



Government of **Western Australia**
Department of **Housing and Works**

Department of Housing and Works

Construction Specification – Supplement 2

NATSPEC | Government Regional Officer Housing

Effective 1 July 2025

This supplement to the reference specification has been developed by NATSPEC in conjunction with the Western Australia Housing Authority through the Department of Housing and Works. The requirements in this document are generic and are to be read in conjunction with project specific documents from the Design consultant, including drawings, schedules and appendices. It does not cover the requirements for every project situation.

The Design consultants' documents take precedence. Check the consultants' documents for any variations to the requirements of the specification.

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PREFACE

This specification supplement for Government Regional Officer Housing (GROH) sets out requirements that are in addition to Construction Specification - BCA Class 1a and 10 buildings and Construction Specification - BCA Class 2 and 3 buildings. Read this supplement in conjunction with Construction Specification - BCA Class 1a and 10 buildings or Construction Specification - BCA Class 2 and 3 buildings, as applicable, and other project specific documents, including drawings, schedules and appendices, and conform to the applicable requirements.

DOCUMENT REVIEW

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TABLE OF CONTENTS

0171 General requirements.....	1
0184 Termite management systems	1
0221 Site preparation	1
0251 Landscape - soils	1
0254 Irrigation	1
0272 Asphalt	1
0276 Paving - sand bed.....	2
0331 Brick and block construction	2
0420 Roofing.....	2
0451 Windows and glazed doors	2
0551 Joinery.....	3
0572 Miscellaneous fixtures and appliances	3
0631 Ceramic tiling.....	4
0702 Mechanical	4
0802 Hydraulic	4
0902 Electrical.....	5
REFERENCED DOCUMENTS.....	6

0171 GENERAL REQUIREMENTS**1 EXECUTION****1.1 SERVICES CONNECTION**

Replace subclause as follows.

Metering

Requirement: Provide meters, including for water, gas and electricity, to the utility service providers' requirements.

- Individual dwellings: One meter for each dwelling. Provide internal load centre with circuit breakers to each dwelling.
- Common areas:
 - . Water service: Install reticulation valve between master and sub-meters for common landscaped areas.
 - . Other services: Common smart meter for each service.

Type: Multiple master metering.

0184 TERMITE MANAGEMENT SYSTEMS**1 EXECUTION****1.1 COMPLETION**

Replace subclause as follows.

Termite management system notice

Requirement: Permanently fix a durable notice in a prominent location to BCA (2022) H1D3(3) and as follows:

- Single dwellings: One notice in the main electrical switchboard.
- Grouped and multiple dwellings: One notice to each dwelling, in the electrical meter box.

0221 SITE PREPARATION**1 EXECUTION****1.1 SITE CLEARING**

Add subclause as follows.

After site clearing

Relief gullies: Provide overflow and disconnected gullies, in locations other than paved areas. Install grating at a level which allows for the placing of 100 mm thick garden soil over the existing soil level.

After site cleanup: Remove undulations and fill depressions to form even grades in areas to be covered by garden soil.

0251 LANDSCAPE - SOILS**1 EXECUTION****1.1 TOPSOIL**

Replace subclause as follows.

Topsoil depths

Requirement: Provide 100 mm of topsoil to areas that are not paved or built on.

0254 IRRIGATION**1 PRODUCTS**

Add clause as follows.

1.1 CABINETS**Reticulation**

Garden reticulation cabinet:

- Cabinet: Galvanized sheet steel with top hinged door and the Department of Housing and Works E key lock.
- Size: 450 (height) x 450 (width) x 150 mm (clear internal depth).

Services requirements for cabinets: Provide the following:

- A single GPO.
- Conduit with draw wire, extending from the cabinet to the nearest garden bed. If required, run under paths. Terminate to allow connection of landscaping services.
- Isolating valve to the PCA (2022).

0272 ASPHALT

Add worksection as follows.

1 GENERAL**1.1 STANDARDS****General**

Residential pavements: To AS 3727.1 (2016).

2 EXECUTION**2.1 GENERAL****Grading**

Minimum grade (Vertical:Horizontal): 1:100.

Maximum grade (Vertical:Horizontal): 1:8.

Edge restraint

Concrete kerbing: To all edges.

0276 PAVING - SAND BED**1 PRODUCTS****1.1 COMPONENTS**

Add subclause as follows.

Paving slabs

Requirement: 38 mm thick precast vibrated concrete.

Surface: Natural grey smooth finish with pencil edge curved top arises.

Under LPG bottles: Provide two 600 x 600 mm slabs.

In situ concrete panels: 50 mm thick mass concrete with surface matching slabs and V joints aligning with joints between slabs.

0331 BRICK AND BLOCK CONSTRUCTION**1 EXECUTION**

Add clause as follows.

1.1 STEEL MESH JOINT REINFORCEMENT**General**

Requirement: Provide galvanized steel masonry mesh joint reinforcement to AAC walls at the following horizontal mortar joints:

- Internal leaf of external cavity walls: One course above main floor level.
- Below wall openings: One course below, extending 400 mm beyond opening edges.
- Door head course of all walls.
- Above wall openings: Every course, extending 400 mm beyond opening edges.

Installation: Using 70 mm wide mesh, provide minimum 1.9 mm² cross section area of longitudinal wires.

- Lap mesh at corners and 100 mm at joints.

Add clause as follows.

1.2 PARTY WALLS**Walls separating dwelling units**

Hollow bricks: Do not use.

Non-cavity walls: Only use non-cavity walls if all the following conditions are present:

- The dwelling units to be separated have the same floor level.
- The wall does not form face brickwork internally or externally.
- The wall is supported by continuous concrete floor slab.
- The wall does not separate a bathroom, laundry or kitchen from a habitable room.
- The height of wall from floor level to underside of ceiling joist/trimmer is not greater than 3000 mm.

Cavity walls: Construct from 90 mm wide AAC blocks if all the following conditions are present:

- The masonry is not in contact with soil.
- The wall does not form face brickwork externally.
- The wall does not separate a bathroom, laundry or kitchen from a habitable room.

Other walls separating dwelling units: Cavity walls constructed with minimum 90 mm wide, cored or solid, calcium silicate or clay bricks.

Wall height: Extend wall to maximum 85 mm below the roof covering.

0420 ROOFING**1 PRODUCTS****1.1 MATERIALS**

Add subclause as follows.

Roof lights

Type: Translucent acrylic dome supported on prefinished steel frame with ducting to a translucent plastic ceiling panel.

Nominal size:

- Roof dome: 600 x 600 mm.
- Ceiling panel: 550 x 550 mm.

Ducting: Prefinished/coated steel sheeting or hardboard.

- Duct interior surface colour: White.

2 EXECUTION

Add clause as follows.

2.1 ROOF LIGHTS**General**

Installation: To the manufacturer's recommendations.

Ventilating roof light: Where required, provide minimum 18,000 mm² effective ventilation to outside air. Vent to be insect screened.

Ceiling panel: Finish flush with ceiling lining.

0451 WINDOWS AND GLAZED DOORS**1 PRODUCTS****1.1 GENERAL**

Add subclause as follows.

Glazed sliding door assemblies

Dimension: Minimum 2170 mm.

Safety markings: Unbroken, solid, opaque contrasting line to full width of glazing.

1.2 COMPONENTS

Add subclause as follows.

Window screens

Location: Provide to all openable windows.

Types: Bushfire protection, security and cyclone debris protection.

Screen construction: Screens conforming to the following:

- Mounting: Top-hung, mounted in a surrounding base frame with 3 mm thick aluminium support legs, mitred and corner staked at intersecting corners.
- Hinge: Minimum three 70 mm fixed pin hinges for each screen.
- Hinge position: 170 to 180 mm from outer edge of screen at 500 mm centres.
- Gravity self-centring hook: 6 mm galvanized steel rod to hang screen from rafter or eaves when in the fully open position.
- Insect seal: Full perimeter seal.
- Wire surface clearance: Provide projection so that wire clearance from glazing is not less than the rate of instantaneous deflection measured during testing, 105 mm optimum.
- Escape latching: Provide keyless exit in event of an emergency, for the full width of the screen, which is inaccessible from outside the building.

Screen mesh: Conform to the following:

- Material: Stainless steel screw clamped 0.9 mm strand Type 304 stainless steel wire mesh.
- Finish: Powder coated.

Screen frame: Conform to the following:

- Dimensions: Minimum 70 x 20 mm.
- Finish: Powder coated.

Marking: Provide the manufacturer's name in 3 mm high letters on the internal face of the frame using one of the following methods:

- Embossing the frame.
- Adhesive, transparent acrylic, untearable polyester film label.

2 EXECUTION**2.1 INSTALLATION**

Add subclause as follows.

Sliding windows

Locking: Provide keyed vent lock bolt to each sliding window sash.

Lock installation: Install bolt so that sliding sash may be locked in closed position or with a 100 mm opening. Provide holes as required.

Keying: Provide as follows:

- Lock bolts in each dwelling to be keyed alike.
- Number of keys: Two for each dwelling.
- Key labels: Identify dwelling number, lot number, street number, street name and locality.

Add subclause as follows.

Window screens

Window perimeter: Provide a flat, stable, sealable surface to mount the base frame of the screen.

Fixing: Use tamper resistant fixings to secure the base frame to the window perimeter to the manufacturer's recommendations.

0551 JOINERY**1 PRODUCTS****1.1 JOINERY MATERIALS AND COMPONENTS**

Insert additional text to subclause as follows.

Splashbacks

Height: Minimum 400 mm above benchtop.

Insert additional text to subclause as follows.

Edging

Bathrooms: Bullnose or square edging profile.

1.2 WARDROBE, CUPBOARD AND DRAWER UNITS

Add subclause as follows.

Wall recessed wardrobes - sliding doors

Built-in wardrobe: Provide wardrobe consisting of the following:

- Wheel system: Metal ball bearing rollers.
- Door panels: 16 mm thick, melamine finished.
 - . Maximum width: 1200 mm.
- Mirror door panels: Grade A pure silver safety mirror fixed to door panels enclosed on all sides with rubber gaskets.
- Hanging rails.
- Interiors: 16 mm thick high moisture resistant particleboard or medium density fibreboard (MDF).
 - . Colour: White.
- Melamine shelving and units.
- Frame colour: White.

0572 MISCELLANEOUS FIXTURES AND APPLIANCES**1 PRODUCTS****1.1 APPLIANCES**

Amend subclause text as follows.

Cooking appliances

Rangehoods:

- Type: Stainless steel 900 mm wide with dual fan, as documented.
- Flue: As documented to suit rangehood model.

0631 CERAMIC TILING**1 EXECUTION****1.1 TILING GENERALLY**

Add subclause as follows.

Skirting

General: Install tile skirting over floor finishes, where required.

Skirting height: One tile high.

0702 MECHANICAL**1 PRODUCTS****1.1 AIR CONDITIONING SYSTEMS**

Add subclause as follows.

GROH projects

Requirement: If documented, provide air conditioning system to Construction Specification - BCA Class 1a and 10 buildings or Construction Specification - BCA Class 2 and 3 buildings, as applicable.

0802 HYDRAULIC**1 PRODUCTS****1.1 FIXTURES**

Insert additional text to subclause as follows.

Towel rails

Nominal dimension: 2400 mm (single) or 2 x 1200 mm (double).

Replace subclause as follows.

Laundry tub and cabinet

Standard: To AS/NZS 1229 (2002) Section 5.

Type: Provide one of the following:

- Minimum 70 L tub and prefinished steel cabinet with lockable side entry for concealed washing machine taps.
- Tub integrated into joinery.

Material: Type 304 stainless steel.

Replace subclause as follows.

Internal tap fittings

Rating: Minimum 4 stars WELS rated.

Kitchen tapware: Chromium-plated lever handled ceramic disk mixer tap (hot and cold) with 150 mm swivel arm with aerator outlet.

1.2 WATER HEATERS

Amend subclause text as follows.

Types

Heat pump water heaters: To AS/NZS 2712 (2007).

- Capacity: 270 litres.

2 EXECUTION**2.1 COLD AND HEATED WATER**

Insert additional text to subclause as follows.

Water heaters

Labelling: Engrave 'GOVERNMENT REGIONAL OFFICERS' HOUSING' in 12 mm high lettering, at the top right hand side of the rear panel.

Insert additional text to subclause as follows.

Solar and heat pump systems

Solar water heater booster switch, electrical booster element: Single phase with thermostatic and manual control, one shot booster switch as recommended by the water heater manufacturer.

- Switch location: Adjacent to the load centre.
Provide flush plate permanently marked 'WATER HEATER'.

2.2 STORMWATER

Replace subclause as follows.

Downpipe connections

Termination: Select from the following:

- Termination over pit: Stop downpipe 100 mm above the ground level and discharged into grated pit. Do not connect directly into stormwater pipes.
- Turn up branch pipelines with bends to meet the downpipes, finishing horizontally 50 mm (nominal) above finished ground or pavement level.

2.3 FUEL GAS

Add subclause as follows.

Gas room heater and outlet

Heater connection: Flexible hose connection to a gas bayonet fitting. Gas outlet location to suit reticulation and wall and ceiling vent requirements.

Convection room heater capacity: Minimum 21 MJ.

Labelling: Engrave 'GOVERNMENT REGIONAL OFFICERS' HOUSING' in 12 mm high lettering, at the top right hand side of the rear panel.

Controls: Top mounted with piezo or electronic ignition.

Gas outlets: Provide as follows:

- Type: Recessed, flush fitting, wall mounted, and chromium plated bayonet outlets.
- Gas flued heater: Where required, provide a gas point inside a No. 1 valve box, in the ground, outside the building, adjacent to the heater.
- Valve: Quarter turn valve capped to the network utility operator's requirement at the outlet for future connection.

Valve box lid: To AS/NZS 5601.1 (2022), finished flush with ground level or the top of concrete or paving.

Above ground gas points: To be 130 mm above floor level and 100 mm (centreline) to the right of flued heater.

Recessing of gas points: Install in an electrical plaster wall box with a blank plate. Gas supply to be blanketed off, back plated and elbow fixed in the recess.

Gas lines chased into walls: To be vertical and within 1 m from the floor.

- Connection: F type to IEC 61169-24 (2019).
 - Mounting hardware: Proprietary to suit antenna.
- Survey: Confirm location and height of satellite antenna by on-site measurements.

0902 ELECTRICAL

1 PRODUCTS

1.1 CEILING FANS

Insert additional text to subclause as follows.

External ceiling sweep fans - Northern areas

IP rating: IP56.

2 EXECUTION

2.1 GENERAL

Add subclause as follows.

Labelling

Electrical water heater: Engrave 'GOVERNMENT REGIONAL OFFICERS' HOUSING' in 12 mm high lettering, at the top right hand side.

Electric room heater: Electrical water heater: Engrave 'GOVERNMENT REGIONAL OFFICERS' HOUSING' in 12 mm high lettering, at the top right hand side of the rear panel.

2.2 LIGHTING

Insert additional text to subclause as follows.

Luminaires

Downlight luminaire: Recessed, fully enclosed downlight luminaire with white ceiling trim.

- Body: Powder coat finished zinc-coated steel body with porcelain ES lamp holder, teflon cable and terminal block.
- Lamp: 100 W GLS incandescent lamp. Bottom of lamp to finish flush with luminaire trim.
- Ceiling cut-out: Maximum 140 mm diameter.

2.3 TELECOMMUNICATIONS

Add subclause as follows.

Telephone outlets

Outlet 1, telephone assembly: White, wall mounted unit in the kitchen, fitted at 1.5 m above the finished floor level consisting of telephone outlet, cover plate, concealed minimum 20 mm diameter white PVC-U conduit from wall box to 150 mm above ceiling and a connection point at or near the front site boundary.

Outlet 2, for computer internet access: Locate as documented.

Add subclause as follows.

Satellite dish

Material:

- Dish: Aluminium or steel paint finished to provide corrosion protection.

REFERENCED DOCUMENTS

The following documents are incorporated into this worksection by reference:

AS/NZS 1229	2002	Laundry troughs and tubs
AS/NZS 2712	2007	Solar and heat pump water heaters - Design and construction
AS 3727		Pavements
AS 3727.1	2016	Residential
AS/NZS 5601		Gas installations
AS/NZS 5601.1	2022	General installations
BCA H1D3	2022	Class 1 and 10 buildings - Structure - Site preparation
PCA	2022	National Construction Code Series Volume 3 - Plumbing Code of Australia
IEC 61169		Radio-frequency connectors
IEC 61169-24	2019	Radio-frequency coaxial connectors with screw coupling, typically for use in 75 ohm cable networks (Type F)



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