

NOTES

1. EXTENT OF WORKS

THE ELECTRICAL SERVICES SUB-CONTRACT INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

- SUPPLY AND INSTALLATION OF ALL COMPONENTS FORMING PART OF THE ELECTRICAL SERVICES.
- INSPECTIONS.
- TESTING AND COMMISSIONING.
- MAINTENANCE.
- CABLING, CABLE SUPPORT SYSTEMS AND ACCESS.
- POWER DISTRIBUTION.
- LIGHTING.
- COMMUNICATIONS.
- ACCESS CONTROL.
- VIDEO INTERCOM.
- CCTV CABLING.
- BACKGROUND MUSIC.
- FIRE ALARM SYSTEM.
- MATV SYSTEM.
- AS CONSTRUCTED DOCUMENTS AND MAINTENANCE MANUAL.
- OPERATOR TRAINING.
- ALL MINOR COMPONENTS AND INCIDENTAL WORKS NOT SPECIFICALLY REFERRED TO, HOWEVER NECESSARY TO COMPLETE THE ELECTRICAL SERVICES INSTALLATION SUCH THAT IT IS HANDED OVER COMPLETE, OPERATIONAL AND FIT FOR THE INTENDED USE.

ACCEPT FULL RESPONSIBILITY FOR LIASING, ARRANGING AND CO-ORDINATION OF ALL WORKS THAT HAVE AN EFFECT ON OR WILL BE AFFECTED BY THE ELECTRICAL SERVICES.

REFER TO THE EQUIPMENT SCHEDULE FOR ADDITIONAL REQUIREMENTS.

2. WORKMANSHIP

ENSURE THAT THE ELECTRICAL WORK IS PERFORMED BY THE HOLDER OF A CURRENT ELECTRICAL SUB CONTRACTOR LICENSE AND THE SERVICES COVERED BY THE ACMA IS PERFORMED BY THE HOLDER OF THE APPROPRIATE CURRENT ACMA LICENSE. ENSURE THE INSTALLATION AND ALL COMPONENTS, FIXTURES, FITTINGS, OUTLETS AND CABLES ARE SUPPLIED AND INSTALLED TO A HIGH STANDARD THROUGHOUT, AND INSTALLED IN A NEAT AND TRADESMAN LIKE MANNER, TO THE CURRENT INDUSTRY STANDARDS. ENSURE ALL MATERIALS AND COMPONENTS OF A SIMILAR TYPE ARE OF THE SAME MANUFACTURER AND INSTALLED IN A UNIFORM MANNER.

IT IS THE ELECTRICAL SUB CONTRACTOR’S RESPONSIBILITY TO ENSURE THAT THE INSTALLATION IS FIT FOR PURPOSE AND IS PROVIDED AS A COMPLETE WORKING INSTALLATION. IT IS THE ELECTRICAL SUB CONTRACTOR’S RESPONSIBILITY TO PROVIDE ALL COMPONENTS, FITTINGS, FIXTURES, SYSTEMS, PROGRAMMING ETC IRRESPECTIVE OF THE LEVEL DETAILED IN THE DOCUMENTS SUCH THAT THE INSTALLATION IS PROVIDED AS A COMPLETE WORKING INSTALLATION.

CONCEAL ALL WIRING AND CONDUITS. EXPOSED CABLING OR CONDUITS ARE GENERALLY NOT ACCEPTABLE. IT IS NOTED THAT CHASING AND REINSTATEMENT WILL BE REQUIRED. ENSURE ALL COMPONENTS, EQUIPMENT AND MATERIALS SUPPLIED ARE NEW, UNUSED, DESIGNED AND SELECTED TO ENSURE SATISFACTORY OPERATION UNDER VARYING ATMOSPHERIC, CLIMATIC, HUMID TROPICAL CONDITIONS WITHOUT DISTORTION AND DETERIORATION IN ANY PART AFFECTING EFFICIENCY AND RELIABILITY OF THE SYSTEMS. DESIGN AND SELECT ALL EQUIPMENT TO PROVIDE THE NECESSARY SAFETY TO HUMAN LIFE AND PROPERTY DURING OPERATION AND MAINTENANCE WITH PARTICULAR ATTENTION GIVEN TO ELECTRICAL SAFETY AND SEGREGATION PRECAUTIONS.

CHECK THE FINISHED PAINTWORK AROUND THE AREA OF EACH INSTALLATION AND TOUCH UP ALL DAMAGED PARTS AND FINISHES AFTER THE INSTALLATION OF THE ELECTRICAL SERVICES.

ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDER’S PROGRAM. ENSURE ALL FINAL LOCATIONS OF OUTLETS AND FITTINGS ARE CO-ORDINATED ONSITE WITH THE ARCHITECT AND ALL OTHER SERVICES, TO THE APPROVAL OF THE PROJECT MANAGER. ALLOW TO CO-ORDINATE THE FINAL LOCATION OF ALL EQUIPMENT, FITTINGS, & OUTLETS, SUCH THAT THEY ARE INSTALLED IN ACCORDANCE WITH THE AS3000 RESTRICTED ZONES, AND ARE NOT COVERED INAPPROPRIATELY.

ENSURE THAT ALL METAL SURFACES ARE SUITABLY PROTECTED AGAINST CORROSION, AND THAT ALL PLASTIC MATERIALS ARE UV STABILISED.

PROVIDE ALL MATERIALS AS NEW, AND OF THE HIGHEST CLASS AVAILABLE FOR THEIR RESPECTIVE TYPES. ENSURE ALL ASPECTS OF THE WORK ARE OF A HIGH STANDARD THROUGHOUT, AND INSTALLED IN A NEAT AND TRADESMAN LIKE MANNER, TO THE CURRENT INDUSTRY STANDARDS.

3. STANDARDS

IRRESPECTIVE OF INFORMATION CONTAINED IN THE ELECTRICAL SERVICES DOCUMENTS OR IN INSTRUCTIONS, IT IS THE ELECTRICAL SUB CONTRACTOR’S RESPONSIBILITY TO ENSURE ALL ELECTRICAL SERVICES WORKS ARE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FOLLOWING. REFER ANY DISCREPANCIES BETWEEN THE REQUIREMENTS OF THE FOLLOWING AND/OR THE ELECTRICAL SERVICES DOCUMENTS AND INSTRUCTIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PLACING OF ORDERS, FABRICATION OR INSTALLATION OF THE ITEMS/METHODS IN DISCREPANCY.

- NCC BUILDING CODE OF AUSTRALIA.
- ELECTRICITY ACT.
- ELECTRICAL SAFETY ACT.
- ENERGEX REQUIREMENTS
- THE QUEENSLAND ELECTRICITY CONNECTION MANUAL V4 (QECM) AND THE NATIONAL ELECTRICITY METERING STANDARDS (NEM).
- AS/NZS3000.
- AS3008
- LOCAL BRIGADE.
- WORKPLACE HEALTH AND SAFETY ACT.
- TELECOMMUNICATIONS ACT.
- ACMA REQUIREMENTS.

4. AUTHORITIES

ENSURE ALL OF THE ELECTRICAL SERVICES COMPLY WITH THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES HAVING JURISDICTION OVER THE SITE INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- ACMA.
- LOCAL COUNCIL.
- LOCAL SUPPLY AUTHORITY.
- STATE GOVERNMENT DEPARTMENT OF ENVIRONMENT AND HERITAGE.
- QLD GOVERNMENT, DIVISION OF WORKPLACE, HEALTH AND SAFETY.
- QLD FIRE AND EMERGENCY SERVICES.

ENSURE ALL ASPECTS OF THE ELECTRICAL SERVICES COMPLY WITH THE FIRE ENGINEERING REPORT AND THE DEVELOPMENT APPROVAL.

5. CABLES

UNLESS OTHERWISE SPECIFIED, INSTALL AND TERMINATE CABLES IN ACCORDANCE WITH THE MANUFACTURERS’ RECOMMENDATIONS. DETERMINE THE FINAL ROUTES TO SUIT THE BUILDING STRUCTURE AND SITE CONDITIONS. UNLESS NOTED OTHERWISE, PROVIDE ALL 240 VOLT POWER AND LIGHTING WIRING AS 2.5mm² TWIN & EARTH STRANDED COPPER CONDUCTORS, PVC INSULATED 0.6/1kV V75 GRADE TO AS3174, PROTECTED BY A 20 AMP CIRCUIT BREAKER. ALL CONDUIT AND FITTINGS TO BE RIGID UPVC TO AS2053, UNLESS NOTED OTHERWISE.

6. POWER DISTRIBUTION

ARRANGE WITH ENERGEX TO HAVE A 250 AMP SUPPLY PROVIDED TO THE SITE VIA NEW GALVANIZE STEEL PROPERTY POLE. PROVIDE UNDERGROUND CONSUMERS MAINS FROM THE PROPERTY POLE TO THE MAIN SWITCHBOARD (MSB).

THE MSB IS TO CONTAIN SPACE FOR FOUR THREE PHASE CIRCUIT BREAKERS, SPACE FOR ENERGY MONITORING EQUIPMENT AND 12 SPARE DIN RAIL POLES FOR THE FUTURE CONNECTION SOLAR / BATTERIES AS PER J905 OF THE NCC BCA 2022. THE SPARE CIRCUIT BREAKER, ENERGY MONITORING EQUIPMENT AND DIN RAIL SPACES ARE TO BE LABELLED (RESERVED FOR SOLAR / BATTERIES).

PROVIDE AN ENERGY MONITORING SYSTEM AS PER J9D3 OF THE NCC BCA 2022 THAT COLLATES THE TIME-OF-USE ENERGY DATA TO A SINGLE INTERFACE WHERE IT CAN BE STORED, ANALYSED AND REVIEWED. SUBMIT DETAILS OF THE ENERGY MONITORING SYSTEM FOR APPROVAL.

PROVIDE AN ELECTRIC VEHICLE CHARGING CONTROL SYSTEM THAT HAS THE ABILITY TO MANAGE AND SCHEDULE CHARGING OF ELECTRIC VEHICLES IN RESPONSE TO TOTAL DEMAND OF THE BUILDING AS PER J9D4 OF THE NCC BCA 2022. THE ELECTRIC VEHICLE CHARGING CONTROL SYSTEM IS TO ALSO INDIVIDUALLY CONTROL EACH APARTMENTS EV CHARGER BASED UPON THE BUILDING AND THE APARTMENTS DEMAND. INTERFACE THE ELECTRIC VEHICLE CHARGING CONTROL SYSTEM TO DB-E. SUBMIT DETAILS OF THE ELECTRIC VEHICLE CHARGING CONTROL SYSTEM FOR APPROVAL.

NOTES

6. POWER DISTRIBUTION CONTINUED.

PROVIDE AN EV CHARGING ISOLATION SYSTEM THAT INCLUDES A MOMENTARY PUSH BUTTON (CIS) LOCATED ADJACENT THE FIP THAT ISOLATES THE POWER TO THE APARTMENT EV CHARGERS AND THE THE POWER TO DB-E VIA CIRCUIT BREAKER SHUNT TRIPS.

PROVIDE EQUIPOTENTIAL BONDING AND EARTHING AROUND THE POOLS AS PER AS3000.

PROVIDE THE SITE MAIN SWITCHBOARD (MSB) AS FOLLOWS:

- PLINTH MOUNTED MECHANICALLY FIXED TO THE WALL.
- NATIONAL ELECTRICITY MARKET (NEM) COMPLIANT RETAIL METERING FOR EACH APARTMENT AND THE COMMUNALITY SERVICES.
- IP 66 ENCLOSURE AND DOORS.
- CUSTOM COLOUR POWDER COATED ENCLOSURE AND DOORS WITH THE ARCHITECT NOMINATING THE COLOUR.
- POWDER COATED GLOSS WHITE ESCUTCHEONS.
- DOORS ON ALL CUBICLES WITH 3 POINT 92268 KEY LOCKABLE FLUSH HANDLES OTHER THAN THE METER CUBICAL DOOR WHICH IS TO HAVE AN ENERGEX PADLOCK.
- LIFT OFF HINGES ON ALL DOORS AND ESCUTCHEONS.
- 1/4 TURN LATCHES AND D HANDLES ON ALL ESCUTCHEONS.
- ALL SWITCHGEAR TO BE SCHNEIDER OR NHP/ TERASAKI.
- PROVIDE SHOP DRAWINGS FOR APPROVAL.
- ALL COMPONENTS ARE TO BE LABELLED WITH NON-STICK LABELS.
- ENERGEX PADLOCK ON THE METER CUBICAL.
- TWO ENERGEX PADLOCK KEYS AND TWO 92268 KEYS.

PROVIDE THE DISTRIBUTION BOARDS AS FOLLOWS:

- WALL MOUNTED.
- IP44 FORM 1.
- LIGHT GREY ENCLOSURE WHITE ESCUTCHEON.
- 3 POINT 92268 KEY LOCKABLE FLUSH HANDLES ON ALL DOORS.
- LIFT OFF HINGES ON ALL DOORS AND ESCUTCHEONS.
- 1/4 TURN LATCHES AND D HANDLES ON ALL ESCUTCHEONS.
- ALL SWITCHGEAR TO BE SCHNEIDER OR NHP/ TERASAKI.
- PROVIDE SHOP DRAWINGS FOR APPROVAL.
- 25% SPARE POLES AT PRACTICAL COMPLETION.
- ALL COMPONENTS ARE TO BE LABELLED WITH NON-STICK LABELS.

ENSURE ALL THREE PHASE CIRCUITS ARE PROVIDED WITH CORRECT PHASE ROTATION.

ENSURE ALL OUTLETS AND ISOLATORS ARE POSITIONED SUCH THAT THEY ARE NOT COVERED BY THE EQUIPMENT. THE FINAL POSITION OF ALL OUTLETS AND ISOLATORS ARE TO BE CONFIRMED ON SITE BY THE TENANTS REPRESENTATIVE.

THE POWER DISTRIBUTION COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- POWER DISTRIBUTION.
- ENERGEX NEGOTIATIONS.
- RETAIL METERING.
- PROPERTY POLE
- CONSUMERS MAINS.
- MAIN SWITCHBOARD.
- SUBMAINS.
- DISTRIBUTION BOARDS.
- EV CHARGING LOAD MONITORING SYSTEM.
- EV CHARGING ISOLATION SYSTEM.
- ENERGY MONITORING SYSTEM.
- PV SYSTEM INCLUDING THE ENERGEX APPLICATION.
- CABLE ACCESS WAYS.
- MASTER BEDROOM ENSUITE FLOOR HEATING SYSTEMS.
- CIRCUITS.
- ISOLATORS AND OUTLETS.
- TESTING AND COMMISSIONING.
- EQUIPOTENTIAL BONDING AND EARTHING AROUND THE POOLS.
- THERMOSCAN THE MSB AND ALL DISTRIBUTION BOARDS ONE WEEK AFTER PRACTICAL COMPLETION. PROVIDE A CHART RECORDING OF THE MAINS CURRENT, VOLTAGE, FREQUENCY FOR THE FIRST 14 DAYS FOLLOWING PRACTICAL COMPLETION AND SUBMIT THE THERMOSCAN CHART RECORDING AND FOR APPROVAL. PROVIDE A 33KW SOLAR PHOTOVOLTAIC SYSTEM IN ACCORDANCE WITH AS 5033 WITH THE PV INSTALLATION UNDERTAKEN BY AN ACCREDITED INSTALLER MEMBER OF THE CLEAN ENERGY COUNCIL.

7. LIGHTING

ALL OF THE LIGHT FITTINGS, LAMPS AND ACCESSORIES ARE TO BE PROVIDED AS PART OF THIS CONTRACT. THE LIGHTING COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- LIGHTING.
- LIGHT FITTINGS AND ACCESSORIES.
- EMERGENCY AND EXIT LIGHTING.
- EARTHING OF THE LIGHTING INSTALLATION.
- LIGHTING CONTROL.
- LIGHTING SUBCIRCUITS.
- TESTING AND COMMISSIONING.

ALL LIGHT SOURCES ARE TO BE SOLID STATE WITH AN AVERAGE LIFE OF 50,000 HOURS AND A MANUFACTURERS WARRANTY OF 5 YEARS. THE FRONT OF HOUSE LIGHTING IS TO BE 3,000k AND THE BACK OF HOUSE LIGHTING 4,000K. COORDINATE THE FITTING COLOURS WITH THE ARCHITECTURE / INTERIORS.

DO NOT SUPPLY MORE THAN 25 DRIVERS FROM A SINGLE CIRCUIT.

PROVIDE A SINGLE POINT EMERGENCY LIGHTING SYSTEM THROUGHOUT THE COMMUNAL AREAS THAT COMPLIES WITH THE LATEST ISSUE OF ALL PARTS AS2293 AND THE RELEVANT PARTS OF THE NCC BCA. INSTALL EMERGENCY LIGHT FITTINGS NOMINATED AS MAINTAINED WITH THE LAMP PERMANENTLY ON SUPPLIED VIA AN UNSWITCHED ACTIVE MAINS SUPPLY WHEN THE MAINS SUPPLY IS AVAILABLE. WHEN THE MAINS SUPPLY IS NOT AVAILABLE, THE LAMP IS TO REMAIN ON SUPPLIED BY THE EMERGENCY PACK. SINGLE LAMP MAINTAINED EMERGENCY LIGHTS ARE NOT SWITCHED WITH THE LOCAL GENERAL AREA LIGHTING. (THE LAMP IS ALWAYS ON.)

INSTALL EMERGENCY LIGHT FITTINGS NOMINATED AS NON-MAINTAINED AS FOLLOWS:

- IF THE FITTING IS NOT BEING SWITCHED, THE LAMP IS TO REMAIN OFF WHEN THE MAINS SUPPLY IS AVAILABLE. WHEN THE MAINS SUPPLY IS NOT AVAILABLE THE LAMP IS TO BE SWITCHED ON SUPPLIED BY THE EMERGENCY PACK. UNSWITCHED SINGLE LAMP NON-MAINTAINED EMERGENCY LIGHTS ARE NOT SWITCHED WITH THE LOCAL GENERAL AREA LIGHTING. (THE LAMP IS ON ONLY WHEN THE MAINS SUPPLY IS NOT AVAILABLE.)
- IF THE FITTING IS BEING SWITCHED, THE LAMP IS TO BE SUPPLIED AND CONTROLLED WITH THE LOCAL GENERAL AREA LIGHTING WHEN THE MAINS SUPPLY IS AVAILABLE. WHEN THE MAINS SUPPLY IS NOT AVAILABLE THE LAMP IS TO BE SWITCHED ON, SUPPLIED BY THE EMERGENCY PACK. (THE LAMP IS ON WHEN TURNED ON WITH THE LOCAL GENERAL LIGHTING OR THE MAIN SUPPLY IS NOT AVAILABLE.)

INSTALL EMERGENCY LIGHTS SUCH THAT THE STATUS INDICATOR L.E.D. IS CLEARLY VISIBLE AND THE TEST BUTTONS ARE READILY ACCESSIBLE. LABEL EACH CIRCUIT BREAKER WHICH CONTROLS THE UNSWITCHED ACTIVE TO EXIT LIGHTS WITH A LABEL FIXED ADJACENT; ENGRAVED PLASTIC LAMINATE, GREEN BACKGROUND WITH WHITE CHARACTERS: -

WARNING  
INTERRUPTING SUPPLY WILL DISCHARGE  
EMERGENCY LIGHTING BATTERIES

PROVIDE WRITTEN EVIDENCE OF THE INITIAL COMMISSIONING AND TESTING AND TESTING FOR THE DURATION OF THE MAINTENANCE PERIOD IN ACCORDANCE WITH AS 2293.2.

THIS EVIDENCE IS TO BE IN THE FORM OF A LOG BOOK SIMILAR TO THE GENERAL LIGHTING SERVICE PTY LTD "EMERGENCY LIGHTING MAINTENANCE LOG BOOK AND MANUAL" WHICH IS TO BE PROVIDED BY THE ELECTRICAL SUB-CONTRACTOR AND HAVE ALL ENTRIES FULLY COMPLETED AND BE PRESENTED FOR INSPECTION AT PRACTICAL COMPLETION. THE LOG BOOK IS TO BE RETAINED BY THE ELECTRICAL SUB-CONTRACTOR FOR THE DURATION OF THE MAINTENANCE PERIOD, AND THE SIX MONTHLY TEST AND MAINTENANCE RESULTS ENTERED. THE LOG BOOK IS TO BE PRESENTED FOR APPROVAL AT FINAL COMPLETION (EXPIRY OF THE MAINTENANCE PERIOD) AND WILL BE FORWARDED TO THE OPERATOR FOR THEIR USE.

PROVIDE MAINTENANCE OF THE EMERGENCY AND EXIT LIGHTING INSTALLATION INCLUDING RECORDS IN ACCORDANCE WITH THE LATEST ISSUE OF ALL PARTS AS2293 AND THE RELEVANT PARTS OF THE NCC BCA. PROVIDE THE EMERGENCY LIGHTING SYSTEM WITH A SUPPLY SENSING AND TESTING FACILITY MOUNTED IN DB-L IN ACCORDANCE WITH AS 2293.1.

NOTES

8. COMMUNICATIONS CABLING

THE COMMUNICATIONS CABLING COMPONENT OF THIS CONTRACT INCLUDES THE PROVISION OF A NEW NBN SERVICE TO THE SITE WITH A COMMUNAL NBN NTD AND A NBN NTD IN EACH APARTMENT. ARRANGE FOR THE NBN SERVICES TO BE INSTALLED INCLUDING ALL CABLE ACCESS WAYS AND DOCUMENTATION IN ACCORDANCE WITH THE NBN REQUIREMENTS.

PROVIDE THE COMMUNICATIONS CABLING COMPONENT OF THIS CONTRACT AS A COMMSCOPE OR MOLEX CAT 6 INSTALLATION WITH A 15 YEAR MANUFACTURERS PERFORMANCE WARRANTY. THE COMMUNAL COMMUNICATIONS CABLING IS TO BE RUN TO PATCH PANELS WITHIN RACK CR-A WHICH IS TO ALSO HOUSE CCTV PATCH PANELS AND CCTV ACTIVE EQUIPMENT.

THE COMMUNICATIONS CABLING COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- NBN APPLICATION AND LEADIN SERVICES.
- NBN CABLE ACCESS WAYS INCLUDING THE PCD AND NTDs.
- COMMUNICATIONS OUTLET HUBS.
- CAT 6 COMMUNICATIONS OUTLETS AND CABLING.
- COMMUNICATIONS RACK CR-A PLUS PATCH PANELS.
- CABLE ACCESS WAYS.
- TESTING AND COMMISSIONING.

9. ACCESS CONTROL.

THE ACCESS CONTROL COMPONENT OF THIS CONTRACT INCLUDES THE PROVISION OF A INNER RANGE INTEGRITY ACCESS CONTROL SYSTEM TO CONTROL THE FOLLOWING ACCESS POINTS:

- LIFT.
- APARTMENT ENTRY DOORS.
- BASEMENT LOBBY ENTRY DOOR.
- BASEMENT ROLLER SHUTTER DOOR.

CONFIGURE THE ACCESS CONTROL SYSTEM TO OPERATE AS DIRECTED BY THE PROJECT MANAGER. PROVIDE FACILITY TO ALLOW MANAGEMENT STAFF TO ENCODE AND MANAGE THE RSD FOBS AND PROXIMITY TAGS.

THE ACCESS CONTROL COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- CONTROLLERS, EXPANSION PANELS, HOUSINGS AND POWER SUPPLIES.
- A CABLED INTERNET CONNECTION ALLOWING REMOTE CONTROL VIA A SMART PHONE APP.
- CARD READERS.
- 25 PROXIMITY TAGS.
- 25 ROLLER SHUTTER DOOR FOBS.
- ELECTRIC STRIKES.
- LIFT INTERFACE.
- ROLLER SHUTTER DOOR INTERFACE.
- VIDEO INTERCOM SYSTEM INTERFACE.
- SOFTWARE AND ALL NECESSARY LICENCES.
- FOB / PROXIMITY TAG ENCODING FACILITY.
- CABLE ACCESS WAYS.
- TESTING AND COMMISSIONING.

SUBMIT DETAILS OF THE PROPOSED ACCESS CONTROL SYSTEM WITH THE TENDER.

10. VIDEO INTERCOM SYSTEM.

PROVIDE AN IP COLOUR VIDEO INTERCOM SYSTEM TO ALLOW COMMUNICATION VIA A MASTER CALL STATION TO A SLAVE CALL STATION WITHIN A SELECTED APARTMENT. INTERFACE THE VIDEO INTERCOM SYSTEM TO THE ACCESS CONTROL SYSTEM SUCH THAT ACCESS CAN BE GRANTED TO THE APARTMENT VIA THE ACCESS ROUTE FROM THE ASSOCIATED CALL STATION.

PROVIDE A FUNCTIONAL DESCRIPTION OF THE OPERATION OF THE VIDEO INTERCOM SYSTEM AND THE ACCESS CONTROL SYSTEM FOR APPROVAL. CONFIGURE THE VIDEO INTERCOM SYSTEM TO OPERATE AS PER THE APPROVED FUNCTION DESCRIPTION.

THE VIDEO INTERCOM SYSTEM COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- MASTER AND SLAVE CONTROLLERS, HOUSINGS AND POWER SUPPLIES.
- A CABLED INTERNET CONNECTION ALLOWING REMOTE CONTROL VIA A SMART PHONE APP.
- ACCESS CONTROL SYSTEM INTERFACE.
- SOFTWARE AND ALL NECESSARY LICENCES.
- CABLE ACCESS WAYS.
- TESTING AND COMMISSIONING.

SUBMIT DETAILS OF THE PROPOSED VIDEO INTERCOM SYSTEM WITH THE TENDER.

11. CCTV SYSTEM.

THE CCTV SYSTEM COMPONENT OF THIS CONTRACT INCLUDES THE PROVISION OF A IP BASED COLOUR POE CCTV CAMERA SYSTEM WITH A NVR LOCATED IN CR-A. ENSURE THE CCTV SYSTEM IS NOT SUBJECT TO ANY LICENSING AGREEMENTS.

THE NVR TO TO CONTAIN SUFFICIENT SOLID STATE HARD DRIVE TO RECORD IN EXCESS OF THE 30 DAYS OF COVERAGE. PROVIDE NVR WITH A CABLED INTERNET CONNECTION TO ALLOW THE FOOTAGE TO BE REMOTELY ACCESSED VIA A DESKTOP BROWSER OR SMART PHONE APP.

THE CCTV CAT 6 CABLING IS TO BE OF THE SAME SPECIFICATION AS THE COMMUNICATIONS CABLE RUN IN A DIFFERENT COLOUR TO DEDICATED CCTV PATCH PANELS IN CR-A.

THE CCTV CABLING COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- CAMERAS INCLUDING HOUSINGS.
- CABLING.
- NETWORK VIDEO RECORDER.
- PATCH PANELS.
- CABLE ACCESS WAYS.
- TESTING AND COMMISSIONING.

SUBMIT DETAILS OF THE PROPOSED ACCESS CONTROL SYSTEM WITH THE TENDER.

11. MATV SYSTEM.

THE MATV COMPONENT OF THIS CONTRACT INCLUDES THE PROVISION OF A MASTER ANTENNA SYSTEM TO RECEIVE AND DISTRIBUTE FOXTEL CABLE TV SERVICES, FOXTEL SATELLITE SERVICES AND LOCALLY AVAILABLE FREE TO AIR DIGITAL SERVICES. ANTENNAS ARE TO BE ROOF MOUNTED AND CONNECTED TO THE MATV HEADEND / DISTRIBUTION EQUIPMENT LOCATED IN THE LEVEL 1 RISER CUPBOARD. THE MATV COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- ANTENNA.
- FIVE WIRE FOXTEL SYSTEM INCLUDING ALL FOXTEL APPROVALS.
- DIGITAL FREE TO AIR DISTRIBUTION SYSTEM.
- UNDERGROUND CONNECTION TO THE EXISTING FOXTEL CABLE TV NETWORK.
- HEADEND / DISTRIBUTION EQUIPMENT.
- OUTLETS AND CABLING.
- CABLE ACCESS WAYS.
- TESTING AND COMMISSIONING.

12. FIRE ALARM SYSTEM.

THE FIRE ALARM SYSTEM COMPONENT OF THIS CONTRACT INCLUDES MAINS POWERED INTERCONNECTED SMOKE ALARMS WITHIN THE APARTMENTS AND AN AS1670.1 ALARM SYSTEM IN ACCORDANCE WITH THE FIRE ENGINEERING REPORT. THE FIRE ALARM SYSTEM COMPONENT OF THIS CONTRACT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING EXTENT OF WORK:

- SMOKE ALARMS.
- SMOKE ALARM TEST FACILITY.
- FIRE INDICATOR PANEL INCORPORATING AN FDCIE AND EWCIE.
- FLOW SWITCH AND VALVE MONITORING.
- HORNS AND SPEAKERS.
- VISUAL ALARM DEVICE.
- LIFT SHAFT ASPIRATING SMOKE DETECTION.
- CABLING.
- CABLE ACCESS WAYS.
- TESTING AND COMMISSIONING.

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USE FIGURED DIMENSIONS IN PREFERENCE TO SCALE.		
ALL DIMENSIONS TO BE VERIFIED ONSITE.		

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PROJECT:		
TI-TREE COLLECTIVE		
SITE ADDRESS:		
294-298 GIVEN TERRACE, PADDINGTON BRISBANE, QUEENSLAND		
SCALE: SHEET SIZE:		
NOT TO SCALE AT A1		
DRAWING TITLE:		
ELECTRICAL SERVICES NOTES		
PROJECT NO: DRAWING NO: REVISION:		
C3599a E02 A		