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IQH Ref: 61C  
Dated: 06/09/2018

## Island Quality Homes

(ABN 12 085 607 558)



WINNER 2010  
HIA Tasmanian  
Home of the Year



WINNER 2010  
HIA Tasmanian  
Display Home  
of the Year

### PROJECT SPECIFICATIONS

**Client: Island Quality Homes**

**Project: Stage 2 - New Townhouse**

**Construction Site : 27a Bain Terrace, Trevallyn, Tas. 7250**

#### PRELIMINARY

Architectural Drawings	Included	Completed
Engineers Drawings	Included	
Planning Permit	Included	Completed
Building Permit	Included	
Boundary Check Survey	Included	Completed
Soil Test	Included	
Strata Title	Included	

#### BASIC

Clearing of Vegetation	Included
Excavation - House	Included

#### BASIC

Electrical Services	Existing	House main conduit to rear block
New Sub Mains to Garage	Included	
Sewer Services	Included	New Connection points (9m from rear Of existing dwelling)
Stormwater Services	Included	New Connection points (9m from rear Of existing dwelling)
Mains Water	Included	New Connection points (9m from rear Of existing dwelling)
Water Meter	Included	New Connection points (9m from rear Of existing dwelling)
Telephone Services (Apply for NBN)	Included	New Connection points (9m from rear Of existing dwelling)
Strip Footings	Included	As per Drawings
Concrete Pads	Included	
Concrete slab to ground floor	Included	
Concrete retaining walls	Included	
Timber Framed Floor System	Included	
Partial Board Sheet Flooring	Included	
Scyon or Similar Wet Area Sheet Flooring	Included	Wet Areas set down below main Floor level to Facilitate Fall
Wall Frame – MGP10	Included	Hardwood studs to openings
Frame Height – 2550mm	Included	To both levels
Roof Frame – Trusses	Included	

## ELECTRICAL

Down Lights x 22	Included	
2 x Dimmer Switch	Included	
Large Filament Globes x4	Included	
Pendant Lights x 4	Included	
Batten Light x 7	Included	
Fan/Light x 2	Included	Ensuite Toilet & WC
External Lights x 3	Included	Alfresco (Downlights), Wall Light Deck
Double Power Points x 28	Included	
T V Point x 4	Included	
Telephone Points x 1	Included	
External Lights x 3	Including	
External GPO x 1	Included	
Safety Switch to Meter Box	Existing	
Switch Board – External	Existing	
Meter Box Upgrade Mains for Back	Included	
Hard Wired Smoke Detectors	Included	
Power for future lift	Included	

## HEATING

Ducting A/C Unit	Included	As per Allowance
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## NEW ROOF

Roof–Colorbond	Included	} As per plans
Fascia–Colorbond	Included	
Downpipes–Painted 90mm PVC	Included	
Eaves Lining–Fibre Cement	Included	
Alfresco Ceiling Lining–Villaboard	Included	

## INSULATION

External Wall Insulation R 2.5	Included	
External Wall Vapour barrier	Included	Breathable
Ceiling Insulation R 4.5	Included	
Roof Sarking	Included	

## PLASTER

New Internal Lining	Included
New Internal Ceiling Lining	Included
Square Set Wall & Ceiling Junction	Included

## WINDOWS

New Windows – Aluminium double glazed	Included	
Tinted Glass	Included	
Translucent Glass	Included	To Southern Elevation
Window Reveals Primed pine	Included	
Window Locks	Included	
Window Flyscreens	Included	
Cover Strips & Flashings	Included	
Door Furniture	Included	As Supplied by Manufacturer
Sliding Doors– double Aluminium	Included	Corner Unit

## EXTERNAL CLADDING

External Cladding – Thermawall	Included	With Applied Render
James Hardie Matrix Cladding	Included	

**NEW INTERNAL DOORS – All Door Frames are Primed Pine unless stated otherwise**

Internal Doors – 2 Panel Type	Included	Hume Hayman
Door Furniture – Lane	Included	
Wardrobe/Linen Doors – Ready Coat	Included	Opening Doors
Plantation Shutters	Included	Ensuite

**WALK IN WARDROBE/LINEN**

Melamine Shelving	Included	
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**NEW TIMBER/JOINERY**

New Architraves–MDF 67mm x 18mm	Included	}
Skirtings – Craft Wood 92mm x 18mm	Included	
Primed Pine Door Jamb Sets	Included	

**WARDROBES Bedroom 2 & 3 & Guest Room**

Malamine Shelving & hanging	Included	Opening Doors – Hume Hayman
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**W.I Robe**

Melamine shelving & hanging	Included	
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**KITCHEN – As per joinery allowance**

Doors – Gloss	Included	}	As Per Joinery Allowance
Bench Tops – Stone	Included		
Waterfall End x 2 (Butt Joint)	Included		
Overhead Cupboards	Included		
Pantry with Pull Out Drawers – 600mm	Included		
Handles - Square	Included		
Drawer Banks (x2) 3 x Bank	Included		
Utensils Insert	Included		
Soft Close Door & Drawer Hardware	Included		
Provision for Dishwasher	Included		
Sinks – 1 ¾ Bowl	Included		
Taps – Flickmixer	Included		

**W.I Pantry – As per joinery allowance**

Doors – Gloss	Included	}	As per Joinery Allowance
Bench Tops – Laminate	Included		
Overhead Cupboards	Included		

**KITCHEN APPLIANCES**

Canopy Range Hood – 600mm	Included	}	As Per Appliance Allowance
Under Bench Oven – 600mm	Included		
Electric Hot Plates – 600mm	Included		

**LAUNDRY**

Taps as per Standard Range	Included	}	As per PC Sum Allowance
Laundry trough + cabinet	Included		
Sink Mixer	Included		

**TOILET**

Toilet Suite	Included	
Toilet Roll Holder	Included	
Hand Basin	Included	Wall Hung
Tapware	Included	

## BATHROOM

Vanity – 1 x 900mm Wall Hung	Included	
Bath 1675mm	Included	Hob Syle - Tiled
Tiled Shower Base	Included	
4 Light Ceiling heater	Included	Tastic Ducted
Towel Rail	Included	
Taps as per Standard Range	Included	
Wall Mirror Frameless	Included	

## ENSUITE ( Master)

Vanity – 1 x 1500mm double bowl	Included	
Bath 1675mm	Included	Hob Style - Tiles
Tiled Shower base – Double shower	Included	750mm Strip Grate
4 Light Ceiling heater	Included	Ducted Tastic
Towel Rail	Included	
Taps as per Standard Range	Included	
Semi frameless shower panel	Included	2 shower panels
Wall Mirror Frameless	Included	
Toilet Suite	Included	
Toilet Roll Holder	Included	
Louvre shutters	Included	to bath opening

## ENSUITE ( Guest Room)

Vanity – 1 x 750mm	Included	
Tiled Shower base	Included	
4 Light Ceiling heater	Included	Ducted Tastic
Towel Rail	Included	
Taps as per Standard Range	Included	
Semi frameless shower screens	Included	
Wall Mirror Frameless	Included	
Toilet Suite	Included	
Toilet Roll Holder	Included	

## INTERNAL STAIR CASE

Craftwood constructed stairs	Included	Vinyl overlay to match upper level floor
Glass Balustrade & stainless handrail	Included	

## WALL TILING PC \$45.00 Sq Mt (Based on IQH Purchase rate)

### *Kitchen*

Above Bench Top to form splash back	Included	From bench height to ceiling
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### *Bathroom*

Above Vanity to form splash back	Included	
Front of Bath & top to form splash back	Included	
All Internal shower Walls to 2000mm	Included	

### *Ensuite*

Above Vanity to form splash back	Included	
All x 3 Internal Shower Walls	Included	to 2000mm high
Tiles around baht surround	Included	

### *W.C*

Above Vanity to form splash back	Included	
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### *Laundry*

Behind Trough to form splash back	Included	
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### *Bathroom (Guest Room)*

Shower walls to 2000mm High	Included	
To form splashback for vanity units	Included	

### FLOOR TILES PC \$45.00 Sq Mt

Bathroom	Included	
WC	Included	
Ensuite	Included	
Bathroom (Guest Room)	Included	Including tile skirting

### VINYL CLIP TOGETHER FLOORING

Kitchen & W.I Pantry	Included
Dining	Included
Family	Included
Passage	Included
Entry	Included
Internal stair overlay	Included

### CARPET & UNDERLAY (PS) (Based on IQH Purchase Rate)

Lounge	Included
All Bedrooms & WIR	Included
Family area	Included

### PAINTING

External Matrix	Included	
Skin Coat to Render	Included	
Interior Timber – Craftwood/Painted	Included	
Interior Walls	Included	
Ceiling	Included	
Feature wall cladding	Included	Shade change (x5)

### GARAGE DOOR

Colorbond Panelift Door with Remote	Included	Double Garage door
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### EXTERNAL WORKS

Driveways & paths – Pits & drainage	Included	Approx. 119m2
Landscaping	Included	See Landscaping Allowance
Retaining wall	Included	
Boundary Fencing - Colourbond	Included	1.8mH –Approx. 89m (@ \$87m)
French Drains	Included	

### SPECIAL REQUIREMENTS

Hot Water Cylinder	Included	
Reverse Cycle AC Unit – Wall Mount	Included	
Garden Taps unrestricted	Included	
Alfresco	Included	Exposed aggregate concrete
Internal Rock feature Garden	Included	Located in “future lift space”
Clothes Line	Included	

### CLEANING New Areas

Final Site Clean	Included
Final Internal Clean	Included
All Glazing Internal & External	Included

### INTERIOR DESIGN & COLOUR CONSULTING SERVICE

To assist with your selections	Included	As per Allowance
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**ALLOWANCES** (All Prices inclusive of GST)

PC – Prime Cost is the value of fittings or fixtures only

PS – Provisional Sum is the value of fittings or fixtures & cost associated with installation of these items

*Note: Unless stated otherwise all items will be treated as provisional sums*

**Allowances**

Allowance for PC Items (PC)	\$6,520.60
Oven, Cooktop, Range Hood & Dishwasher Allowance (PC)	\$3,106.00
Joinery Allowance (PS)	\$12,130.00
Stone Bench top Allowance (PS)	\$3,630.00
Carpet Allowance (PS)	\$5,389.16
Vinyl Flooring Allowance (PS)	\$11,555.84
Heating Allowance (PS)	\$7,500.00
Tiles Allowance (PC)	\$45.00 per/sqm2
External Light Allowance (PC)	\$300.00
Pendant Light Allowance (PC)	\$400.00
Shutters (PS)	\$320.00
Exposed concrete ( Alfresco) (PS)	\$2,280.00
Blasting Allowance (PS)	\$3,500.00
Paths & driveways - Pits & drainage (119m2 Allowed for)	\$14,280.00
Landscaping (PS)	\$6,500.00
Fencing ( 89m Allowed for @ \$89m) (PS)	\$7,921.00

**PLEASE NOTE:-**

*This specification is prepared for quoting purposes. Upon acceptance a detailed colour and product specification will be compiled with the assistance of our INTERIOR DESIGN & COLOUR CONSULTANT. If you have any questions please feel free to contact our office as we are here to assist you at all times.*

## PC ITEMS

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<b>Kitchen -</b>	Kitchen Sink/s, Tapware, Dishwasher Taps (if required)
<b>Laundry -</b>	Laundry Trough/Cabinet, Tapware, Washing Machine Stops
<b>Bathroom -</b>	Vanity, Bath, Shower Grate, Tapware, Accessories
<b>Ensuite -</b>	Vanity, Bath, Shower Grate, Tapware, Toilet Suite, Accessories
<b>Ensuite Guest Room -</b>	Vanity, Shower Grate, Tapware, Toilet Suite, Accessories
<b>WC -</b>	Toilet Suite, Toilet Roll Holder, Hand Basin, Tapware
<b>Hot Water Cylinder -</b>	Rinnai 250L Hot water Cylinder

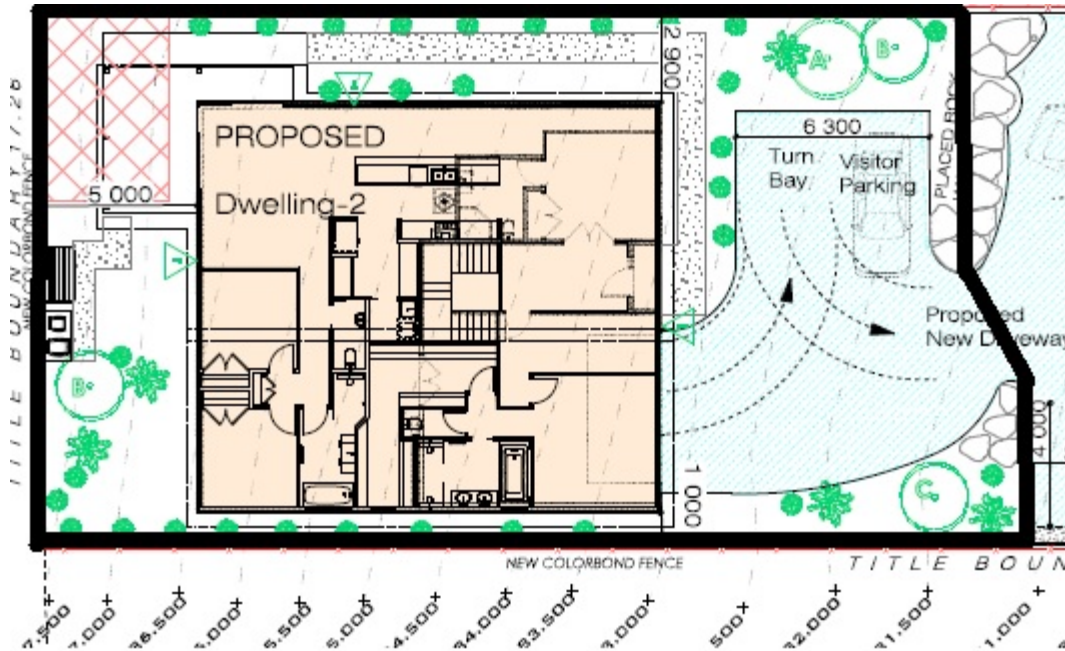
**BUILDING STAGES:**

**STAGE 1 – Renovations to upstairs existing dwelling**

**STAGE 1a – Down stairs Unit, carport, Landscaping to front elevation & driveways (common areas)**

**STAGE 1b – Deck, front façade, planter boxes & water feature & timber feature panels**

**STAGE 2 – Proposed new Townhouse, landscaping & driveway to common areas.**



**STAGE 3 – Upstairs extension, garage and completed common landscaping, retaining walls and driveways**