

Australian Standard™

**Minor works contract conditions  
(Superintendent administered)**



This Australian Standard was prepared by Committee OB-003, General Conditions of Contract. It was approved on behalf of the Council of Standards Australia on 29 October 2001. This Standard was published on 25 February 2002.

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Association of Consulting Engineers Australia  
Australian Chamber of Commerce and Industry  
Australian Procurement and Construction Council  
AUSTROADS  
Construction Industry Engineering Services Group  
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## PREFACE

This Standard was prepared by the Joint Standards Australia/Standards New Zealand Committee OB-003, General Conditions of Contract to supersede, in part, AS 4305—1996, *Minor works contract conditions*.

*This Standard incorporates Amendment No. 1 (March 2005). The changes required by the Amendment 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.

AS 4905—2002, *Minor works contract conditions (Superintendent administered)* is part of the suite of conditions of contract based on AS 4000—1997, *General conditions of contract*.

**This Standard is intended to be used for construct-only projects of a simple nature and of limited monetary value. It is not suitable for projects of a complex or long term nature or where a bill of quantities has been prepared. There is also no provision for separable portions or selected subcontracts.**

This Standard provides for administration by a Superintendent. Where it is intended that a Principal administer the contract, AS 4906—2002, *Minor works contract conditions (Principal administered)* should be used.

This Standard is not meant to be used as a short form of AS 4000—1997, *General conditions of contract*. Certain obligations and risks are dealt with differently from the way they are dealt with in AS 4000—1997.

**Warnings**

- 1) **This Standard provides an option for the parties to limit the Contractor's liability for damage to other property of the Principal. See subclause 10.1(a) and Item 9. Clause 10 (Damage to persons and property other than WUC) does not otherwise limit the liability of parties for special, indirect or consequential losses.**

**This unlimited liability applies notwithstanding any limitations or exclusions permitted under insurance clauses 11 (Insurance of the Works) and 12 (Public liability insurance).**

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

- 2) **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.**