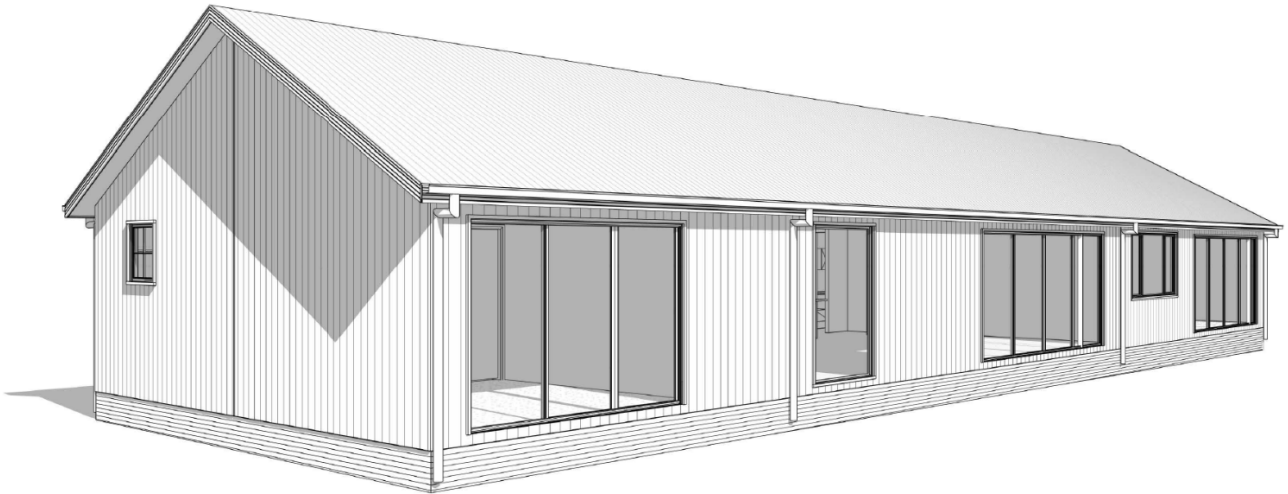


SPECIFICATION



435 Kaludabah Road PIAMBONG NSW 2850

Lot 899 DP 1278019

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1. INTRODUCTION

1.1 General

This Specification forms part of the Contract documents referred to in the building Contract and details the works to be executed and the materials to be used in carrying out those works at the site. This Specification shall be read as a general specification only. The extent of the works shall be governed by the approved drawings and other requirements under the Contract. Any works not fully detailed shall, where appropriate, be sufficiently performed if carried out in accordance with the Australian Standards, the relevant manufacturer's recommendations, or Engineer's Recommendations.

1.2 Preliminary Use

This Specification forms part of the Contract and should be read in conjunction with the other contract documents.

1.3 Prevailing Documents

Where there is a difference between the quote, drawings, and the specification, the quote will take precedence.

1.4 Size and Dimensions

All sizes and dimensions given in this Specification are in millimetres unless otherwise stated and are nominal only.

1.5 Prime Cost and Provisional Sum Items

Prime cost items and provisional sum items are listed in the Schedule of Works.

1.6 Definitions

In this Specification:

- "Engineer's Recommendations" includes any soil classification report, preliminary footing report, construction footing report and any other report, recommendation, site or other instruction, calculations or drawings prepared by an engineer in respect of the works.
- Where the words "Local Authority" are mentioned, they shall mean the local council, or other governing authority or private certifier with statutory responsibility for the compliance of the work performed.
- Where referred to in this Specification, "Regulations" shall mean the building Regulations and codes statutorily enforceable at the time application is made for a Section 68 Application or other permits, consents or approvals relating to the Contract.

2. STATUTORY REQUIREMENTS

2.1 The Manufacturing Works

The manufacturing works shall be conducted in accordance with:

- The Regulations, and particularly the requirements outlined in Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021; and
- Any conditions imposed by the relevant development consent or Section 68 consent; and
- In so far as the manufacturer is required in accordance with the Schedule of Works annexed to this Specification,

2.2 Compliance with Requirements of Authorities

The manufacturer and installer are to comply with the requirements of all legally constituted authorities having jurisdiction over the manufacturing and installation works.

2.3 Electricity

Where there is no existing building, The installer is to arrange for any electrical power to be used in the construction of the building works and is to pay fees and costs incurred therein. The cost of providing and installing any additional poles, wiring, service risers or underground wiring etc., as may be required by the electricity supply authority, shall be borne by the Owner.

2.4 Sanitary Accommodation

Prior to the commencement of the installation works, unless toilet facilities exist on the site, the installer shall provide temporary toilet accommodation for the use of subcontractors. Where the Local Authority requires the temporary toilet to be connected to sewer mains, the additional cost of this work shall be borne by the Owner. On completion the installer shall remove the convenience.

3. OWNERS OBLIGATIONS

3.1 Engineer's Recommendations

If the Contract so indicates, the Owner shall, at the Owner's expense, provide the manufacturer and installer with reports and recommendations (including soil classification) as to the foundations or footings requirements for the installation works prepared by an engineer. In these circumstances, if the manufacturer and installer instruct any party to provide such recommendations, the manufacturer and installer do so only as agent for the Owner.

3.2 Trades Persons Engaged by Owner

The Owner shall not engage or employ any tradesperson, trade-contractor, or any other person to work on the site without the consent of the manufacturer and installer whose consent may be subject to such terms and conditions as the manufacturer and installer may stipulate.

3.3 Items Supplied by Owner

For all items referred to in this Specification to be supplied by the Owner, it is the responsibility of the Owner to arrange payment for delivery of and protection against damage and theft of all these items.

3.4 Water Supply

Where there is no existing building on the site, the Owner shall, at the Owner's expense, supply adequate water to the site for installation purposes. Unless otherwise specified, the installer shall pay the standard water meter connection fee to the water supply authority provided this service is pre-laid to the site ready for use. The Owner shall be responsible for any fee to be paid in excess of the standard water meter connection fee.

3.5 Sanitation

Unless otherwise specified:

- The Owner shall, at the Owner's expense, supply sewerage connection riser or common effluent drainage connection riser on the site;
- The installer shall pay the standard sewer connection fee to the sewerage supply authority provided this service is pre-laid to the site and ready for use; and.
- The Owner shall be responsible for any fee to be paid more than the standard sewer connection fee.

4. PLANS, PERMITS AND APPLICATION FEES

4.1 Permits and Fees

Subject to a contrary requirement under the Contract, the manufacturer shall lodge all necessary application notices, plans and details with the Local Authority for approval prior to commencement of construction.

4.2 Mines Subsidence

In areas affected by mines subsidence, the appropriate authority is to be consulted and any work carried out in accordance with the authority's requirements.

4.3 Setting Out

The installer shall accurately set out the installation works in accordance with the site plan and within the boundaries of the site.

4.4 Installation

The manufactured home and/or associated structure(s) must be installed in accordance with the engineers' specifications.

4.5 Compliance Plates

A compliance plate must be attached to an accessible part of the manufactured home and/or associated structure(s) and must include:

- The name of the manufacturer of the manufactured home and/or associated structure(s),
- A unique identification number for each major section of the manufactured home and/or associated structure(s),
- The month and year during which the manufactured home and/or associated structure(s) was constructed,
- The design gust wind speed for the manufactured home and/or associated structure(s),

- A statement that the manufactured home and/or associated structure(s) complies with the requirements of Division 4 of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021,
- The name of the engineer certifying the manufactured home and/or associated structure(s)
- Whether a manufactured home and/or associated structure(s) is intended for use as a park van or holiday van.

4.6 Notice of Completion of Installation

The holder of the approval must notify the council in writing of the installation of a manufactured home and/or associated structure(s) within 7 days after its completion. The notice must indicate the site where the manufactured home and/or associated structure(s) has been installed, and include the particulars specified on each compliance plate relating to the manufactured home and/or associated structure(s). The notice must be accompanied by a copy of the engineer's certification and a site plan indicating that the setback, density, open space and site identification requirements have been complied with.

5. EXCAVATIONS

5.1 Excavations

The part of the site to be covered by the proposed installation of a manufactured home 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. Topsoil shall be cut to a depth sufficient to remove all vegetation. Excavations for all footings shall be in accordance with the Engineer's Recommendations.

6. FOUNDATIONS AND FOOTINGS

6.1 Underfloor Fill

Underfloor fill shall be in accordance with the Engineer's Recommendations.

6.2 Termite Risk Management

A termite barrier, or combination of barriers, shall be installed in accordance with the requirements of AS3660.1:2014 - *Termite management new building*.

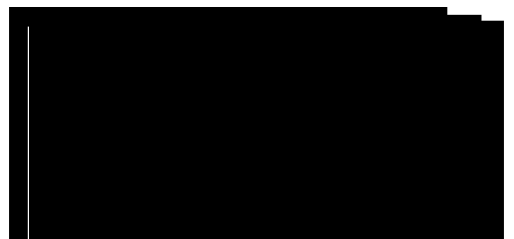
Upon completion, a durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating:

- The method of termite protection; and
- The date of installation of the system, and
- Where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
- The installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity,

Appropriate certification being submitted to Council prior to occupation.

6.3 Vapour Barrier

The vapour barrier installed under slab-on-ground construction shall be 0.2 mm nominal thickness, medium impact resistance polyethylene film installed.



6.4 Reinforcement

Reinforcement shall conform and be placed in accordance with the Engineer's Recommendations. Support to all reinforcement shall be used to correctly position and avoid any undue displacement of reinforcement during the concrete pour.

6.5 Concrete

Structural concrete shall not be less than Grade N20 except where otherwise approved by the engineer. Pre-mixed concrete shall be manufactured in accordance with AS 1379 with delivery dockets kept on site and available for inspection by the engineer. Concrete shall be placed and compacted in accordance with good building practice.

6.6 Curing

All concrete slabs shall be cured in accordance with AS 3600.

6.7 Footings and Slabs on Ground

Concrete slabs and footings shall not be poured until approval to pour concrete is given by the engineer or the Local Authority.

NOTE: Bench levels and floor levels on the site works plan shall be regarded as nominal, unless specified otherwise.

6.8 Suspended Slabs

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 Engineer's recommendations.

6.9 Foundation Walls

On footings as previously specified, brick walls are to be built to the thickness shown on plan to level underside of floor bearers or plates.

6.10 Sub-Floor Ventilation

Adequate cross ventilation will be provided to the space under suspended ground floor where required. No section of the under-floor area wall to be constructed in such a manner that will hold pockets of still air.

6.11 Sub-Floor Access

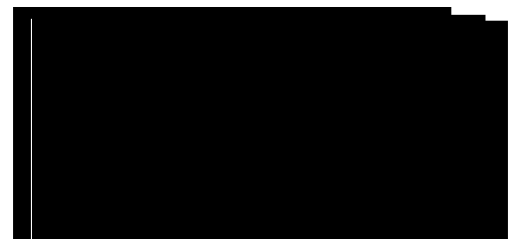
If required, access will be provided under suspended floors in position where indicated on drawings.

7. EFFLUENT DISPOSAL/DRAINAGE

7.1 Effluent Disposal/Drainage

In both sewered and unsewered areas:

(a) Bath, wash basin, kitchen, wash tubs, pedestal pan and floor grate shall be fitted to shower recess in positions shown on drawing; 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 the rules and requirements of the sewerage authority concerned.

7.2 Septic System

The installer will provide and install a septic system where applicable to the requirements of the Local Authority and in accordance with the manufacturer's recommendations.

7.3 Storm Water Drainage

Stormwater drainage shall be carried out in accordance with the requirements of the Local Authority. The installer will allow for the supplying and laying of stormwater drains where shown on the site plan.

8. TIMBER FRAMING

8.1 Generally

All timber framework sizes, spans, spacing, notching, checking, and fixing to all floor, wall and roof structures shall comply with AS1684. Alternative structural framing shall be to structural engineer's details and certification. The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.

8.2 Floor Framing

All floors not specified to be concrete are to be framed at the level shown. Span and spacing of bearers is to conform to the requirements of the span tables for the appropriate member size. Deep joists to upper floors, where shown, are to be fitted with solid blocking or herringbone strutting as required. All sizes and stress grades of timber members and tie down methods are to be in accordance with AS1684.

8.3 Wall Framing

Plates may be trenched to provide uniform thickness where studs occur. Where plates are machine gauged to a uniform thickness, trenching may be omitted. Wall framing is to be erected plumb and straight and securely fastened to floor framing. Studs in each panel of walling shall be stiffened by means of solid noggings or bridging pieces at not more than 1350mm centres over the height of the wall. Bottom plates shall be fixed to the floor structure in accordance with AS1684.

8.4 Heads Over Opening (Lintels)

All sizes, stress grades and bearing areas shall conform to AS1684. Heads exceeding 175 mm in depth shall be seasoned or a low shrinkage timber species will be used. Plywood web lintels conforming to the requirements of the Plywood Association of Australia may be used. Glue laminated beams conforming to AS1328 or laminated veneer lumber beams to manufacturer's specification and data sheets may be used.

8.5 Roof Trusses

Where roof truss construction is used, trusses shall be designed in accordance with AS1720 and fabricated in a properly equipped factory and erected, fixed and braced in accordance with the fabricator's written instructions.

8.6 Bracing

Bracing units shall be determined and installed in accordance with AS1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the Manufactured Home.

8.7 Flooring

Floor joists will be covered with strip or sheet flooring as shown on drawings with particular regard to ground clearance and installation in wet areas. Thickness of the flooring is to be appropriate for the floor joist spacing. Strip and sheet flooring shall be installed in accordance with AS1684. When listed in Schedule of Works, floors shall be sanded to provide an even surface and shall be left clean throughout.

8.8 Roof Framing

Roofs are to be pitched to the slope shown on drawings. The manufacturer will provide tie-down as required for the appropriate design, wind speed and roof covering. The manufacturer will provide all rafters, ridges, hips, valleys, purlins, struts, collar ties and wind bracing as appropriate with all sizes and stress grades in accordance with AS1684. Metal fascia's shall be installed in accordance with the manufacturer's recommendations and shall meet the requirements of AS1684.

8.9 Timber Posts

Posts supporting carports, verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on galvanised or treated metal post shoes, unless otherwise specified. Posts shall be bolted to all adjoining beams as required by AS1684 for the wind speed classification assessed for the site.

8.10 Corrosion Protection

All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion protection.

9. STEEL FRAMING

9.1 Generally

Steel framing will be designed and assembled in accordance with Engineers details and where not specified in accordance with AS4100, AS/NZS 4600 or NASH – Residential and low-rise steel framing – Part 1 Design Criteria. The work shall be carried out in a proper and tradesperson like manner and shall be in accordance with recognised and accepted building practices.

10. ROOFING

10.1 Generally

All roof cladding is to comply with the relevant structural performance and weathering requirements and be installed as per the manufacturer's recommendations.

10.2 Metal Roofing

The manufacturer will provide and install a metal roof together with accessories all in accordance with the manufacturer's recommendations. Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing of sheets shall be strictly in accordance with the manufacturer's recommendations as required for the appropriate design and wind speed. Incompatible materials shall not be used for flashings, fasteners or downpipes.

10.3 Gutters and Downpipes

Gutters and downpipes shall be installed as per the manufacturer's recommendations. Gutters and downpipes are to be compatible with other materials used.

10.4 Sarking

Sarking under roof coverings must comply with and be fixed in accordance with AS/NZS 4200.1 for materials and AS/NZS 4200.2 for installation.

10.5 Sealants

Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations.

10.6 Flashing

Flashings shall comply with and be installed in accordance with manufacturer's recommendations.

11. MASONRY

11.1 Bricks

All clay bricks and brickwork shall comply with AS 3700. Clay bricks are a natural kiln fired product and as such their individual size may vary. Tolerances shall only be applied to the total measurements over 20 units, not to the individual units.

11.2 Concrete Blocks

Concrete blocks are to be machine pressed of even shape, well cured and shall comply with AS 3700. Autoclaved aerated concrete blocks shall be in accordance with the manufacturer's specification at the time the work is being carried out.

11.3 Damp Proof Courses

All damp proof courses shall comply with manufacturer's recommendations. The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render or the like.

11.4 Cavity Ventilation (Weepholes)

Open vertical joints (weepholes) must be created in the course immediately above any DPC or flashing at centres not exceeding 1.2m.

11.5 Mortar and Joining

Mortar shall comply with the manufacturer's specification. Joint tolerances shall be in accordance with AS 3700.

11.6 Masonry Accessories

Masonry accessories shall comply with the manufacturer's specification and accepted building practices. Wall ties are to meet the corrosion resistant rating appropriate for the exposure conditions of the site. The Installer will provide appropriate ties to articulated joints in masonry.

11.7 Lintels

Lintels used to support brickwork opening in walls must be suitable for the purpose as required. The installer will provide one lintel to each wall leaf. The installer will provide corrosion protection as appropriate for the site environment and location of the lintels in the structure.

11.8 Cleaning

The installer will clean all exposed brickwork with an approved cleaning system. Care should be taken not to damage brickwork or joints and other fittings.

12. CLADDING AND LININGS

12.1 External Claddings

Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details. Where required in open verandas, porches and eaves soffits, material indicated on the drawings shall be installed.

12.2 Internal Wall and Ceilings Linings

The manufacturer will provide gypsum plasterboards or other selected materials to walls and ceilings. Plasterboard sheets are to have recessed edges and will be a minimum of 10mm thick. Internal angles in walls from floor to ceiling are to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings, or the joint set as required. The lining of wet area walls shall be constructed in accordance with the manufacturer's recommendations. Wet area lining is to be fixed in accordance with the manufacturer's recommendations. The ceiling access hole shall be of similar material to the adjacent ceiling.

12.3 Waterproofing

Waterproofing of wet areas will comply with provisions of AS3740:2021 - *Waterproofing of domestic wet areas*. A certificate from the licensed installer will be submitted prior to the issue of the Occupation Certificate.

13. JOINERY

13.1 General

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

13.2 Door Frames

External door frames shall be a minimum of 32mm thick solid rebated 12mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick fit with 12mm thick door stops. Metal door frames shall be installed where indicated on drawings in accordance with the manufacturer's recommendations.

13.3 Doors and Doorsets

All internal and external timber door and door sets shall be installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets shall be manufactured in accordance with AS2688 and AS2689.

13.4 Window and Sliding Doors

Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS2047:2014 *Windows and external glazed doors in buildings*. Sliding and other aluminium windows and doors shall be installed in accordance with manufacturer's recommendations and AS2047:2014 *Windows and external glazed doors in buildings*. All glazing materials will be selected and installed in accordance with the relevant provisions of AS1288:2021 - *Glass in buildings—Selection and installation* and, to the extent to which those provisions require the use of safety glass, in accordance with the relevant provisions of AS/NZS 2208:1996 - *Safety glazing materials in buildings*.

13.5 Architraves and Skirting

The manufacturer will provide architraves and skirting as nominated on the plans or listed in the Schedule of Works.

13.6 Cupboards/Kitchens/Bathroom

Units shall be installed to manufacturer's recommendations. Bench tops shall be of a water-resistant material.

13.7 Stairs, Balustrades and other Barriers

The manufacturer will provide stairs or ramps to any change in levels, and balustrades or barriers to at least one side of ramps, landings and balconies.

Treads minimum 240mm nosing to nosing; risers 115mm– 190mm; slope relationship (2R+G); handrail height 865mm above nosing; open treads maximum gap between treads is 125mm.

Balustrade height 1m above finished floor surface. Where ground height exceeds 4m from floor level of the deck / balcony balusters must be vertical / non-climbable between 150mm and 760mm above deck level.

14. SERVICES

14.1 Plumbing

All plumbing is to be carried out by a licensed plumber and shall comply with the requirements of the relevant supply authority, The Plumbing Code of Australia and AS3500:2021 – *Plumbing and drainage*. Fittings, as listed in the Schedule of Works, shall be supplied, and installed to manufacturer's recommendations, The Plumbing and Drainage Act 2011 and any regulations under that Act, and the requirements of any relevant statutory body.

14.2 Electrical

The manufacturer will provide all labour and materials necessary for the proper installation of the electricity service by a licensed electrician in accordance with AS/NZS 3000:2018, *Electrical installations, known as the Wiring Rules* and the requirements of the relevant supply authority. Unless otherwise specified, the electrical service shall be 240 volt, single phase supply.

14.3 Gas

All installation (including LPG) shall be carried out in accordance with the rules and requirements of the relevant supply authority.

14.4 Smoke Alarm

The manufacturer will provide and install smoke alarms in accordance with AS3786:2014 – *Smoke Alarms*, the NCC Part 9.5 *Smoke alarms and evacuation lighting* and the manufacturer's specification. The smoke alarms will be connected to consumer mains power. The alarm will be installed on or near the ceiling and located in a thoroughfare, and in any other storey not containing bedrooms. Certification will be supplied from a licensed electrician certifying that the alarm system has been installed in accordance with the requirements of AS3786:2014 – *Smoke Alarms*.

14.5 Thermal Insulation

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.

15. TILING

15.1 Materials

Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer's recommendations.

15.2 Installation

Installation of tiles shall be in accordance with AS 3958.1, manufacturer's recommendations or accepted building practices. Where practicable, spacing between tiles should be even and regular. The manufacturer will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. 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. As tiles are made of natural products a slight variation in colour is acceptable.

15.3 Walls

The manufacturer will cover wall surfaces where indicated on the drawings with selected tiles. Tiles are to be fixed to the wall substrate with adhesives compatible with the substrate material. The manufacturer will provide all required strips, vent tiles and recess fittings.

15.4 Floors

The manufacturer will lay selected floor tiles in sand and cement mortar, or adhesive compatible with the substrate material, to areas indicated on the drawings. Where required, the manufacturer will fit approved edge strips or metal angle to exposed edges in doorways or hobless showers in wet areas. The manufacturer will provide adequate and even fall to wastes where required.

16. PAINTING

16.1 General

All paint used shall be of a quality suitable for the purpose intended and the application shall be as per the manufacturer's recommendations. 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 recommendations.