



**SCOTT SCHEDULE
WHERE DEFECTIVE WORKMANSHIP
OR MATERIAL CLAIMED**

FILE NO: Not Disclosed

APPLICANT: Not Disclosed

RESPONDENT: Not Disclosed

KEY

Item No.	Item Number (for identification only)
Contract	Set out what should have been done to comply with contract either under specification of original work and variation or what should be done to complete in good and workmanlike manner (if quality not specified).
Applicant's Comments	Set out defect alleged
Applicant's Estimate of Loss	Cost of rectification of defect or diminution of value because of defect
Respondent's Comments	Comments should admit, deny, or not admit, or raise a point of law.
Respondent's Estimate of Loss	This should be completed even though the liability is denied
Tribunal Member's Comments	For use of the Tribunal Member

ITEM No.	CONTRACT	APPLICANT		RESPONDENT		TRIBUNAL MEMBER'S Comments
		Comments	Estimate of Loss	Comments	Estimate of Loss	
1	Stage 3 of the carpentry contract	The builder has failed to complete the carpentry works in a proper and workmanlike manner. The builder abandoned the works prior to the completion of the carpentry works. The carpentry works have significantly deteriorated due to exposure to the climatic conditions to a point where it will contravene The Building Code of Australia Volume 2 Part 2.1.1.	Supply & Install cost as per Rawlinsons Cost Guide 2019. Demolition: Timber wall removal – 432m2 @ \$9/m2 = \$3,456.00 Timber roof framing – 130m2 @ \$8.80/m2 = \$1,144.00 Timber floor board removal – 88m2 @ \$7.50/2 = \$660.00 Timber floor framing – 88m2 @ \$8.80/m2 = \$774.40 Scaffolding - \$1,500.00 Total cost = \$7,534.40			

		The scope of this work includes demolition of the timber wall, floor and roof frame to the dwelling.				
2	Item 1 identified in section 9.1 of the EBC Expert witness report. The builder has failed to construct the concrete slab in accordance with the architectural drawings.	An additional concrete hob is required in the garage area that is 200mm wide, 85mm high and 5800mm long.	Labour – 1 tradesman 8 hours to complete formwork, steel fixing, mix concrete and pour @ \$75/hr = \$600 Materials – steel fixings and concrete mix = \$250 Total cost = \$850.00			
3	Item 2 identified in section 9.1 of the EBC Expert witness report. The floor sheeting to the first floor has deteriorated.	Replacement of the floor sheeting is required. Note that it is assumed that the site is cleared from the existing timber structure to facilitate the installation of new particleboard floor sheeting.	Supply & Install cost as per Rawlinsons Cost Guide 2019. Timber engineered joists – 88m ² @ \$42.30 = \$3,722.40 19mm particleboard – 88m ² @ \$29.70 = \$2,613.60 Timber beam allowances - \$4,500.00 Total cost = \$10,836.00			
4	Item 3 identified in section 9.1 of the EBC Expert witness report. The timber wall frames have deteriorated and resulted in splitting in the timber beams and wall frames.	Supply and installation of all wall framing and roof framing.	Prices adopted from my 15 years' experience in the building industry. Supply and install cost of 90x45mm wall framing – total 160 linear metres of framing @ \$80/lin M = \$12,800.00			

			<p>Supply and install cost of 90x45mm roof framing – total 130m2 @ \$80/m2 = \$10,400.00</p> <p>Scaffolding to perimeter of first floor area for safe work - \$1,500.00</p> <p>Total cost = \$24,700.00</p>			
5	<p>Item 4 identified in section 9.1 of the EBC Expert witness report. Corrosion to the metal wall fixings throughout the dwelling.</p>	<p>This item will be rectified as a consequence of Item 3 in section 9.1 of the EBC Expert witness report.</p> <p>The scope required for the repairs will require the supply and installation of all wall framing and roof framing.</p>	<p>Prices adopted from my 15 years' experience in the building industry.</p> <p>Supply and install cost of 90x45mm wall framing – total 160 linear metres of framing @ \$80/lin M = \$12,800.00</p> <p>Supply and install cost of 90x45mm roof framing – total 130m2 @ \$80/m2 = \$10,400.00</p> <p>Scaffolding to perimeter of first floor area for safe work - \$1,500.00</p> <p>Total cost = \$24,700.00</p>			
6	<p>Item 5 identified in section 9.1 of the EBC Expert witness report. Water ingress into the timber frame has</p>	<p>This item will be rectified as a consequence of Item 3 in section 9.1 of the EBC Expert witness report.</p>	<p>Prices adopted from my 15 years' experience in the building industry.</p> <p>Supply and install cost of 90x45mm wall</p>			

	resulted in a reduced structural capacity.	The scope required for the repairs will require the supply and installation of all wall framing and roof framing.	<p>framing – total 160 linear metres of framing @ \$80/lin M = \$12,800.00</p> <p>Supply and install cost of 90x45mm roof framing – total 130m2 @ \$80/m2 = \$10,400.00</p> <p>Scaffolding to perimeter of first floor area for safe work - \$1,500.00</p> <p>Total cost = \$24,700.00</p>			
7	Item 6 identified in section 9.1 of the EBC Expert witness report. The timber wall frame has warped and distorted.	<p>This item will be rectified as a consequence of Item 3 in section 9.1 of the EBC Expert witness report.</p> <p>The scope required for the repairs will require the supply and installation of all wall framing and roof framing.</p>	<p>Prices adopted from my 15 years' experience in the building industry.</p> <p>Supply and install cost of 90x45mm wall framing – total 160 linear metres of framing @ \$80/lin M = \$12,800.00</p> <p>Supply and install cost of 90x45mm roof framing – total 130m2 @ \$80/m2 = \$10,400.00</p> <p>Scaffolding to perimeter of first floor area for safe work - \$1,500.00</p> <p>Total cost = \$24,700.00</p>			
8	Item 7 identified in section 9.1 of the EBC	This item will be rectified as a	Prices adopted from my 15 years'			

	Expert witness report. The timber frame has not been installed perpendicular to the adjacent wall.	consequence of Item 3 in section 9.1 of the EBC Expert witness report. The scope required for the repairs will require the supply and installation of all wall framing and roof framing.	experience in the building industry. Supply and install cost of 90x45mm wall framing – total 160 linear metres of framing @ \$80/lin M = \$12,800.00 Supply and install cost of 90x45mm roof framing – total 130m2 @ \$80/m2 = \$10,400.00 Scaffolding to perimeter of first floor area for safe work - \$1,500.00 Total cost = \$24,700.00			
9	Item 8 identified in section 9.1 of the EBC Expert witness report. The timber pest barrier that is currently installed is not fit for purpose and requires replacement.	Supply and install a new perimeter barrier to the edge of the slab and turned into the cavity wall.	Supply & Install cost as per Rawlinsons Cost Guide 2019. Laminated sheet barrier – 43 linear metres @ \$17/m = \$731.00 Total cost = \$731.00			
10	Item 9 identified in section 9.1 of the EBC Expert witness report. The removal of excess construction waste and spoil.	Removal of all excess spoil and materials on site.	Prices adopted from my 15 years' experience in the building industry. Labour – 2 labourers 1 day 8 hours @ \$50/hr = \$800.00 Rubbish removal – 12m3 skip bin hire = \$1500			

			Total cost = \$2,300.00			
		Please note that items 3 – 7 are all dependent items that will be rectified as a consequence of each other, and therefore the cost for repairs will only be taken once.				
		TOTAL	Subtotal = \$46,951.40 20% Builders Margin = \$9,390.28 Total = \$56,341.68 + GST	TOTAL	\$	