



CROWN SOLICITOR OF TASMANIA
BUILDING AND CONSTRUCTION TEMPLATE
HISTORY: VERSION 2024-03

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BUILDING AND CONSTRUCTION TEMPLATE HISTORY: VERSION 2024-03

1 About this document

This document logs changes to the suite of building and construction template documents issued by the Office of the Crown Solicitor (OCS).

This document also logs changes to the Building and Construction Template Guide issued by OCS. (The guide explains how to draft building and construction documents using the templates).

In relation to the following ancillary documents, this document includes a ‘version history’ (but not an ‘amendment history’):

- this document;
- Building and Construction Clause Bank;
- Building and Construction Template Overview.

If you have any queries about this document, please contact OCS.

2 Template names, filenames and version numbers

Each building and construction template within the suite has been allocated:

- a short name; and
- an OCS filename (which includes a version number).

Each time a template is updated by OCS, OCS will create a new version of the template. The updated template will be given a new file name. The short name for the template will remain unchanged.

Generally, the new filename for an updated template will be the same as the previous template filename *except for the last six digits*. The last six digits of a filename are the version number for the template – for example '2023-01'. The first four numbers are the calendar year in which the template was created (or modified). The last two numbers allow for the differentiation of template versions created (or modified) in the same calendar year. For example, if a template was updated three times during 2023, the filename for the 'third version' of the template would include '2023-03'.

If a template is updated in a *later* calendar year, the last two digits for the version number will be reset to '01' for the *first* version of the template created in the later calendar year.

Agencies drafting a procurement document using a building and construction template will need to allocate a 'unique' filename to that document. The agency allocated 'unique' filename should replace the OCS template filename in the document footer. To avoid confusion, an agency issuing a procurement document should not include the original OCS template filename. ***This is because a specific procurement document prepared by an agency using an OCS template is not a template.***

Warning:

Under absolutely no circumstances are Agencies to create their 'own' versions of a building and construction template.

If Agency specific versions of a building and construction template are required, contact OCS.

Drafting notes:

The short description is a summary only of the amendment(s). The description does not necessarily include the full text of the amendment.

If appropriate, include in the short description the reason for the amendment – for example, a change to Treasurer's Instructions.

If more than one amendment is being made on the same date, include all of the amendments in the same 'row'. DO NOT use a separate row for each amendment made on the same date.

Add more rows to the table, as required.

Schedule 1 – Request for Quotation (RFQ)

RFQ Template 1 – Request for quotation (uses OCS Minor Works Contract)

File name: See the last completed row of the table below for the current filename

Short name: RFQ Template 1

Description: Request for quotation for the carrying out of construction works. The RFQ adopts the OCS Minor Works Contract as the conditions of contract made pursuant to the RFQ process. **Important note:** RFQ Template 1 can only be used with the OCS Minor Works Contract.

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC-RFQ Template 1 (Uses OCS Minor Works Contract)-Version 2023-01
2.	1 August 2024	Amended to reflect the Treasurer’s Instructions change to increase the Economic and Social Benefits criterion to 30%	Eliza Richardson Special Counsel (Construction and Projects) (Construction and Projects)	PR Docs-BC-RFQ Template 1 (Uses OCS Minor Works Contract)-Version 2024-01
3.				
4.				

RFQ Template 2 – Request for quotation (uses Amended AS 4905 Minor Works Contract)

File name: See the last completed row of the table below for the current filename

Short name: RFQ Template 2

Description: Request for quotation for the carrying out of construction works. The RFQ adopts the Amended AS 4905 Minor Works Contract as the conditions of contract made pursuant to the RFQ process. **Important note-** RFQ Template 2 can only be used with the Amended AS 4905 Minor Works Contract.

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	Pr Docs-BC-RFQ Template 2 (Uses Amended AS 4905-2002 Minor Works Contract)-Version 2023-01
2.	1 August 2024	Amended to reflect the Treasurer's Instructions change to increase the Economic and Social Benefits criterion to 30%	Eliza Richardson Special Counsel (Construction and Projects) (Construction and Projects)	Pr Docs-BC-RFQ Template 2 (Uses Amended AS 4905 Minor Works Contract)-Version 2024-01
3.				
4.				

RFQ Template 3 – Request for quotation (uses Consultant Services (BC) Contract)

File name: See the last completed row of the table below for the current filename

Short name: RFQ Template 3

Description: Request for quotation for Consultancy Services in relation to construction works. The RFQ adopts the Consultant Services (BC) Contract as the conditions of contract made pursuant to the RFQ process. **Important note:** RFQ Template 3 can only be used with the OCS approved Consultant Services (BC) Contract).

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	Pr Docs-BC-RFQ Template 3 (Uses Consultant Services (BC) Contract)-Version 2023-01
2.	1 August 2024	Amended to reflect the Treasurer's Instructions change to increase the Economic and Social Benefits criterion to 30%	Eliza Richardson Special Counsel (Construction and Projects)	Pr Docs-BC-RFQ Template 3 (Uses Consultant Services (BC) Contract)-Version 2024-01
3.				
4.				

Schedule 2 – Request for Tender (RFT)

RFT Template 1A – Request for tender (Vol 1 – Uses AS 4000)

File name: See the last completed row of the table below for the current filename

Short name: RFT Template 1A

Description: Request for tender for the carrying out of construction works. The RFT adopts the Amended AS 4000-1997 General Conditions of Contract as the conditions of contract made pursuant to the RFT process. Suitable for both the ‘Business as Usual’ version and the ‘Complex Projects’ version. This is Volume 1, containing the RFT documents. **Important note:** RFT Template 1A can only be used with the OCS approved Amended AS 4000 General Conditions of Contract

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	Pr Docs-BC-RFT Template 1A (Vol 1 – Uses AS 4000)-Version 2023-01
2.	1 August 2024	Amended to reflect the Treasurer’s Instructions change to increase the Economic and Social Benefits criterion to 30%	Eliza Richardson Special Counsel (Construction and Projects)	Pr Docs-BC-RFT Template 1A (Vol 1 – Uses AS 4000)-Version 2024-01
3.				
4.				

RFT Template 1B – Request for tender (Vol 2 – Uses AS 4000)

File name: See the last completed row of the table below for the current filename

Short name: RFT Template 1B

Description: Request for tender for the carrying out of construction works. The RFT adopts the Amended AS 4000-1997 General Conditions of Contract as the conditions of contract made pursuant to the RFT process. Suitable for both the ‘Business as Usual’ version and the ‘Complex Projects’

version. This is Volume 2, containing the Contract documents. **Important note:** RFT Template 1B can only be used with the OCS approved Amended AS 4000 General Conditions of Contract

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	Pr Docs-BC-RFT Template 1B (Vol 2 – Uses AS 4000)-Version 2023-01
2.	1 August 2024	Amended to reflect the Treasurer’s Instructions change to increase the Economic and Social Benefits criterion to 30%	Eliza Richardson Special Counsel (Construction and Projects)	Pr Docs-BC-RFT Template 1B (Vol 2 – Uses AS 4000)-Version 2024-01
3.				
4.				

RFT Template 2A – Request for tender (Vol 1 – Uses AS 4902)

File name: See the last completed row of the table below for the current filename

Short name: RFT Template 2A

Description: Request for tender for the carrying out of construction works. The RFT adopts the Amended AS 4902-2000 General Conditions of Contract as the conditions of contract made pursuant to the RFT process. Suitable for both the ‘Business as Usual’ version and the ‘Complex Projects’ version. This is Volume 1, containing the RFT documents. **Important note:** RFT Template 2A can only be used with the OCS approved Amended AS 4902 General Conditions of Contract.

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	Pr Docs-BC-RFT Template 2A (Vol 1 – Uses AS 4902)-Version 2023-01
2.	1 August 2024	Amended to reflect the Treasurer’s Instructions change to increase the Economic and Social Benefits criterion to 30%	Eliza Richardson Special Counsel (Construction and Projects)	Pr Docs-BC-RFT Template 2A (Vol 1 – Uses AS 4902)-Version 2024-01
3.				

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
4.				

RFT Template 2B – Request for tender (Vol 2 – Uses AS 4902)

File name: See the last completed row of the table below for the current filename

Short name: RFT Template 2B

Description: Request for tender for the carrying out of construction works. The RFT adopts the Amended AS 4902-2000 General Conditions of Contract as the conditions of contract made pursuant to the RFT process. Suitable for both the ‘Business as Usual’ version and the ‘Complex Projects’ version. This is Volume 2, containing the Contract documents. **Important note:** RFT Template 2B can only be used with the OCS approved Amended AS 4902 General Conditions of Contract.

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	Pr Docs-BC-RFT Template 2B (Vol 2 – Uses AS 4902)-Version 2023-01
2.	1 August 2024	Amended to reflect new version number due to change to Pr Docs-BC-RFT Template 2A (Vol 1 – Uses AS 4902)-Version 2024-01	Eliza Richardson Special Counsel (Construction and Projects)	Pr Docs-BC-RFT Template 2B (Vol 2 – Uses AS 4902)-Version 2024-01
3.				
4.				

RFT Template 3A – Request for tender (Vol 1 – Uses Consultant Services (BC) Contract)

File name: See the last completed row of the table below for the current filename

Short name: RFT Template 3A

Description: Request for tender for Consultancy Services in relation to construction works. The RFT adopts the Consultant Services (BC) Contract as the conditions of contract made pursuant to the RFT process. **Important note:** RFT Template 3A can only be used with the OCS approved Consultant Services (BC) Contract

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	Pr Docs-BC-RFT Template 3A (Vol 1 – Uses Consultant Services (BC) Contract)-Version 2023-01
2.	1 August 2024	Amended to reflect the Treasurer’s Instructions change to increase the Economic and Social Benefits criterion to 30%	Eliza Richardson Special Counsel (Construction and Projects)	Pr Docs-BC-RFT Template 3A (Vol 1 – Uses Consultant Services (BC) Contract)-Version 2024-01
3.				
4.				

RFT Template 3B – Request for tender (Vol 2 – Uses Consultant Services (BC) Contract)

File name: See the last completed row of the table below for the current filename

Short name: RFT Template 3B

Description: Request for tender for Consultancy Services in relation to construction works. The RFT adopts the Consultant Services (BC) Contract as the conditions of contract made pursuant to the RFT process. **Important note:** RFT Template 3B can only be used with the OCS approved Consultant Services (BC) Contract

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	Pr Docs-BC-RFT Template 3B (Vol 2 – Uses Consultant Services (BC) Contract)-Version 2023-01

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
2.	1 August 2024	Amended to reflect new version number due to change to Pr Docs-BC-RFT Template 3A (Vol 1 – Uses Consultant Services (BC) Contract)-Version 2024-01	Eliza Richardson Special Counsel (Construction and Projects)	Pr Docs-BC-RFT Template 3B (Vol 2 – Uses Consultant Services (BC) Contract)-Version 2024-01
3.				
4.				

RFT Template 4A – Request for tender (Vol 1 – Uses AS 4910)

File name: See the last completed row of the table below for the current filename

Short name: RFT Template 4A

Description-: Request for tender for the supply and installation of equipment. The RFT adopts the Amended AS 4910 General Conditions of Contract as the conditions of contract made pursuant to the RFT process. **Important note-** RFT Template 4A can only be used with the OCS approved Amended AS 4910 General Conditions of Contract for the Supply of Equipment with Installation

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	30 September 2024	New template created	Eliza Richardson Special Counsel (Construction and Projects)	Pr Docs-BC-RFT Template 4A (Vol 1 – Uses AS 4910) -Version 2024-01
2.				
3.				
4.				

RFT Template 4B – Request for tender (Vol 2 – Uses AS 4910)

File name: See the last completed row of the table below for the current filename

Short name: RFT Template 4B

Description: Request for tender for the supply and installation of equipment. The RFT adopts the Amended AS 4910 – 2002 General Conditions of Contract for the Supply of Equipment with Installation as the conditions of contract made pursuant to the RFT process. **Important note-** RFT

Template 4B can only be used with the OCS approved Amended AS 4910 General Conditions of Contract for the Supply of Equipment with Installation

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	30 September 2024	New template created	Eliza Richardson Special Counsel (Construction and Projects)	Pr Docs-BC-RFT Template 4B (Vol 2 – Uses AS 4910) -Version 2024-01
2.				
3.				
4.				

RFT Template 5A – Request for tender (Vol 1 – Uses AS 4919)

File name: See the last completed row of the table below for the current filename

Short name: RFT Template 5A

Description: Request for tender for the provision of asset maintenance and services. The RFT adopts the Amended AS 4919 – 2003 General Conditions of Contract for the Provision of Asset Maintenance and Services (Superintendent’s version) as the conditions of contract made pursuant to the RFT process. **Important note-** RFT Template 5A can only be used with the OCS approved Amended AS 4919 General Conditions of Contract for the Provision of Asset Maintenance and Services (Superintendent’s version)

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	30 September 2024	New template created	Eliza Richardson Special Counsel (Construction and Projects)	Pr Docs-BC-RFT Template 5A (Vol 1 – Uses AS 4919)-Version 2024-01
2.				
3.				
4.				

RFT Template 5B – Request for tender (Vol 2 – Uses AS 4919)

File name: See the last completed row of the table below for the current filename

Short name: RFT Template 5B

Description: Request for tender for the provision of asset maintenance and services. The RFT adopts the Amended AS 4919 – 2003 General Conditions of Contract for the Provision of Asset Maintenance and Services (Superintendent’s version) as the conditions of contract made pursuant to the RFT process. **Important note-** RFT Template 4B can only be used with the OCS approved Amended AS 4919 General Conditions of Contract for the Provision of Asset Maintenance and Services (Superintendent’s version)

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	30 September 2024	New template created	Eliza Richardson Special Counsel (Construction and Projects)	Pr Docs-BC-RFT Template 5B (Vol 2 – Uses AS 4919)-Version 2024-01
2.				
3.				
4.				

Schedule 3 – Formal Instrument of Agreement (FIOA)

FIOA Template 1 (uses amended AS 4000 General Conditions of Contract)

File name: See the last completed row of the table below for the current filename

Short name: FIOA Template 1

Description: Formal Instrument of Agreement for building and construction projects. This FIOA includes, as Attachment 1, PR Docs-BC Amended AS 4000 General Conditions of Contract- -Version 2023-01. **Important note:** FIOA Template 1 can only be used with the OCS approved amended AS 4000 General Conditions of Contract

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC-FIOA Template 1 (uses amended AS 4000 General Conditions of Contract)-Version 2023-01
2.	18 September 2023	Update to rectify sequencing error in table of contents.	Eliza Richardson Special Counsel	PR Docs-BC-FIOA Template 1 (uses amended AS 4000 General Conditions of Contract)-Version 2023-02
3.	30 September 2024	Updated with minor formatting fix and to re-issue with suite	Eliza Richardson Special Counsel	PR Docs-BC-FIOA Template 1 (uses amended AS 4000 General Conditions of Contract)-Version 2024-01
4.				

FIOA Template 2 (uses amended AS 4902 General Conditions of Contract for Design and Construct)

File name: See the last completed row of the table below for the current filename

Short name: FIOA Template 2

Description: Formal Instrument of Agreement for building and construction projects. This FIOA includes, as Attachment 1, PR Docs-BC Amended AS 4902 General Conditions of Contract- -Version 2023-01. **Important note:** FIOA Template 2 can only be used with the OCS approved amended AS 4902 General Conditions of Contract for Design and Construct

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC-FIOA Template 2 (uses amended AS 4902 General Conditions of Contract for Design and Construct)-Version 2023-01
2.	30 September 2024	Updated with minor formatting fix and to re-issue with suite	Eliza Richardson Special Counsel	PR Docs-BC-FIOA Template 2 (uses amended AS 4902 General Conditions of Contract for Design and Construct)-Version 2024-01
3.				
4.				

FIOA Template 3 (uses Amended AS 4905 General Conditions of Contract for Minor Works)

File name: See the last completed row of the table below for the current filename

Short name: FIOA Template 3

Description: Formal Instrument of Agreement for minor works building and construction projects. This FIOA includes, as Attachment 1, PR Docs-BC Amended AS 4905 Minor Works Contract:-Version 2024-01. **Important note-** FIOA Template 3 can only be used with the OCS approved amended AS 4905 Minor Works Contract

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	30 September 2024	New template created	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-FIOA Template 3 (uses amended AS 4905 Minor Works Contract)-Version 2024-01

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
2.				
3.				
4.				

FIOA Template 4 (uses Amended AS 4910 General Conditions of Contract for the Supply of Equipment with Installation)

File name: See the last completed row of the table below for the current filename

Short name: FIOA Template 4

Description: Formal Instrument of Agreement for supply of equipment with installation. This FIOA includes, as Attachment 1, PR Docs-BC Amended AS 4910 General Conditions of Contract:-Version 2024-02. **Important note:** FIOA Template 4 can only be used with the OCS approved Amended AS 4910 General Conditions of Contract for the Supply of Equipment with Installation

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	30 September 2024	New template created	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-FIOA Template 4 (uses Amended AS 4910 General Conditions of Contract for Supply of Equipment with Installation)-Version 2024-01
2.				
3.				
4.				

FIOA Template 5 (uses amended AS 4919 General Conditions of Contract for the Provision of Asset Maintenance and Services (Superintendent's version))

File name: See the last completed row of the table below for the current filename

Short name: FIOA Template 5

Description: Formal Instrument of Agreement for the Provision of Asset Maintenance and Services (Superintendent's version). This FIOA includes, as Attachment 1, PR Docs-BC Amended AS 4919 General Conditions of Contract:-Version 2024-02. **Important note-** FIOA Template 5 can

only be used with the OCS approved Amended AS 4919-2003 General Conditions of Contract for the Provision of Asset Maintenance and Services (Superintendent's version)

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	30 September 2024	New template created	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-FIOA Template 5 (uses PR Docs-BC Amended AS 4919 General Conditions of Contract for the Provision of Asset Maintenance and Services (Superintendent's-Version)-Version 2024-01
2.				
3.				
4.				

Schedule 4 – Conditions of Contract

BC Contract Template 1 (part 1) – Amended AS 4000 General Conditions of Contract - Business as Usual

File name: See the last completed row of the table below for the current filename

Short name: BC Contract Template 1

Description: Conditions of Contract for Major Works. Suitable for Construct Only projects (not suitable for Design and Construct projects).

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC Amended AS 4000 General Conditions of Contract – Business as Usual- -Version 2023-01
2.	30 September 2024	Template updated to correct minor errors and inconsistencies	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-Template 1- Amended AS 4000 General Conditions of Contract – Business as Usual:-Version 2024-01
3.				
4.				

BC Contract Template 1 (part 2) – Amended AS 4000 Annexures - Business as Usual

File name: See the last completed row of the table below for the current filename

Short name: BC Contract Template 1

Description: Annexures for the Amended AS 4000 General Conditions of Contract – Business as Usual.

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC Amended AS 4000 Annexures – Business as Usual- -Version 2023-01

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
2.	18 September 2023	Update to rectify cross referencing errors between AS 4000 general terms and conditions and Annexure Part A items.	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC Amended AS 4000 Annexures – Business as Usual- -Version 2023-02
3.	30 September 2024	Template updated to correct minor errors and inconsistencies	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-Template 1- Amended AS 4000 Annexures – Business as Usual-Version 2024-01
4.				

BC Contract Template 2 (part 1) – Amended AS 4000 General Conditions of Contract – Complex Projects

File name: See the last completed row of the table below for the current filename

Short name: BC Contract Template 2

Description: Conditions of Contract for Major Works. Suitable for Construct Only projects (not suitable for Design and Construct projects).

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC Amended AS 4000 General Conditions of Contract – Complex Projects- - Version 2023-01
2.	30 September 2024	Template updated to correct minor errors and inconsistencies	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-Template 2-Amended AS 4000 General Conditions of Contract – Complex Projects-Version 2024-01
3.				
4.				

BC Contract Template 2 (part 2) – Amended AS 4000 Annexures – Complex Projects

File name: See the last completed row of the table below for the current filename

Short name: BC Contract Template 2

Description: Annexures for the Amended AS 4000 General Conditions of Contract – Complex Projects.

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC Amended AS 4000 Annexures – Complex Projects- -Version 2023-01
2.	30 September 2024	Template updated to correct minor errors and inconsistencies	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-Template 2-Amended AS 4000 Annexures – Complex Projects- -Version 2024-01
3.				
4.				

BC Contract Template 3 (part 1) – Amended AS 4902 General Conditions of Contract – Business as Usual

File name: See the last completed row of the table below for the current filename

Short name: BC Contract Template 3

Description: Conditions of Contract for Major Works. Suitable for Design and Construct projects.

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC Amended AS 4902 General Conditions of Contract – Business as Usual- -Version 2023-01
2.	30 September 2024	Template updated to correct minor errors and inconsistencies	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-Template 3 -Amended AS 4902 General Conditions of Contract – Business as Usual:-Version 2024-01

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
3.				
4.				

BC Contract Template 3 (part 2) – Amended AS 4902 Annexures - Business as Usual

File name: See the last completed row of the table below for the current filename

Short name: BC Contract Template 3

Description: Annexures for the Amended AS 4902 General Conditions of Contract – Business as Usual.

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC Amended AS 4902 Annexures – Business as Usual- -Version 2023-01
2.	30 September 2024	Template updated to correct minor errors and inconsistencies	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-Template 3-Amended AS 4902 Annexures – Business as Usual- Version 2024-01
3.				
4.				

BC Contract Template 4 (part 1) – Amended AS 4902 General Conditions of Contract – Complex Projects

File name: See the last completed row of the table below for the current filename

Short name: BC Contract Template 4

Description: Conditions of Contract for Major Works. Suitable for Design and Construct projects.

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC Amended AS 4902 General Conditions of Contract – Complex Projects- - Version 2023-01
2.	30 September 2024	Template updated to correct minor errors and inconsistencies	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-Template 4-Amended AS 4902 General Conditions of Contract – Complex Projects:-Version 2024-01
3.				
4.				

BC Contract Template 4 (part 2) – Amended AS 4902 Annexures – Complex Projects

File name: See the last completed row of the table below for the current filename

Short name: BC Contract Template 4

Description: Annexures for the Amended AS 4902 General Conditions of Contract – Complex Projects.

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC Amended AS 4902 Annexures – Complex Projects- -Version 2023-01
2.	30 September 2024	Template updated to correct minor errors and inconsistencies	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-Template 4-Amended AS 4902 Annexures – Complex Projects: - Version- Version 2024-01
3.				
4.				

BC Contract Template 5 – OCS Minor Works General Conditions of Contract

File name: See the last completed row of the table below for the current filename

Short name: BC Contract Template 5

Description: Conditions of Contract for Minor Works. Suitable for Construct Only projects (not suitable for Design and Construct projects).

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs- BC OCS Minor Works General Conditions of Contract -Version 2023-01
2.				
3.				
4.				

BC Contract Template 6 (part 1) – Amended AS 4905 Minor Works Contract

File name: See the last completed row of the table below for the current filename

Short name: BC Contract Template 6

Description: Conditions of Contract for Minor Works. Suitable for Construct Only projects (not suitable for Design and Construct projects).

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC Amended AS 4905 General Conditions of Contract- Version 2023-01
2.	30 September 2024	Template updated to: <ul style="list-style-type: none">• correct minor errors and inconsistencies; and• separate out the FIOA and Annexures into separate documents to ensure consistency and maintain integrity of the terms and conditions.	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-Template 6-Amended AS 4905 Minor Works Contract:-Version 2024-01
3.				
4.				

BC Contract Template 6 (part 2) – Amended AS 4905 Annexures

File name: See the last completed row of the table below for the current filename

Short name: BC Contract Template 6

Description: Annexures for the Amended AS 4905 Minor Works Contract Conditions. Suitable for Construct Only projects (not suitable for Design and Construct projects).

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	30 September 2024	Template updated to: <ul style="list-style-type: none"> • correct minor errors and inconsistencies; and • separate out the FIOA and Annexures into separate documents to ensure consistency and maintain integrity of the terms and conditions. 	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-Template 6-Amended AS 4905 Minor Works Contract - Annexures:-Version 2024-01
2.				
3.				

BC Contract Template 7 – Short Form Minor Works

File name: See the last completed row of the table below for the current filename

Short name: BC Contract Template 7

Description: Conditions of Contract for Minor Works (Short Form). Suitable for Construct Only projects (not suitable for Design and Construct projects).

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC Short Form Minor Works -Version 2023-01
2.				
3.				
4.				

BC Contract Template 8 – Consultant Services (BC) Contract

File name: See the last completed row of the table below for the current filename

Short name: BC Contract Template 8

Description: Conditions of Contract for Consultancy Services for Building and Construction projects.

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC Consultant Services (BC) Contract -Version 2023-01
2.				
3.				
4.				

BC Contract Template 9 (part 1) – Amended AS 4910 General Conditions of Contract

File name: See the last completed row of the table below for the current filename

Short name: BC Contract Template 9

Description: Conditions of Contract for the Supply of Equipment with Installation

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	30 September 2024	New template created	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-Template 9-Amended AS 4910 General Conditions of Contract:-Version 2024- 02
2.				
3.				
4.				

BC Contract Template 9 (part 2) – Amended AS 4910 Annexures

File name: See the last completed row of the table below for the current filename

Short name: BC Contract Template 9

Description: Annexures for the Amended AS 4910 General Conditions of Contract

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	30 September 2024	New template created	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-Template 9- Amended AS 4910 Annexures-Version 2024-02
2.				
3.				
4.				

BC Contract Template 10 (part 1) – Amended AS 4919 General Conditions of Contract

File name: See the last completed row of the table below for the current filename

Short name: BC Contract Template 10

Description: Conditions of Contract for the Provision of Asset Maintenance and Services (Superintendent's version)

Version-: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	30 September 2024	New template created	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-Template 10-Amended AS 4919 General Conditions of Contract:-Version 2024- 02
2.				
3.				
4.				

BC Contract Template 10 (part 2) – Amended AS 4919 Annexures

File name: See the last completed row of the table below for the current filename

Short name: BC Contract Template 10

Description: Annexures for the Amended AS 4919 General Conditions of Contract for the Provision of Asset Maintenance and Services (Superintendent’s version)

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	30 September 2024	New template created	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-Template 10-Amended AS 4919 Annexures:-Version 2024-02
2.				
3.				
4.				

Schedule 5 – Ancillary Documents

Building and Construction Template Guide

File name: See the last completed row of the table below for the current filename

Short name: OCS Building and Construction Template Guide

Description: The Building and Construction Template Guide provides comprehensive instructions and advice in relation to the use of the OCS 'new style' building and construction procurement templates.

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC-OCS Building and Construction Template Guide-Version 2023-01
2.	30 September 2024	Minor updates to correct some errors and at a high level reflect introduction of AS 4919 and AS 4910 into suite.	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-OCS Building and Construction Template Guide-Version 2024-01
3.				
4.				

Building and Construction Annotated Annexure Part A

File name: See the last completed row of the table below for the current filename

Short name: Annotated Annexure Part A

Description: The document is a marked up version of Annexure Part A (relevant to the amended AS 4000 and the amended AS 4902).

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC-OCS Building and Construction Annotated Annexure Part A -

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
				Version 2023-01
2.	30 September 2024	Minor updates to correct some cross referencing errors.	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-OCS Building and Construction Annotated Annexure Part A - Version 2024-01
3.				
4.				

Building and Construction Drafting Guide – Technical Documents

File name- See the last completed row of the table below for the current filename

Short name: Specification Guidelines

Description- The document is a guidance note to assist in the preparation of technical documents (Specification, Drawings, the Principal’s Project Requirements and Preliminary Design Documents.)

Version- See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	1 September 2023	New template created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC-OCS Building and Construction – Drafting Guide – Technical Documents - Version 2023-01
2.	5 October 2023	Update to address typographical errors.	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-OCS Building and Construction – Drafting Guide – Technical Documents - Version 2023-02
3.				
4.				

Building and Construction Major Works Contract Administration Manual

File name: See the last completed row of the table below for the current filename

Short name: Contract Administration Manual

Description: The document is detailed guide to assist those responsible for administration of the major works forms of AS contracts (AS 4000 and AS 4902).

Version- See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	30 September 2024	New guidance created.	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-OCS Building and Construction Major Works Contract Administration Manual - Version 2024-01
2.				
3.				
4.				

Building and Construction Document Assembly Guide

File name: See the last completed row of the table below for the current filename

Short name: Document Assembly Guide

Description: The document is to provide assistance in relation to the means of assembling and integrating different documents in the B&C suite in a best practice way so as to avoid document corruption and formatting issues

Version- See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
5.	30 September 2024	New guidance created.	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-OCS Building and Construction Document Assembly Guide - Version 2024-01
6.				
7.				
8.				

Building and Construction Clause Bank

File name- See the last completed row of the table below for the current filename

Short name: OCS Building and Construction Clause Bank

Description- BC Clause Bank contains 'template clauses' and execution blocks for use with the building and construction procurement templates.

Version: See the last completed row of the table below for the current version number

No.	Date	Short description of amendment(s) from prior version of the template	Authorised by	File name and version
1.	19 September 2023	New guidance created	Nigel Oates Assistant Crown Solicitor	PR Docs-BC-OCS Building and Construction Clause Bank-Version 2023-01
2.	9 August 2024	Amended to reflect the Treasurer's Instructions change to increase the Economic and Social Benefits criterion to 30%	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-OCS Building and Construction Clause Bank-Version 2024-01
3.				
4.				

Building and Construction Template History

File name- See the last completed row of the table below for the current filename

Short name: OCS Building and Construction Template History

Description: BC Template History contains a 'history log' of the amendments made to the building and construction procurement suite.

Version- See the last completed row of the table below for the current version number

No.	Date	Authorised by	File name and version
1.	19 October 2023	Nigel Oates Assistant Crown Solicitor	PR Docs-BC-OCS Building and Construction Template History-Version 2023-01
2.	1 August 2024	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-OCS Building and Construction Template History-Version 2024-01
3.	9 August 2024	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-Building and Construction Template History-Version 2024-02
4.	30 September 2024	Eliza Richardson Special Counsel (Construction and Projects)	PR Docs-BC-Building and Construction Template History-Version 2024-03

Drafting notes- Add more rows to the table, as required.

The above table does not include an 'amendment history'. The table provides a 'version history' only.

**** THE END ****