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AS 4920—2003
(Incorporating Amendment No. 1)

AS 4920—2003

Australian Standard™

General conditions of contract for the provision of asset maintenance and services (Principal's version)

STANDARDS AUSTRALIA

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This Australian Standard was prepared by Committee OB-012, Service Contracts. It was approved on behalf of the Council of Standards Australia on 18 June 2003.
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Australian Building Services Association
Australian Local Government Association
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Preface

This Standard was prepared by the Australian members of the Joint Standards Australia/Standards New Zealand Committee, OB-012, Service Contracts.

*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.*

After consultation with stakeholders in both countries, Standards Australia and Standards New Zealand decided to develop this Standard as an Australian Standard rather than an Australian/New Zealand Standard.

AS 4920—2003 *General conditions of contract for the provision of asset maintenance and services (Principal's version)* is a part of the suite of conditions of contract based on AS 4000—1997 *General conditions of contract*.

These conditions of contract are intended to be used where services are generally performed on the premises of the Principal.

These conditions of contract are published in three versions. Where the Principal uses a Principal's representative and a Superintendent is not engaged, use this Standard AS 4920—2003. Where the Contract is administered through a Superintendent, use Standard AS 4919—2003. If a short version of the conditions of contract is required, use AS 4921—2003.

The objective of AS 4920—2003 *General conditions of contract for the provision of asset maintenance and services (Principal's version)* is to allocate the obligations and responsibilities between parties making formal agreements covering provision of periodical services between Principals (including government authorities and agencies) and Contractors.

These conditions of contract are not suitable for:

a) construction projects;

b) projects of a non-service nature;

c) professional consulting services;

d) records or systems management; or

e) supply of equipment.

Subclauses 6.5 and 25.2, prefixed by *, are optional, and may be omitted 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 Annexure Part C or elsewhere that they are not to apply. See paragraph i) of clause 1 on page 3 for the effect of stating changes in Annexure Part C.

Warnings

1) **Users of this Australian Standard are warned that clause 12 (Damage to persons and property other than the Services) does not limit the liability of parties for special, indirect or consequential losses, notwithstanding any limitations or exclusions permitted under insurance clauses 14 (Insurance of the liability to reinstate) and 15 (Public liability insurance).**

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However, clause 13 (General limitations of liability) allows the parties to agree to limit the liability of parties in certain respects.

Parties wishing to limit their liability should seek legal and insurance 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.

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