

Standard Terms & Conditions – Termite Management (AS 3660.1)

Pre-Construction Termite Protection

1. Purpose of Termite Management System

The termite management system is installed to **reduce the risk of concealed termite entry** into new building work. It is designed and installed in accordance with **AS 3660.1 – Termite Management in New Building Work**. No system can guarantee complete protection from termite attack.

2. Scope of Work

The system may include one or more of the following:

- Chemical soil treatments
- Replenishable reticulation systems
- Physical termite barriers
- Slab edge protection
- Service penetration protection
- Perimeter systems
- Integrated building design elements

The exact scope is detailed in the Termite Management Certificate and installation plan.

3. Installation Requirements

All termite management components are installed in accordance with:

- AS 3660.1
- Manufacturer specifications
- Product label requirements
- Building code requirements
- Site conditions and construction sequencing

Any deviation caused by construction changes may require variation or additional work.

4. Builder / Client Responsibilities

The builder or client must:

- Provide safe access to all required areas
- Ensure construction sequencing allows correct installation
- Notify Northern Rock of changes to building design, slab layout, or penetrations
- Ensure penetrations, pipework, and services are installed before barrier installation

- Protect installed components from damage during construction
- Prevent soil disturbance, trench collapse, or contamination of treated zones

Damage caused by other trades is not covered and may require rectification at additional cost.

5. Limitations of Termite Management Systems

Termite management systems **reduce but do not eliminate risk**. Limitations include:

- Construction methods that restrict barrier continuity
- Soil conditions, moisture, or drainage issues
- Landscaping changes after construction
- Installation of paving, garden beds, or structures against slab edges
- Future renovations or extensions
- Disturbance of treated zones or physical barriers

Full protection may not be possible without strict adherence to AS 3660.1 requirements.

6. Chemical Soil Treatments (Where Applicable)

Chemical treatments are applied in accordance with:

- AS 3660.1
- Product label requirements
- Manufacturer specifications

Typical application rates include:

- 5 L/m² horizontal
- 100 L/m³ vertical
- Soil preparation to required depth
- Rodding spacing not exceeding 150mm

Chemical zones must not be disturbed after installation.

7. Physical Termite Barriers (Where Applicable)

Physical barrier systems must:

- Be installed before slab pour or during framing stages
- Remain visible for inspection where required
- Not be cut, damaged, or covered by other trades
- Be installed exactly as per manufacturer specifications

Any damage or alteration voids compliance.

8. Service Penetrations

All penetrations must be protected using approved barrier components. If additional penetrations are added after installation, they must be reported immediately. Unprotected penetrations void compliance and increase termite risk.

9. Post-Construction Requirements

After construction, the owner must:

- Maintain visibility of slab edges
- Avoid covering barrier components with soil, paving, or landscaping
- Ensure drainage and moisture control remain effective
- Avoid timber-in-ground contact
- Arrange regular termite inspections (recommended annually)

Failure to maintain conditions may compromise system effectiveness.

10. Termite Management Certificate

Upon completion, Northern Rock Pest Control will issue a **Termite Management Certificate** detailing:

- System type
- Installation method
- Product used
- Areas protected
- Compliance with AS 3660.1
- Maintenance requirements

This certificate must be retained for future reference and council compliance.

11. Variations & Additional Costs

Variations may occur due to:

- Construction changes
- Additional penetrations
- Soil or site conditions
- Access restrictions
- Damage caused by other trades
- Design modifications

Additional costs may apply where extra work is required to maintain compliance.

12. No Guarantee / Risk Statement

No termite management system can guarantee complete protection. Risk remains due to:

- Untreated areas

- Construction defects
- Landscaping changes
- Soil disturbance
- Future renovations
- Environmental conditions

The system is a **risk management measure**, not a termite-proofing guarantee.

13. Liability & Consumer Rights

To the fullest extent permitted by law, liability is limited to:

- Re-supply of services, or
- Refund of installation cost

No liability is accepted for:

- Consequential or indirect loss
- Structural damage
- Loss of property value
- Termite entry after installation

Consumer rights under the Australian Consumer Law remain unaffected.

14. Client Acknowledgement

By proceeding, the client acknowledges that:

- The system is installed in accordance with AS 3660.1
- No termite management system guarantees complete protection
- Maintenance and inspections are essential
- Landscaping and construction changes can compromise protection
- Damage by other trades is not covered
- Recommendations must be followed to maintain compliance