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# HIA GENERAL HOUSING SPECIFICATIONS - NSW

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(INCORPORATING THE HIA GUIDE TO MATERIALS & WORKMANSHIP)

**OWNERS:** Sekisui House Services Pty Ltd  
**JOB:** NM104891

**SITE:** Proposed Lot 2,  
49 Blackbutts Road  
FRENCHS FOREST  
NSW 2086



**To verify your builder is a HIA member email [enquiry@hia.com.au](mailto:enquiry@hia.com.au)**

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<b>Particulars</b>	<b>1</b>
<b>Signatures</b>	<b>2</b>
<b>General Conditions</b>	<b>3</b>
1. Introduction	3
2. Statutory Requirements	4
3. Owner's Obligations	4
4. Plans, Permits and Application Fees	5
5. General Structural Provisions	5
6. Excavations	5
7. Foundations and Footings	5
8. Retaining Walls	7
9. Effluent Disposal/Drainage	7
10. Timber Framing	7
11. Steel Framing	9
12. Roofing Claddings	9
13. Masonry	9
14. Cladding and Linings	11
15. Joinery	11
16. Services	12
17. Fire Safety	12
18. Health and Amenity	13
19. Safe Movement and Access	14
20. Energy Efficiency	14
21. Ancillary Features	14
22. Tiling	15
23. Painting	16
24. Workmanship Standards and Tolerances	16
<b>Annexure</b>	<b>17</b>

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# Particulars

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This is the Specification referred to in the Contract.

No:

Date:

## Owner

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**NAME** Sekisui House Services Pty Limited  
**ADDRESS** 68 Waterloo Road  
**SUBURB** Macquarie Park **STATE** NSW **POSTCODE** 2113  
**ABN** 37137331376 **ACN**  
**WORK** 88171400 **HOME**  
**FAX** **MOBILE**  
  
**EMAIL** adminpermitsnsw@sekisuihouse.com.au

## Builder

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**NAME** Sekisui House Services NSW Pty Ltd  
**ADDRESS** 68 Waterloo Road  
**SUBURB** Macquarie Park **STATE** NSW **POSTCODE** 2113  
**ABN** 42119550220 **ACN**  
**WORK** 88171400  
**FAX**  
  
**EMAIL** adminpermitsnsw@sekisuihouse.com.au  
**BUILDER'S LICENCE NUMBER** 226045C  
**HIA MEMBER NUMBER**

## The Site

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**STREET ADDRESS:**  
Proposed Lot 2  
49 Blackbutts Road  
**SUBURB** **STATE** NSW  
FRENCHS FOREST  
**POSTCODE** 2086

# Signatures

## Owner

NAME Kazuya Satamoto

SIGNATURE

*Kaz Sakamoto*

Signed for and on behalf of:SH Camden Valley Pty Limited

WITNESS'S  
SIGNATURE

*Michael Dwyer*

WITNESS'S NAME AND ADDRESS

Michael Dwyer

68-72 WATERLOO ROAD MACQUARIE PARK 2113

DATE

## Builder

NAME Hirotoshi Katayama

SIGNATURE

*Hiro Katayama*

Signed for and on behalf of:Sekisui House Services NSW Pty Ltd

WITNESS'S  
SIGNATURE

*Michael Dwyer*

WITNESS'S NAME AND ADDRESS

Michael Dwyer

68-72 WATERLOO ROAD MACQUARIE PARK 2113

DATE

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# General Conditions

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## 1. Introduction

- |   |     |   |
|---|-----|---|
| <i>General</i>                              | 1.1 | <p>This Specification forms part of the <b>Contract</b> documents referred to in the building <b>Contract</b> and details the works to be executed and the materials to be used in carrying out those works at the site.</p> <p>This Specification is to be read as a general specification only. The extent of the works shall be governed by the approved plans and other requirements under the <b>Contract</b>.</p> <p>Any works not fully detailed shall, where appropriate, be sufficiently performed if carried out in accordance with the <b>National Construction Code (NCC) Series</b>, the relevant manufacturer's instructions or <b>Engineer's Instructions</b>.</p>   |
| <i>Preliminary Use</i>                      | 1.2 | <p>This Specification forms part of the <b>Contract</b> and should be read in conjunction with the other contract documents.</p>  |
| <i>Prevailing Documents</i>                 | 1.3 | <p>Where there is a difference between the plans and this Specification, this Specification shall take precedence. The <b>Builder</b> must at all times maintain a legible copy of the plans and this Specification bearing the approval of the relevant <b>Local Authority</b>.</p> <p>Otherwise to the extent of any conflict between documents, the order of precedence set out in the building contract shall apply.</p>  |
| <i>Size and Dimensions</i>                  | 1.4 | <p>Unless otherwise stated, all dimensions given in this specification are in millimetres and are nominal only.</p>   |
| <i>Prime Cost and Provisional Sum Items</i> | 1.5 | <p>Prime Cost and Provisional Sums Items are items that the Owner is to select after the contract has been entered into. The prices listed are the Builder's reasonable estimate of the "cost price" of those items including GST. The prices listed do not include unquantifiable components including the "Builder's margin", cost of cartage and freight.</p>  |
| <i>Definitions</i>                          | 1.6 | <p>In this Specification the following definitions shall apply:</p> <ul style="list-style-type: none"><li>• <b>"NCC" Series</b> includes <b>NCC Series Volume 2 2022</b>, "Building Code of Australia Class 1 and Class 10 Buildings and the ABCB Housing Provisions Standard 2022 (unless otherwise noted), <b>NCC Series Volume 3 2022 Plumbing Code of Australia</b> is also included.</li><li>• <b>"Engineer's Instruction"</b> includes any soil classification report, preliminary footings report, construction footings report and any other report, recommendation, site or other instruction, calculations or plans prepared by an engineer in respect of the works.</li><li>• Where the term <b>"Local Authority"</b> is mentioned it shall mean the local council, or other governing authority or private certifier with statutory responsibility for the compliance of the work performed.</li><li>• Where referred to in this Specification, <b>"Regulations"</b> and <b>NCC"</b> shall mean the building <b>Regulations</b> and Codes (including the <b>NCC</b>, as amended) statutorily enforceable at the time application is made for a construction certificate or other permits, consents or approvals relating to the <b>Contract</b>.</li><li>• The <b>"HIA Guide"</b> means the HIA Guide to Materials &amp; Workmanship for Residential Building Work.</li></ul> |

- References to Australian Standards mean the version of the Standard referenced within Schedule 2 of the **NCC** version listed above, as modified by **NCC** Schedule 5 in NSW, or as referenced within the relevant legislation.

Unless the context suggests otherwise, terms used in this Specification shall have the same meaning as in the HIA Building Contract between the **Owner** and the **Builder** ("**Contract**").

## 2. Statutory Requirements

<i>The Building Works</i>	2.1	The building works outlined in the Schedule of Works, annexed to this Specification, shall be constructed in accordance with: <ul style="list-style-type: none"> <li>• the <b>Regulations</b> and in particular the Performance Requirements referred to in the <b>NCC 2022 Volume 2</b>;</li> <li>• any conditions imposed by the relevant development consent or complying development certificate; and</li> <li>• commitments outlined in the BASIX Certificate.</li> </ul>
<i>Performance Solutions</i>	2.2	Where a performance solution is used in the building instead of an acceptable construction practice referenced within this specification, the solution is to be specified and documented in accordance with Part A2G2 (4) of the <b>NCC</b> .
<i>Compliance with Requirements of Authorities</i>	2.3	The <b>Builder</b> is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works and the provisions of the <i>Home Building Act</i> .
<i>Electricity</i>	2.4	Where there is no existing building, the <b>Builder</b> is to make arrangements for any electrical power to be used in the construction of the building works. The cost of providing and installing any poles, wiring, service risers or underground wiring etc, as may be required by the electricity supply authority, shall be borne by the <b>Owner</b> .
<i>Sanitary Accommodation</i>	2.5	Prior to the commencement of the building works, unless toilet facilities exist on the site, the <b>Builder</b> shall provide temporary toilet accommodation for the use of site personnel. Where the <b>Local Authority</b> requires the temporary toilet to be connected to sewer mains, the cost of this work shall be borne by the <b>Owner</b> . On completion the <b>Builder</b> shall remove the convenience.

## 3. Owner's Obligations

<i>Engineer's Instructions</i>	3.1	If the <b>Contract</b> indicates, the <b>Owner</b> , at their expense, shall provide the <b>Builder</b> with engineer's reports and specifications (including wind and soil classifications) for the foundation or footing requirements. In these circumstances, if the <b>Builder</b> instructs any party to provide such reports, the <b>Builder</b> does so only as agent for the <b>Owner</b> .
<i>Water Supply</i>	3.2	Where there is no existing building on the site, the <b>Owner</b> , at their expense, shall supply adequate water to the site for construction purposes. The contract documents must include all details for management of water providing clarity for the <b>Owner</b> and <b>Builder</b> regarding items such as rainwater tanks, septic systems and the like.
<i>Sanitation</i>	3.3	Unless otherwise specified the <b>Owner</b> shall supply sewerage connection and pay the standard sewer connection fee to the sewerage supply authority.

## 4. Plans, Permits and Application Fees

- |                         |     |   |
|-------------------------|-----|---|
| <i>Permits and Fees</i> | 4.1 | Subject to a contrary requirement under the <b>Contract</b> , the <b>Builder</b> shall lodge all necessary application notices, plans and details with the <b>Local Authority</b> for approval prior to commencement of construction. |
| <i>Mines Subsidence</i> | 4.2 | In areas affected by mine subsidence, the appropriate authority is to be consulted and any work carried out in accordance with the authority's requirements.  |
| <i>Setting Out</i>      | 4.3 | The <b>Builder</b> shall accurately set out the building works in accordance with the site plan and within the boundaries of the site.  |

## 5. General Structural Provisions

The building shall be constructed in accordance with **ABCB Housing Provisions Standard 2022 Section 2**, relevant provisions of **NCC Volume 2 H1D3 to H1D12**, or any combination of these provisions. Specific requirements for building elements in accordance with **NCC Volume 2 H1D3 to H1D12** are outlined further below.

## 6. Excavations

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|--------------------|-----|--|
| <i>Excavations</i> | 6.1 | <p>The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to the boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan. Bulk earthworks shall be in accordance with <b>ABCB Housing Provisions Standard 2022 Part 3.2</b> per <b>NCC Volume 2 H1D3</b>, or any <b>Engineer's Instructions</b>.</p> <p>Top soil shall be cut to a depth sufficient to remove all vegetation.</p> <p>Excavations for all footings shall be in accordance with the <b>Engineer's Instructions</b>, or <b>part NSW 4.2.3 of the ABCB Housing Provisions Standard 2022</b> per <b>NCC Volume 2 H1D4</b>.</p> |
|--------------------|-----|--|

## 7. Foundations and Footings

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|--|-----|---|
| <i>Underfloor Fill</i>                     | 7.1 | Underfloor fill shall be in accordance with <b>ABCB Housing Provisions Standards 2022 Part 4.2.4</b> , per <b>NCC Volume 2 H1D4</b> .   |
| <i>Termite Risk Management</i>             | 7.2 | Termite treatment shall be carried out in accordance with <b>ABCB Housing Provisions Standard 2022 Part 3.4</b> , per <b>NCC Volume 2 H1D3</b> .  |
| <i>Foundation and Slab Design Elements</i> | 7.3 | <p>Where relevant the following elements shall be in accordance with the <b>Engineer's Instructions</b>. Per <b>NCC Volume 2 H1D4</b> these may reflect <b>AS3600</b>, <b>AS2870</b>, or the listed provisions from the <b>ABCB Housing Provisions Standard 2022</b>:</p> <ul style="list-style-type: none"><li>• Site classification in accordance with <b>Part 4.2.2</b> and <b>AS2870</b></li><li>• Site foundations for footings and slabs in accordance with <b>Part 4.2.5</b></li><li>• Slab edge support on sloping sites in accordance with <b>Part 4.2.6</b></li><li>• Stepped footing in accordance with <b>Part 4.2.7</b></li><li>• Edge rebates in accordance with <b>Part 4.2.9</b>.</li></ul> |
| <i>Vapour Barrier</i>                      | 7.4 | The vapour barrier installed under slab-on-ground construction shall be installed in accordance with <b>ABCB Housing Provisions Standard 2022 NSW 4.2.8 (state variation)</b> , <b>Damp-proofing membrane</b> (including <b>AS2870</b> as referenced).  |



Reinforcement	7.5	Reinforcement shall conform and be placed in accordance with the <b>Engineer's Instructions</b> or <b>ABCB Housing Provisions Standard 2022 4.2.11</b> including <b>AS2870</b> as referenced. Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete placement.
Concrete	7.6	Except where otherwise approved by an engineer, structural concrete shall be in accordance with <b>ABCB Housing Provisions Standard 2022 4.2.10</b> . Pre-mixed concrete shall be manufactured to comply with <b>AS3600</b> with delivery dockets kept on site or available for inspection by the engineer, or the <b>Local Authority</b> . Concrete shall be placed and compacted in accordance with good building practice ( <b>ABCB Housing Provisions Standard 2022 Part 4.2.10(c)</b> ).
Curing	7.7	All concrete slabs shall be cured in accordance with good practice ( <b>ABCB Housing Provisions Standard 2022 Part 4.2.10(c)</b> ).
Footings and Slabs on Ground	7.8	Concrete slabs and footings shall not be placed until approval to do so is given by the engineer or the <b>Local Authority</b> . Unless otherwise specified bench and floor levels indicated on the site plan shall be regarded as nominal. Footings and slabs on ground shall be in accordance with the <b>Engineer's Instructions</b> or the relevant provisions of <b>ABCB Housing Provisions Standard 2022</b> per <b>NCC Volume 2 H1D4</b> : <ul style="list-style-type: none"> <li>• General requirements in accordance with <b>Part 4.2.12</b></li> <li>• Stump footings in accordance with <b>Part 4.2.13</b></li> <li>• Stiffened raft slabs on Class A, S and M sites in accordance with <b>Part 4.2.14</b></li> <li>• Strip footings on Class A, S and M sites in accordance with <b>Part 4.2.15</b></li> <li>• Footings for Class A sites in accordance with <b>Part 4.2.16</b></li> <li>• Footings for single leaf masonry, mixed, and earth wall construction in accordance with <b>Part 4.2.17</b></li> <li>• Footings for fireplaces on Class A and S sites in accordance with <b>Part 4.2.18</b></li> <li>• Shrinkage control in accordance with <b>Part 4.2.19</b></li> <li>• Concentrated loads in accordance with <b>Part 4.2.20</b></li> <li>• Minimum edge beam dimensions in accordance with <b>Part 4.2.21</b></li> <li>• Recessed areas of slabs in accordance with <b>Part 4.2.22</b></li> </ul>
Suspended Slabs	7.9	All concrete slabs, other than those supported on solid ground or properly compacted fill, shall be constructed as suspended slabs. These slabs shall be constructed in accordance with the <b>Engineer's Instructions</b> .
Foundation Walls	7.10	Where specified, masonry foundation walls are to be built on specified footings to the thickness indicated on the plans and to the height of the underside of the floor bearer or bottom wall plate.
Sub-Floor Ventilation	7.11	All sub floor spaces to suspended ground floors shall be provided with adequate ventilation in accordance with the <b>ABCB Housing Provisions Standard 2022 Part 6.2</b> per <b>NCC Volume 2 H2D5</b> .
Sub-Floor Access	7.12	Where required, access to suspended sub floor areas shall be located as indicated on the plan.

## 8. Retaining Walls

*Retaining Walls*

- 8.1 Where the **Builder** is required by the Schedule of Works annexed to this Specification, the **Builder** shall construct retaining walls as shown on the approved plans. The design and construction of earth retaining structures shall be in accordance with **AS4678** as referenced in **NCC Volume 2 H1D3**.

Where a retaining wall is not included in the Schedule of Works, the construction of any retaining wall shall be the responsibility of the **Owner**.

## 9. Effluent Disposal/Drainage

*Effluent Disposal/Drainage*

- 9.1 In both sewerred and unsewerred areas:

- (a) any bath, wash basin, kitchen waste, wash tubs, pedestal pan and the floor grate to a shower recess shall be located in the position shown on the plan (refer to Schedule of Works); and
- (b) waste pipes with traps shall be provided to the above fittings and connected to the drainage system.

The whole of the work is to be performed in accordance with **NCC Volume 3** and **AS/NZS3500 series** and requirements of the sewerage authority concerned.

*Septic System*

- 9.2 The **Builder** will provide and install a septic system where applicable to the requirements of the **Local Authority** and in accordance with the manufacturer's instructions.

*Drainage*

- 9.3 Drainage shall be carried out in accordance with the **ABC Housing Provisions Standard 2022 Part 3.3** and **AS/NZS3500.3** per **NCC Volume 2 H2D2**, and the requirements of **NCC Volume 3**.

*Stormwater Drainage*

- 9.3.1 Stormwater drainage shall be carried out in accordance with the **ABC Housing Provisions Standard 2022 Part 3.3.5**, **NCC Volume 3** and **AS/NZS3500.3**.

The **Builder** will allow for the supplying and laying of stormwater drains as shown on the site plan.

*Surface Water Drainage*

- 9.3.2 Surface water drainage shall be provided in accordance with **ABC Housing Provisions Standard 2022 Part 3.3.3**.

*Subsoil Drainage*

- 9.3.3 Where subsoil drainage is required it shall be carried out in accordance with **ABC Housing Provisions Standard 2022 Part 3.3.4**.

## 10. Timber Framing

*Generally*

- 10.1 All timber framing shall comply with **NCC Volume 2 Part H1D6(4)**, or alternative structural framing shall be to structural engineer's details and certification. These may reflect any of the following:

- Timber structure design to **AS1720.1**
- Nailplated timber roof trusses per **AS1720.5**
- Residential construction in non-cyclonic areas per **AS1684.2** or **AS1684.4**
- Residential construction in cyclonic areas per **AS1684.3**
- Installation of particleboard flooring per **AS1860.2**

Timber Engineered products may be used provided their design comply with the **NCC** and they are installed in accordance with the manufacturer's instructions.

The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.

<i>Floor Framing</i>	10.1.1	All floor framing is to be framed at the level shown on the plan.
<i>Wall Framing</i>	10.1.2	Wall framing is to be erected plumb and straight and securely fastened to the floor framing or floor slab.  The interface between masonry veneer and wall framing will conform with <b>AS3700</b> or <b>AS4773.1</b> and <b>AS4773.2</b> , or conform with <b>ABCB Housing Provisions Standard 2022 Part 5.2</b> , per <b>NCC Volume 2 H1D5</b> .
<i>Heads Over Opening (Lintels)</i>	10.1.3	<ul style="list-style-type: none"> <li>All solid timber lintels shall conform to the <b>AS1684.2</b> or <b>AS1684.4</b>.</li> <li>Glue laminated beams conforming to <b>AS1328</b> or laminated veneer lumber beams to manufacturer's specification and data sheets may also be used.</li> </ul>
<i>Roof Trusses</i>	10.1.4	Where roof truss construction is used, trusses shall be designed in accordance with <b>AS1720</b> and be erected, fixed and braced in accordance with the manufacturer's instructions.
<i>Bracing</i>	10.1.5	Bracing units shall be determined and installed in accordance with the <b>Engineer's Instructions</b> or <b>AS1684</b> as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building.
<i>Flooring</i>	10.1.6	Strip and sheet timber floors shall be installed in accordance with the <b>AS1684</b> .  Per <b>NCC Volume 2 H4D2</b> and <b>H4D3</b> , the selection, installation and waterproofing of wet area floors shall conform to: <ul style="list-style-type: none"> <li>The <b>ABCB Housing Provisions Standard 2022 Part 10.2</b>; or</li> <li><b>AS3740</b> and <b>Clauses 10.2.1 to 10.2.6</b> and <b>Clause 10.2.12 of the ABCB Housing Provisions Standard 2022</b>; or</li> <li>The manufacture installation guides when listed in the Schedule of Works.</li> </ul> <p>Where specified in the <b>Contract</b> floors shall be sanded to provide an even surface and shall be left clean throughout.</p>
<i>Roof Framing</i>	10.1.7	Roofs shall be pitched to the slope shown on plan.  The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.  Metal fascias shall be installed in accordance with the manufacturer's instructions and shall meet the requirements of <b>ABCB Housing Provisions Standard 2022 Part 7.2, 9.2.1, 9.2.3 and 9.2.9</b> .
<i>Timber Posts</i>	10.1.8	Unless otherwise specified and where required by the <b>NCC</b> posts supporting carports, verandas and porches shall be timber suitable for external use.
<i>Corrosion Protection</i>	10.2	All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have corrosion protection appropriate to the site in accordance with <b>AS1684</b> .
<i>Hot Water Storage Units</i>	10.3	Where a hot water storage unit or solar panels are supported by the roof structure the structure shall be specifically designed to support all imposed loads.

## 11. Steel Framing

- |                                  |   |
|----------------------------------|---|
| <i>Generally</i>                 | 11.1 Steel framing shall be installed in accordance with the manufacturer's recommendations and <b>NCC Volume 2 H1D6(3)</b> . This may reflect <b>AS4100</b> , <b>AS/NZS4600</b> or the <b>NASH Standard 'Residential and Low Rise Steel Framing'</b> .   |
| <i>Structural Steel Sections</i> | 11.2 Structural steel shall be designed and constructed in accordance with the manufacturer's recommendations and <b>NCC Volume 2 Part H1D6(5)</b> . This may reflect <b>AS4100</b> , <b>AS/NZS4600</b> or the <b>ABCB Housing Provisions Standard 2022 Part 6.3</b> where allowed under <b>H1D6(6)</b> . |

## 12. Roofing Claddings

- All roof cladding is to comply with the relevant structural performance and weathering requirements of the NCC and be installed as per the manufacturer's specifications.
- |                              |  |
|------------------------------|--|
| <i>Tiled Roofing</i>         | 12.1 The <b>Builder</b> shall cover the roof of the dwelling with approved tiles as selected. The roof shall be fixed and waterproofed in accordance with <b>AS2050</b> or the <b>ABCB Housing Provisions Standard 2022 Part 7.3</b> per <b>NCC Volume 2 H1D7(3)</b> . Roofing adjacent to valleys should be fixed so as to eliminate water penetration. Where roof tiles are made of natural products slight variation in colour is acceptable.   |
| <i>Metal Roofing</i>         | 12.2 The <b>Builder</b> shall provide and install a metal roof together with accessories as determined in the contract documents in accordance with <b>AS1562.1</b> or the <b>ABCB Housing Provisions Standard 2022 Part 7.2</b> per <b>NCC 2022 H1D7(2)</b> , and the manufacturer's recommendations.<br><br>Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing of sheets shall be in accordance with the manufacturer's instructions as required for the appropriate design and wind speed. |
| <i>Gutters and Downpipes</i> | 12.3 Gutters and downpipes as determined in the contract documents shall be manufactured and installed in accordance with <b>AS/NZS 3500.3</b> or the <b>ABCB Housing Provisions Standard 2022 Part 7.4</b> , per <b>NCC Volume 2 H2D6</b> .   |
| <i>Corrosion Protection</i>  | 12.4 Materials used for flashings, fasteners, gutters and downpipes and shall be compatible.   |
| <i>Sarking</i>               | 12.5 Sarking under tile roof coverings must comply with and be fixed in accordance with <b>ABCB Housing Provisions Standard 2022 Part 7.3.4</b> or <b>AS2050</b> . Where required an anti-ponding device or board shall be installed per <b>ABCB Housing Provisions Standard 2022 Part 7.3.5</b> or <b>AS2050</b> .  |
| <i>Sealants</i>              | 12.6 Appropriate sealants shall be used where necessary and in accordance with manufacturer's specifications.  |
| <i>Flashing</i>              | 12.7 Flashings shall comply with, and be installed in accordance with the <b>ABCB Housing Provisions Standard 2022 Part 7.2.7</b> or <b>AS1562.1</b> for metal roofs; and <b>ABCB Housing Provisions Standard 2022 Part 7.3.3</b> or <b>AS2050</b> for tiled roofs.  |

## 13. Masonry

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|------------------|--|
| <i>Generally</i> | 13.1 All masonry construction and shall comply with <b>AS3700</b> , or <b>AS4773.1</b> and <b>AS4773.2</b> , or <b>ABCB Housing Provisions Standard 2022 Parts 5.2 to 5.7</b> as relevant, per <b>NCC 2022 Volume 2 H1D5</b> and <b>H1D4</b> . |
|------------------|--|

<i>Bricks</i>	13.2	<p>Masonry units shall comply with <b>AS3700</b>, or <b>AS4733.1</b> and <b>AS4773.2</b>, or <b>ABCB Housing Provisions Standard 2022 Part 5.6.2</b>.</p> <p>Tolerances shall only be applied to the total measurements over 20 units, and not to the individual units. As clay masonry units are natural kiln fired products their individual size may vary due to the manufacturing process.</p>
<i>Concrete Blocks</i>	13.3	<p>Concrete blocks are to be machine pressed, of even shape, well cured and shall comply with <b>NCC Volume 2 H1D5 and H2D4</b>. Concrete blockwork shall be constructed in accordance with <b>NCC Volume 2 H1D5 and H2D4</b>.</p> <p>Autoclaved aerated concrete blocks shall be in accordance with the manufacturer's product specification at the time the work is being carried out. Autoclaved aerated concrete wall cladding shall be in accordance with <b>ABCB Housing Provisions Standard 2022 Part 7.5</b> or <b>AS5146.1</b> per <b>NCC Volume 2 H1D7(4)</b>.</p>
<i>Damp Proof Courses</i>	13.4	<p>All damp proof course materials and installations shall comply with <b>ABCB Housing Provisions Standard 2022 Part 5.7.3 and 5.7.4</b>, or <b>AS3700</b>, or <b>AS4773.1</b> and <b>AS4773.2</b>.</p> <p>The damp proof membrane shall be visible in the external face of the masonry in which it is placed and shall not be bridged by any applied coatings, render or the like.</p>
<i>Cavity Ventilation (Weepholes)</i>	13.5	<p>Where required open vertical joints (weepholes) must be created in the course immediately above any Damp Proof Course or flashing at centres in accordance with <b>ABCB Housing Provisions Standard 2022 Part 5.7.5</b>, or <b>AS3700</b>, or <b>AS4773.1</b> and <b>AS4773.2</b>.</p> <p>Cavities for masonry veneer shall be in accordance with the <b>ABCB Housing Provisions Standard 2022 Part 5.7.2</b>, or <b>AS3700</b>, or <b>AS4773.1</b> and <b>AS4773.2</b>.</p>
<i>Mortar and Joining</i>	13.6	<p>Mortar mixes and joint tolerances shall comply with <b>ABCB Housing Provisions Standard 2022 Parts 5.6.3 and 5.6.4</b>, or <b>AS3700</b>, or <b>AS4773.1</b> and <b>AS4773.2</b>.</p>
<i>Masonry Accessories</i>	13.7	<p>Masonry accessories shall comply with <b>ABCB Housing Provisions Standard 2022 Part 5.6</b>.</p> <p>Vertical articulated joints shall be constructed in accordance with <b>ABCB Housing Provisions Standard 2022 Part 5.6.8</b>, or <b>AS3700</b>, or <b>AS4773.1</b> and <b>AS4773.2</b>.</p> <p>Veneer wall ties shall comply with <b>ABCB Housing Provisions Standard 2022 Part 5.6.5</b> and <b>AS/NZS2699.1</b>, or <b>AS3700</b> or <b>AS4773.1</b> and <b>AS4773.2</b>.</p>
<i>Lintels</i>	13.8	<p>Lintels used to support masonry above openings in walls shall comply with <b>ABCB Housing Provisions Standard 2022 Part 5.6.7</b>, or <b>AS3700</b> or <b>AS4773.1</b> and <b>AS4773.2</b>, per <b>NCC Volume 2 H1D5(1)</b>. Alternatively, lintels shall comply with <b>ABCB Housing Provisions Standard 2022 Part 6.3.5</b> or <b>AS4100</b> per <b>NCC Volume 2 H1D6(3)</b>.</p> <p>Lintels are to be provided to each wall leaf and are to be corrosion protected to a degree appropriate for the site environment and location of the lintel within the structure, in accordance with <b>ABCB Housing Provisions Standard 2022 Part 5.6.7</b>, or <b>AS3700</b> or <b>AS4773.1</b> and <b>AS4773.2</b>. The durability class shall be as defined in <b>AS2699.3</b>.</p>
<i>Masonry Piers</i>	13.9	<p>Engaged piers in masonry construction shall comply with the relevant provisions of <b>ABCB Housing Provisions Standard 2022 Parts 5.2.6</b></p>

(masonry veneer) or 5.4.2 (unreinforced single leaf masonry), or AS3700, or AS4773.1 and AS4773.2.

Isolated masonry piers shall comply with **ABCB Housing Provisions Standard 2022 Part 5.5**, or AS4773.1 and AS4773.2, or AS3700 as modified by **NCC Volume 2 H1D5**.

*Cleaning*

- 13.10 All exposed face brickwork shall be cleaned with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.

## 14. Cladding and Linings

*External Claddings*

- 14.1 Timber and composite external wall cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details or **ABCB Housing Provisions Standard 2022 Part 7.5**, per **NCC Volume 2 H1D7(4)**.
- Where required, the specified materials shall be used to line soffits at eaves, open verandas and porches in accordance with **ABCB Housing Provisions Standard 2022 Part 7.5.5**.
  - Flashings to openings in external walls shall comply with **ABCB Housing Provisions Standard Part 7.5.6**.
  - Parapet cappings shall comply with **ABCB Housing Provisions Standard 2022 Part 7.5.8**.
  - Ground clearances for external cladding shall comply with **ABCB Housing Provisions Standard 2022 Part 7.5.7**.
  - Autoclaved aerated concrete wall cladding shall be designed and constructed in accordance with **AS5146.1**.

Metal wall cladding shall be in accordance with **AS1562.1** per **NCC Volume 2 H1D7(5)**.

*Internal Wall and Ceilings Linings*

- 14.2 Unless otherwise specified, internal linings to walls and ceilings in other than wet areas shall be of gypsum plasterboards.

Plasterboard sheets are to be of a minimum 10 mm thick with recessed edges to facilitate a smooth set finish. Internal angles to walls are to be set from floor to ceiling.

Where specified, suitable cornice moulds shall be fixed at the junction of all walls and ceilings. Alternatively the joint may be set as required for vertical internal angles.

Wet area linings are to be fixed in accordance with the manufacturer's recommendations.

The ceiling access hole shall be of similar material to the adjacent ceiling.

## 15. Joinery

*General*

- 15.1 All joinery work (metal and timber) shall be manufactured and installed according to accepted building practices.

*Door Frames*

- 15.2 External door frames shall be suitable for the exposed conditions and to receive doors. Internal jamb linings shall be suitable to receive doors as specified in the contract documents. Manufactured door frames shall be installed in accordance with the manufacturer's instructions.

*Doors and Doorsets*

- 15.3 All internal and external timber door and door sets shall be installed in accordance with accepted building practice and specific manufacturer's instructions.



<i>Windows and Sliding Doors</i>	15.4	Sliding and other aluminium windows and doors shall be installed in accordance with manufacturer's recommendations and <b>AS2047</b> . All glazing shall comply with <b>ABCB Housing Provisions Standard Part 8.2, AS2047</b> or <b>AS1288</b> , per <b>NCC Volume 2 H1D8</b> , and any commitments outlined in the relevant BASIX Certificate.
<i>Architraves and Skirting</i>	15.5	Architraves and skirting as nominated on the plans or listed in the Schedule of Works shall be installed in accordance with accepted building practice.
<i>Cupboards/ Kitchens/ Bathroom</i>	15.6	Units shall be installed to manufacturer's recommendations. Bench tops shall be of a water resistant material.

## 16. Services

<i>Plumbing</i>	16.1	All plumbing shall comply with the requirements of <b>NCC Volume 3</b> and the relevant supply authority. All work shall be carried out by a licensed plumber. Fittings, as listed in the Schedule of Works, shall be supplied and installed to manufacturer's specifications. Fittings, hot water systems and any rainwater harvesting systems shall be appropriate to satisfy any commitment outlined in the relevant BASIX Certificate.
<i>Electrical</i>	16.2	All electrical work is to be carried out by a licensed electrical contractor to <b>AS/NZS3000 Electrical installations</b> (known as the Australian/New Zealand Wiring Rules) plus any other relevant regulations. The location of lights, switches, power points and the like, is to be nominated in the contract documents. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.
<i>Gas</i>	16.3	All installation (including LPG) shall be carried out in accordance with <b>AS5601.1</b> , the relevant regulations and the rules and requirements of the relevant supply authority.

## 17. Fire Safety

<i>Generally</i>	17.1	Where required for fire performance the selection of materials, design and installation shall comply with the provisions of <b>ABCB Housing Provisions Standard 2022 Part 9</b> , per <b>NCC Volume 2 Part H3</b> .
<i>Fire separation of external walls</i>	17.2	Construction of external wall shall comply with <b>ABCB Housing Provisions Standard 2022 Part 9.2</b> .
<i>Fire protection of separating walls and floors</i>	17.3	Construction of separating walls and floors shall comply with <b>ABCB Housing Provisions Standard 2022 Part 9.3</b> .
<i>Garage top dwellings</i>	17.4	Construction of any garage top dwelling in NSW shall comply with <b>ABCB Housing Provisions Standard 2022 NSW Part 9.4</b> .
<i>Smoke alarms and evacuation lighting</i>	17.5	Smoke and heat alarms shall be installed in accordance with <b>ABCB Housing Provisions Standard 2022 NSW Part 9.5.1</b> , and <b>Parts 9.5.2 to 9.5.4</b> . Where required evacuation lighting shall be installed in accordance with <b>ABCB Housing Provisions Standard 2022 Part 9.5.5</b> .

## 18. Health and Amenity

<i>Waterproofing</i>	18.1	<p>All internal wet areas are to be waterproofed in accordance with <b>NCC Volume 2 H4D2 and H4D3</b>. Waterproofing shall comply with:</p> <ul style="list-style-type: none"> <li>• <b>ABCB Housing Provisions Standard 2022 Part 10.2</b>; or</li> <li>• <b>AS3740</b> and <b>Clauses 10.2.1 to 10.2.6 and Clause 10.2.12 of the ABCB Housing Provisions Standard 2022</b>; or</li> <li>• the manufacture installation guides when listed in the Schedule of Works.</li> </ul> <p>External tiled decks and balconies, and roofing systems outside the scope of <b>NCC Volume 2 H1D7(2) and (3)</b>, where required are to be waterproofed in accordance with <b>AS4654.1</b> and <b>AS4654.2</b> and relevant manufacturer's specifications, per <b>NCC Volume 2 2022 H2D8</b>.</p>
<i>Room heights</i>	18.2	Room heights shall comply with <b>ABCB Housing Provisions Standard 2022 Part 10.3</b> , per <b>NCC Volume 2 H4D4</b> .
<i>Facilities</i>	18.3	The building facilities shall be installed as indicated on the plan, or in accordance with <b>ABCB Housing Provisions Standard 2022 Part 10.4</b> , per <b>NCC Volume 2 H4D5</b> .
<i>Lighting</i>	18.4	Natural and artificial lighting shall be installed as indicated on the plans, or in accordance with <b>ABCB Housing Provisions Standard 2022 Part 10.5</b> , per <b>NCC Volume 2 H4D6</b> .
<i>Ventilation</i>	18.5	Ventilation shall be installed as indicated on the plans, and shall comply with <b>ABCB Housing Provisions Standard 2022 Part 10.6</b> or <b>AS1668.2</b> , per <b>NCC Volume 2 H4D7</b> .
<i>Sound insulation</i>	18.6	Where required sound insulation shall comply with <b>ABCB Housing Provisions Standard 2022 Part 10.7</b> , per <b>NCC Volume 2 H4D8</b> .
<i>Generally</i>	18.7	<b>Condensation Management</b>
	18.7.1	<p>For construction approval applications submitted before 1 October 2023, condensation management shall be provided in accordance with <b>NCC Volume 2 2019 Amendment 1 Part 3.8.7</b>.</p> <p>For construction approval applications submitted on or after 1 October 2023, condensation management shall be provided in accordance with <b>ABCB Housing Provisions Standard 2022 Part 10.8</b>, per <b>NCC 2022 Volume 2 H4D9</b>.</p>
<i>Pliable Building membranes</i>	18.7.2	<p>Where required a pliable building membrane shall comply with, and be installed in accordance with the following:</p> <ul style="list-style-type: none"> <li>• <b>NCC Volume 2 2019 Amendment 1 Part 3.8.7.2</b> (applications made prior to 1 October 2023); or</li> <li>• <b>ABCB Housing Provisions Standard 2022 Part 10.8.1</b> (applications made from 1 October 2023).</li> </ul>
<i>Flow rate and discharge of exhaust systems</i>	18.7.3	<p>Exhaust systems shall comply with, and be installed in accordance with:</p> <ul style="list-style-type: none"> <li>• <b>NCC Volume 2 2019 Amendment 1 Part 3.8.7.3</b> (applications made prior to 1 October 2023); or</li> <li>• <b>ABCB Housing Provisions Standard 2022 Part 10.8.2</b> (applications made from 1 October 2023).</li> </ul>
<i>Ventilation of roof spaces</i>	18.7.4	<p>When required a ventilated roof space shall be provided in accordance with:</p> <ul style="list-style-type: none"> <li>• <b>NCC Volume 2 2019 Amendment 1 Part 3.8.7.4</b> (applications made prior to 1 October 2023); or</li> <li>• <b>ABCB Housing Provisions Standard 2022 Part 10.8.3</b> (applications made from 1 October 2023).</li> </ul>



## 19. Safe Movement and Access

- |                                       |      |   |
|---------------------------------------|------|---|
| <i>Stairways and ramps</i>            | 19.1 | Design and construction of stairways and ramps shall comply with <b>ABCB Provisions Standard 2022 Part 11.2</b> , per <b>NCC Volume 2 H5D2</b> .  |
| <i>Barriers and handrails</i>         | 19.2 | Design and construction of barriers and handrails shall comply with <b>ABCB Housing Provisions Standard 2022 Part 11.3</b> , per <b>NCC Volume 2 H5D3</b> .   |
| <i>Protection of openable windows</i> | 19.3 | In bedrooms, openable windows shall be protected in accordance with <b>ABCB Housing Provisions Standard 2022 Part 11.3.7</b> .<br>In rooms other than bedrooms, openable windows shall be protected in accordance with <b>ABCB Housing Provisions Standard 2022 Part 11.3.8</b> . |

## 20. Energy Efficiency

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|---------------------------|------|--|
| <i>BASIX</i>              | 20.1 | For development consent applications submitted before 1 October 2023 and for alterations and additions, provision and installation of energy efficiency measures shall be as outlined within the BASIX certificate per <b>NCC Volume 2 2019 Amendment 1 NSW Addition NSW 2</b> , and where not defined by BASIX shall comply with <b>NCC Volume 2 2019 Amendment 1, NSW Part 3.12.1, NSW Part 3.12.2, NSW 3.12.3, NSW Part 3.12.4 and NSW Part 3.12.5</b> .<br>For development consent applications submitted on or after 1 October 2023, provisions and installation of energy efficiency measures shall be as outlined within the BASIX certificate per <b>NCC Volume 2 2022 NSW Part H6</b> , and where not defined by BASIX shall comply with <b>ABCB Housing Provisions Standard 2022 NSW Part 13.2, NSW Part 13.4 and NSW Part 13.7</b> , per <b>NCC Volume 2 2022 NSW Part H6D2</b> . |
| <i>Thermal insulation</i> | 20.2 | Where thermal insulation is used in the building fabric or services, such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by the NCC or as outlined in the relevant BASIX Certificate for NSW.  |

## 21. Ancillary Features

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|---|------|--|
| <i>Swimming pools</i>                                     | 21.1 | Where the <b>Builder</b> is required by the Schedule of Works annexed to this Specification, the <b>Builder</b> shall construct any swimming pool as shown on the approved plans. Where constructed a swimming pool shall be provided with safety barriers in accordance with <b>AS1926.1</b> and <b>AS1926.2</b> , or Clause 9 of the <b>Swimming Pools Regulation 2018</b> for spa pools, per <b>NCC Volume 2 2022 NSW H7D2(1)</b> . The recirculation system shall comply with <b>AS1926.3</b> per <b>NCC Volume 2 2022 NSW H7D2(2)</b> .<br>Where a swimming pool is not included in the Schedule of Works, the construction of any swimming pool and associated safety barriers and recirculation systems shall be the responsibility of the <b>Owner</b> . |
| <i>Balconies and decks attached to external walls</i>     | 21.2 | Where a balcony or deck is attached to an external wall it shall comply with <b>ABCB Housing Provisions Standard 2022 Part 12.3</b> , per <b>NCC Volume 2 H1D11</b> or the engineered specifications.  |
| <i>Fireplaces, heating appliances, chimneys and flues</i> | 21.3 | Where the <b>Builder</b> is required by the Schedule of Works annexed to this Specification, the construction or installation of a boiler, pressure vessel, fireplace or heating appliance shall comply with <b>AS/NZS2918</b> or <b>ABCB Housing Provisions Standard 2022 Part 12.4</b> , per <b>NCC Volume 2 H7D5</b> .  |

Where not included in the Schedule of Works, the construction and installation of any fireplace or heating appliance shall be the responsibility of the **Owner**.

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|-----------------------------|------|---|
| <i>Alpine areas</i>         | 21.4 | In alpine areas construction shall comply with <b>ABCB Housing Provisions Standard 2022 Part 12.2</b> , per <b>NCC Volume 2 H7D3</b> .  |
| <i>Bushfire prone areas</i> | 21.5 | In bushfire prone areas construction shall comply with <b>AS3959</b> , or <b>NASH Standard - Steel Framed Construction in Bushfire Areas</b> ; except as amended by <b>Planning for Bushfire Protection</b> and as modified by development consent following consultation with the NSW Rural Fire Service, or bushfire safety authority for the purposes of integrated development, per <b>NCC Volume 2 2022 NSW H7D4</b> . |
| <i>Flood hazard areas</i>   | 21.6 | In flood hazard areas, construction shall comply with <b>ABCB Standard for Construction of Buildings in Flood Hazard Areas</b> , per <b>NCC Volume 2 H1D10</b> .  |

## 22. Tiling

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|---------------------|------|---|
| <i>Materials</i>    | 22.1 | <p>Tiles shall be as listed in the Schedule of Works or as selected by the <b>Owner</b>.</p> <p>Cement mortar and other adhesives shall comply with <b>AS3958.1</b> or tile manufacturer's specifications.</p>  |
| <i>Installation</i> | 22.2 | <p>Installation of tiles shall be in accordance with <b>AS3958.1</b> or the manufacturer's recommendations and accepted building practices.</p> <p>Where practicable, spacing between tiles should be even and regular.</p> <p>Expansion joints shall be installed in accordance with <b>AS3958.1</b> or the tile manufacturer's specifications.</p> <p>All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions shall be filled with flexible mould resistant sealant.</p> <p>All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice.</p> <p>As tiles are made of natural products a slight variation in colour is acceptable.</p> <p>Tiles are to be fixed to the substrate with adhesives that are compatible with the substrate and any waterproofing material.</p> |
| <i>Walls</i>        | 22.3 | Wall surfaces shall be tiled with selected tiles and accessories where indicated by the contract documents.   |
| <i>Floors</i>       | 22.4 | <p>Floors shall be tiled to areas where indicated by the contract documents with selected tiles. Tiles shall be laid in a sand and cement mortar or using an adhesive, where required, edge strips or metal angle to exposed edges in doorways or hob-less showers in wet areas shall be provided in accordance with <b>ABCB Housing Provisions Standard 2022 Part 10.2</b> or <b>AS3740</b>, per <b>NCC Volume 2 H4D2 and H4D3</b>.</p> <p>Adequate falls shall be provided to floor wastes in accordance with <b>ABCB Housing Provisions Standard 2022 Part 10.2.12</b>.</p>  |

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## 23. Painting

*General*

- 23.1 All paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufacturer's specifications. The colours used shall be as listed in the Schedule of Works or other relevant contract document. All surfaces to be painted shall be properly prepared to manufacturer's instructions.

## 24. Workmanship Standards and Tolerances

*General*

- 24.1 These general specifications incorporate the **HIA Guide**. By agreeing to these specifications, the **Owner** agrees that he/she has been provided with a copy and has had the opportunity to read the **HIA Guide**.

The **HIA Guide** is to be used by the **Builder** and **Owner** as a point of reference for information on workmanship standards and tolerances, and amongst other things, in deciding whether an alleged defect exists and/or whether the materials used and/or workmanship is in accordance with the plans and specifications.

The parties agree to use the **HIA Guide** in precedence over any other non-legislated guide to standards and tolerances.

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# Annexure

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## Schedule of Works