Flyproof meat safes with stops to doors, moulds to angles, etc. as required and directed.

Plant stops behind all closing edges of hinged doors.

LAUNDRY SHELVING. Erect 20 lineal feet of 9" x 1" shelving in each laundry, on 2" x 1" cleats and gallows brackets, where directed.

TUBS AND COPPER COVERS. Tubs - of 4" x ⅜" T. & G. pine in two sections on 4" x ¾" ledges. Hole covers for drips.

Copper - similar but assembled with galv. screws and fitted with shaped wood handle.

ASBESTOS CEMENT CEILINGS. Fix 3/16" thick asbestos cement sheets on and including 2" x 1" battens, to ceilings of the Front and Rear Porches, Laundries, Pantries and other Kitchen cupboards. Cover strips 2" x ½" wood and cornices as detailed. Drawings Nos. 15816 and 15803.

DOWNPIPE BLOCKS. Provide 10" x 3" x 1¼" downpipe blocks with all exposed edges chamfered and secured to plugs in wall.

NUMBER PLATES. Fix number plates, which will be supplied by the Department, where directed.

ELECTRIC SWITCHBOARD RECESS.
Type 182, 188, 191, 193, 195 & 206. Line recess on Front Porch or Terrace with 6½" x 1" boarding secured to plugs and finished on outer edge with 2" x ¾" splayed architrave. Allow for covering in space not occupied by switch gear with a sheet of Masonite screw fixed as directed. Type 193 to have meter box only on Porch, and fitted with door as directed.

Provide 1" thick top with a pair of doors to top portion of cupboard to line up with Linen Cupboard under and all as directed.

Type 193. Linen Cupboard to be carried up to ceiling to provide cupboard over for electrical switchboard.

FASCIA BOARDS.
Type 188. The fascia boards to Type 188 residences to be 8" x 1¼" and where same return to Gable walls they are each to be secured with No. 2 - ¾" diameter bolts at end to brickwork.

SHELF IN KITCHEN. Where so indicated provide 18" x 9" x 1" shelf fixed to wall with brackets and at height directed.

Type 189 Houses.

Shelf and cupboard fitting in Living Room to be three tiers of 18" shelving enclosed with a pair of doors as similar elsewhere; lower shelf to be 1/4" above skirting and top shelf projecting to external face of doors.

ROOF TILER.

TILES AND GENERALLY. Cover the roofs with best quality semi-glazed Marseilles pattern tiles from an approved manufacturer and equal to a sample from bulk previously submitted and approved by the Works Director.

Tiles to work full courses wherever possible, fix on 2" x 1" pine battens set to required gauge and secured to rafters with 2" nails if single nailed or 1¾" nails if double nailed.

Secure each full tile to batten with not less than 19-gauge copper wire or should this not be procurable, two strands of thinner gauge shall be used. Bed tiles on external shell of gable walls.

Remove twisted or cracked tiles from the site. Set capping tiles in 3 : 1 cement mortar of similar colour to tiles, having a due admixture of cow hair.

Cover ridges and hips with plain capping tiles of same colour as roof tiles, with approved purpose made starters and stop ends. Use purpose made full and half tiles on all verges, project ¾" beyond face of projecting brick header course to brick gables.

Neatly cut and secure tiles at valleys. Remove all debris from gutters on completion, clean off discolouration and leave the whole of the roofs sound and watertight.

Type C	Roof	- Light red and dark red 40% ea.				Muntz 20%		
D	"	- Light red	40%	Dark red	30%	Light Brown	30%	
E	"	- Dark red	60%	Light red	30%	Muntz	10%	
F	"	- Dark red	30%	Light red	60%	Muntz	10%	
K	"	- Light red	50%	Dark red	30%	Light brown	20%	
L	"	- Light reds	100%					
M	"	- Dark reds	100%					

Dispose the various roofs as set out hereunder:-

Type C	Section 46	Blocks 2, 14.
D		4, 8, 16, 20.
E		6, 9, 12, 18, 21, 24.
F		7, 10, 19, 22.
K		1, 3, 13, 15.
L		11, 23.
M		5, 17.

PLUMBER.

ROOFS GENERALLY. Execute all plumbing work necessary to make all parts watertight.

VALLEY GUTTERS. Fit valleys with 24 gauge galvanized iron gutters. Joints lapped 6" double soldered and rivetted, sides to extend 9" under tiles, edges beaded, ends dressed down into eaves gutters and up under ridges.

BACK GUTTERS. Form 6" wide back gutters to chimney stacks with 4 lb. sheet lead, dressed over battens and tiles and 3" up vertical faces of stacks.

EAVES GUTTERS. Fix 5" x 24 gauge galvanised iron, quadrant section eaves gutters. Joints lapped, thrice rivetted, two rivets at bottom and one near bead, and sweated. Mitre and gusset corners, fit elbows, stopped and returned ends and downpipe outlets. Lay with fall to downpipes, secure to fascia boards and rafters with strong galvanised brackets and overstraps, at 3 feet centres, with galvanised gutter bolts and screws. Gutters stopping at gable walls to have returned ends.

DOWNPIPES. Provide stacks of 4" x 2" x 24 gauge galvanised iron downpipes, where shown. Joints entered and soldered, bends formed at tops and bottoms. Connect to gutters and to risers of stormwater drains and secure to downpipe blocks with plain straps and galvanised screws.

Where passing through flower boxes, the bottom length shall be cast iron.

HOOD TO SIDE ENTRANCE.
Type 188. Cover hood to side entrance with galvanised iron, on and including fixing battens, also fix gutter and downpipe all as required and directed.

FLASHINGS. Flash and step flash all chimney stacks and other roof abutments, with 4 lb. sheet lead, neatly cut, dressed over tiles, entered 1" into brickwork, lead wedged and pointed in cement mortar.

Flash all pipes passing through roofs with 4 lb. sheet lead dressed and secured in an approved manner.

TOWEL RAILS. Allow P.C. sum of sixteen pounds (£16.0.0) for towel rails and fix one in each bathroom.

CHIMNEY TRAYS. Provide 24 gauge galvanised iron trays for all chimneys, see "Bricklayer", project 1" beyond all faces of stacks, turned down on one side over flashing and up on three sides under roof also turn up 1" to each face of flue, angles gussetted and soldered and joints soldered.

VENTS AND SLIDE TO KITCHEN STOVE. Provide No. 2 hit and miss ventilators to baffle slab above each kitchen stove, secure to metal plugs specified in "concretor", also 22 gauge galvanised iron slide in two sections, close fitting to stove flue and all as indicated on drawing No. 15486.

FLOOR VENTS. Provide a floor vent to each Pantry Cupboard, size 4" x 3" of 26 gauge galvanised iron, one end capped and one side perforated to take 4" x 4" bronze flywire gauze panel soldered on, screw fixed to floor joists with galvanised iron lugs soldered on to vent tube and finish at wood floor with 1" quadrant all around. Vents to be 10" long.

SANITARY PLUMBING

GENERALLY. Take delivery of P.C. items recapitulated in the list of P.C. items and fix as hereunder.

Instal fittings as required and provide all piping and accessories beyond those provided with the fittings, necessary to make first class finish.

CONCEALING PIPES. Conceal all service pipes occuring on the front or on side walls forward of a vertical line from the main ridge, between 1 foot above ground and main ridge of roof.

Where E.V.'s occur internally on the outer wall of a W.C. in front of house, the ceiling level is to be dropped one foot to accommodate bend of pipe between ceiling and roof tiles, see "Carpenter".

Water service pipe to kitchen sink shall be brought up inside wall (not in cavity) to a suitable point below terrazzo drainer and ploughed into wall behind drainer, not pierced through. Allow for necessary copper pipe etc.

TUBE VENTS. Provide a 6" diam. 24 gauge galvanised sheet iron tube vent to each W.C. and passage. Carried through ceiling and roof to 3 feet above tiling, finish with 8" sleeve 12" long and baffle disc. Where two vents are close to one another they may be joined above the ceiling with one outlet through roof. Cover top and bottom of each with bronze fly gauze soldered on. Also see under "Ceilings".

FLOOR WASTES. Provide for each closet, bathroom and laundry, a 2" brass floor waste, projecting not less than 3" beyond outer wall face and finished with flap valve.

CLOSETS. To each closet a 3 gallon flushing cistern, pedestal pan, single flap seat and toilet paper holder.

Set pan on concrete base 1" above floor level and secure seat buffers. Provide a 12" x 1¼" pine board of requisite length for fixing cistern brackets, secured to wall with 4 - ⅜" diam. w.i. bolts and units.

Flush pipe - 1½" diameter lead with requisite lead tacks wiped on for types where cistern is on wall at side of pan and 1½" diameter galvanised seamless steel with steel clips for types where cistern is on wall behind pan. Secure to wall ¾" diameter w.i. galv. overflow pipe from cistern carried down to floor as directed. Pan vent 2" diameter lead and galvanised w.i. pipe carried up through eaves to requisite height. Finish with 2" galvanised wire basket cowl.
NOTE. - A plated spiral spring is required to each W.C. and air lock door provided in P.C. amount.

BATHS. Set bath in each bathroom for building in. Connect to sewer drain as required with 2" brass trap, 2" diameter galvanised w.i. waste pipe with necessary brass inspection openings on bends outside wall.

Flash not less than 2" up walls with 5 lb. sheet lead neatly dressed and secured in an approved manner.

CHIP BATH HEATERS. Set on angle iron brackets and provide for each a 22 gauge frost painted black iron flue pipe of required size, carried up through ceiling and roof to height directed, encased above ceiling level with 6" diameter 22 gauge galvanised sheet iron sleeve finishing approximately 3 ins. above top of flue and fitted with a 12 ins. diameter galvanised sheet iron cowl. Provide a perforated and slotted 24 gauge galvanised iron disc set to fit between sleeve and flue at top as directed.

Provide an approved 1¼" x 16 gauge frost painted hoop iron trap and fix around heater and secure to patent wall plugs with plated screws. Also see under "Ceilings".

LAVATORY BASINS. Fix a basin of the shape indicated, in each bathroom, connect with 1¼" brass trap and galvanised wrought iron waste pipe all as for baths, also vent with similar pipe carried up through roof to height directed finished with basket cowl.

SINKS. Fix in each kitchen a sink, connect with 2" brass trap and galvanised wrought iron waste all as for baths.

COPPERS. Set a copper boiler with cast iron frame, in each laundry on base previously specified. Provide a 4 inch diameter 22 gauge flue all as for heaters. This is except where built in.

TUBS. Fix a set of two tubs in each laundry on bases specified in "Bricklayer" and connect with 2" trap and waste all as for baths.

Flash over edge of tubs all as for baths but carried 4" up wall.

NEW WATER SERVICES. Allow the sum of £117.0.0 to cover cost of main connections, ¾" extensions to boundaries, stop cocks and boxes.

WATER SERVICE EXTENSIONS. Lay on water from boundary service pipe in ¾" diameter piping to the point in each building furthermost from the boundary stop cock and extend therefrom so that there will be a separate ½" diameter supply to each flushing cistern, bath (including heater and shower), lavatory basin, sink, copper, tub, gully trap and standpipe.

NOTE. - For position of standpipes see "Drainage Plan". Piping - best galvanised wrought iron with all requisite fittings, where outside buildings sink not less than 15" below ground surface. Joints shall be screwed and served with flax.

Provide to each flushing cistern a ½" plated union, stop cock and connection; to each bath a ½" plated easy clean bibcock; to each bath heater and shower a ½" plated stopcock; to each lavatory basin a ½" plated easy-clean pillar cock; to each gully and standpipe a ½" brass hose cock and to each other point a ½" plated bibcock.

Secure standpipes with hoop iron straps to a 3" x 2" hardwood stake of required length, sunk at least 2 feet into ground.

DRAIN VENTILATION. Provide educt vents in positions shown.

Except where otherwise specified, the vents shall be 20 gauge galvanised sheet iron seamed pipe, well tarred internally, and carried up through eaves to a directed height with a 4" galvanised wire basket cowl. Minimum height of vent - 18 feet above ground.

Where educt vents and back vents to W.C.s and lavatory basins occur internally they shall be wrought iron pipe, carried up internally to roof, along line of rafters or across same, to rear slope of roof, brought out behind ridge as directed and suspended to rafters with 16 gauge hoop iron straps at not more than 5 feet centres. Portion of pipes above roof level may be galvanised iron flashed and finished as for similar elsewhere.

NOTE. The rafters to which 4" wrought iron pipe is suspended are to be doubled.

DRAINAGE PLANS. Attention is directed to notes on drainage plans.

P.C. ITEMS

SANITARY PLUMBING.

No. 24	Closet cisterns and brackets	@ 65/6 ea.	£78.12. 0
24	Pans and traps	@ 37/- ea.	44. 8. 0
24	Single Flap seats	@ 23/- ea.	27.12. 0
24	Toilet paper holders	@ 4/6 ea.	5. 8. 0
24	C.I.P.E. acid resisting baths (5 ft. 6")	@ £10.10.o ea.	£252.0.0
24	Fireclay lavatory basins and brackets	@ 46/- ea.	55. 4. 0
24	C.I.P.E. sinks 18" x 12"	@ 34/- ea.	40.16. 0
24	Coppers and C.I. frames	@ 87/- ea.	104. 8. 0
24	Frost painted G.I. bath heaters with mixing showers	@ £5.10.0 ea.	132.0. 0
24	Sets tubs, two compartment, easy clean pattern with wringer proof partition	@ 50/6 ea.	60.12.0
	TOTAL		£801. 0.0

GENERALLY. Carry out the work in the best and most tradesmanlike manner. Any work showing crazing, discolouration or other defects, which, in the opinion of the Works Director, is at fault, will be required to be cut out and reworked at Contractor's expense until desired surface is obtained.

Plastering to extend from floor joists to ceiling level and finish at openings against temporary screeds fixed within openings. Salient angles to be neatly rounded.

MATERIALS.
SAND. For all internal plastering must be obtained from a Department pit, and be washed to approval on the job through an 18 mesh sieve and for floor rendering must be obtained from the Government Sand Washing Plant at Kingston, A.C.T.

For external plastering sand may be used without washing provided it is up to the standard of a sample previously submitted to and approved by the Works Director.
LIME. As specified under "Bricklayer", run through a 32 mesh sieve and to stand ten days before using.
LIQUID LIME PUTTY. The consistency for the plaster mix shall be approved.
CEMENT. As specified under "Concretor ".
CEMENT MORTAR. To be composed of one part cement to three parts sand excepting where otherwise specified. Any mortar containing cement shall be made up in small quantities and used immediately.
GENERALLY. Materials to be mixed only as required and not permitted to stand except as specified. Mix in watertight boxes on clean wood platforms.

Well wet brickwork before plastering is commenced.

INTERNAL PLASTERING. Excepting as otherwise specified the internal walls are to be plastered in two coat work.
FLOATING COAT. Composition, 5½ cubic feet washed sand, 1 cubic foot cement and 8 gallons liquid lime putty, the whole thoroughly mixed together and applied to a minimum finished thickness of ½", brought to a true surface and well scratched to take setting coat.
SETTING COAT. Composition similar to Floating Coat, minimum ⅛" finished thickness, brought to true and even surface, finished with sponge rubber to an approved sand finish and applied while floating is still green.

A small portion of one wall shall be completed and approved before work is proceeded with.
WINDOW OPENINGS. Return plastering or rendering in reveals and heads of windows, with arrises square at top and bottom and rounded between as shown on details. Also return to sills and frames to W.Cs. (unless tiled) and laundries.
FIREPLACES. Finish at fireplaces as shown on details and where against flush brickwork with ¼" x ¼" square cut clean sinkings.

INTERNAL CEMENT RENDERING.
DADOES. Excepting where tiled, the dadoes of walls of kitchens, bathrooms (including bath risers) and W.Cs. shall be rendered with cement mortar, finished ½" thick, scratched and set with a similar coat ⅛" thick finished as for plastering, finish at top with 1" x ¼" sinking.

Heights of dadoes - in kitchens, mantleshelf level, in bathrooms, 5 feet 6 inches above floor, and in W.Cs. 4 feet 6 inches above floor.

Set in each bath riser No. 2 - 8" x 4" glazed tile ventilators.
WALLS. Rear Porches where closed by flydoors, laundries, pantries, linens and similar cupboards, kitchen fireplace recesses and dwarf walls (except portions tiled), are to be rendered with cement mortar ½" thick finished as specified for internal plastering.

AIR VENTS. Provide the required number of selected 11" x 9" square hole "lattice" plaster vents (flyproofed by backing with bronze gauze bent over at edges and set in rear face of vent) No. 2 in each room and W.C., and set same in openings specified in "Bricklayer" finished flush with plaster face.

WALL TILING GENERALLY. The areas of wall surfaces detailed are to be faced with first quality glazed tiles of approved manufacture and colour.

Thoroughly wet brickwork before commencing tiling and if required give walls a scratch coat of cement mortar to a minimum thickness of ¼" to even surfaces.

Well soak tiles in water before fixing, bed on cement mortar, minimum thickness ½", lay level and plumb, to true and even surfaces with tight joints and clean down on completion.

KITCHEN TILING. Tile the walls above draining boards (including window sills) and portions of fireplaces as shown on respective kitchen details, with 4" x 4" cream coloured tiles. Finish at margins and angles with round edged tiles. Skirting to stove recess and front of fuel stove 6" x 2" tiles.

Allow P.C. sum of £12.0.0 for soap holders and set one in each kitchen above sink.

BATHROOM TILING. The window sills and those portions of walls above basins up to sill level, to be tiled as for similar in kitchen.

TILED HEARTHS, ETC. Pave hearths in Living Rooms and Dining Rooms (where same occur), with selected Moravian tiles, submit samples for approval before fixing.

Pave kitchen hearths and stove recesses with 4" x 4" unglazed red tiles.

FLOOR PAVING. Render concrete floors of Front and Rear Porches and Landings, W.Cs. Bathrooms and Laundries, with cement mortar composed of two parts sand and one part cement.

Sand shall be a mixture of washed and approved fine sand in proportions directed by the Inspecting Officer.

Form coves of 1" radius at wall and floor angles to Bathrooms and W.Cs.

Paving to be not less than 1" thick with fall to outlet or doorway. Finish Front Porches with ¼" deep joints to form 12" x 12" squares with margins as directed.

Form channel around copper bases with fall to waste.

Area under baths to be thickened up to 1½" above floor level graded to inspection opening in riser and steel trowelled.

Cement render brick bases to coppers with 2:1 cement mortar minimum of 1" thickness steel trowelled to a fine face.

EXTERNAL RENDERING. Render shoulders of chimney stacks (where same occur) with cement mortar, minimum ¼" thick finished with wood float.

CEILINGS. Excepting where specified or shown as asbestos cement, the ceilings throughout are to be fibrous plaster of approved manufacture, not less than ⅜" thick secured to 2" x 1" sassafras battens at 12 in. centres, double nailed to ceiling joists with 2" nails and all as shown on drawings.

Pack battens to level and true lines before nails are driven home, tapping down will not be permitted.

Provide additional battens for electric light fittings as directed.

Plaster sheets to be dry before being brought to works.

Securely fix sheets to true surfaces with 1" galvanised clout nails at 12" centres, stop holes and cracks so that they will not be visible.

Set joints are not to show, are to have a batten each side of joint and spaces between battens and edges of sheets filled solid from above with plaster of Paris and fibre, neatly set the joints from below. Use pure plaster of Paris only for setting. Butt joints must not be more than 1 inch apart.

FINISH AT TUBE VENTS AND SLEEVES. For each tube vent in W.Cs. and Passages provide a 2" rebated circular cover strip, 5½" internal diameter and for sleeves to flues a similar mould of smaller diameter.

PLASTER VENTS. Provide for each kitchen and laundry ceiling, No.2 for each, fibrous plaster vents as for "Dropped Ceilings".

SCHEDULE OF CEILINGS AND CORNICES. Provide ceilings and cornice moulds as set out hereunder:-

LOCATION.	CEILING AND CORNICE	DETAIL NO.
Front Porches Rear Porches Laundries	Asbestos cement ceiling Cornice "B".	15803.
Kitchen Cupboards Pantry Cupboards	Asbestos cement ceiling Cornice 1" wood scotia NOTE: Vent in Pantry Cupboard.	15816
Dropped Ceilings Linens Coats Wardrobes Brooms Cupboards in Passage	Fibrous plaster in one sheet Cornice "B".	15803
All other ceilings	Fibrous Plaster Cornice "A"	15803

Neatly fit cornice moulds fixed to levellines, securely nail and point. Pour and scrim all joints and angles and all the way along cornices elsewhere. Carry scrim over battens and/or joists and secure with plaster, see Drawing No. ~~51803.~~ 15803

DROPPED CEILINGS. Fix false ceilings to battens on joists where specified in "carpenter and joiner". Each cupboard or recess ceiling in one sheet. Point cornices so as to make vermin proof. Vent each cupboard with a 11" x 9" plaster ventilator nailed to ceiling, neatly pointed and backed with bronze fly gauze.

ASBESTOS CEMENT CEILING. Are specified under "Carpenter".

ELECTRICAL.

GENERAL. The Contractor shall supply, deliver and instal all mains, meter and distribution boards, conduit and accessories, cables and wires, fittings and lamps, etc. necessary for the supply of electricity to light, power and clock outlets, and radio reception in each building.

RULES. Each installation shall be carried out in accordance with the most recent rules of the following:-

A. Electrical Wiring Rules, Standards Association of Australia.
B. Electricity Supply Regulations, Canberra, A.C.T.
C. Fire Underwriters' Regulations.

All conductors, conduits, fittings and accessories necessary for compliance with the above rules or for the proper functioning of the installation shall be supplied whether individually specified or not.

DRAWINGS. This specification includes the following drawings:-

Light and Power,	Type	182	Drawing No.	E.C.136A
"	"	188	"	165A
"	"	189	"	164A
"	"	191	"	176
"	"	193	"	283
"	"	195	"	284
"	"	200	"	285
"	"	204	"	286
"	"	206	"	288

Meter and Distribution Board.	E.S.C.	2.
Bath Heater point position.	E.S.C.	10.

SUPPLY SYSTEM. The supply system will be three phase, 50 cycles, 415/240 volts.

MAINS. Weatherproof mains consisting of 3 - 7/.036 Red V.I.R. cables and 1 - 7/.036 Black V.I.R. cable shall be run in 1" screwed conduit from the point of attachment of the service, where bends and bellmouth shall be provided by the contractor, to the meter and distribution board.

METER AND DISTRIBUTION BOARD. The meter and distribution board shall be provided and arranged in accordance with the drawing and shall be located, securely fixed and connected at position shown.

CIRCUITS.

A. General. All wiring in roof spaces shall be completed before the ceilings are fixed.

B. Conduit. Unless otherwise specified conduit shall be of light gauge mild steel (plain) securely fixed with saddles and screws and fitted with inspection elbows, tees, etc., throughout. Oval conduit may be used under plaster where approved. All open ends of conduit shall be bushed.

All conduit shall be installed in the roof space except where permission is given to run under the floor. When run under the floor screwed conduit and fittings shall be used throughout the run.

C. Conductors. The sizes of conductors shall be 3/.029 V.I.R. for light and clocks and 7/.029 V.I.R. for power. All conductors used on the work shall be 600 megohm grade and each coil of wire intended for use on the work shall have the unbroken seal and label attached. All wiring shall be carried out on the "looping in" system and in the following colour code, i.e. Red and Black for active and neutral respectively, with Yellow or other distinctive colour for switch wires.

FITTINGS AND ACCESSORIES.

General.

A. Flush lighting switches generally shall be mounted on the architraves but where this is not practicable they shall be mounted in a pressed steel box.

B. Power, radio and clock points and pilot lamps shall be installed in metal boxes.

C. The actual position of the front porch light fitting shall be determined by the Electrical Inspector.

D. When an outside light is mounted under a concrete slab, screwed conduit shall be run from the roof space to a 3" round conduit box in the slab.

E. When a bath heater is not required, the Contractor shall instal the conduit and all fittings only, shown on Drg. No. E.S.C.10.

F. The earth contact on all 3 pin sockets shall be effectively earthed.

G. All wood screws used for fixing wood blocks or fittings direct on to the ceilings or walls shall penetrate the fixing battens or plugs at least one inch. Where metal thread screws are used suitable washers shall be fitted. Plugs used on exterior work or under severe service conditions shall be "Sebco" or similar type.

H. Notwithstanding anything contained in Rule No. 442(b) of the S.A.A. Wiring Rules, pilot lamps shall be installed on all power outlets where non-luminous portable heating appliances are to be used.

RADIO.

A. Aerial. The aerial shall consist of a 3/.029 V.I.R. cable strung on suitable insulators in the roof space, not less than 3 ft. above the ceiling and so placed as to give the greatest possible length in a horizontal plane. One end of the aerial shall be connected to a suitable terminal block fixed in an accessible position above the ceiling as close as possible to one end of the aerial.

B. Leading-in wires. A 3/.029 V.I.R. cable coloured red shall be run from the aerial ("A") terminal of each radio socket to the aerial terminal block. From socket to top of wall shall be in conduit and from wall to terminal block the cable shall be carefully stapled to the ceiling joists, battens being used where the cable runs across the joists.

C. Earth wire. A 7/.029 V.I.R. cable coloured black shall be run in the same conduit with the leading-in wire, from the earth ("E") terminal of each radio socket to a suitable terminal block fixed in an accessible position in the roof space.
From this terminal block a similar cable shall be run and connected to the laundry water pipe by means of an approved earth clip, as shown on Drg. No. E.S.C.9.

P A I N T E R.

PAINTS. Oil paint to be ready mixed of approved Australian manufacture, composed of genuine white lead, best raw linseed oil, turpentine, terebine and dry colours, brought to the premises in sealed containers.

Cold water paints, metallic paint, enamel and varnish - best quality of approved brand.

Priming paint - one part white lead, two parts red lead, raw linseed oil and terebine.

PAINTING GENERALLY. Woodwork specified painted to be thoroughly cleaned, stopped with oil putty between coats and rubbed down with sand paper. Metal work to be cleaned free from rust and grease and well brushed.

Painting shall not be done in unsuitable weather.

Finishing tints as selected.

Woodwork finished painted to be primed before fixing and an additional coat given to all faces which will be "built in".

Prime all glazed and puttied work also tongues and grooves of lining boards.

Put on each coat in a different shade, well rub down each grounding coat and finish the whole of each coat before the next is commenced unless permission to the contrary is given.

Two coat aluminium paint top and bottom edges of all doors.

EXTERNAL PAINTING. Prepare externalwoodwork usually painted or intended to be painted then knot, stop and paint two coats oil paint in addition to priming. Paint draught stops two coats to match doors.

Paint angles and bars to openings two coats red lead paint before fixing and finally paint to match adjacent work.

Two coat paint roof valleys, eaves gutters, flashings, downpipes, W.I. balustrading, water, waste and any other exposed piping, finished colour to match walls behind same.

VARNISHING PAINTED WORK. One coat carriage varnish the external doors and flyscreens to same, in addition to painting specified flat last coat of paint to receive same. Varnish flyscreens on all faces and doors on external face only.

INTERNAL WOODWORK - STAIN AND VARNISH. Excepting as otherwise specified the internal woodwork is to be prepared, stopped, coated with an approved filler, stained and given one coat hard oak and one coat "eggshell" flat varnish.

Properly clean off filler before varnishing.

Stain interior of cupboards to match other woodwork.

INTERNAL METAL WORK. Paint flues of heaters and coppers with an approved heat resisting paint.

Prepare exposed pipes and give two coats flat paint and one coat enamel.

ENAMELLED WOODWORK AND DADOES.

Woodwork - The whole of the woodwork in the kitchens, bathrooms and W.Cs. to be prepared, primed and given two coats of grounding and one coat of enamel, this shall include the internal face of doors, meat safe doors and edges of shelves.

Dadoes - Wall dadoes of kitchens and bathrooms where not tiled, and W.Cs. are to be primed with a coat of cement proof paint, given two coats of grounding and one coat enamel.

PAINTED CEILINGS, ETC.

Kitchens and Bathrooms - Paint Ceilings and walls above dadoes, one coat approved primer one coat oil and one coat flat paint, finish sinkings in a selected tint.

INTERNAL COLOURING. Excepting as otherwise specified the ceilings and cornices and the walls throughout are to be given two coats of dry size Kalsomine. Paint wood cover battens as other painted woodwork.

EXTERNAL COLOURING.
Brickwork. Excepting to the houses finished with red face bricks, the whole of the exposed brickwork of all houses, except base courses, steps, dwarf and wing walls and top of chimney stacks shall be given two coats of approved cement paint "Boncote" or equal, applied strictly in accordance with the Manufacturer's instructions.

OILING. Lattice fences and gates - two coats of raw linseed oil, stained as directed.
Tallowwood threshholds - one coat of hot raw linseed oil.

GLAZIER.

GLASS AND GLAZING GENERALLY. The glass throughout to be of approved manufacture, free from air bubbles, blemishes or flaws and of full weight or thickness specified.

Door glazing as detailed, i.e. back puttied and secured with beads or back puttied, secured with zinc pins and face puttied. All other glass bedded, sprigged, back and face puttied.

OBSCURED GLASS. Glazing, to Front Entrance and other doors indicated glazed also Bathroom and W.C. windows, to be approved obscured glass.

PANELS TO STOVES. Provide for building in by "Bricklayer" as required, squares of 3/16" thick Mill Rolled, or other approved obscured glass, each approximately 16" x 10".

CLEAR GLASS. All other glass throughout to be 21 oz. clear sheet.

FENCING AND GATES.

POSTS. The fencing and gate posts throughout shall be of reinforced concrete, in accordance with Drawing No. C.2494, complete with bolts, straps, washers, nuts, etc., and must be obtained from the Government Stores, Kingston.

The cost of the posts, at the Stores, is as follows:-

		each.
Fencing Posts (Paling and Lattice).	Intermediate - complete with struts and bolts for securing struts, rails and plinth.	13. 6d.
	Corner post - without struts but with bolts for securing rails and plinth	9. 9d.
	Gate post - with struts and bolt for securing struts only.	14. 3d.
Clothes Line Posts complete with struts.		£1. 15. 6d.

With the above are included all the necessary fittings, as set out in the Schedule on the Drawing excepting only the gate hinges, the $\frac{3}{8}$" bolts for securing rails to gate posts and the $\frac{1}{2}$" bolt for securing the cross arm to clothes line posts. The screw hook for holding the adjusting chain on clothes line posts is included with and will be tied to post when delivered at Store. It will only require to be screwed in to the nut which will be set in the post.

Take delivery of posts and fittings at the store and allow for cartage to the sites and erecting costs.

NOTE - The weight of the clothes line posts is approximately 350 lbs., the corner posts 192 lbs. and the intermediate posts 110 lbs. each.

The weight of the struts is approximately as follows:-
Clothes Line Post - Strut at foot 60 lbs. and upper strut 167 lbs.
Intermediate Post - Two struts each 41 lbs.
Gate Post - Strut at foot 114 lbs. and upper strut 41 lbs.

TIMBER. Half posts at brick wall abutments and plinths to paling fences, turpentine, grey box or iron bark.

Palings, rails and lattice, approved hardwood.

Palings for fences may be purchased from the Government Stores at Kingston, the price being 39/-d. per 100 count. Allow for cartage to the sites.

INSPECTION. Care is to be taken in the excavation of post holes, strict adherence to the several sizes necessary to obtain efficiency from struts, sides to be kept perfectly vertical, all as required and directed, and the whole to be inspected and approved before being filled in.

MAINTENANCE. Contractor shall make provision for tightening all bolts in fencing at end of maintenance period.

PALING FENCES. Erect paling fences in positions indicated on site plan and in accordance with Drawing C.2494.

Maximum length of panels shall be 9 feet and the height 5 feet.

Space and sink posts into ground as detailed, correctly place struts, thoroughly ram filling and set plumb.

The rails are to follow slope of ground. Cut two out of 6" x 2" as detailed. Rails to be in two panel lengths butt jointed at posts and secured with U bolts as indicated and necessary.

Plinths, 5" x $1\frac{1}{2}$" secured to each post with 1 U bolt, jointed etc., all as for rails.

At intersections, set rails at different levels, over-run and secure with U or L bolts as required, the plinth is to be halving jointed, over-run and secured with L bolts.

At junctions, butt rails and plinth at post and secure with L. bolts.

NOTE. - Where U and L bolts etc. are marked on details with numbers they refer to the Class number on the Table of Dimensions and not to the quantity.

Cover the framing with sawn palings each double nailed with 1¾" nails to both rails, butted to plinth and cut to line at tops.

Secure palings with 2 rows of 10 gauge galvanised wire fixed with 3" nails bent over wire at 12" centres.

TRELLIS FENCING. Erect trellis fences in positions indicated on site plan and generally in accordance with Drawings Nos. 16204 and C.2494.

Trellis fence to be 4'10" high and rails are to follow the contour of the ground.

Space posts as required but not to exceed 8 ft. 8 ins. centres, correctly place struts, thoroughly ram filling and set plumb.

Where fence abutts wall of residence the rails shall be spiked to a 4 ft. 7 ins. length of 4" x 3" secured to brickwork with No.2 - ½" diameter bolts and set 3" clear of ground. Fit a wood block of required size to keep post vertical to line of offset of brick base courses. Blocks to be holed for and secured with the fixing bolts.

Cut and secure rails as specified for similar to Paling Fence. At gate posts the rails will be secured with bolt of gate hinge at top and bottom and with a ⅜" diameter bolt at centre; the bolt at centre is to be provided by Contractor.

Provide to each double gate opening where shown, a gate check of 4" x 3" hardwood and of length required to set 1 ft. 6 ins. in ground, checked at top and holed for bolt.

Cover framing with 2" x ½" hardwood battens spaced to form openings 6" wide x 8" high, all securely nailed to framing. Clench nail lattice at all crossings.

Bottom of lattice to be 3" clear of ground.

GATES. Provide and erect single and double gates in positions indicated on site plan and in accordance with Drawing No.16204.

All timbers of gates are to be dressed.

Hanging styles to be 2¾" x 2¾" and meeting styles 2¾" x 2¼". Rails and braces 2⅝" x 1¾". All dimensions are finished sizes.

Cover with lattice (Dressed) as specified for fences and must finish ⅜" thick.

Each gate leaf is to be hung on No.2 forged strap hook and eye hinges fixed with bolts.

Allow the P.C. sum of 7/6 per pair, 3 pairs per house, (Total £27.0.0) for the purchase of hinges.

Fasten double gates with a galvanised pad-bolt, 10" long, and fix a similar bolt to mid rail.

Fit approved galvanised thumb catch to each single gate and to small leaf of double gates. Form single gate stops as Drawing 16194. Width of double gates to be as detailed and single gates 3'8".

CLOTHES LINES. Excavate for clothes line posts in positions indicated on site plan or where otherwise directed and erect two posts to each residence.

Care to be exercised in forming the holes for concrete posts and sides kept vertical, so as to ensure the maximum resistance to the stress on the post.

Sink post 3 ft. into ground, thoroughly ram filling and set plumb.

Supply and fix to top of each post a 3" x 3" hardwood cross arm, 7 ft. long, secured to post with a ½" diameter bolt fitted with washer and nut. (The bolt is to be supplied by Contractor).

Set post so that strain of wires on cross arms is against top of post and not against bolt.

CLOTHES LINES (CONTD.) Provide and fix to cross arms No.2 twisted galvanised wire clothes lines, also tie chains (galvanised) with ends fixed to cross arms and chain looping to 3 ft. above ground level.

The ¼" diameter hook, supplied with each post is to be screwed into position for securing chain links.

NOTE. - Do not place clothes posts in position until the routes of the electric wiring to each house have been definitely established.