

FLINT PLACE INCLUSIONS

PRE CONSTRUCTION Fixed price Contract

- Fixed price HIA contract including fixed site works costs

Engineering and Certification

- Geo test Soil Report and Engineers Slab Design including required piling
- All building and plumbing applications and approvals
- Wind Rating Assessment and compliance
- Construction drawings and Specification
- All Certification fees, insurances including QBCC and
- Qleave Levy

General Inclusions

- 6.5 years builders warranty period
- 12 months maintenance period
- Complete site management including sediment erosion control
- Connections – water, sewerage, storm water and electrical connections allowed
- Telephone conduit and cabling provision as required - Pine timber framing and prefab trusses in accordance with AS1684

Energy Efficiency

- 6 Star Energy assessment and rating included in fixed price
- Builders wall insulation included to all external walls of home
- R1.5 Thermal wall batts to all external lightweight walls
- Roof and ceiling insulation only as required by energy efficiency
- Minimum 3 Star WELS Rating to all tapware
- Weather seals to all external aluminium doors, and timber front door

EXTERNAL

Termite Treatment

- 75mm visual physical barrier to perimeter of home
- Trithor Termite Protection to perimeter (brickwork or lightweight clad)
- Termite collar barriers to all Slab penetrations

Roof

- COLORBOND steel – fascia, gutters and roof in standard colour ranges
- Insulation as noted in Energy Efficiency
- Roof type dependent

Front Entry Door

- 2040mm H* 820mm W Madison 104 door with clear glass (4 panel), in paint grade
- Schlage entrance set with lever handle and double cylinder deadlock, Satin Chrome
- 7mm Diamond Mesh security screen to front door

Cladding (design specific and refer to individual plan set)

- James Hardie lightweight, fibre cement cladding with painted finish
- Face brick, brick veneer with raked joints
- Refer brick range from PGH Lifestyles
- Rendered koolwall with paint finish

Garage

- 2100mm H* 2400mm W Cosmopolitan panel lift garage door with electric opener
- Automatic garage door control with 2* remotes and 1* wall station
- Garage floor to be cleaned at handover and left as concrete troweled, finished slab

Driveway

- Exposed Aggregate driveway and pathway as shown on plan.
- Concrete in Holcim Grey Concrete Range

Windows and Sliding Doors

- Aluminium powder coated windows and doors in standard colour range
- All doors and windows have key locks
- Security screens throughout to all aluminium external doors and windows

General Plumbing

- Rinnai B16 Instantaneous gas Hot Water System
- Preset at 50 degree LPG Gas
- Gas Connections to HWS and gas cooktop
- 2* brass yard taps to each dwelling

Landscaping

- Fully landscaped block, including council verge
- Includes mixture of Wintergreen turf, gardens, and gravel pathways
- Fully fenced block (if not existing) to front line of house, including 1* gate for side access. To max 1800mm height - Rendered letterbox with house numbers
- Powder coated fold down clothesline installed

INTERNAL

Ceiling height

- 2440mm high ceilings to single storey homes

Internal Doors and Robes

- 2040mm high, plain Redicote internal doors
- Whitco satin chrome lever handles in passage and privacy sets
- 2040mm height wardrobe and linen vinyl sliding doors
- 1 Shelf to each broom and bedroom cupboard with chrome hanging rail
- 4 shelves to each linen cupboard

General Internal Finishes

- 90mm Cove cornice throughout, including to all cupboards
- 42mm architraves and 63mm skirting in splayed FJ pine mouldings
- Carpet to bedrooms
- Vertical blinds throughout, excluding wet areas and toilets

Electrical

- LED downlights throughout home
- Double power points throughout home to all points except service points
- Ceiling fans to all bedrooms and rear patio
- 3 in 1 combo to each bathroom (fan/light/heat)
- Exhaust fans as required
- Smoke alarms to each bedroom and as required
- Internal switchboard and safety switches
- Reverse cycle split air conditioner to living and main bedrooms
- 1* television and telephone points
- External sensor lighting as nominated on plan

Appliances

- Venini V05S 60cm built in electric oven. Stainless steel and black
- Venini 60cm, 4 burner gas cooktop (optional electric, black cooktop available)
- Venini 60cm Slide out, reticulating range hood
- Venini VDW14S 60cm freestanding SS dishwasher

Paint

- 3 coat paint system to internal walls and ceilings
- Glosswork to all doors, architraves and skirting throughout
- One colour throughout. Walls in low sheen, ceilings in flat ceiling paint

Tiling

- Ceramic floor tiles to main floors and wet areas including laundry
- Ceramic wall tiles to bathrooms and wet areas including 2000mm H to showers, and 1500mm H to splash back and skirting
- Builders standard range to max size of 400*400 tile
- 600mm high tiled splash back to kitchen and as required between benchtop and overhead cabinets
- Chrome wastes to floors and showers as required
- Professionally silicone sealed on completion

KITCHEN

Cabinetry

- Fully white lined interior and laminate exterior to cabinetry with 2mm edging
- 1* bank of cutlery drawers
- 4* shelves to pantry cupboard
- Provision for dishwasher space
- Chrome handles from standard range

- 600mm high overhead cabinets as shown on plans
- 600mm high tiled splash back as required between benchtop and overhead cabinets

Benchtops (kitchen only)

- 20mm reconstituted stone benchtops in standard range

Sink and Tapware

- 1 3/4 SS Rosebud sink with chrome Senza gooseneck mixer

ENSUITE & BATHROOM Cabinetry

- Vanity units in laminate exterior and polymarble tops
- 1* set of drawers for each (vanities 750mm wide and over)

Showerscreens

- Fully framed showerscreens with chrome frame and pivot door
- Hobless showers with slimline streamline angle Mirrors
- Frameless polished edge mirrors to length of each vanity

Tapware and accessories

- Meno flick mixers and swivel basin mixers throughout. CP
- Meno shower rose on rail, with adjustable height. CP
- Meno bathroom accessories (1* toilet roll, double towel and hand towel to each) CP.

Bath

- Decina Bambino 1500mm acrylic bath tub (design specific, refer plan)

Toilet suite

- Ikaria BTW toilet suite

LAUNDRY

Laundry unit

- Everhard 45L SS laundry tub and white metal cabinet

Tapware

- Meno swivel sink mixer. CP
- Wall taps to washing machine

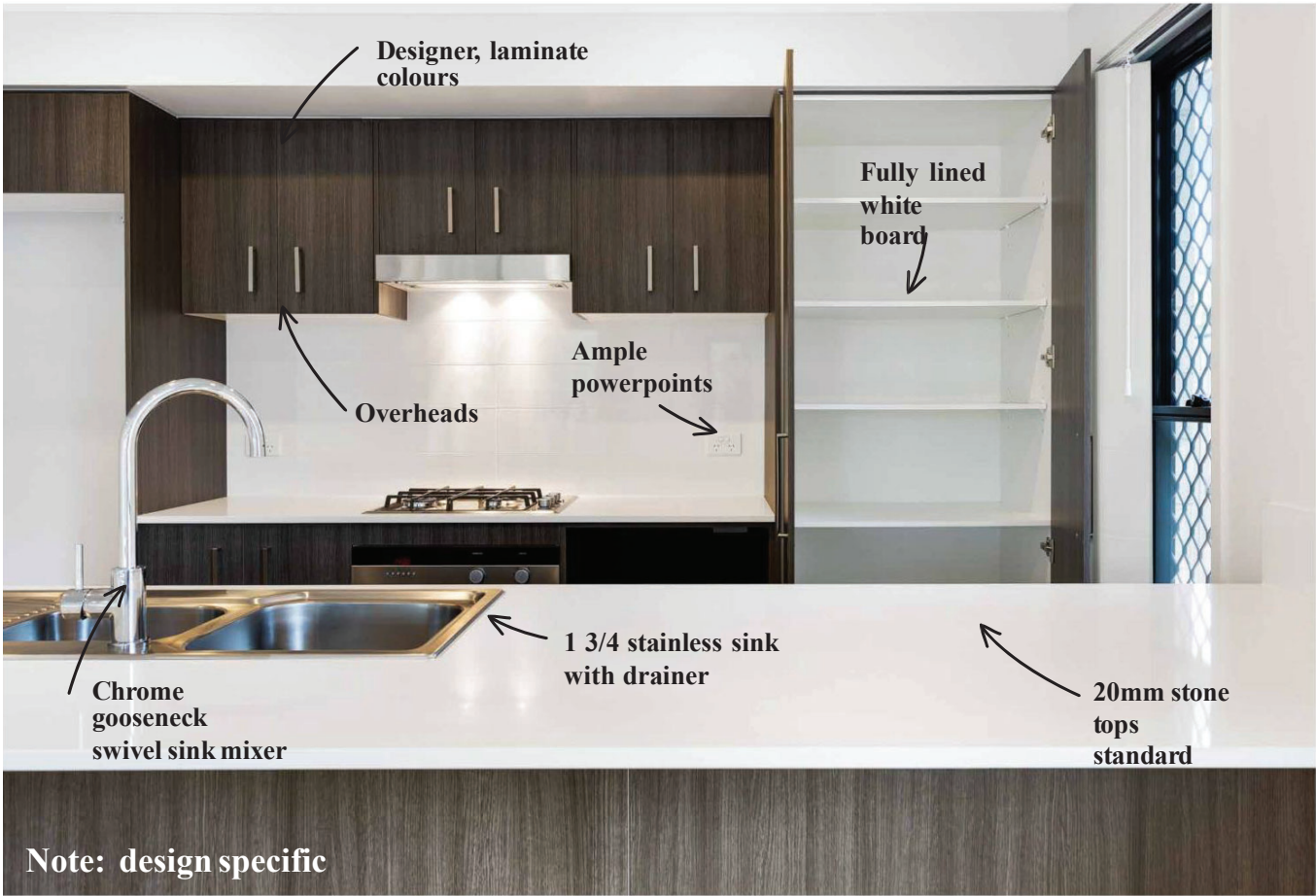
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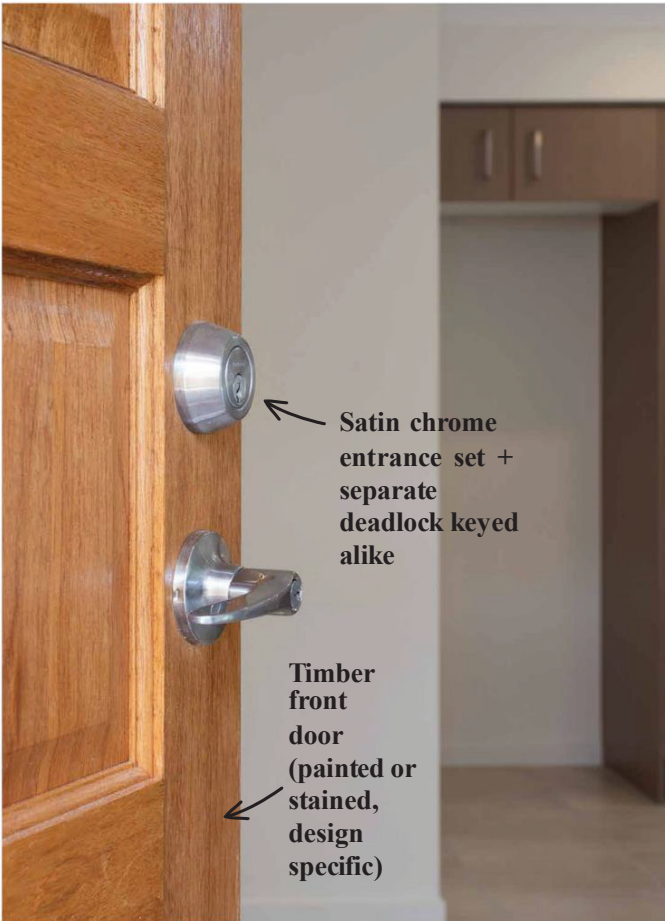
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