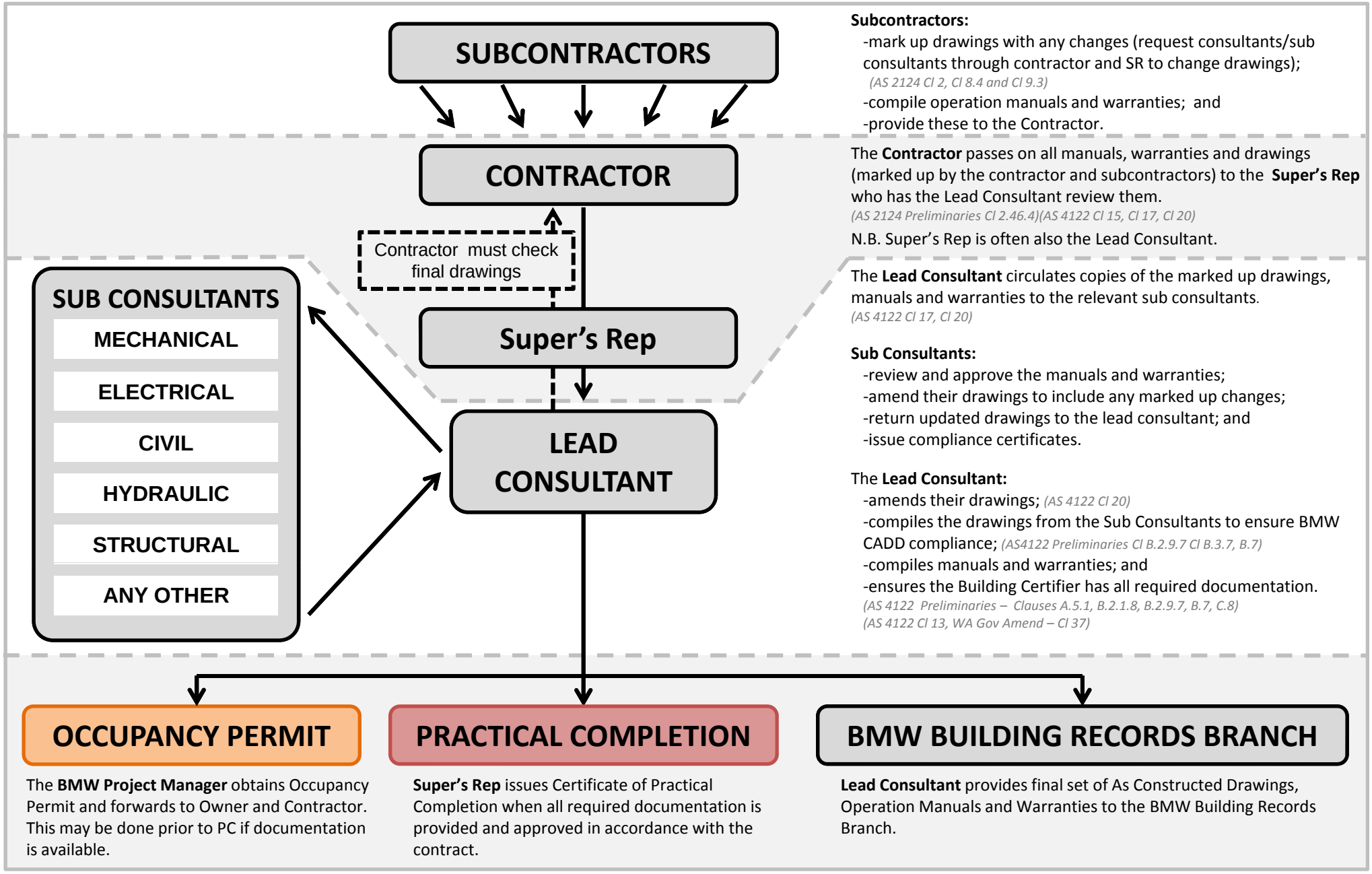
Delivery of As Constructed Drawings, Operation Manuals and Warranties



Subcontractors:
-mark up drawings with any changes (request consultants/sub consultants through contractor and SR to change drawings);
(AS 2124 Cl 2, Cl 8.4 and Cl 9.3)
-compile operation manuals and warranties; and
-provide these to the Contractor.

The **Contractor** passes on all manuals, warranties and drawings (marked up by the contractor and subcontractors) to the **Super's Rep** who has the Lead Consultant review them.
(AS 2124 Preliminaries Cl 2.46.4)(AS 4122 Cl 15, Cl 17, Cl 20)
N.B. Super's Rep is often also the Lead Consultant.

The **Lead Consultant** circulates copies of the marked up drawings, manuals and warranties to the relevant sub consultants.
(AS 4122 Cl 17, Cl 20)

Sub Consultants:
-review and approve the manuals and warranties;
-amend their drawings to include any marked up changes;
-return updated drawings to the lead consultant; and
-issue compliance certificates.

The **Lead Consultant:**
-amends their drawings; *(AS 4122 Cl 20)*
-compiles the drawings from the Sub Consultants to ensure BMW CADD compliance; *(AS4122 Preliminaries Cl B.2.9.7 Cl B.3.7, B.7)*
-compiles manuals and warranties; and
-ensures the Building Certifier has all required documentation.
(AS 4122 Preliminaries – Clauses A.5.1, B.2.1.8, B.2.9.7, B.7, C.8)
(AS 4122 Cl 13, WA Gov Amend – Cl 37)

The **BMW Project Manager** obtains Occupancy Permit and forwards to Owner and Contractor. This may be done prior to PC if documentation is available.

Super's Rep issues Certificate of Practical Completion when all required documentation is provided and approved in accordance with the contract.

Lead Consultant provides final set of As Constructed Drawings, Operation Manuals and Warranties to the BMW Building Records Branch.

This document is intended to outline responsibilities for providing as-constructed drawings. It is provided for illustrative purposes only and does not constitute legal or commercial advice.

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