





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
- Oleave 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 windowshave 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 pathwavs

- Fully fenced block (if not existing) to front line of house, including 1* gate for side access. To max 1800mmheight - Rendered letterbox with house numbers Powder coated fold down
- clothesline installed

INTERNAL

Ceiling height

2440mm high ceilings to single storev 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

FLINT PLACE INCLUSIONS

General Internal Finishes

90mm Cove cornice throughout, including to all cupboards

- 600mm high overhead cabinets

600mm high tiled splash back as

required between benchtop and

as shown on plans

overhead cabinets

Sink and Tapware

ENSUITE &

Showerscreens

Cabinetry

BATHROOM

and polymarble tops

750mm wide and over)

Benchtops (kitchen only)

20mm reconstituted stone

- 1 3/4 SS Rosebud sink with

chrome Senza gooseneck mixer

Vanity units in laminate exterior

- Fully framed shower screens with

chrome frame and pivot door

streamline angle Mirrors

to length of each vanity

Tapware and accessories

adjustable height. CP

Hobless showers with slimline

Frameless polished edge mirrors

Meno flick mixers and swivel

Meno shower rose on rail, with

(1*toilet roll double towel and

Decina Bambino 1500mm acrylic

bath tub (design specific, refer

- Everhard 45L SS laundry tub and

Meno swivel sink mixer. CP

Flint Place package inclusions are

available to house and land packages

that enter preliminary agreement prior

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

noted above with an equivalent valued

conjunction with any other offer unless

confirmed in writing from The Builder.

For more detailed information, refer to

the Contract documentation. Contract

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documentation will supersede this

package's inclusions

product, should the specified product

be unavailable or discontinued. Not

available with any other offer, or in

any of the products or selections

to 31st December 2020. The inclusions in

- Wall taps to washing machine

basin mixers throughout. CP

Meno bathroom accessories

hand towel to each) CP.

Ikaria BTW toilet suite

white metal cabinet

Bath

plan)

Toilet suite

LAUNDRY

Laundry unit

Tapware

1* set of drawers for each (vanities

benchtops in standard range

- 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

Professionally silicone sealed on

Chrome wastes to floors and

- Fully white lined interior and

with 2mm edging

1* bank of cutlery drawers

- 4* shelves to pantry cupboard

Provision for dishwasher space

Chromehandles from standard

laminate exterior to cabinetry

showers as required

completion

KITCHEN

Cabinetry

range













