



SCHEDULE

of work to be executed and materials to be used in the construction of:

at:

for:

This SCHEDULE as attached to the BDA GENERAL SPECIFICATION indicates specific materials and work requirements relative to the above Project. The SCHEDULE forms part of the Contract Documents and must be read in conjunction with all specific documents listed in "PRELIMINARIES"

Any specific instructions contained in this SCHEDULE shall take precedence over the BDA GENERAL SPECIFICATION.

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Building Designers Association of S.A. Inc

PRELIMINARIES

Documents forming part of this project include:

THE BDA GENERAL SPECIFICATION

Edition No. _____

THE BDA BUILDING SCHEDULE

BUILDING DESIGN DRAWINGS

Drawing Reference: _____

Prepared by: _____

FOOTING AND CONSTRUCTION RECOMMENDATIONS

Reference: _____

Prepared by: _____

ENGINEERING DRAWINGS

Reference: _____

Prepared by: _____

BUILDING CONTRACT

All of which is titled in the same manner and should be attached. If any are missing from the set, new ones should be obtained, as all are necessary for the full and proper completion of the works.

DESIGNER: _____

The following shall refer to person or persons referred to within this document: -

THE PROPRIETOR: _____

The person / persons or their agent authorised to act on behalf of Principal of said site.

THE BUILDER: _____

The person / business / company or same acting as the principal contractor.

SURVEYOR'S CERTIFICATE

A Surveyor's Certificate shall be obtained as soon as practicable by:

If no Surveyor's Certificate is to be obtained, as at the time of set out, the Proprietor warrants that the positions of pegs and/or fences on or adjacent to the Site are correct.

The Proprietor shall provide any Surveyor's Certificate otherwise required for any reason during the course of the works.

SITE DETAILS

Design Wind Speed: _____

Bushfire Prone Area: _____

Corrosive Environment: _____

DEMOLITION

Details of any demolition:

SITE WORKS

Suitable all weather access from a public road to all places on the Site where the works are to be carried out shall be provided by:

Removal of trees, stumps and roots and the clearance of any other obstruction on the Site are the responsibility of:

Details of site clearance:

Any additional mechanical equipment required to be used by the Builder and specially obtained for this purpose, and which would not normally be required or which is over the minimum required, shall be the responsibility of:

Adjustment to natural ground level shall be the responsibility of:

Details of any adjustment to natural ground level:

Approximate depth of cut is _____ mm and fill is _____ mm

Removal of all surplus soil shall be the responsibility of:

TERMITE CONTROL

Builder must provide underfloor treatment for Termite control in accordance with the appropriate and current standard AS.3660.1

A Cap and strip shields

Projection: Install so no edge is less than 55 mm from the vertical face of the wall or pier. (Installation and Inspection required)

Material: Galvanised steel.

B Stainless steel mesh barriers (Single Installation)

C Graded stone barriers (Single Installation)

D Chemical soil barriers - spray application (Retreatable and Serviced)

E Chemical soil barriers - reticulation systems

Chemical: Testing of installation to AS.3660.1

F Membrane Barriers (Single Installation) Australian Pesticides and Veterinary Medicines Authority registered. (APVMA)

Location	Barrier Types					
	A	B	C	D	E	F
Slab penetrations						
Slab control joints and footings/slab joints						
Under slab						
Building perimeters						
Under suspended floors						
Timber poles and posts						

CONCRETE

FOOTINGS

See the Engineer's Footing and Construction recommendations.

Engineer: _____

Reference: _____ Date: _____

Builder shall allow for Engineer's inspections as denoted in report in contract costs.

Where no Engineer's Footing Construction Report has been obtained and provided to the Builder prior to the date of the Contract, the following nominal specifications of footings shall be allowed for in the contract price.

Soil Class: _____

External Beams: Width: _____ Depth: _____

Reinforcement: _____

Internal Beams: Width: _____ Depth: _____

Reinforcement: _____

Slab: _____ Thickness: _____

Reinforcement: _____

Footing depth measurement includes the thickness of the slab in the case of raft footings.

Verandah: Width: _____ Depth: _____

Reinforcement: _____

Pads: _____

Other details: _____

Work and materials required for footings in excess of those allowed for above following Engineer's inspection shall be charged as a variation to the Contract.

EXCAVATION AND / OR BUILDUP

Removal of spoil from footings is the responsibility of:

Details of buildup:

TIMBER & STEEL FRAMING

FLOOR FRAMING

Joist _____ Material: _____

Centres: _____ mm

Flooring: _____

Thickness: _____ mm

Other Details: _____

WALL FRAMING

Frame Material: _____

Minimum floor to ceiling heights: _____ mm

_____ mm

Posts: _____

Other Details: _____

ROOF FRAMING

Frame Material: _____

Main Covering: _____

Pitch: _____ degrees

Fascias: _____

Barges: _____

Finials: _____

Eaves Width: _____ mm

Eaves Material: _____

Verge Width: _____ mm

Verge Material: _____

Other Details: _____

EXTERNAL STRUCTURES

Structure: _____

Floor: _____

Posts: _____

Roof Construction: _____

Roof Cladding: _____

Soffit Linings: _____

Balustrade: _____

Other Details: _____

MASONRY

WALLS

Construction: Brick Veneer / Cavity Brickwork / _____

Minimum floor to ceiling heights: _____ mm

_____ mm

EXTERNAL MASONRY

Masonry type: _____

Thickness: _____ mm

Mortar Joints: _____ Mortar Colour: _____

QUOINS

Type: _____

Other Details: _____

RETAINING WALLS

Retaining walls to Engineer's details shall be the responsibility of:

Details:

INTERNAL MASONRY

Masonry Type: _____

Thickness: _____ mm

Other Details: _____

INTERNAL FACE MASONRY

Masonry Type: _____

Thickness: _____ mm

Mortar Joints: _____ Mortar Colour: _____

DAMP PROOF MEMBRANE

At footing level and must be exposed.

Type: _____

LINTELS & ARCHES

Lintels: _____

Arches: _____

WINDOW SILLS

Type: _____

Material type: _____

Mortar Joints: _____ Mortar Colour: _____

FIREPLACE & CHIMNEY OR HEATING APPLIANCES

Location: _____

Type: _____

Surround: _____

Other details: _____

INSULATION & SARKING

INSULATION

Ceiling: Ground Floor _____

Type: _____ Rating: _____

Ceiling: Upper Floor _____

Type: _____ Rating: _____

External Walls: _____

Type: _____ Rating: _____

Internal Walls: _____

Type: _____ Rating: _____

Other Details: _____

SARKING

Walls: _____

Type: _____

Roof: _____

Type: _____

ROOFING

ROOF

Design Wind Speed: _____

Bushfire Prone Area: _____

Corrosive Environment: _____

Main Covering: _____

Profile: _____

Colour: _____

Pitch: _____ degrees Scribed: _____

Sarking: _____

Type: _____

Fascias: Timber / Steel / _____

Colour: _____

Barges: Timber / Steel / _____

Colour: _____

Barge Caps: _____

Colour: _____

Valleys: _____

Colour: _____

Gutters: _____

Colour: _____

Downpipes: _____

Colour: _____

Other Details: _____

CLADDING

CLADDING

External Cladding: _____

Thickness: _____ mm

Gable cladding: _____

Wall Sarking: _____

Other Details: _____

LININGS

WALL LININGS

Type: _____

Thickness: _____ mm

Reveals: _____

Other Details: _____

Wet Areas:

Type: _____

Thickness: _____ mm

CEILING LININGS

Type: _____

Thickness: _____ mm

Location: Flat: _____

Other: _____

Other Details: _____

CORNICES & CEILING ROSES

Generally: _____

Ornate cornices: _____

Other: _____

Ceiling roses: _____

Other: _____

DOORS & WINDOWS

EXTERNAL DOOR FRAMES

Timber Location: _____
Timber Species: _____

Aluminium Location: _____
Colour: _____
Reveals: _____

Other: _____

INTERNAL DOOR FRAMES

Type: _____
Thickness: _____ mm

TIMBER WINDOWS

Location: _____
Timber Species: _____
Window Type: _____ Locks: _____

All window locks shall be keyed alike.

Hardware Colour: _____
Other Details: _____

ALUMINIUM WINDOWS

Location: _____
Finish: _____ Colour: _____
Reveals: _____
Window Type: _____ Locks: _____

All window locks shall be keyed alike.

Other Details: _____

FLYSCREENS

Frame Type: _____
Screen Material: _____

SKYLIGHTS ETC

Location: _____
Type: _____
Other Details: _____

GLAZING

Windows/Doors (Clear): _____
Windows/Doors (Obscure): _____
Windows/Doors (Decorative): _____
Door Sidelights: _____
Other: _____

EXTERNAL DOORS

Front: _____
Rear: _____
Side: _____
French Doors _____
Flyscreen Doors: _____
Type: _____ Colour: _____
Garage: Front: _____
Controls: _____ Colour: _____
Rear: _____
Controls: _____ Colour: _____
Access: _____
Other: _____

INTERNAL DOORS

Generally: _____
Double: _____
Other: _____

Door clearance for floor coverings: _____ mm.

DOOR FURNITURE

Front Door: _____
Colour: _____
Rear Door: _____
Colour: _____
Other External _____
Colour: _____
Deadlocks: _____
Colour: _____
Door seals: _____
Extent: _____
Type: _____

All door locks shall be keyed alike.

Internal Doors
Sliding Doors _____
Colour: _____
Passage Doors: _____
Colour: _____
Bathroom Doors: _____
Colour: _____
Cushion Doorstops: _____
Colour: _____
Barrel Bolts: _____
Colour: _____
Other: _____

JOINERY

SKIRTINGS

Timber: _____
Profile: _____ Size: _____ mm
Other details: _____

ARCHITRAVES

Timber: _____
Profile: _____ Size: _____ mm
Other details: _____

WINDOW NOSINGS

Timber: _____
Profile: _____ Size: _____ mm
Include quads & beading as required.

STAIRCASE

Type: _____
Timber: _____
Underside of stairs _____

BALUSTRADE

Type: _____
Timber: _____
Other details: _____

KITCHEN CUPBOARDS

Generally: *Refer to Working Drawings and confirm on site*
Benchtops: _____
Doors & Faces: _____
Handles: _____
Drawers: _____ Pot Drawers: _____
Bin: _____ Cornice Mould: _____
Pantry: _____
Other: _____

LINEN

Generally: *Refer to Working Drawings and confirm on site*
Laundry: _____
Other: _____

ROBES

Location: _____
Finish: _____
Location: _____
Finish: _____
Location: _____
Finish: _____
Other: _____

VANITIES

Generally: *Refer to Working Drawings and confirm on site*
Location: _____
Benchtops: _____
Doors & Faces: _____
Handles: _____
Location: _____
Benchtops: _____
Doors & Faces: _____
Handles: _____
Location: _____
Benchtops: _____
Doors & Faces: _____
Handles: _____
Other: _____

TROWELLED COATINGS

EXTERNAL

Walls: _____
Reveals: _____
Quoins: _____
Other Details: _____

INTERNAL

Walls: _____
Reveals: _____
Other Details: _____

MOULDINGS

Window: _____
Parapet: _____
Banding: _____
Other details: _____

TILING & FLOOR FINISHES

FLOOR TILING

Generally: Tile Fixing _____

Bathroom 1: _____

Type: _____ Size: _____

Colour: _____

Bathroom 2: _____

Type: _____ Size: _____

Colour: _____

Ensuite: _____

Type: _____ Size: _____

Colour: _____

WC: _____

Type: _____ Size: _____

Colour: _____

Laundry: _____

Type: _____ Size: _____

Colour: _____

Kitchen: _____

Type: _____ Size: _____

Colour: _____

Front Ver./Porch _____

Type: _____ Size: _____

Colour: _____

Other Areas: _____

Type: _____ Size: _____

Colour: _____

WALL TILING

Generally: Tile Fixing Pattern: _____

Bathroom: _____

Type: _____ Size: _____

Colour: _____

Height to Walls: _____ Height to Shower: _____

Other Details: _____

Ensuite: _____

Type: _____ Size: _____

Colour: _____

Height to Walls: _____ Height to Shower: _____

Other Details: _____

WC: _____

Type: _____ Size: _____

Colour: _____

Height to Walls: _____ Height over Basin: _____

Other Details: _____

Laundry: _____

Type: _____ Size: _____

Colour: _____

Height to Walls: _____ Height over Trough: _____

Other Details: _____

Kitchen: _____

Type: _____ Size: _____

Colour: _____

Height to Walls: _____ Height over Bench: _____

Other Details: _____

Other Areas: _____

Type: _____ Size: _____

Colour: _____

Height to Walls: _____ Height over Bench: _____

OTHER FLOOR FINISHES

Location: _____

Type: _____ Size: _____

Colour: _____

Other Details: _____

Location: _____

Type: _____ Size: _____

Colour: _____

Other Details: _____

Location: _____

Type: _____ Size: _____

Colour: _____

Other Details: _____

Location: _____

Type: _____ Size: _____

Colour: _____

Other Details: _____

PLUMBING

SEWER

Connection to appropriate authority regulations

Sewerage System: _____

Other details: _____

WATER

Water meter by: Builder / Proprietor / _____ Size: _____

Water softener requirements: _____

Rainwater Outlets: _____

Other details: _____

Rainwater Harvesting System:

Rainwater Tank Type: _____

Size: _____ Colour: _____

Stand _____

Other details: _____

Connected to: WC / Laundry / Hot Water Service

Switching device: Float Valve / switching valve

Type: _____

Backflow Prevention: _____

Other details: _____

Hot water service: Electric / Gas / Solar / LPG / _____

Type: _____

Capacity: _____ Tempering Valve: _____

Position: _____

Other details: _____

STORMWATER

Roof Drainage: By Builder / Proprietor / _____

Type: Sealed / Unsealed / _____

Pipe: _____ Downpipes: _____

Connect to: _____

Site Drainage: By Builder / Proprietor / _____

Sumps/Drains: _____

Pipe: _____

Connect to: _____

Retention/Detention Tank:

Details: _____

SANITARYWARE

Bathroom _____

Bath: _____

Size: _____ Colour: _____

Basin: _____

Size: _____ Colour: _____

Cistern: _____ Colour: _____

Pan: _____ Colour: _____

Seat: _____ Colour: _____

Other Details: _____

Ensuite _____

Bath: _____

Size: _____ Colour: _____

Basin: _____

Size: _____ Colour: _____

Cistern: _____ Colour: _____

Pan: _____ Colour: _____

Seat: _____ Colour: _____

Other Details: _____

WC _____

Basin: _____

Size: _____ Colour: _____

Cistern: _____ Colour: _____

Pan: _____ Colour: _____

Seat: _____ Colour: _____

Other Details: _____

Laundry _____

Wash Trough: _____ Sudsaver: _____

Size: _____ Colour: _____

Other Details: _____

Kitchen _____

Sink: _____

Size: _____ Colour: _____

Bowls: _____ No of Tapholes: _____

Other Details: _____

TAPWARE

Bathroom

Tapware: _____ Colour: _____

Shower Outlet: _____

Tapware: _____ Colour: _____

Shower Outlet: _____ Colour: _____

WC _____

Tapware: _____ Colour: _____

Laundry _____

Tapware: _____ Colour: _____

Outlet: _____ Colour: _____

Kitchen _____

Tapware: _____ Colour: _____

Dishwasher: Hot / Cold Connection _____

Installation: By Builder / Proprietor / _____

Rainwater outlets _____

Other Details: _____

PLUMBING

External Taps: _____

Location: _____

Tapware: _____

Location: _____

Tapware: _____

Domestic sink: _____

Location: _____

Type: _____

Tapware: _____

BATHROOM FITTINGS

Bathroom _____

Shower screen: _____

Door: Pivot / Sliding / _____ Frame colour: _____

Glass style: _____

Accessories: _____

Towel rail: _____ Colour: _____

Toilet roll holder: _____ Colour: _____

Soap holder: _____ Colour: _____

Shower shelf: _____ Colour: _____

Other: _____

Mirror: _____

Ensuite _____

Shower screen: _____

Door: Pivot / Sliding / _____ Frame colour: _____

Glass style: _____

Accessories: _____

Towel rail: _____ Colour: _____

Toilet roll holder: _____ Colour: _____

Soap holder: _____ Colour: _____

Shower shelf: _____ Colour: _____

Other: _____

Mirror: _____

WC _____

Accessories: _____

Towel ring: _____ Colour: _____

Toilet roll holder: _____ Colour: _____

Other: _____

Mirror: _____

ELECTRICAL

SUPPLY

Underground / Overhead (delete as applicable) _____

Number of phases allowed: _____

Meter box located to Electricity Supply Authority requirements.

Earth Leakage Circuit Breaker (ELCB): _____

SMOKE DETECTORS

Number: _____ Interlinked: _____

Locations: _____

Self-contained smoke alarms shall comply with the provisions of AS.3786 and be connected to consumer mains power and have a 9v-battery backup.

LIGHT POINTS

Switch Type: _____ Colour: _____

One way: _____ Two way: _____

Multiple way: _____ Programmable: _____

Dimmer: _____ Remote: _____

Sensor lights: _____

Ceiling Fans: _____

Light fittings: Supplied by Builder / Proprietor / _____

Installed by Builder / Proprietor / _____

POWER POINTS

Switch Type: _____ Colour: _____

Single: _____ Double: _____

Weatherproof Power Points: _____

Exhaust fan: _____ Number: _____

Light-exhaust fan-heater unit: _____

APPLIANCES

Hot Water Service: Electric / Gas / Solar / LPG / _____

Stove / Oven: _____

Colour _____ Electric / Gas / _____

Hotplate: _____

Colour _____ Electric / Gas / _____

Rangehood: _____

Size: _____ Recirculating / Ducted

Microwave oven _____

Colour _____

Dishwasher: _____

Colour _____

Garbage disposal: _____

Heating appliances: _____

Location: _____ Electric / Gas / Solid Fuel

Other _____

ELECTRICAL

COMMUNICATION

Telephone points: _____ Fax/modem point: _____

Telephone cable to be minimum category 5 rated.

TV points: _____

Coaxial Cable to be minimum RG6 rated.

OTHER ELECTRICAL WORK

Air conditioning: _____

Security system: _____

Intercom system: _____

Ducted vacuum system: _____

Other: _____

NOTE:

It is recommended that Future Proof wiring be installed.

PAINTING

EXTERNAL PAINTING

Generally: Number of Coats: _____

If colours not specified then number to be allowed: _____

Fascias, Barges: _____ Colour: _____

Finials, Battens: _____ Colour: _____

Cladding: _____ Colour: _____

Gable Cladding: _____ Colour: _____

Posts _____ Colour: _____

Exterior Timber: _____ Colour: _____

Windows: _____ Colour: _____

Gutters: _____ Colour: _____

Downpipes: _____ Colour: _____

Vent Pipes: _____ Colour: _____

Eaves: _____ Colour: _____

Front Door: _____ Colour: _____

Rear/Side Doors: _____ Colour: _____

Garage Doors: _____ Colour: _____

Metal Surfaces: _____

Other Details: _____

INTERNAL PAINTING

Generally: Number of Coats: _____

If colours not specified then number to be allowed: _____

Walls: _____ Colour: _____

_____ Colour: _____

_____ Colour: _____

_____ Colour: _____

Ceilings: _____ Colour: _____

_____ Colour: _____

_____ Colour: _____

_____ Colour: _____

Cornices: _____ Colour: _____

_____ Colour: _____

Ornate cornices: _____ Colour: _____

Ceiling roses: _____ Colour: _____

Skirtings: _____ Colour: _____

Architraves: _____ Colour: _____

Doors: _____ Colour: _____

Cupboards: _____ Colour: _____

Stairs: _____ Colour: _____

Other details: _____

CLEANUP

Additional requirements:

HAZARDOUS MATERIALS

All Hazardous waste shall be treated as prescribed waste. Refer to authority checklist for removal procedure

Removal Contractor: _____

Disposal contractor: _____

All Hazardous waste shall be treated as prescribed waste.

Removal Contractor: _____

Disposal contractor: _____

Refer to authority checklist for removal procedure

Other Details: _____

PAVING & LANDSCAPING

Front verandah/porch: _____

Colour: _____

Rear verandah/porch: _____

Colour: _____

Garage/Carport: _____

Colour: _____

Driveway: _____

Colour: _____

Paths: _____

Colour: _____

Other details: _____

Fencing & gates: _____

PRIMARY SCHEDULE

1.0 FEATURES & FINISHES & SPECIAL NOTES

1.1 _____

1.2 _____

2.0 CONTINGENCY SUM

3.0 SEPARATE CONCURRENT CONTRACTS (delete as applicable)

3.1 _____

3.2 _____

3.3 _____

3.4 _____

3.5 _____

4.0 PRIME COST ITEMS (*delete as applicable)

Note: These items can be altered to suit both owner and builder at the time of signing this contract but should be signed to authorise by both parties concerned.

	Description of item	PRIME COST
4.1	Supply / Fix* _____	\$ _____
4.2	Supply / Fix _____	\$ _____
4.3	Supply / Fix _____	\$ _____
4.4	Supply / Fix _____	\$ _____
4.5	Supply / Fix _____	\$ _____
4.6	Supply / Fix _____	\$ _____
4.7	Supply / Fix _____	\$ _____
4.8	Supply / Fix _____	\$ _____

AGREEMENT

To be signed as indicated below.

In agreement...

Dated this _____ day of _____ 20 _____

Builder / Contractor*

Proprietor / Owner*

(*delete as applicable)

Witness

Date: _____