



Page No.	Section Title	Change
Housing Authority Maintenance Works and Services Contract Technical Specifications 8		
22	Definitions: Dispose	Add to final sentence: "and consider the Master Builders Smart Waste Guide in how waste is managed and removed from site."
25	Definitions: Paint	Add sentence. "Non-toxic and low volatile organic compound products should be used where possible."
26	Definitions: Sealer	Add sentence. "Non-toxic and low volatile organic compound products should be used where possible."
27	Definitions: Strip and Polish	Add sentence: "Non-toxic and low volatile organic compound products should be used where possible."
42	23. Decommission Refrigerated Air Conditioner b)	Add to last sentence in b): "and dispose of in a manner that enables recycling of appropriate components."
66	36. Carpentry and General Quality 36.1 c) Timber i)	Add to sentence: "responsibly sourced where possible"
78	46. Door Sets and Handles (non-key operated)	46.2 Privacy Sets b): i) Replace "knob" with "lever" ii) Replace "knob" with "lever" iii) Replace "round" with "lever" iv) Replace "know" with "lever"
78	46. Door Sets and Handles (non-key operated)	46.3 Passage Sets b): i) Replace "knob" with "lever" ii) Replace "knob" with "lever" iii) Replace "rounded" with "lever" iv) Replace "terrace" with "lever"
78	46. Door Sets and Handles (non-key operated)	46.4 Other a): i) Replace "knob" with "lever" ii) Replace "knob" with "lever" iii) Replace "round" with "lever" iv) Replace "knobset" with "lever set"
95	52.4 Collapsed Ceiling	Add to last sentence "and minimise gaps between batts to achieve 95% coverage of roof space."
97	52.11 Thermal Insulation c)	Insert after "downlights": "unless downlights are designed to be covered by insulation"
145	90. Hot Water Units c)	Insert after "Where a hot water unit requires replacement,": "only units that suit dwellings with low flow (water efficient) fixtures and fittings may be installed, with" and delete the "," before "the Principal's".
187	123. [Gas] Hot Water Units a)	Insert after "Where a hot water unit requires replacement,": "only units that suit dwellings with low flow (water efficient) fixtures and fittings may be installed, with" and delete the "," before "the Principal's". Delete "Pilot ignition only for external and automatic ignition for internal units". Insert "Automatic ignition for external and internal units".
224	164. Water Supply d)	Change "3" to "4" stars. [Bathroom tapware] unless in an area with high calcium content in the water supply.
224	164. Water Supply d)	Change "3" to "4" stars. [Kitchen tapware] unless in an area with high calcium content in the water supply.
227	166. Hot Water Units d)	Insert after "Where a hot water unit requires replacement,": "only units that suit dwellings with low flow (water efficient) fixtures and fittings may be installed, with" and delete the "," before "the Principal's".
231	170. Reticulation General	Insert sentence "The Contractor shall, where possible, improve the water efficiency of the reticulation system being repaired or replaced with the approval of the Principal."
Department of Communities HADC001 General Conditions of Contract version 2018.08.07		
Not numbered	15. Materials and Work. 15.2	Add to sentence: ", with waste managed as per the Master Builders <i>Smart Waste Guide</i> ."
Not numbered	Appendix B Principal's Specifications. Preliminary Specification. 1. Site.	Change 1.7 "Workmen's Amenities" to "Workers Amenities". Change text in paragraph from "workmen" to "workers".
Not numbered	Appendix E Contractor Reports and Records. 1. Contractors Reports	Add dot point "Smart waste management report".
Not numbered	Appendix E Contractor Reports and Records. 2. Site Records	Add dot point "waste generated and waste management".



Department of Communities Housing Construct Specification BCA Class 1a and 10 buildings NATSPEC October 2019		
3	0131 Preliminaries. 1.5 Building the Works, Disposal of waste	Add to sentence: “, with waste managed as per the Master Builders <i>Smart Waste Guide</i> .”
5	0171 General Requirements. 1.2 Performance Energy Efficiency	Add a new sentence: “Dwellings shall achieve a minimum 6 star NatHERS rating that may be certified by an NatHERS accredited assessor. It is encouraged that dwellings meet a 7 star NatHERS rating to meet the National Construction Code 2019 minimum standards set to be introduced in
6	0171 General Requirements. 2.2 Timber	Add sentence: “Timber to be responsibly sourced”.
8	0201 Demolition. 1.3 Existing Site Condition. Removal of existing vegetation	Established trees should be retained, and root structure protected where possible.”
9	0201 Demolition. 3.3 Investigation and Work Plan. General	Add dot point: “Protection of trees identified for retention.”
11	0221 Site Preparation. 1.2 Tree Protection	<p>Replace with:</p> <p>General Warning signs: In a prominent position at each entrance to the site, display warnings that trees and plantings require protection during the contract. Remove on completion. Lettering: Road sign type sans serif letters, 100 mm high to AS 4970 Appendix C. Protection measures: Provide before starting the earthworks.</p> <p>Trees to remain Extent: Trees not marked for removal.</p> <p>Tree protection Tree protection zone (TPZ): To AS 4970 Section 3. Tree protective measures: To AS 4970 Section 4. Monitoring and certification: To AS 4970 Section 5.</p> <p>Work near trees Materials placement: Conform to the following: - Keep the area within the dripline of trees free of sheds and paths, construction material and debris. - Do not place bulk materials and harmful materials within the dripline of trees. - Do not place spoil from excavations against tree trunks. - Prevent wind-blown materials such as cement from harming trees and plants. Damage: Prevent damage to tree bark. Do not attach stays, guys and similar material to trees. Work under trees: Do not remove topsoil from, or add topsoil to, the area within the dripline of the trees. Excavation: If excavation is required near trees, give notice. Minimise period and extent of excavation within the dripline. Hand methods: Use hand methods to locate, expose and cleanly remove the roots on the line of excavation. If excavation is required within the dripline, use hand methods so that root systems remain intact and undamaged. Roots: Do not cut tree roots exceeding 50 mm diameter. If required to cut tree roots, use cutting methods that do not excessively disturb the remaining root system. Immediately after cutting, water the tree and apply a liquid rooting hormone to stimulate the growth of new roots. Backfilling: Backfill excavations around tree roots. Place the backfill in layers of 300 mm maximum depth and compact to a dry density similar to that of the original or surrounding soil. Do not backfill around tree trunks to a height greater than 200 mm above the original ground surface. Immediately after backfilling, thoroughly water the root zone surrounding the tree. Backfill material: - Mix proportions (topsoil: well-rotted composts) by volume: 3:1. - Neutral pH value. - Free from weed growth and harmful materials. Compacted ground: Do not compact the ground or use skid-steer vehicles under the tree dripline. If compaction occurs, give notice. Compaction protection: Protect ground adjacent to the tree dripline. Watering: Water trees as necessary, including where roots are exposed at ambient temperature more than 35°C. Mulching: Spread 100 mm thick organic mulch to the whole of the area within the dripline of all existing trees to remain.”</p>
17	0250 Landscape – Gardening. 2.1 Material. Topsoil	Insert into requirement section “wetting agent,” after “organic matter”.



18	0250 Landscape – Gardening. 2.1 Material. Plants	Insert “Waterwise: Plants should be, where possible, species specified as ‘Waterwise’ for that particular region to minimise irrigation requirements.”
18	0250 Landscape – Gardening. 2.1 Material. Irrigation	Insert as first line: “Irrigation system to be designed to Water Corporation’s waterwise reticulation requirements.”
19	0250 Landscape – Gardening. 3.4 Planting. Installation	Add dot point: “Add wetting agent to soil used for backfilling.”
19	0250 Landscape – Gardening. 3.5 Irrigation. Performance	Add dot point: “Irrigation systems to be designed to Water Corporation’s waterwise reticulation specifications.”
45	0455 Door Hardware. 1.1 Components. Lockets. Internal Doors	Add sentence: “All internal doors to have lever handles.”
47	0471 Thermal Insulation and Pliable Membranes. 2.1 Materials	Insert at beginning: “R-Value: Insulation R-Value to meet minimum requirements of the climate zone the dwelling is located in, as per National Construction Code 2019 requirements.”
66	0655 Timber Flooring. 1.1 General	Insert as first sentence: “Timber to be responsibly sourced as per the Forest Products Commission’s <i>Wood Encouragement Policy</i> ”.
75	0802 Hydraulic. 2.2 Water Heaters	Insert as first sentence: “All water heaters to support low flow fixtures and fittings.”
76	0802 Hydraulic. 3.3 Cold and Heated Water. Water heaters. Location	Add to end of first sentence: “and as close as legally possible to majority of outlets.”
79	0902 Electrical. 2.1 Standards. Electrical installation.	Add text: “a. Light switches should be positioned in a consistent location: i) Between 900mm – 1100mm above the finished floor level; and ii) Horizontally aligned with the door handle at the entrance to a room. b. Powerpoints should be installed not lower than 300mm above the finished floor level.”
80	0902 Electrical. 3.4 Lighting. Luminaires	Add to LED dot point “that may be safely covered by insulation.”
Department of Communities Housing Construct Specification BCA Class 2 and 3 buildings NATSPEC October 2019		
2	0131 Preliminaries. 1.4 Protection of People and Property. Disposal of Waste	Add to sentence after ‘local authority waste management requirements’: “, with waste managed as per the Master Builders <i>Smart Waste Guide</i> ,”
4	0171 General Requirements. 1.2 Performance.	Add in as first section: “Energy Rating: Dwelling(s) shall achieve a minimum 6 star NatHERS rating that may be certified by an NatHERS accredited assessor and consider opportunities to achieve a 7 star rating. Water Efficiency: The design of the dwelling(s) shall incorporate waterwise practices and products that reduce water consumption in the dwelling and in garden reticulation.”
25	0185 Timber Products. Finishes and Treatments. 1.2 Standards. General.	Add after ‘milled products’: “responsibly sourced:”
31	0221 Site Preparation. 2.3 Site Clearing. Clearing and Grubbing	Add after ‘trees’: “if approved to be removed.”
41	0241 Landscape – Walling and Edging. 2.1 Timber	Add a first sentence: “Timber to be responsibly sourced as per the Forest Products Commission’s <i>Wood Encouragement Policy</i> ”.
46	0250 Landscape – Gardening. 2.6 Plants - General	Insert “Waterwise: Plants should be, where possible, species specified as ‘Waterwise’ for that particular region to minimise irrigation requirements.”
49	0250 Landscape. 3.6 Turfing. Preparation for turfing. Planting area preparation	Insert dot point after first dot point: “Add wetting agent to planting area.”
49	0250 Landscape. Backfilling. General.	Add to first sentence “with wetting agent added.”
50	0250 Landscape. 3.9 Irrigation. General	Add sentence: “Irrigation system to be designed to Water Corporation’s waterwise reticulation requirements.”
50	0250 Landscape. 3.9 Irrigation. Reticulation	Change in ‘lawn areas’ “pop-up” to “rotator”.



50	0250 Landscape. 3.9 Irrigation. Micro-irrigation systems. Microsprays	Add as first sentences: "Use of microsprays discouraged. If drippers will not suffice then then install as follows."
115	0455 Door Hardware. 2.2 Locks and Latches. General.	Add "Internal doors: All internal doors to have lever handles."
179	0702 Mechanical. 2.1 Air Conditioning Design. Equipment. Performance	Add dot point: "Equipment to be 5 star energy rated."
180	0702 Mechanical. 3. Fans. 3.1 Design	Add sentence: "Ceiling fans to have a 'summer/winter' switch."
183	0802 Hydraulic. 3 Water Heaters. 3.1 General. Water heaters	Add as first sentence: "All water heaters to support low flow fixtures and fittings."
188	0902 Electrical. 2.1 Standards. Electrical installation.	Add text: "a. Light switches should be positioned in a consistent location: iii) Between 900mm – 1100mm above the finished floor level; and iv) Horizontally aligned with the door handle at the entrance to a room. b. Powerpoints should be installed not lower than 300mm above the finished floor level."
193	0902 Electrical. 4. Power Generation – Photovoltaic. 4.2 Standards. General. Requirement	Add first sentence: "All components to have a minimum of 5 years warranty, with panels having a minimum of 10 year warranty."
195	0902 Electrical. 7. Lighting. 7.2 Proprietary Luminaires. Luminaires	Add to LED dot point "that may be safely covered by insulation."