



**NORTHWEST REGIONAL HOUSING  
SCHEDULE OF VARIABLES FOR BUILDING CLASSIFICATIONS –  
1A, 1B AND 10 WIND REGIONS A, B, C AND D**

**Tender No:**

**Construction of:**

**Lot No:**

**Unit No:**

**Street No:**

**Street Name:**

**Suburb:**

This Schedule of Variables is specific to Northwest regional projects delivered by the Western Australian Department of communities Housing, for BCA determined Building Classes 1A, 1B, and 10. This schedule is to be read in conjunction with other project specific documents including Plans, drawings, Specifications and Addendums. Any contradictions and/or ambiguities shall be raised with, and resolved with, the Project Manager prior to the submission of the Tender price.

The standard items outlined in the below Schedule, are to be identified under each option and applicable to the Northwest regional housing projects. Please note that **not all** options may be applicable. These items are to be identified as Not Applicable (N/A). Approval by the Project Manager will be required where alternative materials, products and colours have been nominated.

Construction Specification Clause	Item	Description (requirements, type, colour etc)	Yes	No	N/A
<b>1.0 Terrain Category and Wind Region:</b>					
0242	Wind Region/Terrain Category	As per Wind Region/Terrain Category of the town.			
0342	Wind Region C or D of AS 1170.2	As per Wind Region/Terrain Category of the town.			
0451	Design to Wind Pressure AS/NZS 2047.	As per Wind Region/Terrain Category of the town.			

Construction Specification Clause	Item	Description (requirements, type, colour etc)	Yes	No	N/A
<b>2.0 Services to Site:</b>					
0802 & 0131	Water Corporation approved meter installation.	As per Hydraulic Consultant's drawings, certification and advice. Contractor to physically verify exact location of existing services on site before commencing any new work. Contractor is responsible to lodge application and pay all fees.			
0802	Hard Water Area	If applicable.			
0802	Gas Installation.	If applicable.			
0902	Underground Power Supply to Site.	As per Electrical Consultant's drawings, certification and advice. Contractor is responsible for supply and connection costs.			
0131	LGA drainage requirements.	Contractor is responsible to check local LGA requirements, obtain approval for Stormwater Management Plan if required and pay all fees.			
<b>3.0 Metering:</b>					
0902	Horizon Power Meter Box	As per Electrical Consultant's drawings and local requirements.			
	Western Power Meter Box	As per Electrical Consultant's drawings and local requirements.			
<b>4.0 Termite Treatment:</b>					
0184	Termite Treatment	Install termite protection to all possible entry points of service pipes/penetrations.			
<b>5.0 Electrical &amp; Appliances:</b>					
0902	Electric Wall Oven	White, Westinghouse WHG640W (side opening) or equivalent oven approved by Project Manager.			
	Electric Cooktop	White, Westinghouse WHS642WA or equivalent approved by Project Manager			
	Range Hood	Fixed rangehood are to be provided above cook top with removable filters and flued externally. Refer Specification Section 0572.			

Construction Specification Clause	Item	Description (requirements, type, colour etc)	Yes	No	N/A
<b>5.0 Electrical &amp; Appliances:</b>					
0902	Ceiling Fans	Provide a durable ceiling fan 1400mm diameter to all bedrooms, living and dining. Kitchen ceiling fan 1200mm diameter.			
		Provide fan controller 1500mm above floor. Hagerblu WBFS3 or equivalent approved by Project Manager.			
	Heat Pump	200 litre heat pump and fan guard with all required new valving and tempering valve.			
	Internal Lighting	<p>Ceiling mounted LED downlight:</p> <p>Nominated brands are Danson, Pierlite, SAL and Robus or equivalent approved by Project Manager.</p> <p>LED downlights fittings must incorporate the following characteristics:</p> <ul style="list-style-type: none"> <li>(i) LED Colour Changeable (3 position selector switch)</li> <li>(ii) White in colour</li> <li>(iii) 240-volt flex lead and plug top (driver inbuilt)</li> <li>(iv) 7-10-watt output</li> <li>(v) Minimum 90-degree beam angle</li> <li>(vi) Maximum height 71mm</li> <li>(vii) Fit 90-92mm cut out</li> <li>(viii) Dimmable</li> <li>(ix) Have an IC-4 rating</li> </ul> <p>All LED downlights must be installed to manufacturers specifications and the surface mounted socket must be installed as per the wiring regulations.</p> <p>Install 3 pin plug base in the ceiling. Downlights not to be hardwired.</p>			
		Bedrooms: A minimum of 2 LED recessed down light fittings.			
		Living areas: LED recessed down light fittings at 2 metre spacing's.			

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<b>5.0 Electrical &amp; Appliances:</b>					
0902	Internal Lighting	Kitchen: Light fittings typically recessed down lights at 2 metre spacing's. Located above bench tops to achieve optimum light.			
		Bathroom: LED recessed down light fittings. (Or oyster lights where necessary).			
		Pantry: Ceiling mounted batten holder with 11-Watt energy saver light globe.			
	External lighting	Carport, porch, verandah (minimum of 1 on each side) and Alfresco: Soffit or wall mounted vandal resistant and weatherproof light fitting.			
	GPO	Entry, Passageways, carport and alfresco: Provision of one DGPO.			
		Bedroom: Master bedroom to have a minimum of 3 DGPOs to accommodate other bedroom furnishings. In secondary bedrooms a minimum 2 DGPO's positioned to accommodate 2 bedside lamps. Location of the DGPO's to allow for flexibility and alternative options to reconfigure the furnishing of the room.			
		Living areas: Minimum 4 DGPO's. Location of the DGPO's to allow for flexibility and alternative options to reconfigure the furnishing of the room.			
		Kitchen: At least 2 above bench DGPOs in appropriate locations such as preparation areas and corners to be provided.			
		Bathroom: 1 x DGPO to the wall adjoining vanity.			
	Smoke Alarms	Hardwired smoke alarms. Photoelectric, non-removable battery (with 10-year battery life) smoke alarms. Approved type Brooks EIB 166e, EIB3016 or Brooks EIB 650iC. PSA Lifesaver LIF5800RL-2 or PSA Lifesaver LIF10YPEW.			
0802	Solar Water Heater	Provide Solar Water Heater and mesh stone guard to each dwelling.			

Construction Specification Clause	Item	Description (requirements, type, colour etc)	Yes	No	N/A
<b>Internal Fixtures and Fittings:</b>					
<b>6.0 Internal Linings:</b>					
0551	Ceilings	Flush jointed with paint finish complete with 600 x 600mm inspection panel and 75mm cornice.			
	Dry and wet areas wall linings	Durable internal wall cladding. Provide 9mm fibre cement vertical sheeting (Villaboard) joined with Aluminium joiner strips filled with paint finish. Versilux or equivalent approved by Project Manager.			
<b>7.0 Insulation:</b>					
0471	Ceiling	Minimum R3.0 ceiling insulation.			
	External Wall	R2.2 insulation to external walls. Air-cell or equivalent approved permashield thermal break to external walls.			
	Internal Wall	R1.5 insulation to internal walls.			
	Roof	Minimum 55mm thick Anticon insulation or equivalent approved on wire mesh.			
<b>8.0 Doors &amp; Door Hardware:</b>					
0453	Internal Doors	Solid core doors throughout, with exception of the Water Closet internal doors to be hollow core. Wardrobe doors are to be hinged hollow core doors. All doors are minimum 870mm wide with a minimum clear opening of 820mm. Door buffers to all internal hinged doors. Floor or wall mounted.			
	Door Frames	Steel door frames throughout.			
	External Doors	Solid core doors.			
0455	Door Hardware: Internal doors	Lever Handles to Bedrooms, Bathroom, Shower and WC. All locksets shall be Lane "Domain" series sets SCP finish or equivalent approved by Project Manager.			
	Door Hardware: External & Entrance doors	Lever Handles. Latch set and deadlock with inside snib. Provide proprietary stainless-steel shrouds around deadlocks to all external doors approximately 200 x 150 x 1.0mm.			
	Sliding doors	Supply and install patio bolt.			

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<b>9.0 Joinery and Cabinetry:</b>					
0551	Internal	kitchen, laundry, bathroom, bedroom wardrobe, shelves, linen, broom cupboard to be steel framed as per standard details.			
	Kitchen	Compact laminate kitchen bench tops, (i.e. high-pressure laminate) with plastic laminate to kitchen cabinetry front panels, cupboards and drawers and other vertical locations. ABS edging to all cupboards and 4 drawer columns.			
		Steel bottom shelves to under sink.			
		Splashback – minimum height 400mm above benchtops to be glazed ceramic tiles.			
	Ensuite/ Bathroom bench tops	Compact laminate vanity cabinet bench tops, with vitreous china basin and mirror above and to full width of vanity cabinet.			
	Kitchen and Bathroom Cabinetry	Refer to internal elevations, standard details and specification.			
	Ensuite/ Bathrooms	Hobless shower enclosed on three sides without framed shower screen/pivot door to AS3740 as shown on drawings. Refer to specification. Supply and Install 32mm round diameter x 1000mm long stainless-steel grab rail as towel rail. Install channel drain running the width of shower. Install 300x 400x90mm soap holder/insert.			
	WC	Supply and install typical 12mm marine ply block out between wall studs for fixing of grab rails – 32mm round diameter x 1000mm long stainless-steel.			
	Wardrobe	Hinged hollow core doors with 4 x equal shelves and 19mm diameter stainless steel rail. Top shelf to be 1800mm above FFL.			
	Cabinet door Hardware	Steel finish “D” Handle.			
<b>10.0 Plumbing Fixtures:</b>					
0802	External	All drainage points width to be minimum of 100mm			
	Bath	Decina “Bambino” 1510mm white acrylic bath or equivalent approved by Project Manager.			
	Vanity Inset Basin/Semi-Recessed basin	Caroma “Concorde” 500 white or equivalent approved by Project Manager.			

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<b>10.0 Plumbing Fixtures:</b>					
0802	WC	WC Pan: Caroma "Trident Connector Pan" or equivalent approved by Project Manager.  Cistern: Caroma "Slimline" 6/3 low level PVC cistern or equivalent approved by Project Manager.			
	Laundry Trough	Stainless steel 70 Litre inset trough with steel framed cabinet under.			
	Kitchen Sink	Combined Sink and Drainer: Caroma or equivalent approved by Project Manager. 1350mm long x 470mm wide double bowl stainless steel inset sink with side drainer unless otherwise shown on drawings.			
	External taps	Install two free standing 1200mm high hose cocks on a 500 x 500 wide x 100 thick concrete plinth at front and rear of the dwelling. Max 1m from the building structure. Refer to site plan.			
<b>11.0 Internal Taps:</b>					
0802	Taps	All internal tap fittings and outlets to have stainless steel Breeches. All tapware to be chrome plated level handled mixer tap (hot and cold).			
	Kitchen	Provide chrome combined concealed assembly with ceramic disk mixer tap (hot and cold).			
	Ensuite/Bathroom	Provide 300mm long all directional shower arm with minimum 100mm swivel shower rose to shower.			
<b>12.0 Wall Tiles:</b>					
0631	Bathroom and WC	Wall tiles to shower recess to 2000mm above floor level. One row of glazed ceramic skirting tiles to walls of WC. Tiling to the extent shown on drawings.			
	Ensuite	Wall tiles to shower recess to 2000mm above floor level. Additional tiling to the extent shown on drawings.			
	Laundry	Tiling to Laundry plus tile skirting.			

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<b>12.0 Wall Tiles:</b>					
0631	Kitchen	Tiling to Kitchen to the extent shown on drawings.			
	Skirting	Skirting installed throughout dwelling with paint finish.			
<b>13.0 Floor Tiles:</b>					
0631	Ceramic Floor Tiles	200mm x 200mm slip resistant to all wet areas.			
<b>14.0 Resilient Finishes:</b>					
0651	Vinyl Plank Floor Covering	Commercial grade Vinyl plank flooring to be a minimum of 4mm in thickness and fixed with pressure sensitive adhesive.  Applicable to living, kitchen and dining.			
<b>15.0 Internal Painting:</b>					
<p>Unless otherwise noted/nominated in the Schedules as Remote, the following shall also apply:</p> <p><b>Painting - Items/Surfaces Not to be Painted:</b></p> <p>Fibre cement fences/finished fences, Roof sheeting/tiles, Face Masonry, concrete blockwork, Concrete, Glazed ceramic tiles, previously finished items (e.g. chrome plated, baked enamel, or finished plastic items), Vinyl, Aluminium, Stainless steel, Melamine surface particleboard, Interior paint finished metal, paint finished window frames and exposed steel rafters refer light steel framing section and surface treatment to steelwork.</p>					
0671	Ceilings & Cornices	Ceiling Paint – White flat acrylic.			
	All Walls (except wet areas)	Low Sheen washable 100% acrylic.			
	Wet Areas- Semi- Gloss washable 100% acrylic	Semi-Gloss washable 100% acrylic.			
	Doors	Gloss Enamel.			
	Frames & Mouldings	Gloss Enamel.			
<b>16.0 Window Treatments:</b>					
0574	Window Treatments	Supply and install curtain rod and curtain board to all windows and sliding doors including laundry with exception of wet areas. Paint to match internal wall colour.			



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<b>7.0 Telecommunications &amp; TV Reception System:</b>					
0902	Telephone Point & Location	Telephone point adjacent to DGPO and TV location.			
	Nominate Location of internet access outlet	Minimum of 1 x data in the living area.			
	TV aerial outlet.	Provide one TV aerial outlet adjacent to DGPO in living area. Provide TV outlet socket in all bedrooms. Refer to part 4.1 Specification in the Design Brief – Northwest Regional Social Housing. Contractors responsibility to ensure correct system is installed based on area and coverage.			
	NBN Network Systems	<p>Provisions for NBN network Systems are to be included in areas delineated service available, Build commenced, build preparation on the NBN rollout Map as shown on the following link <a href="http://www.nbnco.com.au/learn-about-the-nbn/rollout-map.html">http://www.nbnco.com.au/learn-about-the-nbn/rollout-map.html</a></p> <p>Liaise with the communication services carrier and comply with all standards and requirements of the carrier. More information on connecting to the NBN Network can be sought from the flowing link or telephone 1800 687 626 <a href="http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html">http://www.nbnco.com.au/develop-or-plan-with-the-nbn/new-developments.html</a></p> <p>NBN units: Provisions for NBN Network Systems and Telecommunications. For all developments, the Contractor is required to:</p> <ul style="list-style-type: none"> <li>• Register the development with infrastructure provider;</li> <li>• Ensure that 'Fibre Ready' facilities are provided (Pipes and Pathways infrastructure) as per the Telecommunications Act 1997 (this is interpreted as enabling the dwellings to receive a fibre connection from the incumbent Infrastructure Provider of Last Resort (IPOLR); and</li> </ul>			

Construction Specification Clause	Item	Description (requirements, type, colour etc)	Yes	No	N/A
<b>17.0 Telecommunications &amp; TV Reception System:</b>					
0902	NBN Network Systems (continued)	<ul style="list-style-type: none"> <li>Ensure that relevant cabling (coiled) is provided to service pit and draw wire protected by conduit is provided to dwelling to allow for service activation. Where infrastructure provider is NBN and NTD pre-install is available, the Contractor shall request a NTD pre-installation anytime during the construction phase prior to handover, ideally at Plate Height stage.</li> </ul>			
<b>18.0 Air-Conditioning:</b>					
0702	Air Conditioning	Refer to part 4.3 Specification in the Design Brief and A/C hatches detail. Supply power circuit and drain for each hatch.			
	Condenser Plinths	Provide 1200 x 1000 wide x 100 thick concrete air conditioning condenser plinths at each isolator location.			
<b>19.0 External Fittings and Fixtures - Materials, Colour Palette and Finishes:</b>					
0421	Roof Cover	Colorbond powder coated finish to be in light colour.			
	Gutters	Powder coated finish or equivalent approved by Project Manager.			
	Fascia	Powder coated finish or equivalent approved by Project Manager.			
	Downpipes	Powder coated finish or equivalent approved by Project Manager.			
0431	External metal cladding	Custom Orb (fitted horizontally).			
	Roof Gable Cladding	Custom Orb (fitted horizontally).			
	Eaves Lining and Soffits	6mm Fibre Cement sheeting.			
0342	Exposed Steel elements	Structural steel members that are not built into a masonry wall must be protected against corrosion in accordance with the National Construction Code (NCC) Building Code of Australia "Protective coatings for steelwork". Refer to Construction Specification.			

Construction Specification Clause	Item	Description (requirements, type, colour etc)	Yes	No	N/A
<b>19.0 External Fittings and Fixtures - Materials, Colour Palette and Finishes:</b>					
0382	Timber Structural elements	Preservative treatment: CCA treated timber. Provide details of treatment. Refer to Specification.			
0451	Window and door Frames (including glazed doors).	Aluminum with powder coat painted finish.			
	Glazing	5 mm toughened glass to all windows. Cyclonic Regions C&D - glazing to comply with the Wind Region requirements.			
	Security Screens	Doors – Stainless Steel security mesh door to all external swing and sliding doors except store. Windows - Security screens to full extent of windows (fixed pane and opening sashes), including emergency escape for at least one window in all bedrooms.			
	Cyclone Debris Impact Screens	To all windows including emergency escape for at least one window in all bedrooms and sliding doors except store.			
<b>20.0 External Fittings and Fixtures - Materials, Colour Palette and Finishes:</b>					
0242	Boundary Fencing (including posts, rails and capping)	Provide colorbond cyclone fencing to the extent shown on drawings.			
	Gates (including posts and rails)	Gates as shown on drawings and to match boundary fencing.			
0511	Storeroom	Storerooms have adequate permanent ventilation, central light fitting and where external access is provided, an 870mm external solid core door with door weather seal and concrete slab floor.			
<b>21.0 External Fittings and Fixtures - Materials, Colour Palette and Finishes:</b>					
0276	Pedestrian Pathways	Concrete to extent shown on drawings.			
	Vehicular Access and Driveways	Concrete to extent shown on drawings.			
0572	Clothesline	Provide a fixed clothesline to external drying areas as per standard detail G7.			

Construction Specification Clause	Item	Description (requirements, type, colour etc)	Yes	No	N/A
<b>21.0 External Fittings and Fixtures - Materials, Colour Palette and Finishes:</b>					
0572	Letter Box	Only in areas Australia Post provides delivery service. Letterbox to meet Australia Post requirements.			
	House Numbers	Black acrylic letter or equivalent approved by Project Manager  Spray painted using stencil.			
<b>22.0 Landscape</b>					
0250	Softscape	Requirements – refer to part. 3 Landscaping and part. 4.2.11 of the Design Brief – Northwest Regional Social Housing and Landscaping Design Brief.  Landscaping areas are to be levelled and clean and tidy (clear all rubbish, rubble, stones, roots etc.).			
	Reticulation	Install reticulation sleeves as shown on indicative landscape plan.			
		Install reticulation controller adjacent to waterproof single GPO in a covered area or storeroom.			
		Install conduit with draw wire under concrete to landscape area.			
		Supply and install Pope or equal octopus type drippers or equivalent approved by Project Manager to xeriscaping areas.			
		Supply and install Pope pop-up sprinklers or equivalent approved by Project Manager to lawn areas.			

Construction Specification Clause	Item	Description (requirements, type, colour etc)	Yes	No	N/A
<b>23.0 Additional requirements for Social Housing</b>					
	Electrical	<p>All necessary sub-circuits are protected by a Safety Switch with the following;</p> <p>(ii) trip time must not exceed 40ms for all Safety Switches;</p> <p>(iii) all newly installed Safety Switches are rated at 30 mA with 6 kA or greater rating;</p> <p>(iv) every light or ceiling fan circuit is covered by a 10 A RCBO or 10 A Circuit Breaker if connected to 40A RCD;</p> <p>(v) every 10 A GPO circuit is covered by a 16 A RCBO or 16 A Circuit Breaker if connected to 40A RCD;</p> <p>(vi) every 15 A GPO circuit is covered by a 16 A RCBO or 16 A Circuit Breaker if connected to 40A RCD; and</p> <p>(vii) a 40A RCD protects a maximum of three sub-circuits.</p>			
<b>24.0 Energy Efficiency</b>					
0171	Energy Rating	Minimum of 7-star energy rating.			