

## **Conditions: Tendering and Contract**

### **Period Contract Works and Services (PCWS)**

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# CONDITIONS OF TENDERING AND CONTRACT PERIOD CONTRACT WORKS AND SERVICES

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## 1. CONDITIONS OF TENDERING

### 1.1 LODGEMENT OF TENDERS

Tenders shall be in the form required by the Clause titled "Documents to be Lodged with Tender Form". Tenders shall be enclosed in a sealed envelope marked with the Tender Number and closing date. Oral Tenders or Tenders submitted by electronic mail (other than via Tenders Online eLodgement service) shall not be considered.

#### 1.1.1 Closing Time and Date

Tenders will close at the time and on the date stated on the front cover of this Request for Tender (RFT).

#### 1.1.2 Delivered By Hand

The preferred Tender Box for lodgement of this Tender is as stated on the cover of this RFT.

Tenders however may be lodged by hand in any of the following Tender Boxes:

Department of Business and Employment  
Contract and Procurement Services  
Ground Floor, Enterprise House  
28-30 Knuckey Street  
DARWIN NT 0800

Department of Business and Employment  
1<sup>st</sup> Floor, Herbarium (Gaymark Plaza)  
4 Mansfield Street  
PALMERSTON NT 0830

Department of Business and Employment  
1<sup>st</sup> Floor, NT Government Centre  
5 First Street  
KATHERINE NT 0850

Department of Business and Employment  
1<sup>st</sup> Floor, Alice Plaza  
Corner Parsons Street and Todd Mall  
ALICE SPRINGS NT 0870

Department of Business and Employment  
33 Leichhardt Street  
TENNANT CREEK NT 0860

Department of Business and Employment  
Ground Floor, Arnhem Village  
Arnhem Road  
NHULUNBUY NT 0880

Tenderers lodging by hand in other than the Tender Box referred to on the front cover of this RFT must take particular care to show the Tender Number and closing date and time on the envelope.

#### 1.1.3 Delivery By Post

Tenders sent by prepaid post must be directed to the postal address stated on the cover of this RFT.

#### 1.1.4 Sent By Facsimile

Tenders sent by facsimile must be directed to the facsimile number stated on the cover of this RFT.

Where facsimile lodgement is used, Tenders must be faxed in full, by the closing time and date stated on the cover of this RFT. Tenders transmitted by facsimile that are not received in full by the stated closing time and date will be deemed late and will not be admitted for consideration.

#### 1.1.5 Lodged via Electronic Tender Lodgement (eLodgement)

Where electronic tender lodgement has been allowed, Tenders must be submitted:

- (a) in the electronic format as specified; and
- (b) using the eLodgement button;

on the Tenders Online eLodgement service, [www.nt.gov.au/Tenders](http://www.nt.gov.au/Tenders)

Tenders lodged at a different address or in an unspecified electronic format will be invalid and the Tender will not be admitted for consideration.

Where electronic tender lodgement has been allowed and the selected RFT is available from an e-mail link, Tenders must be submitted electronically using the same e-mail link.

The Tender (ie. tender form and all other response schedules) may be admitted for consideration on the basis that the transmission of the Tender is acknowledged by the Tenderer as being the true and legal version and is completed, submitted and acknowledged by the stated closing time and date.

In choosing to use the eLodgement option, Tenderers agree to comply with the conditions of use, of the Tenders Online eLodgement service.

## CONDITIONS OF TENDERING

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If, for any reason, the electronic Tender (except pricing schedule[s]) submitted becomes corrupt, illegible, inadequate or incomplete as a result of transmission, storage, etc. a hard copy or a further electronic copy of the Tender must be provided by the Tenderer on request from the Principal. Pricing schedule(s) submitted electronically that become corrupt, illegible, inadequate or incomplete as a result of transmission, storage, etc will result in the Tender being invalid and not admitted for consideration.

### 1.1.6 Late Tenders

Tenders received after the stated time and date for closing of Tenders are not admitted for consideration.

Notwithstanding the preceding paragraph:

- (a) Tenders submitted by prepaid post or a commercial courier service, received after the stated date and time for closing may be considered only if it can be established to the satisfaction of the Principal that they were posted or despatched before the stated date and time for closing and in the ordinary course of business would not have been received late. Impressions of franking machines are not acceptable evidence of timely posting or dispatch.
- (b) Tenders submitted by the eLodgement option of the Tenders Online service, may be considered only if it can be established to the satisfaction of the Principal that they were submitted before the stated date and time for closing, as evidenced in the acknowledgment of receipt from the NT Government Tender Lodgement host server.

## 1.2 TENDERERS TO INFORM THEMSELVES

Tenderers shall inform themselves fully of all circumstances and conditions relating to submitting a Tender, including an inspection of the site, if appropriate, and assessment of eligibility for NT Government Contracts, and shall satisfy themselves as to the correctness and sufficiency of the RFT documentation.

The "Minister's Procurement Directions" & "Northern Territory Procurement Code" can be found at the web address [www.nt.gov.au/dcis/procurement\\_policy/framework.html](http://www.nt.gov.au/dcis/procurement_policy/framework.html) or is available at the point of issue of the RFT.

Tenderers who have any doubts as to the meaning of any part of the RFT shall seek clarification in writing from the person specified in the Annexure to the Conditions of Tendering and Conditions of Contract (the Annexure).

Arrangements for a site inspection are as stated in the Annexure. Failure to attend the site meeting where requested may result in the Tender being declared ineligible for consideration.

Should the Tenderer find any discrepancy, error or omission in the RFT they shall notify the Director, Contract and Procurement Services in writing as early as possible but in any event before the closing of Tenders.

Any clarification given pursuant to this clause may also be issued to all other prospective Tenderers.

No explanation or amendment to the RFT shall be recognised unless in the form of a written addendum issued by the Principal.

Any Tenderer who believes the RFT to be discriminatory, restrictive or biased should inform the Director, Contract and Procurement Services in writing as early as possible, but in any event before the closing of Tenders.

## 1.3 DOCUMENTS TO BE LODGED WITH TENDER FORM

Tenders shall be in English. The Tenderer shall complete in full and submit one copy of the documents listed in the Annexure.

Any Tender that does not comply with these conditions or which contains provisions not required or allowed by the RFT may be regarded as informal and rejected.

The Principal will neither be responsible for, nor pay for, any expense or loss, which may be incurred by Tenderers in the preparation of its Tender. Once lodged, the Tender shall become the property of the Principal.

The Tenderer shall sign its Tender as indicated below, and have the signature witnessed.

- (a) In the case of a corporation:
  - (i) With its common seal, and the fixing of the seal witnessed by:
    - 2 directors of the company; or

- a director and a company secretary of the company; or
  - for a proprietary company that has a sole director who is also the sole company secretary – that director; or
- (ii) Without its common seal, if signed by:
- 2 directors of the company; or
  - a director and a company secretary of the company; or
  - for a proprietary company that has a sole director who is also the sole company secretary – that director; or
- (iii) By signature of two persons (other than the persons described in clause [ii]) authorised by the corporation to bind it in contract. In such circumstances a copy of the authorisation duly executed by the corporation in accordance with clause (i) or (ii) must be submitted with the Tender.
- (b) In the case of a firm (including a firm trading under a business or trading name and a partnership):
- (i) By signature of each proprietor of the firm.
- (ii) Or in the case of firms having more than five proprietors, by signature of the proprietors authorised to bind the firm in contract. In the case of the later evidence of the authority of those proprietors to bind the firm may be required by the Principal.
- (iii) Any proprietor who is a corporation must sign the Tender in the manner indicated in paragraph above.

Where the Tender is from a:

- (a) person or persons, full given names are to be provided.
- (b) firm or business or trading name full given names of each member of the firm are to be provided.
- (c) Company, the full name and Registered address are to be provided.

Where Tenderer's are lodging their Tender via the eLodgement option on the "Tenders Online" service, there is no requirement to complete the "signature" or "witnessed" blocks on the Tender Form.

Each Tender shall contain the Tenderer's ACN/BN and ABN and an address for service of any notices necessary or required to be or which may be served on or given to the Tenderer in connection with its Tender and any subsequent contract arising out of acceptance of the Tender.

#### 1.4 VALIDITY

Tenders shall remain valid for the period stated in the Annexure. If a Tender is not formal or complete in accordance with these Conditions of Tendering, the tender validity period shall commence from the date on which the Tender is formalised or completed to the satisfaction of the Principal. A Tenderer may withdraw their Tender at any time after the expiration of the tender validity period, but shall not withdraw their Tender prior to the expiration of such period unless such withdrawal is accepted by or on behalf of the Principal.

#### 1.5 INDUSTRY ACCREDITATION

1.5.1 This clause shall prevail where it is stated in the Annexure to the Conditions of Tendering and Contract that the Tender is subject to Industry Accreditation and that the contract shall be a **Panel Period Contract** arrangement:

- a) the Tenderer must be accredited, at the time of tendering, by Contractor Accreditation Limited (CAL); and
- b) the Tenderer's sub-contractors and their sub-contractors must be accredited, at the time of tendering by Contractor Accreditation Limited (CAL);

in an applicable Category or Sub-category, satisfactory to the Principal.

The Tender shall state:

- a) the Tenderer's CAL Registration Number on the Tender Form; and
- b) the CAL Registration Numbers of all applicable sub-contractors on the Schedule of Proposed Sub-contractors.

Any Tenderer not complying with the requirements of this clause may be invalid and set aside.

**1.5.2** This clause shall prevail where it is stated in the Annexure to the Conditions of Tendering and Contract that the Tender is subject to Industry Accreditation and that the contract shall be a **Period Contract** arrangement:

- a) the Tenderer must, at the time of submitting its tender, be accredited by Contractor Accreditation Limited (CAL) to a Rating that is equal to or higher than the six monthly value of their tender ; and
- b) the Tenderer's sub-contractors and their sub-contractors must, at the time the Tenderer submits its tender, be accredited by Contractor Accreditation Limited (CAL) to a Rating that is equal to or higher than the six monthly value of the sub-contract works detailed in the tender;

in an applicable Category or Sub-category, satisfactory to the Principal.

The Tender shall state:

- a) the Tenderer's CAL Registration Number on the Tender Form; and
- b) the CAL Registration Numbers of all applicable sub-contractors on the Schedule of Proposed Sub-contractors.

If, at the time of submitting its Tender, the Tenderer has an existing CAL accreditation in an applicable CAL category or sub-category, but requires an upgrade of the Rating in that category or sub-category in order to tender for the works set out in the RFT, the Tenderer has 14 calendar days from the closing time and date set out in the RFT to:

- a) obtain an upgrade of the rating of that existing CAL accreditation; and
- b) provide written evidence of the upgrade in of the rating to the Agency Project Officer identified in the RFT.

If written evidence from the Tenderer, of the upgrade in CAL accreditation, is not provided to the Agency Project Officer by the time that is 14 calendar days from the closing time and date specified in the RFT (i.e.2:00 pm, 14 calendar days after the closing time and date), the Tender will be deemed non-conforming and will not be admitted for consideration.

For the avoidance of doubt, where the Tenderer intends to obtain an upgrade of the Rating of its existing CAL accreditation, it is still required to submit its Tender by the closing time and date specified in the RFT.

Nothing in this clause allows a Tenderer to obtain CAL accreditation in a new CAL category or sub-category in relation to the works tendered for after the closing date and time.

Any Tender not complying with the requirements of this clause may be invalid and set aside. The Procurement Review Board shall be the sole arbiter of any Tender set aside under the provisions of this clause.

**1.5.3** Contractor Accreditation Limited (CAL) administers the accreditation process. More information on CAL, accreditation details and application forms can be found at the web address [www.accreditation.com.au](http://www.accreditation.com.au) or is available from:

CAL Registrar  
PO Box 125  
PARAP NT 0804  
Telephone: (08) 8947 0211

Facsimile: (08) 8984 4003

## **1.6 TRAINEES ON NT GOVERNMENT CONSTRUCTION AND MAINTENANCE CONTRACTS**

The NT Government is committed to the employment of trainees on its construction and maintenance Contracts.

The Tenderer shall, if awarded the Contract, agree to employ and train a minimum number, as prescribed below, of trainees who are registered in the Northern Territory:



**SCHEDULE OF MINIMUM NUMBER OF APPRENTICES/TRAINEES.**

| VALUE OF CONTRACT (\$000) | TRADE APPRENTICE/TRAINEE | NON-TRADE TRAINEE |
|---------------------------|--------------------------|-------------------|
| 300 – 599                 | 1                        | -                 |
| 600 – 999                 | 2                        | -                 |
| 1000 – 1999               | 3                        | 1                 |
| 2000 – 2999               | 4                        | 1                 |
| 3000 – Plus               | 5                        | 1                 |
| Maximum Requirement       | 5                        | 1                 |

**CONDITIONS.**

1. This requirement applies to head contractors who tender for Northern Territory Government construction and maintenance contracts. The head contractor is solely responsible for ensuring that the specified requirements are met.
2. In complying, head contractors may:
  - directly employ apprentices/trainees;
  - utilise group training scheme apprentices/trainees;
  - utilise nominated sub-contractors apprentices/trainees;
  - utilise sub-contractors apprentices/trainees;
  - utilise any combination of the above.
3. For contract value of \$1 million and above one non-trade trainee may be substituted for a trade apprentice/trainee for the purpose of determining compliance with the Schedule of Minimum Number of Trainees.
4. Contractors must include apprentice/trainee employment details on the schedule of work commitments submitted with their tender. Apprentices/trainees will only be recognised as being compliant for tender purposes if either:
  - a) a signed contract of training for the apprentice/trainee is currently with the New Apprenticeships Centre; or
  - b) the apprentice/trainee details appear on the Data Entry Level Training Agreement (DELTA) database, maintained by the Department of Education and Training.
5. The Contractors level of compliance with this requirement will be taken into consideration when tendering for further Northern Territory Government contracts for a period of twelve months.

Further information on the employment of trainees can be obtained from:

Evaluation and Validation Unit,  
 Department of Education and Training  
 Mitchell Centre  
 Mitchell Street  
 DARWIN NT 0800  
 Telephone: (08) 8901 1316

OR

GPO Box 4821  
 DARWIN NT 0801  
 Facsimile: (08) 8901 1326

**1.7 PROJECT CONTROL**

**OPTIONAL – APPLICABLE IF SPECIFIED IN ANNEXURE**

If it is stated in the Annexure that the Works required under the Contract are to be carried out using Project Control then the provisions of this clause shall apply.

The Tenderer's attention is drawn to the section titled "Project Control" in the Technical Section of this RFT.

The Tenderer is required to submit a Project Control Plan Proposal with the tender. Any tender in which the Project Control Plan Proposal is not provided may be considered as informal and rejected.

### **1.8 ALTERNATIVE TENDERS**

Tenderers may submit alternative tenders where the RFT states that alternative tenders are allowed. Where the RFT specifies that an alternative tender must be accompanied by a conforming tender, a conforming tender must be submitted with the alternative tender.

Alternative Tenders must be clearly identified as an "Alternative Tender".

Tenderers are encouraged to offer options or solutions, which may (for example in a novel or innovative way), contribute to Principal's ability to carry out its business in a more cost-effective manner. These may be related to the outputs; or functional, performance and technical aspects of the requirement.

Where a Tenderer submits an offer which meets the requirements in an alternative and practical manner, it shall include any supplementary material, together with associated prices, which demonstrates in detail that such an alternative will fully achieve and/or exceed all the specified requirements, together with references as to why the additional features may be advantageous.

### **1.9 CHANGE TO THE CONDITIONS OF CONTRACT**

Tenderers may request changes to the Conditions of Contract applicable to this Request for Tender (RFT), or propose alternative Conditions of Contract only if the RFT states that this is allowed.

Where Tenderers request changes to the Conditions of Contract or propose alternative Conditions, they must clearly specify in the Tender Form that changes to the Conditions are being requested or that alternative Conditions are being proposed.

Where Tenderers request changes to the Conditions of Contract or propose alternative Conditions of Contract, they do so at their own risk, as the changes will be deemed to have formed part of their offer and their Tender will be assessed on that basis. If the requested changes or the alternative Conditions included in a Tender are not acceptable to the Principal, the Tender will not be successful.

If the RFT states that the changes to the Conditions of Contract or alternative Conditions are not allowed, then Tenderers may not request changes to the Condition of Contract applicable to this RFT, or propose alternative Conditions of Contract. If a Tenderer does so, their Tender will be deemed non-conforming and will not be considered.

This clause does not allow Tenderers to request changes or propose alternatives to the Conditions of Tendering applicable to this RFT. Any Tenderer who attempts to do so will have their Tender deemed non-conforming and set aside.

Nothing in this clause affects the Principal's right to negotiate with one or more tenderers as provided for in this RFT.

### **1.10 TAXES, DUTIES, FEES, ETC.**

The Tenderer shall make due allowance for any fees, duties, royalties, premiums, costs, charges and the like which will be due and payable to any person or authority under the Contract.

Tenderer shall submit a Tender that includes GST.

### **1.11 PRICING**

All prices shall be stated in Australian dollars. Unless otherwise indicated all rates/prices tendered are to include for labour, materials, transport, freight, overheads, profits and other costs as applicable.

Any Schedule of Prices/Rates, which is included in the RFT shall be completed and lodged with the Tender. Pricing shall be submitted for each item in the Schedule. Any Tender in which the Schedule is not fully completed may be regarded as informal and rejected.

Unless otherwise stated, any quantities given in the Schedule of Rates are not guaranteed as to the amount of work to be undertaken under the Contract, but shall be used for tender assessment purposes only.

### **1.12 PART OFFER AND PART ACCEPTANCE**

Unless otherwise stated in the Annexure, Tenderers shall offer for the whole of the Services.

Where part offers are allowed, the Principal reserves the right to accept a portion or the whole of any Tender at the price or prices tendered unless the Tenderer specifically states to the contrary in its offer.

### 1.13 TENDER ASSESSMENT CRITERIA

Selection of the successful Tenderer will be based on, but not necessary limited to, assessment of Tenders against the following standard Tender Assessment Criteria:

The elements under each standard criterion are offered for the purpose of providing tenderers examples of the types of consideration that may form part of each criterion. These elements as stated under each standard criterion are not to be considered exclusive to any specific tender.

- (i) Past Performance;
  - (a) *Standard of work Product quality*
  - (b) *Project delivery*
  - (c) *Degree of necessary supervision of the Contractor*
  - (d) *Performance history*
  - (e) *Previous disputes and claims*
  - (f) *References (including Contractor Accreditation Limited if applicable)*
  - (g) *Safe and fair workplace record*
  
- (ii) Local Development and Value Adding;
  - (a) *Enhancement of industry and business capability in the Northern Territory*
  - (b) *Improved capacity and quality in supply and service response*
  - (c) *Proposed level of usage of apprentices, trainees and local Indigenous enterprise*
  - (d) *Proposed number of jobs for Territorians.*
  - (e) *Proposed number of jobs for local Indigenous Territorians*
  - (f) *Accredited training programs supported by the Tenderer*
  - (g) *Regional development opportunities*
  - (h) *Northern Territory research and development proposals*
  
- (iii) Timeliness;
  - (a) *Whether the Supplies are available immediately*
  - (b) *Length of supply chain*
  - (c) *Supply chain vulnerability*
  - (d) *Completion time offered*
  
- (iv) Capacity;
  - (a) *Ability to perform services or supply product*
  - (b) *Number and value of Contracts in progress*
  - (c) *CAL accreditation*

- (d) *Legal action pending*
  - (e) *Financial resources*
  - (f) *Financial capacity*
  - (g) *Current credit rating*
- (v) Whole of Life Cost;
- (a) *Operating costs*
  - (b) *Expected life and potential for upgrade*
  - (c) *Support services*
  - (d) *Warranties*
  - (e) *Compatibility with existing equipment*
  - (f) *Reliability*
  - (g) *Any other factors that would impact on costs to the Government*
- (vi) Innovation;
- (a) *New Technology*
  - (b) *Alternative methods*
- (vii) Supply Specific Criteria
- (a) *Supply Specific Criteria are those criteria that are considered relevant to the nature of the Supplies being procured. Supply Specific Criteria could include, but are not limited to, any one or more of the following:- environmental issues or requirements, technical requirements, and specific experience and expertise.*

Tenderers may provide on the Schedule of Tenderer's Information any relevant factors addressing the selection criteria, which may assist the Territory in making an assessment of the Tender.

The Principal reserves the right to apply weightings to each criterion in its total discretion, having regard to requirements contained in the Minister's Procurement Directions.

#### **1.14 DISCLOSURE OF PERCENTAGE WEIGHTINGS**

Disclosure of percentage weightings will apply to all tenders with an estimated value greater than \$50,000.

Tender assessment criterion may include sub-criteria, although percentage weightings shall only be published as a cumulative percentage against the standard tender assessment criterion. If sub-criteria are used and the sub-criteria are to be given relative percentage weightings, the weightings applying to the sub-criteria shall not be disclosed or published.

The clause titled "Tender Assessment Criteria" in the Conditions of Tendering provides examples of the types of consideration that may form part of each criterion if not stated as sub-criteria.

The Principal reserves the right to apply percentage weightings to each criterion in its total discretion, having regard to the required outcomes of the tender.

Tender Assessment Criteria, including Supply Specific Tender Assessment Criteria and Relative Percentage Weightings are detailed in the document titled "Tender Assessment Criteria – Schedule of Percentage Weightings".

### 1.15 PRIVACY NOTICE

The Principal is collecting the information on the Declaration of Business Status form to determine eligibility to contract with the Principal. This is required by Procurement Regulation 6 (7)(h). The Principal usually gives some or all of this information to the Procurement Review Board. Failure to provide the information in full or in part may result in your Tender being not considered in the assessment process.

Your personal information provided in this form can be accessed. If you have any queries, please contact the Officer stated in the Annexure as the contact point.

### 1.16 ADDITIONAL INFORMATION

The Tenderer may be called upon to supply information additional to that provided in their Tender to demonstrate to the satisfaction of the Principal that the Tenderer has the capacity to perform the work specified.

The Tenderer shall within the time specified comply with any such requests. Should the Tenderer fail to submit any or all of the information required, in the time stipulated, their Tender may be treated as informal and rejected.

### 1.17 NOTIFICATION OF ACCEPTANCE

The Principal shall not be bound to accept the lowest or any Tender.

Notice of acceptance of the tender shall be given in the form of an official order or written notice and this order or notice shall constitute a binding contract between the Principal and the successful Tenderer (hereinafter called the "Contractor").

If notice of acceptance has not been given there shall be no agreement between the Principal and the Tenderer and the Tenderer shall not act on any representations or statements made by the Principal or its employees or agents prior to the issue of the notice of acceptance.

### 1.18 CONTRACTOR'S PERFORMANCE REPORT

The Tenderer shall, if awarded the contract, agree to the preparation and use of the Contractor's Performance Report in the manner set out in the Conditions of Contract. A copy of the pro-forma report is available at the point of issue of the RFT.

### 1.19 SPECIFIC SITE CONDITIONS – ROYAL DARWIN HOSPITAL

#### **OPTIONAL – APPLICABLE IF SPECIFIED IN ANNEXURE**

The Tenderer shall inspect the Site of the Works and become familiar with the rules that apply to work at the Royal Darwin Hospital, prior to submitting a Tender.

Inspections are to be made only on the designated day and in conjunction with the Major Projects Manager Engineering Services (MPMES). The designated day is shown in the Annexure.

Attention is drawn to Royal Darwin Hospital Site Rules for Contractors, Subcontractors and Tradespersons Engaged for the Purpose of Undertaking Work within the Royal Darwin Hospital "the Site Rules", copies of which are available from the MPMES.

The successful Tenderer will be required to agree in writing to comply with the Site Rules and to ensure that their employees and sub-contractors undertaking work within the Royal Darwin Hospital are aware of the Site Rules and their application.

Failure of the Tenderer to inspect the site or failure to be familiar with the Site Rules may result in their Tender being declared ineligible for further consideration.

### 1.20 SPECIFIC SITE CONDITIONS – ALICE SPRINGS HOSPITAL

#### **OPTIONAL – APPLICABLE IF SPECIFIED IN ANNEXURE**

The Tenderer shall inspect the Site of the Works and become familiar with the rules that apply to work at the Alice Springs Hospital, prior to submitting a Tender.

Inspections are to be made only on the designated day and in conjunction with the Hospital Maintenance Manager (HMM). The designated day is shown in the Annexure.

## CONDITIONS OF TENDERING

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Attention is drawn to Alice Springs Hospital Site Rules for Contractors, Subcontractors and Tradespersons “the Site Rules” copies of which are available from the HMM.

The successful Tenderer will be required to agree in writing to comply with the Site Rules and to ensure that their employees and sub-contractors undertaking work within the Alice Springs Hospital are aware of the Site Rules and their application.

Failure of the Tenderer to inspect the site or failure to be familiar with the Site Rules may result in their Tender being declared ineligible for further consideration.

### **1.21 SPECIFIC SITE CONDITIONS – GOVE DISTRICT HOSPITAL**

#### **OPTIONAL – APPLICABLE IF SPECIFIED IN ANNEXURE**

The Tenderer shall inspect the Site of the Works and become familiar with the rules that apply to work at the Gove District Hospital, prior to submitting a Tender.

Inspections are to be made only on the designated day and in conjunction with the Hospital Maintenance Manager (HMM). The designated day is shown in the Annexure.

Attention is drawn to Gove District Hospital Site Rules for Contractors, Sub-contractors and Tradespersons “the Site Rules” copies of which are available from the HMM.

The successful Tenderer will be required to agree in writing to comply with the Site Rules and to ensure that their employees and sub-contractors undertaking work within the Gove District Hospital are aware of the Site Rules and their application.

Failure of the Tenderer to inspect the site or failure to be familiar with the Site Rules may result in their Tender being declared ineligible for further consideration.

### **1.22 SPECIFIC SITE CONDITIONS – KATHERINE HOSPITAL**

#### **OPTIONAL – APPLICABLE IF SPECIFIED IN ANNEXURE**

The Tenderer shall inspect the Site of the Works and become familiar with the rules that apply to work at the Katherine Hospital, prior to submitting a Tender.

Inspections are to be made only on the designated day and in conjunction with the Hospital Maintenance Manager (HMM). The designated day is shown in the Annexure.

Attention is drawn to Katherine Hospital Site Rules for Contractors, Sub-contractors and Tradespersons “the Site Rules” copies of which are available from the HMM.

The successful Tenderer will be required to agree in writing to comply with the Site Rules and to ensure that their employees and sub-contractors undertaking work within the Katherine Hospital are aware of the Site Rules and their application.

Failure of the Tenderer to inspect the site or failure to be familiar with the Site Rules may result in their Tender being declared ineligible for further consideration.

### **1.23 SPECIFIC SITE CONDITIONS – TENNANT CREEK HOSPITAL**

#### **OPTIONAL – APPLICABLE IF SPECIFIED IN ANNEXURE**

The Tenderer shall inspect the Site of the Works and become familiar with the rules that apply to work at the Tennant Creek Hospital, prior to submitting a Tender.

Inspections are to be made only on the designated day and in conjunction with the Hospital Maintenance Manager (HMM). The designated day is shown in the Annexure.

Attention is drawn to Tennant Creek Hospital Site Rules for Contractors, Sub-contractors and Tradespersons “the Site Rules” copies of which are available from the HMM.

The successful Tenderer will be required to agree in writing to comply with the Site Rules and to ensure that their employees and sub-contractors undertaking work within the Tennant Creek Hospital are aware of the Site Rules and their application.

Failure of the Tenderer to inspect the site or failure to be familiar with the Site Rules may result in their Tender being declared ineligible for further consideration.

**1.24 SPECIFIC SITE CONDITIONS – ULURU – KATA TJUTA NATIONAL PARK**

**OPTIONAL – APPLICABLE IF SPECIFIED IN ANNEXURE**

The Tenderer shall become familiar with the rules applicable to work at Uluru - Kata Tjuta National Park.

Attention is drawn to the National Parks and Wildlife Conservation Act (and Regulations) and to "Environmental Protection - Uluru - Kata Tjuta National Park" both which are available from:

Parks Australia North  
 GPO Box 1260  
 DARWIN NT 0801  
 Telephone: (08) 8946 4300  
 Attention: Works and Contracts Officer

Facsimile: (08) 8981 3497

**1.25 SPECIFIC SITE CONDITIONS – KAKADU NATIONAL PARK**

**OPTIONAL – APPLICABLE IF SPECIFIED IN ANNEXURE**

The Tenderer shall become familiar with the rules applicable to work at Kakadu National Park.

Attention is drawn to the National Parks and Wildlife Conservation Act (and Regulations) and to "Environmental Protection - Kakadu National Park" both of which are available from:

Parks Australia North  
 GPO Box 1260  
 DARWIN NT 0801  
 Telephone: (08) 8946 4300  
 Attention: Works and Contracts Officer

Facsimile: (08) 8981 3497

**1.26 SPECIFIC SITE CONDITIONS – WORKERS ACCOMMODATION JABIRU**

**OPTIONAL – APPLICABLE IF SPECIFIED IN ANNEXURE**

Tenderers shall become familiar with all rules and regulations issued by the Jabiru Town Council limiting the locations, which can be occupied by construction works.

With respect to accommodation contact the:

Jabiru Town Council  
 PO Box 346  
 JABIRU NT 0886  
 Telephone: (08) 8979 2230

Facsimile: (08) 8979 2488

**1.27 SPECIFIC SITE CONDITIONS – GROOTE EYLANDT**

**OPTIONAL – APPLICABLE IF SPECIFIED IN ANNEXURE**

Tenderers are advised that there are restrictions on carrying out work in this area. It is the Tenderer's responsibility to ascertain from GEMCO details of any conditions, restrictions and requirements in performing work in this area and to allow for the associated costs in the Tender price.

Tenderers are required to submit with their Tender, written confirmation that their price includes for these requirements and that satisfactory credit arrangements, if necessary, have been made with GEMCO for the provision of services etc. Failure to provide this information with the Tender may result in their Tender being declared ineligible for further consideration.

**1.28 SPECIFIC SITE CONDITIONS – WORK ON COMMUNITIES**

**OPTIONAL – APPLICABLE IF SPECIFIED IN ANNEXURE**

Tenderers are advised that every person who is required to enter an Aboriginal Community must obtain a permit to enter and obtain permission from the relevant Community Council. All permissions, permits and charges are the responsibility of the successful Tenderer.

It is the Tenderer's responsibility to ascertain from the relevant Community Council details of any conditions, restrictions, requirements, fees etc applicable to working in that Community.

### **1.29 SPECIFIC SITE CONDITIONS – NT PRISONS**

#### **OPTIONAL – APPLICABLE IF SPECIFIED IN ANNEXURE**

The Tenderer shall become familiar with the rules that apply to work to be carried out in a NT Prison, prior to submitting a Tender.

If so required in the Annexure, inspections of the Site are to be made only at the designated time and date and in conjunction with the Prison Superintendent.

Attention is drawn to the Northern Territory Correctional Services publication titled: "Application To Visit Prison" (the Site Rules) which is available from:

Northern Territory Correctional Services  
Minerals House  
66 The Esplanade  
DARWIN NT 0800  
Telephone: (08) 8999 5457  
Attention: Assistant Commissioner

Facsimile: (08) 8999 5580

The successful Tenderer will be required to agree in writing to comply with the Site Rules and to ensure that their employees and sub-contractors undertaking work within a NT Prison are aware of the Site Rules and their application.

Failure of the Tenderer to inspect the site (if required to do so) or failure to be familiar with the Site Rules may result in their Tender being declared ineligible for further consideration.

### **1.30 SPECIFIC SITE CONDITIONS – AERODROMES**

#### **OPTIONAL – APPLICABLE IF SPECIFIED IN ANNEXURE**

The attention of the Tenderer is particularly drawn to Appendix 1 (Directions Relating to Aerodrome Works) to Chapter 13 of the Civil Aviation Safety Authority document "Rules and Practices for Aerodromes" issued by Air Services Australia.

### **1.31 SPECIFIC SITE CONDITIONS – WORK IN DEFENCE AREAS**

#### **OPTIONAL – APPLICABLE IF SPECIFIED IN ANNEXURE**

Tenderers are advised that there are restrictions on carrying out work in Proclaimed Defence Areas.

Tenderers shall become familiar with the rules and regulations in force at the site as issued by the Commonwealth security authorities.

### **1.32 SPECIAL SECURITY CONDITIONS**

#### **OPTIONAL – APPLICABLE IF SPECIFIED IN ANNEXURE**

Tenderers are advised that there are restrictions on carrying out work in the area.

Tenderers shall become familiar with the rules and regulations in force at the site as issued by the relevant security authority.



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## 2. CONDITIONS OF CONTRACT

### 2.1 NATURE OF CONTRACT

#### 2.1.1 Type of Contract

The type of Contract is stated in the Annexure.

#### 2.1.2 Estimated Quantities

The estimated quantities required are shown in the Schedule of Rates. Although every endeavour has been made to form an accurate estimate of requirements during the period of the Contract, the Principal does not bind itself to take the quantities stated, but reserves the right to order greater or lesser of the quantities according to requirements during that time.

If in the opinion of the Principal, specific requirements of the Agency are outside the scope and intent of the Contract, the Principal shall be free to obtain the requirements or any part of them by other means.

#### 2.1.3 Basis of Payment

The Contractor shall be paid on a Schedule of Rates basis. The sum payable shall, subject to any adjustment made pursuant to the Contract, be the measured quantity of each item of the Services actually carried out at the rate set out in the Schedule of Rates.

#### 2.1.4 Period of Contract

The Contract is a Period Contract. The initial period of the Contract is the period stated in the Annexure. The Contract shall commence in accordance with the nomination in the Annexure, being either a specific date or the Date of Acceptance.

#### 2.1.5 Contract Extension

The Principal has the right to extend the Contract for any further period(s) as stated in the Annexure. There is no obligation on the Principal to extend the contract.

An extension to the Contract is not valid until the Principal gives the Contractor the opportunity to submit revised rates and the Principal agrees to any revised rates and notifies the Contractor in writing that the Contract is extended.

It is the intention that revised rates shall reflect the Contractor's current costs based on relevant cost adjustment indices or other industry factors and shall not provide for increases in profit margin.

#### 2.1.6 Price Adjustment

The basis of price adjustment if any, to the Contract rates shall be as stated in the Annexure.

If the Contract allows a review of the Contract rates during the Contract period the Contractor shall submit a written application for price adjustment in accordance with the provisions of the Contract to the Principal for approval which shall not be unreasonably withheld. The application shall include adequate information to substantiate the adjustment in rates.

Price adjustment shall take effect at either the date allowed for in the Contract or the Contractor's application date, whichever is the latter. There shall be no retrospective adjustment of the Contract rates.

#### 2.1.7 Applicable Law

The Contract shall be governed by and construed in accordance with the laws of the Northern Territory of Australia.

## 2.2 INTERPRETATION OF TERMS

In these General Conditions, unless the context otherwise requires:

**'Agency'** means a department, agency or statutory authority of the Northern Territory of Australia.

**'Completion'** means the Superintendent has determined that the execution of the Works has reached the stage where the Works are complete except for minor omissions and/or minor defects.

**'Contract'** means the document, which constitutes or evidences the final and concluded agreement between the Principal and the Contractor concerning the execution of the Works.

**'Contractor'** means the person who as party to the Contract is bound to execute the Works in accordance with the Contract and includes that person's heirs, executors, administrators and permitted assigns and in the case of a corporate body its successors and permitted assigns. The Contractor is also responsible for coordinating and integrating the work of any sub-contractor engaged under the Contract.

**'Date of Notification of Acceptance'** means the date, which appears on the official order or written notice issued by the Principal accepting the Contractor's Tender.

**'Documents'** means all material stored by any means and produced or used by the Contractor in the course of the Contract including sketches, plans, drawings, specifications, designs, estimates, calculations, reports, models, computer source codes and other articles, equipment, information, files and data.

**'Drawings and Specifications'** includes any drawings and specifications produced by the Contractor for the purposes of the Works.

**'Lump Sum'** means the total sum which will have become payable to the Contractor by the Principal upon completion of the Works.

**'Notification of Acceptance'** means the official order or written notice and any accompanying documentation sent to the Contractor by the Principal advising acceptance of the Contractor's Tender and includes these Conditions of Contract.

**'Official Order'** means an order issued on the Contractor by the Superintendent, whether on paper or by electronic means, which conveys the essential details of a particular work requirement under the Contract and includes any methods of ordering the Works specifically referred to in the Contract.

**'Panel Period Contract'** means Standing Offer arrangements have been entered into with more than one Contractor for the provision of the same Works.

**'Person'** means a natural person, or a corporation, partnership, joint venture, incorporated association, government, local government authority or agency.

**'Principal'** means the Northern Territory of Australia. The Principal for Power and Water Contracts is the Power and Water Corporation.

**'Portion of the Works'** means the Superintendent has directed the Contractor to carry out particular work in accordance with the Contract, such work representing a part of the total Works required under the Contract.

**'Rate'** means the rate per any section or item of the Services as stated in the Contract.

**'Request for Tender'** means the document containing the Conditions of Tendering, the Conditions of Contract, the Annexure, Preliminary Clauses, Technical Specification, Drawings and any other document issued for the purposes of inviting Tenders for the Works.

**'Schedule of Rates'** means any schedule included in the Contract which, in respect of any section or item of work to be carried out, shows the respective unit rate of payment for execution of that work.

**'Standing Offer'** means the Contractor agrees to provide the Works from time to time if and when authorised by the Superintendent by the issue of an Official Order. The Contractor agrees that the Principal is not obliged to order a specific number of, or any, Works during the term of the Contract.

**'sub-contractor'** means a Person who provides goods and services to the Contractor.

**'Works'** means the whole of the work to be executed in accordance with the Contract, including all variations and remedial work provided for by the Contract.

Where two or more persons are named as a party to this Contract, the terms, conditions and warranties of this Contract shall bind all such persons jointly and each of them severally and they shall be jointly and severally entitled to the benefits and rights conferred by this Contract.

Clause headings shall not be used in the interpretation of these Conditions.

Words in the singular include the plural and words in the plural include the singular according to the requirements of the context.

Words importing a gender include every gender.

A reference to persons includes Corporations.

### 2.3 SUPERINTENDENT'S REPRESENTATIVE

The Superintendent for the purposes of the Contract is as defined in the Annexure. For the purpose of exercising some of the powers, duties, discretions and authorities, vested in him on behalf of the Principal,

the Superintendent may from time to time appoint a Representative. The limitations imposed on the Superintendent's Representative will be as laid down in the notice of appointment. The Contractor shall recognise and accept notices from the Superintendent's Representative as if the Superintendent issued such. Any reference to the Superintendent within these conditions shall be deemed to be a reference to the Superintendent's Representative so far as it concerns the exercise of the Superintendent's Representative's powers by virtue of his appointment.

**2.4 DIRECTIONS, NOTICES AND DISPUTES**

The Contractor shall comply with any direction either orally or in writing issued, given or served upon him by the Superintendent. Any direction given orally shall, as soon as practicable after it is given, be confirmed in writing. For the purposes of this clause the work "direction" includes any agreement, approval, authorisation, certificate, decision, demand, determination, direction, explanation, instruction, notice, notification, order, permission, rejection, request or requirement which the Superintendent may make, give or issue pursuant to the provisions of the Contract.

The Contractor shall, in respect of any dispute or difference arising out of the Contract and not later than fourteen (14) days after the dispute or difference arises, submit the matter at issue in writing with detailed particulars of the matter at issue to the Superintendent for decision and the Superintendent shall as soon as practicable thereafter give his decision in writing to the Contractor. Any decision given by the Superintendent pursuant to these Conditions shall be final and binding upon the Contractor.

**2.5 POWER TO DISMISS WORKERS**

The Superintendent may require the instant dismissal from the Works, of any agent, overseer, foreman 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.

**2.6 CONTRACTOR'S LIABILITY**

The Contractor shall be responsible for executing the Works in accordance with these conditions, the drawings and specification.

The Contractor shall be liable for any loss or damage to the Works from any cause whatsoever (except loss or damage caused by any negligent act, omission or default of the Principal or employees or agents of the Principal), and shall at his own cost make good any such loss or damage.

The Contractor shall, unless the Contract otherwise provides, supply at his own cost and expense everything necessary for the proper completion of the Works and the proper performance of his obligations under the Contract.

Unless otherwise specified, the Contractor will be issued with a Building Permit and an Occupancy Permit from a Building Certifier for this project.

Unless otherwise specified, the Contractor is responsible for connection of all water, drainage, sewerage, gas and electricity services and the Contractor shall apply for all relevant permits and pay all associated fees and charges which are levied by the appropriate Authority.

The Contractor shall comply with all provisions of all relevant Acts, Regulations and By-Laws, the Northern Territory Procurement Code, and all requirements of any relevant authority, regulator or standard setting entity (including but not limited to those prescribed in the Workplace Relations Act) as shall be in force in the place affecting or applicable to the Works or the execution of the Works.

**2.6.1 Rates of Wages to be Paid**

Sub clause is only applicable to Power and Water Contracts.

- (a) Subject to subclause 2.6.1(b) the terms and conditions of employment for employees of the Contractor shall be those contained in the Contractor's relevant Federal or State Award/Agreement.
- (b) When employees of the Contractor perform the work as defined in Clause 2.6.1(e) of this Contract they shall be entitled to rates of pay and allowances which in aggregate shall be no less favourable than the current minimum rate that applies to the same or similar classifications of employees engaged under the Power and Water Authority Award. Such aggregation shall include the following: -
  - i) Salary/Wages: At base trade level where applicable
  - ii) Allowances: Applicable Industry, Power Station or other site allowance,

- iii) Locality Allowance, Shift Allowance and other allowances paid to Power and Water employees under the Award.
- (c) **Superannuation/Severance Payments:** The Contractor shall make payments on behalf of the Contractor's employees to superannuation funds and severance funds in accordance with the relevant Federal or State Award/Agreement/Legislation
- (d) **Preservation of Salary/Wage Rates:** Employees of the Contractor shall not have their actual ordinary all purpose hourly rate reduced as a result of the application of Clause 2.6.1(c) of this clause but nor shall any allowance already paid by the contractor be ignored.
- (e) **Definitions:**
  - i) Generation activities shall mean operations and routine maintenance work (other than major overhauls) currently performed by Power and Water employees on the following power station plant which is directly associated with the generation of electricity:
    - Boilers
    - Turbo Generators
    - Unit Auxiliary Plant
    - Chemical Plant
  - ii) Transmission activities shall mean work which is directly associated with the operation and routine maintenance work (other than major overhauls) of substation plant, control systems and associated in house communications and electronics, lines and cables and trimming and removal of trees within minimum approach distances to energised conductors currently performed by Power and Water employees.
  - iii) Distribution activities shall mean work which is directly associated with the operations and routine maintenance (other than major overhauls) of substation plant, overhead mains, underground cabling and jointing, pole inspection and street lighting, customer emergency services (eg loss of supply, voltage complaints) and trimming and removal of trees within minimum approach distances to energised conductors currently performed by Power and Water employees.

## 2.7 CONTRACTOR'S REPRESENTATIVE

The Contractor shall personally superintend the execution of the Works or have a competent representative acceptable to the Superintendent present on the site at all times where the work is being carried out.

The Contractor or his representative shall be equipped with a mobile telephone or employ a suitable communications system acceptable to the Superintendent.

The Contractor shall notify the Superintendent in writing of the name of his representative and prior to any subsequent change of his representative shall obtain the approval of the Superintendent.

Any direction given to the Contractor's representative shall be deemed to be a direction issued to or served upon the Contractor.

Matters within the knowledge of the Contractor's representative shall be deemed to be within the knowledge of the Contractor.

The Contractor or his representative shall have sufficient command of the English language and of Australian building and technical terminology to be able to read, converse and receive instructions in English.

## 2.8 INDUSTRY ACCREDITATION AND STANDARDS

Where applicable, the Contractor shall:

- (a) if the Contract is a Period Contract only, maintain the currency of their accreditation with Contractor Accreditation Limited during the life of the Contract; and
- (b) if the Contract is designated as a Panel Period Contract, hold accreditation with Contractor Accreditation Limited at a Rating that is equivalent to or greater than the value of the Order issued by the Ordering Officer, as Orders are issued during the period of the Contract.
- (c) comply with all industry standards on:
  - (i) training

- (ii) engagement and supervision of subcontractors;
- (iii) compliance measures;
- (iv) penalties; and
- (v) termination arrangements.

Options for review/extension to period contracts will not be offered unless the Contractor has current accreditation.

## 2.9 LOCAL CONTRACTORS AND SUPPLIERS

The Contractor shall, except in those cases where the Contractor can reasonably demonstrate to the Principal that it is impractical for commercial, technical or other reasons so to do:

- (a) use labour available within the Northern Territory; and
- (b) use the services located and obtain supplies/materials available within the Northern Territory.

The Contractor shall, when requested by the Principal, submit a written report concerning the compliance with the provisions of this clause.

## 2.10 CONFIDENTIALITY

Information collected under this Contract remains the property of the Principal. The Contractor or its employees, agents, directors, partners, shareholders or consultants shall not disclose to any person, and information or documentation relating to the Principal of the affairs of others which may have come to its or their knowledge as a result of the Contract or performance of the Works and shall take all necessary precautions to prevent unauthorised access to such information or documentation. The Contractor shall not divulge any information regarding the nature of progress of the Works or give any publicity concerning the Works except with the written consent of the Principal.

## 2.11 STORAGE OF CONTRACTOR'S MATERIAL

The Contractor's materials and plant shall only be stored in the location approved by the Superintendent.

If no storage facilities are available, it shall be the responsibility of the Contractor to provide storage facilities.

All care shall be taken to avoid inconvenience to persons occupying and visiting the site of the Works.

## 2.12 INDEMNITIES

The Contractor shall keep the Principal and employees or agents of the Principal indemnified against any legal liability, loss, claim, action or proceeding for personal injury to, or death of any person or for damage to any property arising from the carrying out of the Works (except loss or damage caused by any negligent act, omission or default of the Principal or employees or agents of the Principal) and from any costs and expense that may be incurred in connection with any such loss, claim, action or proceeding.

The Contractor shall indemnify the Principal at all times against any compensation paid or any action, claim, demand or expense arising from or incurred by reason of the existence of any patent, design, trademark or copyright or other protected right in respect of any machine, plant, work material or thing, system or method of using, fixing, working or arrangement, used or fixed or supplied by the Contractor in connection with the carrying out of the Works.

## 2.13 INSURANCES

### 2.13.1 Workers Compensation Insurance

For the purpose of this clause "worker" shall have the definition it is given in the *Work Health Act (1986)* as amended.

The Contractor shall maintain for the duration of the Contract appropriate Workers Compensation insurance cover for all workers employed by the Contractor. This cover shall comply with the *Work Health Act* of the Northern Territory and policies shall be purchased from Northern Territory approved insurers.

The following information shall be provided with all tenders and as requested during the currency of the Contract:

- (a) for Contractors employing workers

## CONDITIONS OF CONTRACT

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- (i) workers compensation policy number;
  - (ii) name of insurer; and
  - (iii) date of expiry.
- (b) for Contractors not employing workers
- (i) written advice that they are not employing nor intending to employ workers during the currency of the Contract.

The Contractor shall ensure that all sub-contractors who employ workers have Workers Compensation insurance cover in accordance with the *Work Health Act (1986)* as amended.

The Contractor shall ensure that all persons employed under labour hire agreements, whether by the Contractor or through a Labour Hire Firm, are appropriately covered by Workers Compensation insurance.

Self-employed Contractors should ensure that they have adequate insurance coverage in place.

The Contractor shall be responsible for ensuring that all sub-contractors have appropriate insurance policies, and, upon request, shall provide to the Principal copies of all Certificates of Currency, including those of any sub-contractors (including self-employed contractors and persons employed under Labour Hire Agreements).

### 2.13.2 Public Liability Insurance

Before commencing work under the Contract, the Contractor shall take out, and shall maintain during the currency of the Contract, a Public Liability policy of insurance to cover its liabilities to third parties, including the liabilities as set out in the first paragraph of clause titled "Indemnities".

The Policy shall:

- (a) note the Principal for its respective rights and interests;
- (b) include a cross-liability clause in which the insurer accepts the term "insured" as applying to each of the persons covered by the insurance as if a separate policy of insurance had been issued to each of them; and
- (c) be for an amount of not less than the sum stated in the Annexure, for any one occurrence.

The effecting of insurance shall not limit the liabilities or obligations of the Contractor under other provisions of the Contract.

The Contractor shall ensure that all sub-contractors take out Public Liability Insurance that meets the requirements of this clause.

### 2.13.3 Lodgement of Certificates of Currency

The Contractor shall, if so requested, provide the Principal with copies of Certificates of Currency and summaries of key provisions for all insurance policies required.

## 2.14 PROGRESS PAYMENTS

For the purposes of this clause, "Tax Invoice" has the meaning given in *A New Tax System (Goods and Services Tax) Act*.

The Contractor shall submit to the Superintendent a Tax Invoice at the completion of each portion of the Works, or on a monthly basis or as otherwise determined by the Superintendent, showing the value of the work carried out in performance of the Contract. The Contractor's Tax Invoice shall include details of any Adjustments under clause titled Goods and Services Tax of the Conditions of Contract and an explanation as to how such Adjustments were calculated.

Principal shall make payments within thirty (30) days of receipt of claims that are correct and in order for payment.

The Contractor shall provide any further details in regards to the Works upon request by the Superintendent.

In certain circumstances the Superintendent may, within a reasonable time, determine the value of work so carried out and authorise payment to the Contractor. The amount of the payment will be the value of work carried out as determined by the Superintendent, less:

- (a) any payments already made in respect of the work; and
- (b) any other amount that the Principal may be entitled to deduct.

Within 30 days after the completion of the Contract, the Contractor shall submit to the Superintendent a final statement, so endorsed, setting out all outstanding claims against the Principal, whether under the Contract, or not. If the Contractor fails to submit a final statement within 30 days after he has been directed to do so by the Superintendent, the Superintendent shall assess the value of all outstanding claims and the Contractor shall not be entitled to make any claims whatsoever on the Principal thereafter.

The payment of monies pursuant to this clause shall not be taken as evidence against or as an admission by the Principal that any work has been executed in accordance with the Contract or the value thereof, but shall be taken to be payment on account only.

Failure by the Principal to pay the amount by the due date:

- (a) will not be grounds to vitiate or avoid the contract; and
- (b) will entitle the Contractor to make a claim for interest penalties on the late payment.

Interest penalties must be claimed within ninety (90) days of the date the late payment was made by the Principal and the claim must be in the form of a tax invoice. Interest penalties are to be calculated daily, for the period after the due date until the date payment is made by the Principal, at the ninety (90) day bank bill rate published on 1 June each year. Where an interest penalty period spans 1 June, the rate shall be the rate published in the year the original invoice was issued.

The Principal will not be liable for interest penalties on any payments in respect of interest penalties.

## **2.15 WORKING HOURS**

The customary working hours and ordinary working days shall be those for day workers as stated in the Building and Construction Industry (NT) Award (or Electrical Engineering and Contracting Industries (NT) Award for Power and Water) or other relevant awards and no work will be performed outside of customary working hours or on other than ordinary working days without the prior approval of the Superintendent.

The working hours and working days of the Principal's supervisory personnel shall be 8.00 am to 4.30 pm Monday to Friday excluding a day that is a public holiday in the Northern Territory. The Contractor shall provide at least 48 hours written prior notice to the Superintendent of the intention to work outside the working hours and working days of the Principal's supervisory personnel.

Notwithstanding the preceding paragraphs, the Contractor may carry out work outside the customary working hours or ordinary working days without the prior approval of the Superintendent, where it is necessary in the interests of safety of the Works or where the work is required to protect life or property. In such circumstances the Contractor shall inform the Superintendent in writing of the circumstances as early as possible.

## **2.16 TRAINEES ON NT GOVERNMENT CONSTRUCTION AND MAINTENANCE CONTRACTS**

Where applicable, the Contractor shall comply with the provisions of the NT Government Construction and Maintenance Contracts Policy and Procedures: Employment of Apprentices/Trainees.

## **2.17 OBVIOUS WORK**

The Contractor shall carry out all work, which obviously forms part of the Contract even though not specifically listed or detailed on the technical sections or drawings.

## **2.18 ACCESS TO WORKS AND MATERIAL**

The Superintendent or any other persons 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 Works where materials may be in preparation or stored for the purpose of the Contract.

The Contractor if so required by the Superintendent shall give the Superintendent all particulars as to the mode and place of manufacture of any of the materials proposed to be used in connection with the Contract and shall facilitate inspection of the materials.

## **2.19 MATERIALS AND WORKMANSHIP**

All material used in the Works and the standards of workmanship shall conform with the provisions of the Contract. In the absence of such provisions that material or standard of workmanship shall be of a kind that is suitable for its purpose and is consistent with the nature and character of the Works. Any material not

otherwise specified shall be new and, where applicable material and workmanship shall be in accordance with the relevant standard of Standards Australia. If the Superintendent is of the opinion that any material or the work, whether fixed or not, is unsatisfactory he may direct its replacement, removal or correction at the Contractor's expense.

## **2.20 PROPRIETARY ITEMS**

Items are specified as being a particular maker's brand, trade name or catalogue number.

Unless specifically stated to the contrary, it is not intended to give any preference to the manufacturer or brand mentioned wherever a proprietary item is specified. If the Contractor proposes to use a substitute proprietary item, he must provide full particulars of the item he proposes to use to the Superintendent for approval and the Superintendent shall decide whether or not the proposed substitute may be used.

## **2.21 BY-LAWS FEES AND NOTICES**

Unless otherwise specified the Contractor is responsible for connection of all water, drainage, sewerage, gas and electricity services and he shall apply for all relevant permits and pay all associated fees and/or charges which are levied by the appropriate Authority.

## **2.22 SAFE WORK PRACTICES**

Further to the Conditions of Contract, in particular clause titled "Contractors Liability" the Contractor shall ensure that his employees, agents or sub-contractors or their employees or agents comply with the requirements of the *Work Health Act*, the *Dangerous Goods Act*, Australian Standards and the requirements of Power and Water and NT Gas Pty Ltd in so far as they are applicable to the execution of the Works.

The Contractor shall make himself aware of all potential hazards and of all safety requirements relating to the Works.

### **2.22.1 Work in the Vicinity of Power and Water Assets**

Prior to commencing work in the vicinity of any sewerage system, high voltage cable or power line or other high voltage structure, the Contractor shall contact Power and Water Authority and obtain and become cognisant with written guidelines or procedures setting out safe practices for working in or adjacent such hazardous areas.

Whilst working in the vicinity of sewerage systems, high voltage cables or power lines or other high voltage structures the Contractor shall follow all directions and instructions issued by Power and Water.

### **2.22.2 Work in the Vicinity of Natural Gas Pipelines**

In accordance with the *Energy Pipelines Act*, the Contractor shall obtain the written approval of NT Gas Pty Ltd before commencing any of the following activities in the vicinity of high-pressure natural gas pipelines:

- (a) Any activities within the pipeline right-of-way, which involve construction of any kind including:
  - (i) excavation for drains, pipelines or sewers,
  - (ii) excavation for buried utilities or services,
  - (iii) construction or maintenance of roads or tracks,
  - (iv) boring of holes for fence posts or installation of power/telephone poles,
  - (v) any survey or exploration work involving excavation, explosives or vibration.
- (b) Any nearby construction activities that are likely to affect the right-of-way, such as re-routing surface water flows, construction of high voltage lines, or erection of large metal structures.
- (c) Any passage of heavy vehicles and equipment over the pipeline other than on public roads.

Whilst working in the vicinity of natural gas pipelines the Contractor shall follow all directions and instructions issued by NT Gas Pty Ltd.

### **2.22.3 Asbestos**

Where the Contractor removes, repairs and/or renovates of products containing asbestos, it must do so in accordance with the National Code of Practice for the Safe Removal of Asbestos, 2<sup>nd</sup> Edition [NOHSC:2002(2005)] and NT WorkSafe Information Bulletins published by NT WorkSafe, the administrative and regulatory arm of NT Work Health Authority.



In accordance with the *Work Health Act*, the Contractor shall obtain necessary approvals before commencing any work on or with products that contain asbestos; evidence of approval shall be presented to the Superintendent before commencing work.

#### **2.22.4 Fire Precautions**

The Contractor shall take all necessary precautions to ensure that no fire hazard is created through the carrying out of the Works.

#### **2.22.5 Scaffolding and Excavation**

All scaffolding and excavation must conform to the *Work Health Act* and Regulations. The Contractor is to provide all ladders and scaffolding necessary to carry out the Works.

#### **2.22.6 Disabled Access**

Where there is likelihood that the Works may cause a danger or inconvenience to the disabled, the Contractor shall seek advice from the Department of Health and Community Services Disability Care Coordinator for the area. The Contractor may be required to advertise in relevant newspapers or on community radio programs giving forewarning of the Works.

### **2.23 PRECAUTIONS IN CARRYING OUT WORKS**

The Contractor and sub-contractors shall comply with all requirements under Acts, regulations, by-laws, orders and rules and other special requirements of proper Authorities concerning storage, transport and use of materials, plant, equipment; work processes and safety precautions.

The Contractor and sub-contractors shall observe all rules and regulations in force in the area where the Works are to be carried out.

Where any current Australian standard published by Standards Australia is appropriate to storage, transport and use of materials, plant, equipment, to work processes or to safety precautions, the provisions of such standard shall be observed except if it conflicts with any statutory or special requirements of proper Authority in which case the latter shall apply.

In the absence of any such statutory or special requirements or relevant Australian Standard, the Contractor and all sub-contractors shall ensure that suitable procedures are observed and all proper care is taken.

### **2.24 DAMAGE TO SERVICES**

The Contractor shall contact the officer-in-charge of the area, or his representative, before work commences and in company with the Superintendent check with them the location of all services.

The Contractor shall immediately notify the Superintendent and the officer-in-charge of the area, in the event of damage to any water, gas, steam, compressed air, electric, drainage, sewerage, telephone, fire alarm, control cable or other services in the area.

The Contractor shall render any assistance required in connection with any such incident, but otherwise work in that vicinity shall be stopped immediately and not recommenced until instructions are received from the Superintendent.

Where the service is indicated on the drawing and/or in the Specification, or is evident on the site, or has been pointed out by the officer-in-charge of the area or by the Superintendent or by a representative of either, the Contractor shall be liable for the cost of any necessary repairs.

Where the Contractor encounters any services, details of which are not given in the drawings and/or specification and which are not evident on the site or which have not been pointed out to him, and has carried out his operation with reasonable care, the cost of reinstatement, diversion or other associated work may be paid as an extra to the Contract.

### **2.25 CARE OF WORK AND CLEANING UP**

The Contractor shall keep the Works clean and tidy as they proceed and regularly remove from site rubbish and surplus material arising from the execution of the Works. On completion of the Works the Contractor shall clear away and remove from the site all constructional plant, surplus materials, rubbish and temporary works of every kind and shall leave the site of the Works, existing structures and areas adjacent thereto in as good a state of repair as they were in when he commenced the Works excluding for wear and tear.

## **2.26 PROTECTION AND PROVISION FOR TRAFFIC**

The Contractor shall provide all necessary lights, barriers, flags and the like to ensure the safety of all persons, vehicles and animals.

## **2.27 PROTECTION FOR OCCUPANTS**

Where work is carried out in occupied or partially occupied premises the Contractor shall arrange the execution of the Works to minimise nuisance to the occupants. The occupants are to be protected against fumes, dust, dirt, noise or other nuisance.

## **2.28 PROTECTION OF PROPERTY**

The Contractor shall take all necessary precautionary measures to protect all property against loss, theft or damage resulting from the activities of the Contractor, sub-contractors and agents.

## **2.29 PROTECTION OF EQUIPMENT**

All equipment, whether supplied under the Contract or existing at the site and surroundings, likely to be damaged or affected by ingress or deposit of foreign matter resulting from the Contractor's operations or those of sub-contractors or agents shall be properly protected by the Contractor. If necessary protected equipment shall be able to function.

## **2.30 STRONG WIND PRECAUTIONS**

The Contractor shall ensure that unfinished work, equipment, sheds, hoardings, materials and any other movable items on the site, are protected, stored, or secured to the extent necessary to ensure that in strong wind conditions they will not be a danger to persons or property because of collapse, movement or any other cause.

## **2.31 CUSTODY OF KEYS**

The Contractor will be provided with keys for the purposes of accessing Power and Water assets.

The Contractor must not label the keys with the name of the asset or make duplicate keys and shall take all care to prevent theft or loss of the keys.

All keys issued to the Contractor shall be returned at the completion of the contract. Failure to return keys within seven (7) days of the contract completion date will incur a fee of \$100.00 per key.

The cost of replacing lost or stolen keys shall be at the Contractor's expense and if the Superintendent so determines shall include the cost of replacing or re-keying master locks.

## **2.32 VARIATIONS**

The Superintendent may direct a variation to the Works and such direction shall not invalidate the Contract. The variation shall be valued by mutual agreement between the Contractor and the Superintendent or failing agreement by the Superintendent and the Contract price increased or decreased accordingly.

## **2.33 CONTRACTOR'S PERFORMANCE REPORT**

The Contractor agrees that upon completion of the Works or the termination of the Contract:

- (a) the Superintendent will prepare a Contractor's Performance Report (the Report) in the form referred to in the Conditions of Tendering;
- (b) the Superintendent shall liaise with the Contractor in completing the Report although the Superintendent reserves the ultimate right to complete the Report (other than the contractor's comments); and
- (c) the Principal will release the Report to Contractor Accreditation Limited and be entitled to release the report to any other department of the Commonwealth or any State or Territory.

The Contractor agrees that neither the Contractor nor any other person shall have any claim against the Principal or employees or agents of the Principal under any circumstances as a result of the preparation and use of the Report.

**2.34 DEFECTS LIABILITY PERIOD**

Upon Certification by the Superintendent that the Works have been satisfactorily completed, the Defects Liability Period, if any, shall commence. The Contractor shall maintain the Works for the Defects Liability Period stated in the Annexure and shall make good at his own expense all defective workmanship or materials and all damage, loss or injury to the Works occasioned by faulty workmanship. If the Contractor fails to make good any defects within a reasonable time or within the time stipulated in a direction given by the Superintendent, the Superintendent may, by notice in writing, take action to complete those defects outstanding at the Contractor's expense.

**2.35 ASSIGNMENT**

The Contractor shall not assign the Contract, mortgage, charge or encumber any of the monies payable under the Contract or any other benefit whatsoever arising under the Contract without consent of the Principal. Such consent shall not be unreasonably withheld.

**2.36 SUB-CONTRACTING**

Should the Contractor desire to sublet any part or parts of the Works he shall submit to the Superintendent the names of his proposed sub-contractors the nature of the work that it is intended they undertake, their CAL Registration Number (if applicable) and seek the written approval of the Superintendent in respect of them. No sub-contractor shall be employed in connection with the Works unless such approval is first obtained. Such consent shall not be unreasonably withheld.

If Contractor Accreditation is applicable to work to be sub-contracted under the Contract the Contractor shall ensure that all sub-contractors and their sub-contractors for any part of the Works valued at over \$50,000 are accredited by Contractor Accreditation Limited to an appropriate Category, Sub-Category and Rating.

Any sub-contract shall be in writing and contain the provision that progress payments to the sub-contractor shall be made within 14 days after the Contractor has received payment from the Principal.

**2.37 SERVICE OF DOCUMENTS**

Any notice in writing by the Superintendent shall, when posted in a prepaid envelope addressed to the Contractor at his usual or last known address, be deemed to have been duly received at the time at which the ordinary course of post would have reached that address.

**2.38 DEFAULT OR BANKRUPTCY**

If the Contractor fails to carry on the Works at a rate of progress satisfactory to the Superintendent, or neglects or omits to carry out any instruction of the Superintendent in respect of the Works or fails to complete the whole of the Works within the period specified for completion or such extended time as the Superintendent may approve, or intimates that he is unwilling or unable to complete the Works, or becomes insolvent or bankrupt, or being a company goes into liquidation, the Superintendent may, by notice in writing either:

- (a) cancel the Contract whereupon all sums of money which may remain in the hands of the Principal together with all materials on or about the site which are the property of the Contractor and have been provided by him for the purpose of carrying out the Works may be forfeited to the Principal and on being so forfeited shall become vested in or become payable to the Principal; or
- (b) 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 part of them may be, and complete the same by any other means he so decides. The Principal may take possession of and permit other persons to use any materials, plant or other things on or about the site of the Works that are the property of the Contractor and are deemed to be requisite and necessary for the purpose of any such completion.

**2.39 TERMINATION OF THE CONTRACT**

The Contractor may, by giving sixty (60) days written notice to the Superintendent, voluntarily terminate his obligations under the Contract.

The Principal may terminate the Contract by giving sixty (60) days written notice to the Contractor.

Termination of the Contract under this clause shall not relieve the Principal or the Contractor of their respective rights and obligations under the Contract up to and including the date of any such termination.

## 2.40 RIGHTS OF PRINCIPAL TO RECOVER MONIES

Without limiting the Principal's rights under any other provision in the Contract should the Superintendent take action pursuant to clause Defects Liability Period and/or Default or Bankruptcy sub-clause (b) or any other clause in this Contract then all losses, costs, charges, outgoings and expenses incurred or sustained by the Principal in completing the Works or rectifying any breach of the Contractor under this Contract will be deemed to be a liquidated debt due to the Principal by the Contractor and will be deducted and set off from any monies that may then or may thereafter become due to the Contractor whether under this Contract or any other Contract whatsoever between the Principal and the Contractor and if the monies are less than the amounts so deductible then the amount of the deficiency shall be a liquidated debt due by the Contractor to the Principal.

Without prejudice to any other rights available to the Principal to recover such a liquidated debt the Principal may demand payment for and recover such liquidated debt against any bank guarantee, guarantee or other security that the Contractor may have given to or in favour of the Principal pursuant to this Contract or any other Contract whatsoever between the Contractor and the Principal.

## 2.41 GOODS AND SERVICES TAX

For the purposes of this Clause unless the context otherwise requires:

- 'GST'** means any tax imposed on Supply by or through the *New Tax System (Goods and Services Tax) Act 1999 ("the Act")* and any related *Tax Imposition Act* and **"New Tax System Changes"** has the meaning it bears in the *New Tax System (Trade Practices Amendment) Act 1999 ("the TPA")*. Where any other term is used in this clause which is defined in the Act or the TPA it shall have the meaning which it bears in the Act, or (if the term is not defined in the Act) then the meaning which it bears in the TPA;
- 'GST Rate'** means the percentage amount of GST payable determined under section 9-70 of the Act as amended from time to time;
- 'Input Tax Credit'** has the meaning it bears in the Act;
- 'Recipient'** have the meaning they bear in the Act, and, in addition for the purposes of this contract shall also be read as follows:
- 'Supplier' and 'Supply'** **"Supplier"** shall also mean Contractor;  
**"Recipient"** shall also mean Principal;  
**"Supply"** shall also mean the Works.
- 'Adjustment'** means each form of adjustment to consideration provided for in this clause.

The parties acknowledge that the consideration under this Contract is inclusive of GST, where GST is calculated using the GST rate at the time of forming this Contract.

The Supplier shall provide the Recipient with a tax invoice and/or adjustment notes in relation to the supply prior to an amount being paid by the Recipient under this Contract, and shall do all things reasonably necessary to assist the Recipient to enable it to claim and obtain any Input Tax Credit available to it in respect of a Supply.

Where the GST rate is changed after the date of formation of this Contract the consideration under this Contract will be increased or decreased so that the consideration remains inclusive of GST, with GST calculated using the new GST Rate from the date of the change of the GST Rate that applies at the date of formation of this Contract.

## 2.42 PRIVACY

For the purposes of this Clause unless the context otherwise requires:

- 'Act'** means the *Information Act (NT)*;
- 'Privacy Laws'** means the Act; and the Information Privacy Principles set out in the Act or any "code of practice" approved under the Act that applies to any of the parties to this Contract.
- 'Personal Information'** means all information about a person that is "personal information" as defined in the Act, which is collected and/or handled by any of the parties in connection with this

Contract.

The Contractor agrees to deal with all Personal Information in a manner, which is consistent with the Privacy Laws and any other relevant privacy legislation, as if the Contractor were a public sector organisation.

The Contractor is to collect, use, disclose or otherwise deal with Personal Information only for the purposes of fulfilling its obligations under this Contract.

The Contractor is not to disclose Personal Information without the written authority of the Principal, and in any event disclosure is to be in accordance with the Privacy Laws. The Contractor is to immediately notify the Principal where it becomes aware that a disclosure of Personal Information may be required by law.

The Contractor is to ensure that any employees, agents or subcontractors, and any other person who may have access to Personal Information held by the Contractor, are aware of the obligations of the Contractor under this Contract and undertake to not collect, access, use, disclose or otherwise deal with Personal Information except in performing their duties of employment and in accordance with this Contract.

The Contractor is to take all reasonable measures to ensure that Personal Information is protected from misuse and loss and from unauthorised access, modification, disclosure or other misuse and that only personnel necessary to fulfil the obligations under this Contract have access to the Personal Information.

The Contractor is to develop, and obtain the written approval of the Principal:

- (a) policies for the management of personal information; and
- (b) complaint handling procedures.

Each party is to immediately notify the other when a complaint is received. The Contractor acknowledges that individuals have the right to request access to, or correction of, the Personal Information held about them.

The Contractor must not transfer Personal Information outside the Northern Territory without the prior approval of the Principal. The Contractor, in respect to Personal Information, is to immediately notify the Principal where the Contractor becomes aware of a breach of this clause or the Privacy Laws.

The Contractor indemnifies the Principal in respect of any liability, loss or expense incurred arising out of or in connection with a breach of the obligations of the Contractor under this Contract.

When this Contract expires or is terminated, the Contractor must, at the Principal's discretion:

- (a) either return to the Principal all records containing Personal information;
- (b) retain any material containing Personal Information in a secure manner as approved by the Principal;  
or
- (c) destroy or delete any Personal Information.

This sub-clause will survive the expiration or termination of this Contract.