

SPECIFICATIONS – PART A

Works to be carried out by Lloyds Homes

PRELIMINARIES

1. All construction shall be carried out using sound, new materials and be executed in accordance with the provisions of the Building Code of Australia and all applicable Australian Standard.
2. Provisions and special requirements of gazette Local Council DCP as identified in the Development Approval will be incorporated at the additional cost of the owners if not already identified and shown on the plans or otherwise details in the contract.
3. The whole of the works shall be executed and finished to a standard of workmanship not less than in established contemporary building practice common to transportable homes. **Note – Company Display Homes will be at all times used as a demonstration of the materials and standards of construction being offered by the Company**, unless otherwise detailed.
4. The Builder reserves the right at all times to substitute materials of similar specification and performance where found necessary due to unavailability of specified items. Please note that the builder will not recognize any claim for perceived omissions or works which are not listed in this specification or details in the selection sheets signed as part of this contract.
5. The details in this specification and the specific contract selection sheets for the home shall at all times override the house plan which only represents a diagrammatic representation of the works.

SITE WORKS

1. The Builder will transport the semi-completed dwelling to the site by road transport and will place the sections into position ready for joining together by its staff and the connection of services by contractors retained by the Owners.
2. The building will be placed on pre-cast concrete block piers (or poured concrete footings where selected by the owner at extra cost) in accordance with the Engineers Certified design provide by Shutte Kennard Engineers of Wagga Wagga For class A, S or M classification soils. Where highly reactive, extremely reactive, deep drying classification soils or filled sites are identified, then poured concrete footings are to be utilised as detailed in Shutte Kennard Engineers design with this work being at additional cost to the owner.
3. Building tie down will be provided in accordance with the Engineer Certified design provided by Shutte Kennard Engineers of Wagga Wagga to comply with the wind rating specific to the parcel of land.
4. Steel steps comply with the provisions of NCC Volume 2 part 3.9.1 & Part 3.9.2 will be fitted to all external door ways, unless otherwise detailed on the drawings.
5. The whole of the sub floor area will be fitted and painted textured board to be kept a minimum of 40mm clear of surrounding ground or non protected structures to inhibit termite attack. Textured sheeting will be painted as selected and shall finish no less than 40mm above surrounding ground surfaces for ventilation and termite attack prevention. Please note that it will be the owners responsibility to maintain this gap between the ground and the sub floor screen.
6. The building shall be protected from attack by termites in accordance with the provisions of AS3660.1 using metal pier caps. (A compliance notice will be fitted inside the meter box.)

BUILDING STRUCTURE

1. The whole of the frame shall be constructed in accordance with the requirements of AS1684.2:2021 (max stud spacing will be 450mm).
2. Bearers and Joists will be cypress pine (ma. Joist spacing will be 450mm).
3. Platform flooring will be 19mm particleboard to all but tiled wet areas where 15mm compressed fibre cement sheet will be installed.
4. Wall frames will be 90mm thick and constructed predominantly from radiata pine. "LOSP" treated pine frames.
5. Roof will be supported on "Pryda" generically designed roof trusses at a maximum of 1200mm centres with additional ceiling joists laid at 600mm centres between trusses. (Snow load roof trusses to be placed at 900mm centres).

6. Min 190x45mm F7 grade sawn finish exposed beams to carry roof and ceiling to be installed where shown on plan. Please note that these beams may not be perfectly straight as they are unstabilised timber and are not clean finished and may include visible marks from the mill and installation.
7. Frame bracing shall be installed to resist W41 wind loadings as set out in AS1684.2:2021.

CLADDINGS

1. The roof shall be clad with "Colorbond" corrugated steel fixed in accordance with the provisions of part 3.5.1 of BCA unless otherwise shown on the plans (As homes are off site, no provision for prevailing weather lapping of sheets is provided however weather proofing is guaranteed).
2. All fascias, barges, ridges, trim and flashings shall be "Colorbond" steel unless otherwise shown on the drawings with gutters and downpipes fitted in compliance with the provisions of AS/NZS 3500.0 or the ABCB Housing provisions standard 2022 Part 7.4 per NCC Volume 2 HZD6.
3. External wall claddings will be min. 7.5mm thick fibre cement weatherboards as selected from the James Hardie range unless otherwise specified. Fixing will be carried out in accordance with the manufacturers recommendations and in particular those relating to transportable buildings. Eave sheeting will be 4.5mm thick flat fibre cement sheet.
4. Internal cladding will generally be 10mm thick plasterboard sheet to all walls and ceilings except wet area walls where 6mm "Villaboard" shall be used. Wall sheeting will include provisions for movement adjacent to windows and doorways as required.

WINDOWS

1. Window frames shall be powder coated aluminium in the owners colour selection unless otherwise specified.
2. All glazing to windows and glazed doors shall be in accordance with parts 8.2.2, 8.3.3 and for glazing human impact under Part 8.4 of the Housing provisions.
3. All windows and external sliding doors shall be fitted with nylon gauzed insect screens. (Metal gauzed flyscreens are fitted at additional costs in identified bushfire prone zones).
4. Double glazing glass will be fitted at additional cost as required to achieve energy efficiency requirements.

INSULATION AND SARKING

1. The whole of the underside of the roof sheeting shall be sarked using glare resistant reinforced aluminium foil sheeting.
2. All external wall cavities shall be insulated with R2.0 glass wool insulation batts, unless otherwise specified.
3. All ceiling shall be insulated with R3.5 glass wool insulation batts.
4. External walls shall be sarked using glare resistant, perforated wall wrap.
5. "R Floor" is used in construction of the building, the thermal rating of this flooring is R1.5 and where the sub floor is enclosed, the thermal rating is R2.0.

DOORS AND INTERNAL FIXINGS

1. External doors shall be stained or painted waterproof ply or hardboard as selected.
2. Internal doors shall be hollow core flush panel hardboard or decorative panel MDF with painted finish as selected.
3. External door jambs shall be stained or painted finish ash hardwood.
4. Internal door jambs, split boards and window reveals shall be painted MDF.
5. Skirtings and architraves shall be painted MDF.
6. Shelving to wardrobes and linen press shall be 16mm melamine faced MDF or particleboard.
7. Sliding doors to wardrobes where applicable shall be aluminium framed with painted plasterboard sheeting (unless stated otherwise).
8. External doors shall be fitted with weather seals at the bottom.
9. External doors shall be fitted with lockable door furniture
10. Internal doors shall be fitted with decorative metal passage door furniture.
11. Front and laundry doors shall be fitted with lockable heavy duty "security" screen doors with closer. (Swing doors only. Sliding door security doors can be fitted at owners cost).
12. Doorstops shall be fitted wherever practicable to prevent doors from hitting walls.

KITCHEN

1. All cupboard bodies will be constructed from white melamine faced MDF or HMR particleboard.
2. All kitchen bench tops shall be constructed from HMR particleboard with decorative melamine laminate finish to visible surfaces, unless otherwise specified.
3. All cupboard doors shall be of 16mm MDF or HMR particleboard with decorative melamine laminate finish on normally visible surfaces. Doors shall be hung on either concealed hinges or piano hinges as appropriate.
4. A 1¼ bowl, single drainer stainless steel sink (or as otherwise specified) will be fitted into the benchtop.
5. Cooking facilities shall be provided by either an electric or gas upright stove, electric wall or under bench oven and gas or electric cook top positioned where shown on the plan.
Gas wall or under bench ovens will only be installed by variation with all onsite gas fitting to be arranged by the owners.
6. A 600mm recirculating or ducted rangehood shall be provided over the stove or cook top where overhead cupboards are installed.
7. Ceramic tiling shall be provided to all wall surfaces above the bench tops to a height of 600mm.

BATHROOM & ENSUITE (WHERE APPLICABLE)

1. All wet area floors and wall shall be flashed in accordance with AS3740.
2. Any separate shower recess shall be ceramic tiled floor and fitted with a sealed aluminium framed glazed shower enclosure.
3. Shower screen glazing shall be in accordance with AS1288 and the provisions of part 3.6.9 of BCA.
4. Bathroom / ensuite floors shall be tiled with selected ceramic tiles laid on mortar bed and graded to a floor waste.
5. Bathroom / ensuite walls shall be tiled with selected ceramic tiles to a minimum height of 1800mm in shower area and all other areas as selected by owners.
6. Vanity until shall be installed where shown on plan with either melamine laminate top with a separate bowl or an acrylic top with an integral bowl (as selected). Size to suit available space.
7. An acrylic bath shall be installed where shown on plan. 1500mm long unless otherwise specified.
8. Bath shall be flashed in accordance with the provisions of part 3.8.1 of BCA.
9. A combined heater/exhaust fan/light unit shall be fitted to the bathroom / ensuite ceiling exhausting into the roof space (ventilated at the ridge) to comply with the provisions of ABCB Housing provisions standard 2022 Part 10.8.2. (Ducting will be installed at an extra cost if required).
10. Metal towel rails, soap dishes, & towel rings shall be provided to each bathroom / ensuite.

WC FACILITIES

1. Toilet floors shall be tiled with selected ceramic tiles laid in a mortar bed.
2. One row of selected ceramic tiles shall be provided as a skirting to all toilet walls.
3. Toilet pan shall be vitreous china in white finish unless otherwise specified.
4. Cistern shall be dual flush white plastic unit unless otherwise specified.
5. Seat and lid shall be white plastic.
6. A metal toilet roll holder shall be provided beside toilet unless otherwise specified.
7. A 250mm dia. Exhaust fan shall be fitted to the toilet ceiling, exhausting into the roof space (ventilated at the ridge) to comply with the provisions of ABCB Housing provisions standard 2022 Part 10.8.2.

LAUNDRY

1. Laundry floors shall be tiled with selected ceramic tiles laid in a mortar bed and graded to a floor waste.
2. One row of selected ceramic floor tiles shall be provided as a skirting to all laundry walls.
3. A row of selected ceramic tiles (min 200mm height) shall be provided to the wall immediately over the laundry tub.

4. A 45 ltr laundry tub & cabinet or a 45ltr insert tub shall be provided where shown on the plan unless otherwise specified.
5. Washing machine taps shall be provided adjacent to the laundry tub.

ELECTRICAL

1. Electrical installation is to comply in all respects with the SAA wiring rules and the specific requirements of the supply authority.
2. The point of attachment and meter box position shall be installed as directed by the supply authority.
3. A mains powered smoke detector with battery back shall be fitted outside each bedroom or group of bedrooms in accordance with the provisions of the NCC Volume 2 Part 3.7.5 & AS3786.
4. Power outlets shall be provided as follows unless otherwise specified:-
 - 3 double GPOs to the lounge or living room
 - 3 double GPOs to the kitchen
 - 2 double GPOs to the main bedroom
 - 1 double GPO to each other habitable room
 - 1 double GPO to each bathroom, laundry and ensuite
5. A light fitting (batten holder) shall be fitted to each room and outside the front and back doors.
6. A TV point shall be fitted to the lounge or living room with a co-axial cable connection to the ceiling for future aerial connection.

PLUMBING

1. All plumbing and drainage work shall be carried out in accordance with AS/NZS3500.3.
2. All tapware, shower heads and cisterns shall be a minimum AAA water efficiency rated.
3. All water services within the building shall be run in polyethylene tubing.
4. All underfloor water pipes shall be lagged to minimize both heat loss in hot lines and the risk of freezing during winter.
5. All soil & waste pipes shall be uPVC to AS/NZS3500.3.
6. All plumbing and drainage shall be completed above bearer level before delivery, ready for connection onsite by the owner's plumber.
7. A 315ltr electric or a gas continuous flow hot water service shall be provided ready for connection by the owner's onsite plumber.
8. Hot water delivery pipework installation is provided ready for connection to the water heater after the fitting of a tempering valve by the onsite plumber. Note: The tempering valve is not supplied with the house and is to be fitted by the onsite plumber at the owner's expense when connecting the hot water heater. Separate full temperature hot water delivery plumbing to the kitchen sink or any other point in this home is not included.
9. Where gas appliances are included, the gas connection shall be carried out by a licensed gas plumber in accordance with the respective SAA codes and the requirements of the local supply authority at the owner's cost.

HEATING/AIR CONDITIONING

1. Heating and air conditioning is not included by the Builder in this project unless specifically shown on the plans or otherwise specified and charged for in the quotation.

PAINTWORK

1. All paints used shall be the best of their respective kinds and shall be applied in accordance with the manufacturer's recommendations and specifications.
2. Exterior walls and eaves shall be finished with two coats of Wattyl Solagard paint.
3. Internal walls and ceilings shall be finished with two coats of Wattyl Interior paint.
4. Skirting, architraves to painted gloss Wattyl paint.
5. Interior doors shall be finished in gloss Wattyl paint.

6. The owner's specific requirements may result in a variation to the above to suit particular applications. Any alternate finish shall be in accordance with the manufacturer's recommendations.

CERTIFICATION

1. When requested by the owner or the Principal Certifying Authority, the Builder shall provide a certificate of compliance from a suitable qualified person for the following works performed off site:-
 - Frame (bearers, joists and wall frames)
 - Wet area seals and flashings
 - Roof truss generic designs by PRYDA (provided with original application)
 - Electrical
 - Smoke detection installation
 - Internal plumbing

SPECIFICATIONS – PART B

Works to be arranged by the owners under their owner-builders licence (if required).

SITE PREPARATION

1. The owner shall arrange for the preparation of the site including any site cut, drainage works or embankment retention works. **Please note that the site is to be cut within 100mm** of level unless otherwise stipulated in the contract documents. No loose fill under house/verandah decks.
2. The owner shall be responsible for the clearing and maintenance of any bushfire control zone around the home where identified.
3. The owner shall be responsible for any erosion control measures required by the Local Council.
4. The owner shall be responsible for the cost of soil testing. Customer shall supply Soil Test Report, Septic Test Report & Bushfire Report (if applicable) to Builder.
5. The owner shall be responsible for the provision of access for the heavy delivery vehicles onto the site and shall make good any damage to public lands adjacent to the site if required.

CONNECTION OF SERVICES

1. The owner shall arrange for the connection of electrical supply to the home and the connection of electrical circuits between house sections. This work also involves the connection of the hot water heater if applicable.
2. The owner shall arrange for the connection of a potable water supply to the house.
3. The owner shall arrange for the connection of all waste pipes from bearer level to a sewer system or septic tank including tank and sullage disposal system if required.
4. The owner shall arrange for the connection of the hot water heater to preinstalled pipe work and wiring. This work requires the supply and installation of a tempering valve and all other pipework between the hot water heater and the house.
5. The owner shall arrange for connection of gas supply or storage cylinders and manifolding by a licensed gas fitter where required. The owner's gas fitter will also be responsible for all underfloor gas reticulation and connections at the owner's expense.
6. The owner shall arrange for the supply and installation of any water tanks as required for bushfire control measures as may be stipulated in the Council approval.

PROVISION OF SITE FACILITIES

1. The owner shall provide temporary site facilities as required by Local Council including toilet facilities.

LANDSCAPING

1. The owner shall undertake any landscaping work as required by the Council including rehabilitation of the nature strip in front of the property.

FINAL APPROVAL

1. The owner shall arrange with the Local Council for a final inspection and an occupation/final certificate when all works are complete and before moving into the house.

WASTE REMOVAL AND DISPOSAL & CLEANING

1. The Builder shall be responsible for the removal and disposal of all waste created during construction of the new home in our Wagga Wagga facility.
2. The Owner shall be responsible for the removal and disposal of any waste created onsite by either the builder's contractors or contractors retained by the Owner.
3. Any recoverable materials left on site after handover become the property of the Owners. Please note that the left over paint and tiles may be required by the builder to complete maintenance works and as such should be carefully stored by the Owner.
4. The home will be thoroughly cleaned prior to leaving our construction facility in Wagga Wagga. The builder does complete another clean once the home is delivered to site.