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**ARCHITECTURAL INTERNAL &
EXTERNAL SPECIFICATION GUIDELINES
OFFICE FOR REGIONAL HOUSING
RENEWAL SA**

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NOTE: Preference to use Local (SA) made products as first preference.

STRUCTURE	
ITEM	SPECIFICATION
Ground	Concrete slab or Steel Chassis for Prefabricated housing solutions.
Wall & First Floor Frames	Builder's choice, to be either timber, steel
Ceiling Heights	2700mm
Roof Truss	Builder's choice, to be either timber or steel
Roof	Colorbond Custom orb (or equivalent) or tiled roof (light colours only for Energy Efficiency purposes)
Alfresco	Covered alfresco area
Insulation	To achieve or exceed 7 Star NatHERs Energy Rating with good solar orientation to key living areas
Stair (if any)	MDF propriety

WALL CLADDING	
ITEM	SPECIFICATION
Fibre Cement Sheet (FCS)	- James Hardie Scyon Matrix (or equivalent) - James Hardie Scyon Axon (or equivalent) - James Hardie Harditex (or equivalent) Paint / render finish
AAC	Hebel - Paint / render finish
Insulation	To achieve or exceed 7 Star NatHERs Energy Rating
Brickwork	SA made

WINDOWS & SLIDING DOORS	
ITEM	SPECIFICATION
Frames	Aluminium powder coated frame or uPVC frames with keyed locks
Glazing	Double glazed to achieve or exceed 7 Star Energy Rating
Security Screens	To all operable sections
Entry Door	Solid door with timber frame
Sliding Doors	Double Glazed, aluminium framed or uPVC framed doors with keyed locks and security screens.
Internal Doors	Lever handles, privacy snibs to bathrooms

METERING	
ITEM	SPECIFICATION
Electrical	Individual electrical meter
Water	Individual water meter; separate meter for common property (if applicable)
NOTE: locations for metering to be determined by service provider	

SERVICES	
ITEM	SPECIFICATION
Hot Water	Heat Pump Electric Hot Water Heater; external unit to be installed away from the outdoor living area.
Heating and Cooling	Ducted, reverse-cycle air-conditioning, separate bedroom and living space zoning; external unit to be installed away from the outdoor living area.
Internet NBN	Provision for NBN connected

LANDSCAPING	
ITEM	SPECIFICATION
Soft landscaping	Low maintenance landscaping including climate appropriate vegetation, rear lawn and at least 1 small-medium sized tree in both the front and rear gardens. No synthetic turf.
Letterbox	Lockable concrete pier letterbox
Clothesline	Fold down unit
Retaining Walls	Concrete Sleepers (to engineering specification if required)
Path & Courtyard	Concrete / Pavers
Side & Rear Fence	1800mm high Good Neighbour Colorbond fence – Superdek (or equivalent)
Gate to Courtyard	1800mm high Good Neighbour Colorbond gate – Superdek (or equivalent)
Driveway	Exposed aggregate concrete
Garden Shed	1 x Garden Shed per dwelling. 3m x 2m Minimum size subject to allotment size.

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GENERAL	
ITEM	SPECIFICATION
Party-walls	Boral Partiwall system PWT60.1A (or equivalent)
Internal Wall Lining	Plasterboard
Wet areas	Tiles
Paint	3 coat low sheen, colour: white
Skirting	Painted MDF
Cornice	55mm Cove
Floor Finish	Laminate timber style floating floor and carpets to bedrooms and stairs Vinyl planks are acceptable for prefabricated housing solutions.
Window Furnishings	Roller blinds to all windows and sliding doors. Sheer curtain to all street facing windows. Provide option to upgrade with Security Roller Shutters to all external windows
Lighting	LED downlights to living areas, entry, bedrooms & wet areas Front security lighting

POWER	
ITEM	SPECIFICATION
Main Bedroom	3 x double GPO
Other Bedrooms	2 x double GPO
Primary Open Space	1 x external double GPO
Living	3 x double GPO
TV Point	1 x in Living & 1 x in Bed 1 (main bedroom) TV antenna for local reception
Internet Data Points	1 x adjacent to TV point
Kitchen	GPO to appliances and 2 x double GPO to splashback
Laundry	1 x double GPO to washing machine/dryer space. Additional double GPO for charging vacuum and other appliances, eg iron.
Garage	Provision of electrical connections that enable connection to solar PV panels, batteries and EV charging infrastructure.

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KITCHEN	
ITEM	SPECIFICATION
Benchtops	20mm Engineered stone
Sink	Stainless steel
Tap / Mixer	Chrome kitchen mixer
Base & Feature Laminate	Natural finish
Handles	Lip handle brushed stainless steel finish on lower cupboards and pantry
Fridge Provision	1100mm wide x 1850mm high minimum
Microwave Provision	600mm wide x 580mm deep x 450mm high
Pot Drawer	Supplied
Electric Cooktop	600mm Stainless Steel - induction
Electric Oven	600mm Stainless Steel
Rangehood	Stainless Steel Retractable (ducted to atmosphere)
Dishwasher	Built-in dishwasher, builder standard range
Splashback	Tiled
Pantry	Requirement for pantry space with built in shelving

BATHROOM / WC / ENSUITE	
ITEM	SPECIFICATION
Basin	Ceramic wall basin with chrome bottle trap waste and chrome basin mixer, Provide a towel ring next to the basin in the powder room.
Tiles	Shower alcove – 2100mm high Basin wall – 1200mm high Skirting to remainder
Shower	Base – Tiled base and central chrome drain point Screen – Semi frameless Mixer – Chrome flick mixer Rose – Chrome adjustable on rail Soap dish
Towel Rail	2 x single or 1 x double Chrome towel rail
Towel Ring	Single Chrome towel ring
Toilet Suite	Ceramic back to wall
Toilet Roll Holder	Chrome
Power	1 x double GPO (WC not included)
Exhaust	Fan ducted to atmosphere
Heat Lamp	1 x XL tastic (or equivalent)
Taps	Chrome flick mixer

LIVING ROOM	
ITEM	SPECIFICATION
Living Room Area	Minimum 4m x 5m living room area
Dining Area	Minimum 3m x 3m
Ceiling Fan	1 x ceiling fan in each living/dining room

LAUNDRY	
ITEM	SPECIFICATION
Laundry Tub and Cabinet	Integrated trough and storage with cupboards
Tub mixer	Chrome flick mixer
Washer/Dryer	Allow space for standard washing machine and dryer.
Washing Machine Taps	Spindle wall taps
Exhaust	Fan ducted to atmosphere
Lighting	Batten light with shade

BEDROOMS	
ITEM	SPECIFICATION
Room size	Minimum 3.5m x 3.5m in all bedrooms.
Robes	Built-in mirror finish (doors), shelf and rail, with sliding doors and 2 x drawer tower to bed 1 (main bedroom) and 1 x drawer tower to secondary bedrooms. Allow full-length hanging space.
Floor Finish	Carpet
WIR	Shelf & rail & 2 x drawer tower
Lighting	LED downlights
Ceiling fans	1 x ceiling fan for each bedroom

GARAGE	
ITEM	SPECIFICATION
Floor Finish	Concrete
Door	Automatic panel lift with 2 remotes

STAIRS	
ITEM	SPECIFICATION
Floor Finish	Carpet
Handrail	Continuous painted timber 50mm diameter

RAINWATER TANKS	
ITEM	SPECIFICATION
Rainwater tanks	Provide as per Council stormwater management requirement

In addition to complying with the General Specifications, all 2-bedroom and 3-bedroom GEH Houses must contain:

1. 2 bathrooms, including an ensuite to the main bedroom.
2. A separate laundry (can be included in garage space).
3. A fully enclosed garage for two car storage.

In addition to complying with the General Specifications, all 4-bedroom GEH Houses must contain:

1. 2 bathrooms, including an ensuite to the main bedroom.
2. A separate laundry.
3. A fully enclosed garage for two car storage.
4. 2 separate living areas.