

AS 4000—1997  
(Incorporating Amendment Nos. 1, 2 & 3)

Australian Standard™

**General conditions of contract**

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Association of Consulting Engineers Australia  
Australasian Railways Association  
Australian Chamber of Commerce and Industry  
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Master Builders Australia  
National Construction Council / MTIA  
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# **AS 4000 — 1997**

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## **General conditions of contract**

Incorporating:  
Amdt 1—1999  
Amdt 2—2000  
Amdt 3—2005

## Preface

This Standard was prepared by the Joint Standards Australia/Standards New Zealand Committee OB/3, General Conditions of Contract.

*This Standard incorporates Amendment 1 (August 1999), Amendment 2 (October 2000), and Amendment 3 (March 2005). The changes required by the Amendments are indicated in the text by a marginal bar and amendment number against the clause, note, table, figure, or part thereof affected.*

This Standard is the result of a consensus among Australian and New Zealand representatives on the Joint Committee to produce it as an Australian Standard.

Subclauses 8.6 and 29.2 (prefixed by an asterisk) are optional, and may be omitted in the Contract, where necessary, without making consequential amendments but such omission should be clearly shown on the face of the document by striking out these subclauses or indicating clearly in clause 1 of Annexure Part B or elsewhere that they are *not to apply*. See paragraph (i) of clause 1 on page 5 for the effect of stating deletions in Annexure Part B.

### **Warning**

**Users of this Australian Standard are warned that clause 15 (Damage to persons and property other than work under the Contract ('WUC')) does not limit the liability of parties for special, indirect or consequential losses.**

**This unlimited liability applies notwithstanding any limitations or exclusions permitted under insurance clauses 16 (Insurance of the Works) and 17 (Public liability insurance).**

**Parties wishing to limit their liability should seek insurance and legal advice before entering a contract under this Standard.**

**Legislation has come into force in some jurisdictions dealing with security of payments. Parties intending to use this Standard should seek expert advice as to their rights and obligations under such legislation.**

## Contents

<b>Clause</b>	<b>Title</b>	<b>Page</b>
1	Interpretation and construction of Contract	1
2	Nature of Contract	5
3	Provisional sums	6
4	Separable portions	7
5	Security	7
6	Evidence of Contract	8
7	Service of notices	9
8	Contract documents	9
9	Assignment and subcontracting	10
10	Intellectual property rights	11
11	Legislative requirements	12
12	Protection of people and property	12
13	Urgent protection	13
14	Care of the work and reinstatement of damage	13
15	Damage to persons and property other than WUC	14
16	Insurance of the Works	15
17	Public liability insurance	16
18	Insurance of employees	17
19	Inspection and provisions of insurance policies	17
20	Superintendent	18
21	Superintendent's Representative	19
22	Contractor's representative	19
23	Contractor's employees and subcontractors	19
24	Site	20
25	Latent conditions	21
26	Setting out the Works	21
27	Cleaning up	22

---

<b>Clause</b>	<b>Title</b>	<b>Page</b>
28	Materials, labour and construction plant	23
29	Quality	23
30	Examination and testing	24
31	Working hours	25
32	Programming	25
33	Suspension	26
34	Time and progress	27
35	Defects liability	29
36	Variations	29
37	Payment	30
38	Payment of workers and subcontractors	32
39	Default or insolvency	33
40	Termination by frustration	37
41	Notification of claims	37
42	Dispute resolution	38
43	Waiver of conditions	39
	Annexure Part A	41
	Annexure Part B	50
	Annexure Part C	51
	Index	53

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## 1 Interpretation and construction of Contract

In the *Contract*, except where the context otherwise requires:

- Item** means an *Item* in Annexure Part A;
- bill of quantities** means a document named therein as a bill of quantities issued to tenderers by or on behalf of the *Principal*, stating estimated quantities of *work* to be carried out;
- certificate of practical completion** has the meaning in subclause 34.6;
- compensable cause** means:
- a) any act, default or omission of the *Superintendent*, the *Principal* or its consultants, agents or other contractors (not being employed by the *Contractor*); or
  - b) those listed in *Item 26*;
- construction program** has the meaning in clause 32;
- construction plant** means appliances and things used in the carrying out of *WUC* but not forming part of *the Works*;
- Contract** has the meaning in clause 6;
- contract sum** means:
- a) where the *Principal* accepted a lump sum, the lump sum;
  - b) where the *Principal* accepted rates, the sum of the products ascertained by multiplying the rates by the corresponding quantities in the priced *bill of quantities* or *schedule of rates*; or
  - c) where the *Principal* accepted a lump sum and rates, the aggregate of the sums referred to in paragraphs (a) and (b),
- including *provisional sums* but excluding any additions or deductions which may be required to be made under the *Contract*;
- Contractor** means the person bound to carry out and complete *WUC*;
- date of acceptance of tender** means the date which appears on the written notice of acceptance of the tender;
- date for practical completion** means:
- a) where *Item 7(a)* provides a date for *practical completion*, the date;
  - b) where *Item 7(b)* provides a period of time for *practical completion*, the last day of the period,
- but if any *EOT* for *practical completion* is directed by the *Superintendent* or allowed in any arbitration or litigation, it means the date resulting therefrom;