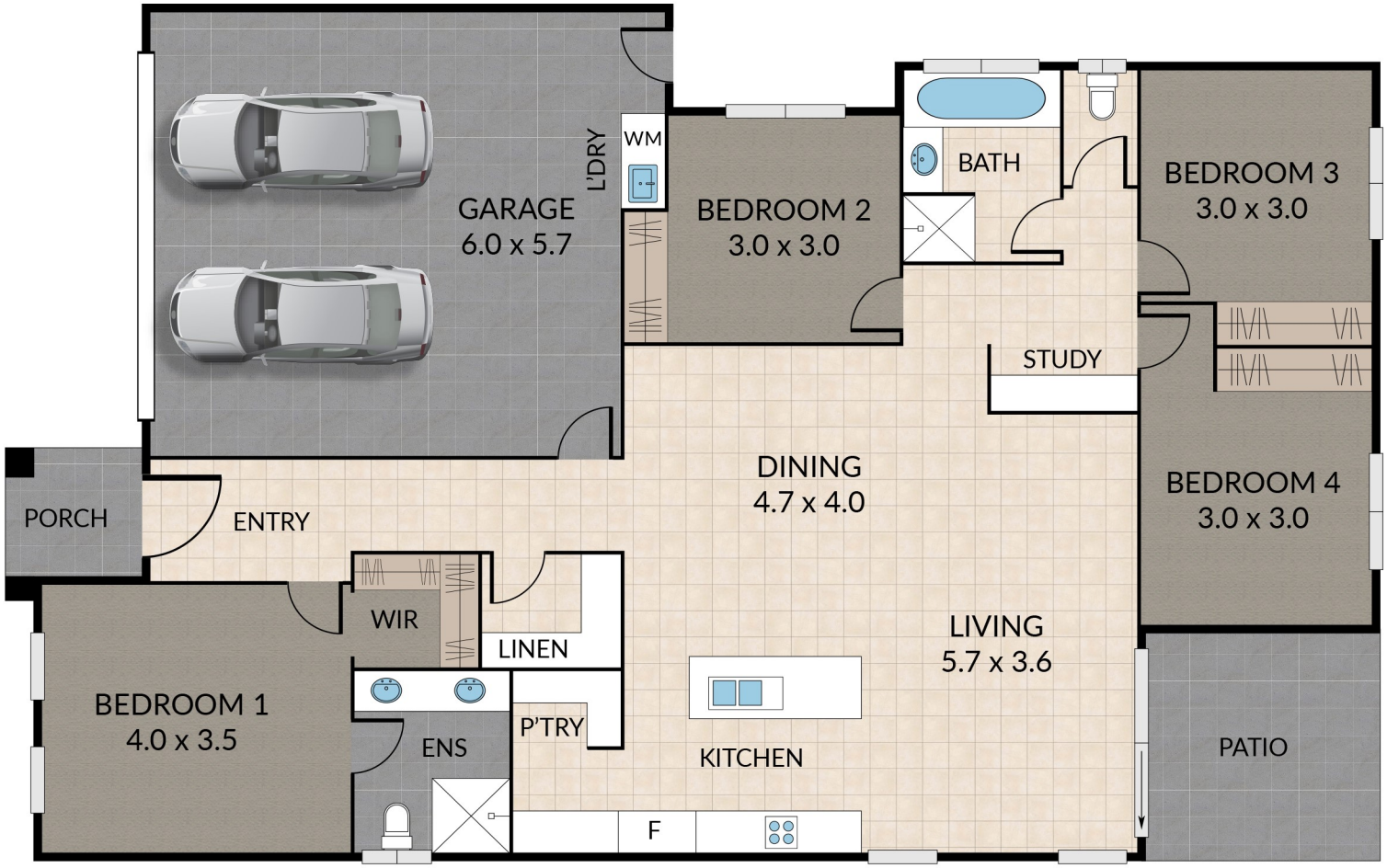
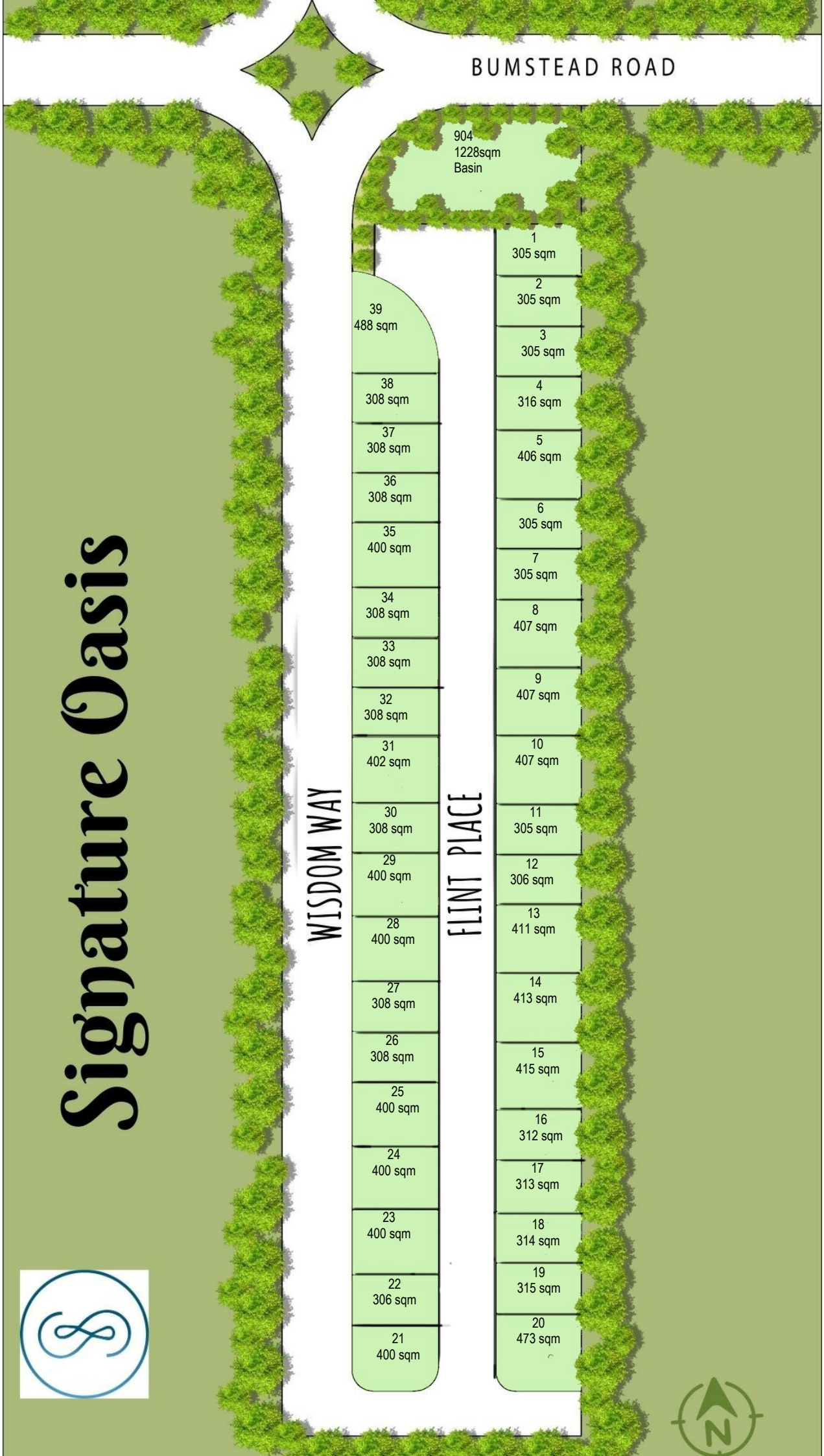



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.


BUMSTEAD ROAD
904
1228sqm
Basin
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305 sqm
2
305 sqm
3
305 sqm
4
316 sqm
5
406 sqm
6
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400 sqm
WISDOM WAY
FLINT PLACE
Signature Oasis
N

# 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 piering
- 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* 820mmW 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**
- 2100mmH*2400mmW 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 2000mmH to showers, and 150mmH 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 shower screens 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

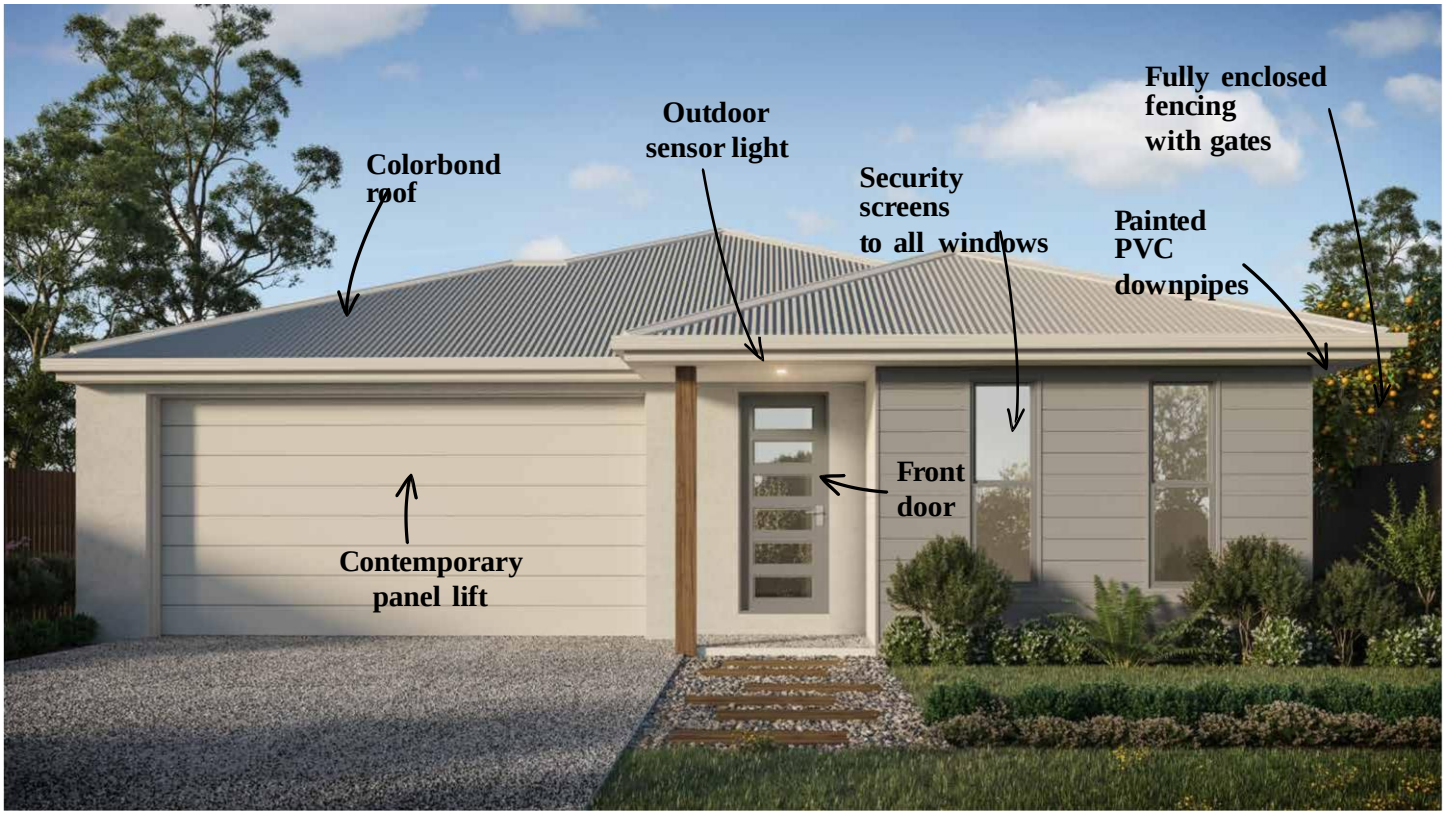
## LAUNDRY

**Laundry unit**
- Everhard 45L SS laundry tub and white metal cabinet

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

*Flint Place package inclusions are available to house and land packages that enter preliminary agreement prior to 31st December 2020. The inclusions in this package above are for informative purposes only, and reference must be given to house specification and working drawing set that will be used for contract. Design limitations, may mean that items within the designer inclusion vary or become obsolete. The Builder reserves the right to substitute any of the products or selections noted above with an equivalent valued product, should the specified product be unavailable or discontinued. Not available with any other offer, or in conjunction with any other offer unless confirmed in writing from The Builder. For more detailed information, refer to the Contract documentation. Contract documentation will supersede this package's inclusions*

# Gallery of inclusions



Note: Main bedroom shown

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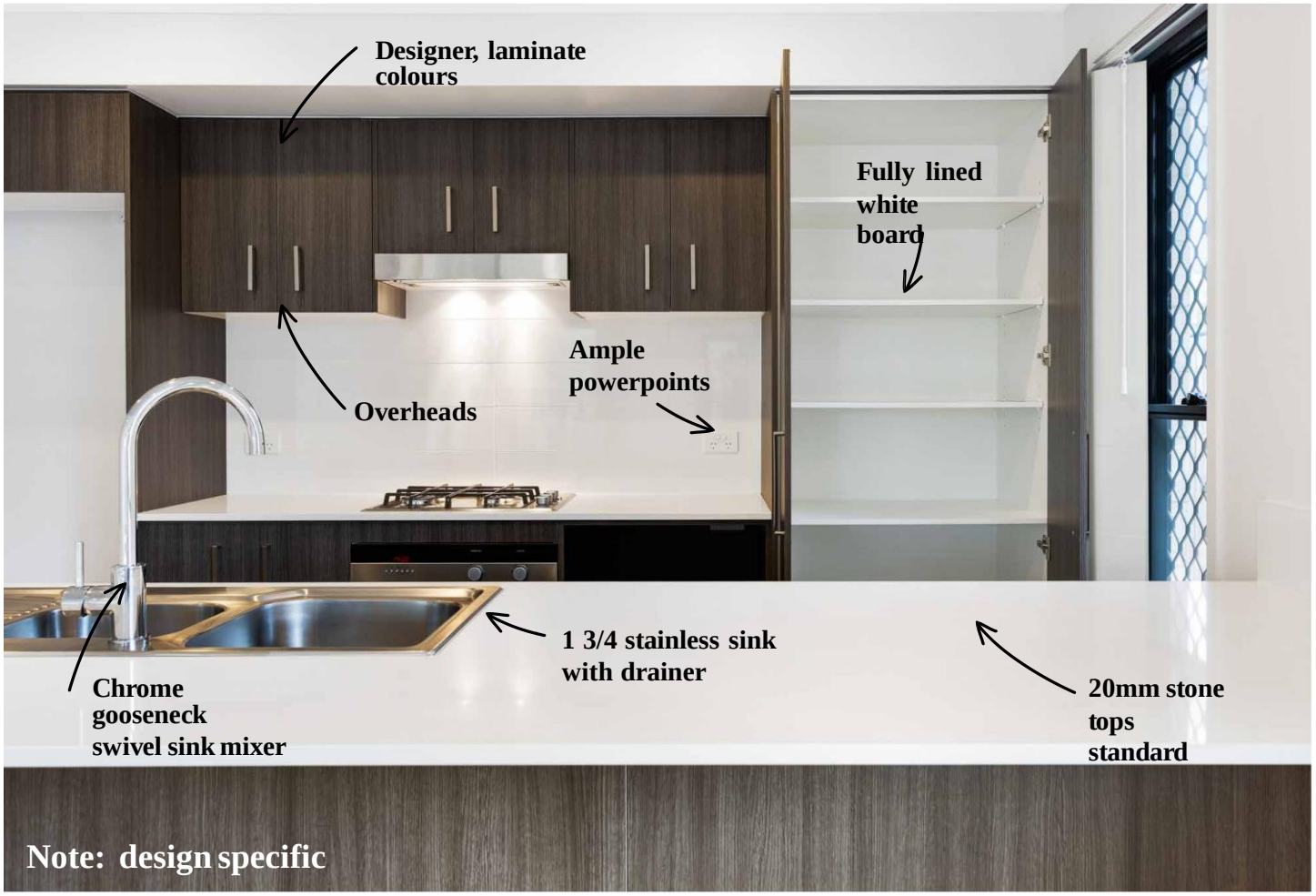


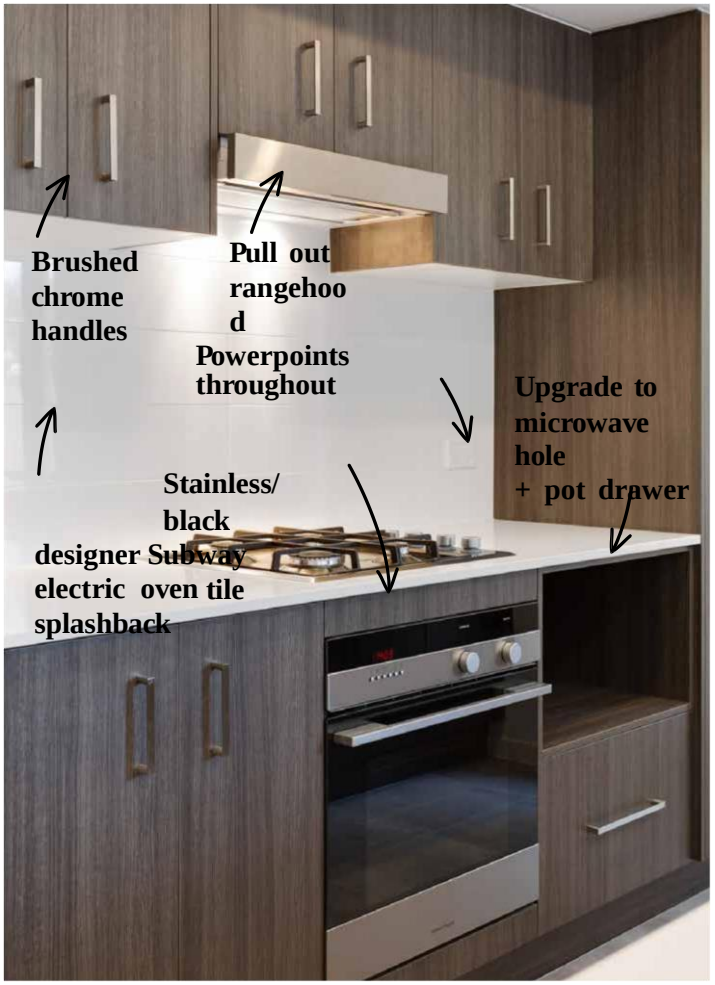

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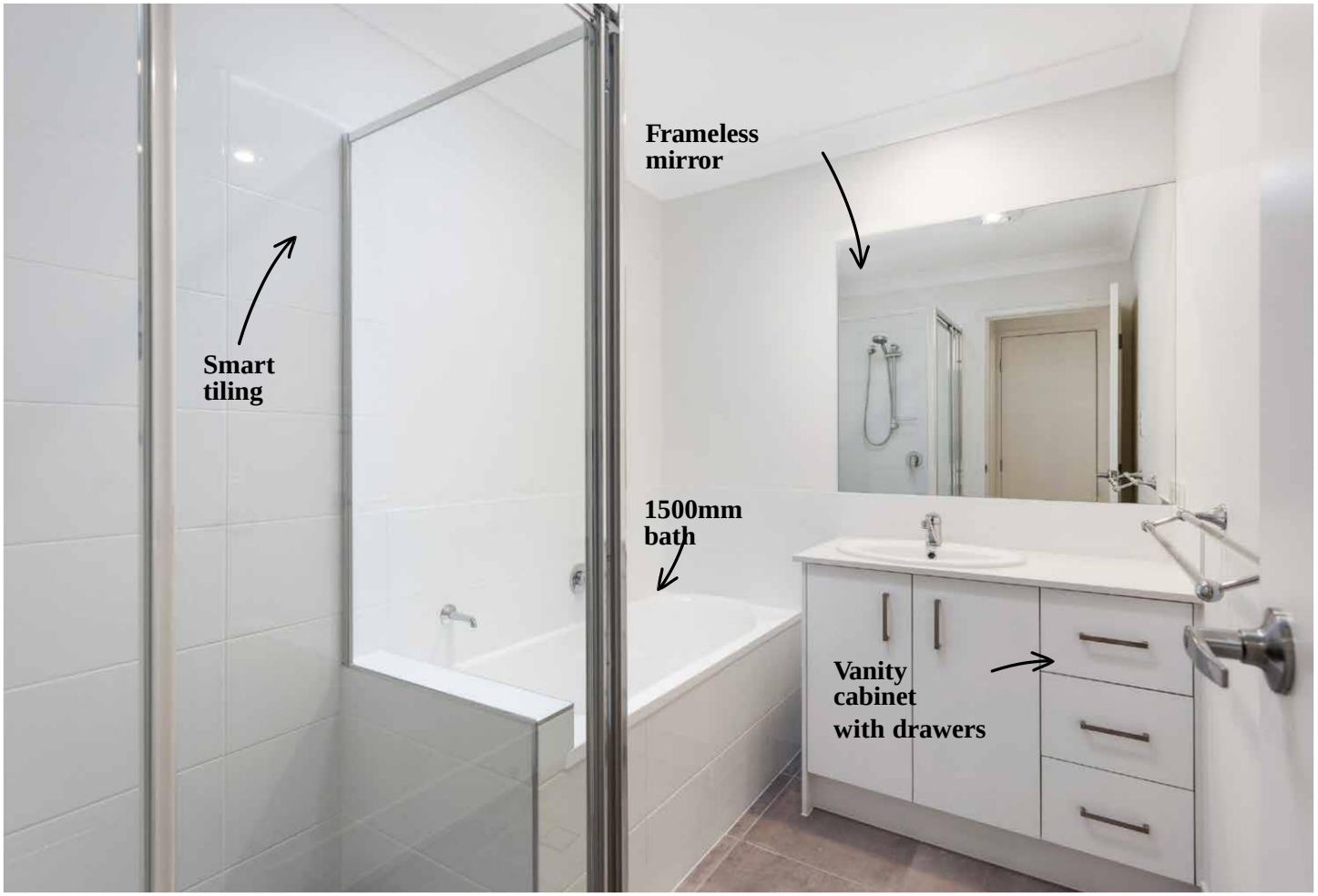

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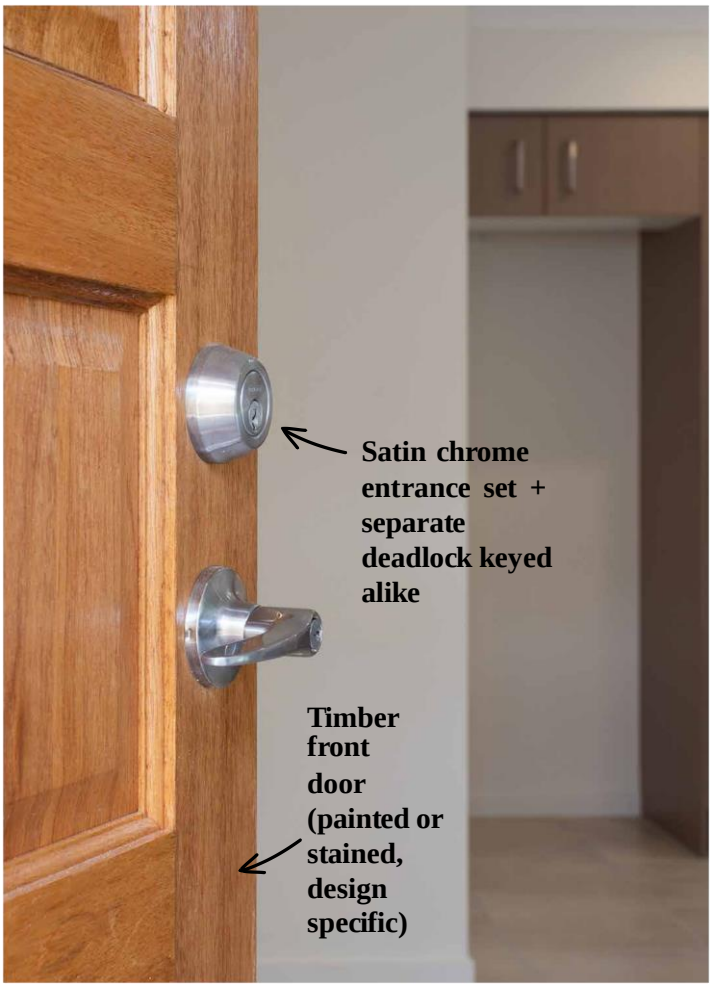

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