



Government of **Western Australia**  
Department of **Communities**

# Department of Communities

Modifications to

## Construction Specification

**NATSPEC | Prefabricated Housing**

January 2025

*The modifications contained within this document are to replace, remove or amend the relevant specification requirements.*

*This document records and supersedes those items listed in the Specification as detailed in the tables below.*



Page No.	Relevant section	Modification	Reason
22	<p><i>F. Construction specification</i></p> <p><u>8 WINDOWS AND GLAZED DOORS</u></p> <p><b>8.5 COMPONENTS</b></p> <p><b>Insect screens</b></p>	<p><i>Replace the following paragraph:</i></p> <p>Requirement: Provide insect mesh screens fitted to all operable windows and sliding doors.</p> <p><i>With the following paragraph:</i></p> <p>Requirement: Provide insect mesh screens to all operable windows that cannot be accessed without the use of a ladder.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
23	<p><i>F. Construction specification</i></p> <p><u>8 WINDOWS AND GLAZED DOORS</u></p> <p><b>8.5 COMPONENTS</b></p> <p><b>Security screens</b></p>	<p><i>Add the following paragraph:</i></p> <p>Requirement: Provide security barrier screens to sliding doors, and operable and accessible windows.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
25	<p><i>F. Construction specification</i></p> <p><u>11 DOOR HARDWARE</u></p> <p><b>11.1 COMPONENTS</b></p> <p><b>Door buffers and stops</b></p>	<p><i>Replace the following subclause:</i></p> <p><b>Door buffers and stops</b></p> <p>Internal doors: Provide a satin chrome finished, floor or wall mounted door stop.</p> <p>External doors: Provide a satin chrome finished, floor or wall mounted door stop with 3 fixing points.</p> <p><i>With the following subclause:</i></p> <p><b>Door buffers</b></p> <p>Internal doors: Satin chrome finished.</p> <p>External doors: Satin chrome finished, with 3 fixing points.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>

<p>25</p>	<p><i>F. Construction specification</i></p> <p><u>11 DOOR HARDWARE</u></p> <p><b>11.2 INSTALLATION</b></p> <p><b>Door buffers and stops</b></p>	<p><i>Replace the following subclause:</i></p> <p><b>Door buffers and stops</b></p> <p>Fixing: Fix on the floor or wall, as appropriate, to prevent the door or door furniture striking the wall or other surfaces.</p> <p><i>With the following subclause:</i></p> <p><b>Door buffers</b></p> <p>Fixing: Screw fix door buffers to the floor or skirting, as appropriate, to prevent the door or door furniture striking the wall or other surfaces.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
<p>26</p>	<p><i>F. Construction specification</i></p> <p><u>14 LININGS</u></p> <p><b>14.1 MATERIALS AND COMPONENTS</b></p> <p><b>Access panels</b></p>	<p><i>Add the following subclause:</i></p> <p><b>Access panels</b></p> <p>Internal ceilings, except garages: Provide insulated access panels.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
<p>27</p>	<p><i>F. Construction specification</i></p> <p><u>15 JOINERY</u></p> <p><b>15.1 JOINERY MATERIALS AND COMPONENTS</b></p> <p><b>Splashbacks</b></p>	<p><i>Remove the following paragraph:</i></p> <p>Glass: 6 mm toughened colourback safety glass to AS/NZS 2208 (1996).</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
<p>28</p>	<p><i>F. Construction specification</i></p> <p><u>16 MISCELLANEOUS FIXTURES AND APPLIANCES</u></p> <p><b>16.1 APPLIANCES</b></p> <p><b>Cooking appliances</b></p>	<p><i>Replace the following paragraph:</i></p> <p>Cooktop: Provide one of the following:</p> <ul style="list-style-type: none"> <li>- Gas cooktop: Where reticulated gas is available, provide minimum 4 burners, stainless steel, gas cooktop.</li> <li>- Electric cooktop: Where reticulated gas is not available, provide minimum 4 zone, ceramic glass, electric cooktop.</li> </ul>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>

		<p><i>With the following paragraph:</i></p> <p>Cooktop: Minimum 4 zone electric cooktop.</p>	
28	<p><i>F. Construction specification</i></p> <p><u>18 WINDOW COVERINGS</u></p> <p><b>18.2 COVERING TYPES</b></p> <p><b>Holland blinds</b></p>	<p><i>Replace the following paragraph:</i></p> <p>Requirement: Complete proprietary systems, as documented, fabricated by one manufacturer.</p> <p><i>With the following paragraph:</i></p> <p>Requirement: Vertical blinds provided as complete proprietary systems fabricated by one manufacturer. Do not provide horizontal blinds.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
35	<p><i>F. Construction specification</i></p> <p><u>23 RESILIENT FINISHES</u></p> <p><b>23.2 MATERIALS</b></p> <p><b>Vinyl planks</b></p>	<p><i>Replace the following paragraph:</i></p> <p>Total thickness: Minimum 4 mm.</p> <p><i>With the following paragraph:</i></p> <p>Total thickness: Minimum 2 mm.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
35	<p><i>F. Construction specification</i></p> <p><u>23 RESILIENT FINISHES</u></p> <p><b>23.2 MATERIALS</b></p> <p><b>Vinyl planks</b></p>	<p><i>Add the following paragraph:</i></p> <p>Warranty: Minimum 15 years.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
35	<p><i>F. Construction specification</i></p> <p><u>23 RESILIENT FINISHES</u></p> <p><b>23.4 INSTALLATION</b></p> <p><b>General</b></p>	<p><i>Add the following subclause:</i></p> <p><b>General</b></p> <p>Requirement: Install to the manufacturer's recommendations.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
36	<p><i>F. Construction specification</i></p> <p><u>27 HYDRAULIC</u></p> <p><b>27.4 FIXTURES</b></p>	<p><i>Add the following paragraph:</i></p> <p>Hanging space: Minimum 1200 mm.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>

	<b>Towel rails</b>		
36	<p><i>F. Construction specification</i></p> <p><u>27 HYDRAULIC SERVICES</u></p> <p><b>27.4 FIXTURES</b></p> <p><b>Laundry tub and cabinet</b></p>	<p><i>Replace the following paragraph:</i></p> <p>Type: Provide one of the following:</p> <ul style="list-style-type: none"> <li>- Tub and cabinet with lockable side entry for concealed washing machine taps.</li> <li>- Tub integrated with joinery.</li> </ul> <p><i>With the following paragraph:</i></p> <p>Type: Provide one of the following:</p> <ul style="list-style-type: none"> <li>- 42 L tub and prefinished steel cabinet with side entry for concealed washing machine taps.</li> <li>- Tub integrated with joinery.</li> </ul>	<p>Specification update requested by Construction on 09.09.2024 (removal of lockable laundry cabinets)</p>
36	<p><i>F. Construction specification</i></p> <p><u>27 HYDRAULIC</u></p> <p><b>27.4 FIXTURES</b></p> <p><b>Internal tap fittings</b></p>	<p><i>Replace the following paragraph:</i></p> <p>Type: All fittings other than bath outlets and showers to be chrome plated lever handled mixer tap (hot and cold) with 150 mm swivel arm with aerator outlet.</p> <p><i>With the following paragraph:</i></p> <p>Type: Chrome-plated lever handled mixer tap (hot and cold) with 150 mm swivel arm with aerator outlet.</p>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
36	<p><i>F. Construction specification</i></p> <p><u>27 HYDRAULIC SERVICES</u></p> <p><b>27.5 WATER HEATERS</b></p> <p><b>Types</b></p>	<p><i>Remove the following paragraph:</i></p> <p>Gas hot water heaters: To AS/NZS 5263.1.2 (2020). If a flue damper is available for the water heater supplied, provide one.</p> <ul style="list-style-type: none"> <li>- Energy performance: To AS/NZS 4552.2 (2010).</li> </ul>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
37	<p><i>F. Construction specification</i></p> <p><u>27 HYDRAULIC SERVICES</u></p> <p><b>27.8 COLD AND HEATED WATER</b></p>	<p><i>Remove the following paragraph:</i></p> <p>5-star natural gas hot water units: Connect hot water service to points as required.</p> <ul style="list-style-type: none"> <li>- Hot water system: Design and install to AS/NZS 3500.4 (2021).</li> </ul>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>

	<b>Water heaters</b>		
42	<p><i>F. Construction specification</i></p> <p><u>28 ELECTRICAL SERVICES</u></p> <p><b>28.7 LIGHTING</b></p> <p><b>Luminaire</b></p>	<p><i>Replace the following paragraph:</i></p> <p>Luminaire type: Provide the following, as documented:</p> <ul style="list-style-type: none"> <li>- Oyster light fittings: 32W, 350 mm diameter (nominal) fluorescent fittings and acrylic diffuser.</li> <li>- LED recessed downlights: Insulation contact (IC) rated 15W fittings spaced at maximum 1.5 m spacing.</li> <li>- Fluorescent tube fittings: Twin 18W T8 fluorescent tube, battens and clear prismatic diffuser or vandal resistant cover.</li> </ul> <p><i>With the following paragraph:</i></p> <p>Luminaire type: Provide the following, as documented:</p> <ul style="list-style-type: none"> <li>- Oyster light fittings: 32W, 350 mm diameter (nominal) LED fittings and acrylic diffuser.</li> <li>- LED recessed downlights: Insulation contact (IC) rated 15W fittings spaced at maximum 1.5 m spacing.</li> <li>- LED tube fittings: Twin 18W T8 LED tube, battens and clear prismatic diffuser or vandal resistant cover.</li> </ul>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>
42	<p><i>F. Construction specification</i></p> <p><u>28 ELECTRICAL SERVICES</u></p> <p><b>28.7 LIGHTING</b></p> <p><b>Luminaire</b></p>	<p><i>Add the following paragraph:</i></p> <p>Communal areas: Provide LED lighting as follows:</p> <ul style="list-style-type: none"> <li>- Type: One of the following: <ul style="list-style-type: none"> <li>- Wall mounted.</li> <li>- Ceiling mounted.</li> <li>- In-ground fixed bollard.</li> <li>- Light pole style.</li> </ul> </li> <li>- Solar powered.</li> <li>- Vandal resistant with tamper proof fixings.</li> <li>- Minimum IP rating: IP68.</li> <li>- 360-degree lighting output.</li> </ul>	<p>To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024</p>

		- Warranty: Minimum 10 years.	
42	<i>F. Construction specification</i> <u>28 ELECTRICAL SERVICES</u> <b>28.8 TELECOMMUNICATIONS</b> <b>Services and cabling</b>	<i>Replace the following paragraph:</i>  Data cabling: Conform to the requirements of the NBN company.  <i>With the following paragraph:</i>  Data cabling: Conform to the requirements of the utility service provider.	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024
42	<i>F. Construction specification</i> <u>28 ELECTRICAL SERVICES</u> <b>28.8 TELECOMMUNICATIONS</b> <b>Services and cabling</b>	<i>Add the following paragraph:</i>  NBN installation: Conform to the <i>NBN Guideline (2024)</i> , including the following: <ul style="list-style-type: none"><li>- New buildings: To the <i>NBN Guideline (2024)</i> Section 3.</li><li>- Location type: Open enclosures to the <i>NBN Guideline (2024)</i> clause 7.2.</li></ul>	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024
42	<i>F. Construction specification</i> <u>28 ELECTRICAL SERVICES</u> <b>28.8 TELECOMMUNICATIONS</b> <b>NBN installation</b>	<i>Remove the following subclause:</i>  <b>NBN installation</b>  Requirement: To the <i>NBN Guideline (2021)</i> .  New buildings: To the <i>NBN Guideline (2021)</i> clause 3.6.  Location type: Open enclosures to the <i>NBN Guideline (2021)</i> clause 4.4.3.	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024
43	<i>F. Construction specification</i> <u>28 ELECTRICAL SERVICES</u> <b>28.13 CEILING FANS - GENERALLY</b> <b>General</b>	<i>Add the following clause:</i>  <b>28.13 CEILING FANS - GENERALLY</b>  <b>General</b>  Controls: Hardwired adjustable speed control switch. Do not provide remotes.	To align with Schedule of Inclusions - Class 1 and 2 Developments - Revision 2024
44 to 48	<i>G. Landscaping</i> <u>2 LANDSCAPE - GARDENING</u>	<i>Remove subsection.</i>	Specification update to align with landscape design guide and brief.

50	G. Landscaping <u>7 LANDSCAPE - SOILS</u>	Add subsection. Refer to appended landscape worksections document.	Specification update to align with landscape design guide and brief.
50	G. Landscaping <u>8 LANDSCAPE - NATURAL GRASS SURFACES</u>	Add subsection. Refer to appended landscape worksections document.	Specification update to align with landscape design guide and brief.
50	G. Landscaping <u>9 LANDSCAPE - PLANTING</u>	Add subsection. Refer to appended landscape worksections document.	Specification update to align with landscape design guide and brief.
50	G. Landscaping <u>10 IRRIGATION</u>	Add subsection. Refer to appended landscape worksections document.	Specification update to align with landscape design guide and brief.
50	G. Landscaping <u>11 - LANDSCAPE - PLANT PROCUREMENT</u>	Add subsection. Refer to appended landscape worksections document.	Specification update to align with landscape design guide and brief.
50	G. Landscaping <u>12 LANDSCAPE - ESTABLISHMENT</u>	Add subsection. Refer to appended landscape worksections document.	Specification update to align with landscape design guide and brief.
50	G. Landscaping <u>13 LANDSCAPE - VERGES AND STREET TREES</u>	Add subsection. Refer to appended landscape worksections document.	Specification update to align with landscape design guide and brief.