

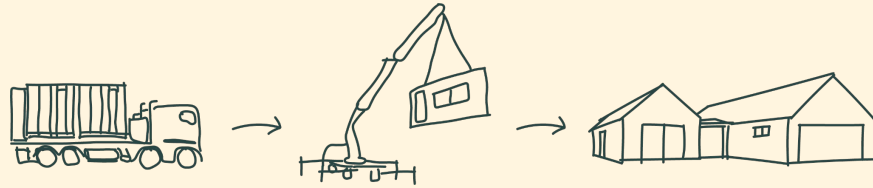
High-Performance Homes made simple.



Flexi House & Compound

Queenstown Lakes
Build Packages

19/06/24



**Flexi's Panelised Construction System makes
building your home easy!**



Why build a High-Performance Home in Queenstown?

✓ Health of Family

The Adventure Capital – known for its stunning vistas, rugged beauty and cooler climate – is the ideal place to build your high-performance home.

Queenstown is leading the charge in New Zealand's healthy home revolution – where proven overseas construction methods are being increasingly implemented for the benefit of occupants.

First and foremost, a higher performing home requires less energy to maintain a comfortable temperature year-round, saving you money by reducing your power bill.

A high-performance home is a healthy home, giving you more control over temperature and indoor air quality.

Energy efficient construction also

✓ Reduced Lifetime Cost

reduces your impact on the environment. Less energy to heat and cool reduces your home's lifetime carbon emissions.

There is a growing market for higher performing homes in Queenstown where these benefits are magnified by the climate. Discerning, motivated buyers will ensure you fetch a premium should you decide to sell.

Whatever way you look at it, a high-performance home is an investment in your future.

But building one can be a drawn-out, uncertain and confusing process. That's where Flexi House and Compound come in...

✓ Better for Environment

✓ Higher Resale Value

The Flexi House Difference

46%
Better

Energy Efficiency

Seriously warm, dry and comfortable.

Our panels create a high-performance envelope which means Flexi House's are 46%* more energy efficient than a code-minimum built home.

Built
OFFSITE

Offsite Manufacturing

Precise, reliable and durable.

Get the quality and efficiencies of precision manufacturing to deliver your high-performance home.

Weathertight
2-5 days

Weathertight Fast

Simple, easy and fast.

Go from foundations to a weathertight structure in a matter of days creating a higher quality home whilst speeding up the build programme.

LESS
Carbon

Sustainability

Renewable Materials & Reduced Energy Consumption.

Carefully selected materials & lower operational energy demand to ensure a healthy home, not only for you but that treads lightly on the planet too.

*based on energy modelling of the Flexi House Showhome



Flexi House Show Home - Cromwell



Flexi House is proud to partner with Queenstown Builders Josh and Drew Atkins from Compound.

Together we share a common interest in delivering high-performance homes that will last the test of time.

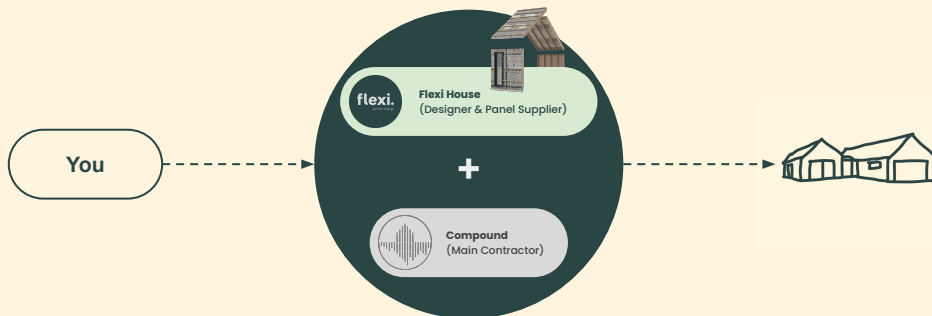
Compound are well renowned for their expertise in building Certified Passive Houses through various methods of construction and we are excited to be on this journey together with you.

Your Building Partners | Flexi & Compound

We're making building a high-performance home simple with our 'Build Ready' Packages.

All the following and more are included in all our Flexi House and Compound Build Packages. See Project Specification for further details.

- ✓ **Full Build Package**
Including Architectural Plans, Engineering up to High Wind Zone, Consent Submission & Specification.
- ✓ **Cost Certainty**
With our Fixed-price Build Contracts.
- ✓ **Reduced Energy Bills**
An energy-efficient, healthy home and guaranteed reduced energy bills.
- ✓ **Configurable Design**
Flexi House unique configurable design process so you can make all the choices.
- ✓ **Fast Construction**
With the Flexi House Panelised Construction System & pre-agreed timeframes.
- ✓ **Highest Build Quality**
Industry leading Project Delivery and Build Team for your peace of mind.

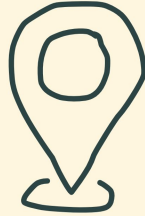


Process | Your build journey



1 **Configure your Home**

Book a Kickoff call with Flexi House and configure your new home.



2 **Meet your Builder**

Our building partner will check out your site and finalise any questions.



3 **Receive Pricing**

We'll provide site-specific pricing and present this to you in a build contract.



4 **We Build**

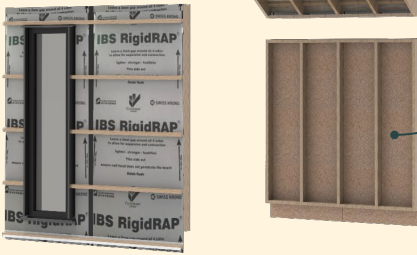
We look after the rest and your new home will be built faster than your neighbours'.

Weathertight Fast | Flexi Panel System



190 Roof Panel

- 190mm LVL Timber Rafters
- 12mm Plywood Sheathing
- Pro-clima Mento 1000 WRB
- 45mm cavity battens with DPC



140 Wall Panel

- 140mm LVL Timber Studs - no dwangs
- 8mm IBS RigidRAP RAB
- Starke uPVC recessed glazing
- 45mm cavity battens



Frank House

Flexi House offers a full envelope construction system enabling fast assembly of the weathertight structure for your home in a matter of days, avoiding weather delays and water damage with traditional construction.

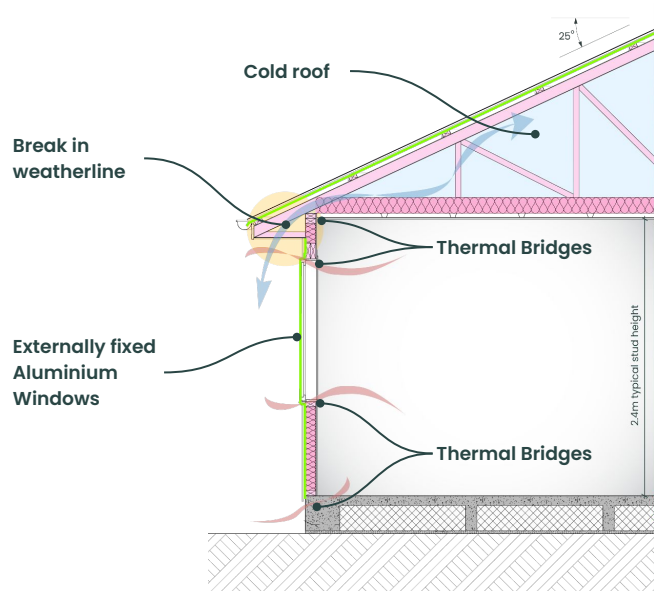
Flexi House Panels come with the Windows and Doors installed and are ready to be insulated and clad as soon as assembly is complete.

Our Panels are manufactured in Wellington and then transported to your Queenstown site for installation and fitout.



Flexi House Offsite Panel Construction

High Performance | Traditional Construction vs Flexi Envelope

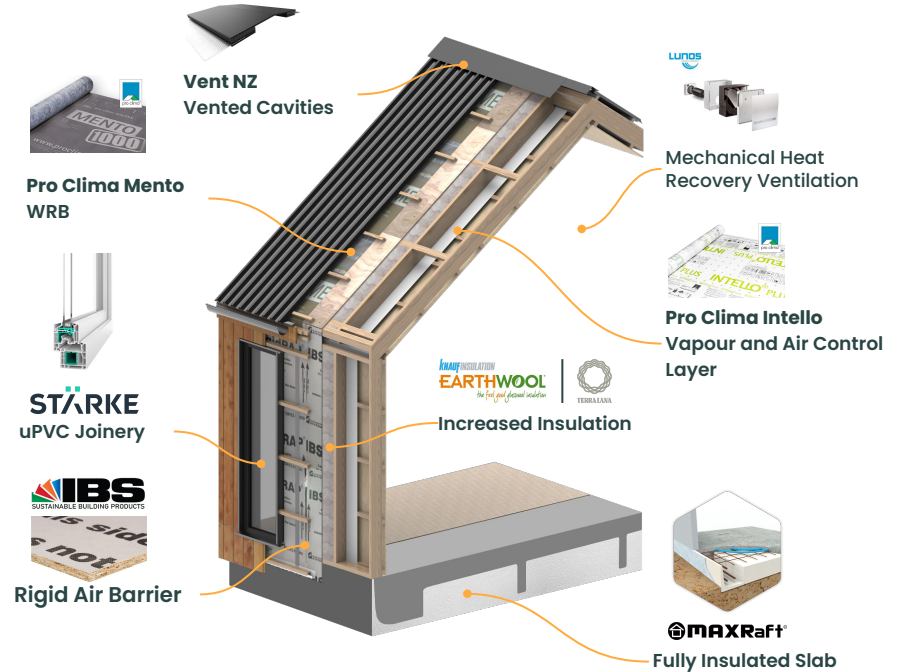


Traditional Construction

NZ Typical Frame & Truss Cold Roof Design

Cold roof frame and truss construction, uninsulated concrete slab, code-minimum insulation, aluminium windows installed outside of envelope, high thermal bridging due to high timber-fraction and excess dwangs, 5-7 Air Changes per hour, no ventilation system.

VS













Flexi House Envelope

High-Performance Panelised Construction

Timber framed panelised construction, insulated slab, increased thermal insulation, recessed uPVC windows, no dwangs & reduced thermal bridging, airtightness layers providing 1-1.5 Air Changes per hour, mechanical heat recovery ventilation systems.

Outperforming High-performance





We go above and beyond.

Value	Typical High Performance	Flexi House
 Optimised for Queenstown	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Increased insulation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Recessed joinery	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Mechanical ventilation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Dedicated airtightness layer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Reduced thermal bridging	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Increased thermal comfort	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Better indoor air quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Less lifetime carbon	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Lower power bill	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Higher resale value	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
 Lower embodied carbon	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 Pricing upfront	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 No hidden costs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 For subdivisions	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 Built offsite	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 Weathertight fast	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 Configurable design	<input type="checkbox"/>	<input checked="" type="checkbox"/>
 Simple & easy	<input type="checkbox"/>	<input checked="" type="checkbox"/>





Flexi. Starter

 2  1  1  1 - 105-123m²





Flexi. Starter

2 Bed | 1 Bath | 1 Living | Single Garage | 105 - 123m²

About Flexi. Starter

- Great for subdivision sites (narrow lots)
- Add 3rd bedroom & Ensuite
- Flexible layout options
- Mirror plan available
- High-performance
- Double garage option available

The Flexi. Starter allows you to start with something small and high quality, with the option to add to it in the future, as your needs change. Take the first step towards your High-Performance forever home today.



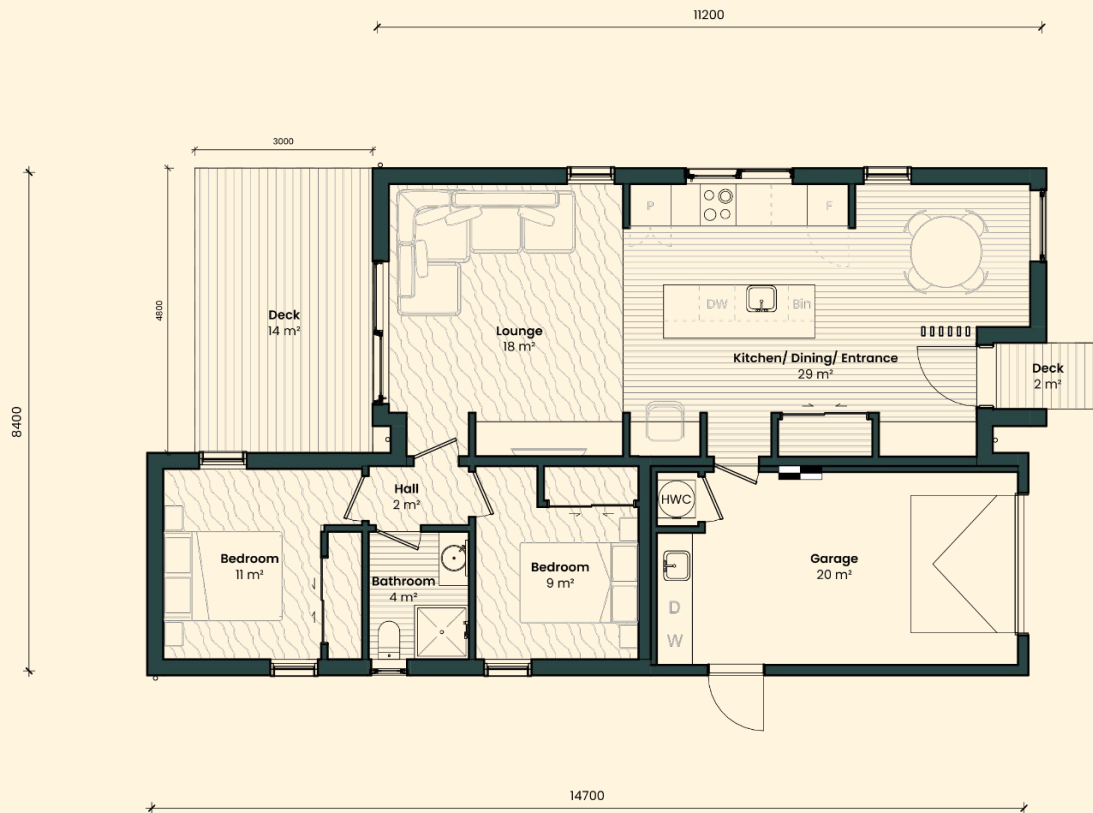
Build Partner: Compound

www.compound.co.nz



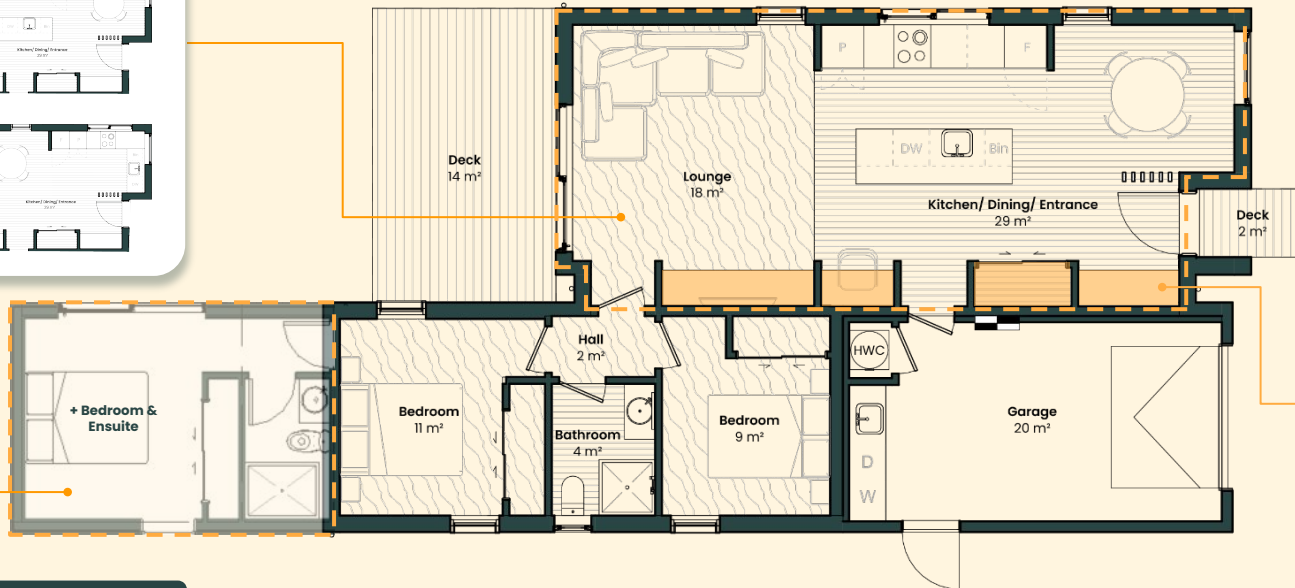
Flexi. Starter

2 Bed | 1 Bath | 1 Living | Single Garage | 105-123m²



Configure the layout | Make it your own

Living layouts



Oriente



Nooks

- Bench seat
- Cupboard
- Study
- Media

Add-ons

- Decks - Master, Living
- Single/ Double Garage
- Feature Windows
- Bedroom & ensuite



Flexi. Family

 3  2  1  2 - 160m²



Flexi. Family

3 Bed | 2 Bath | 1 Living | Double Garage | 160m²

About Flexi. Family

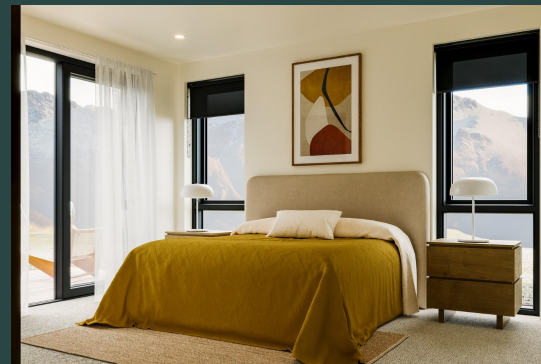
- ✓ Great for subdivision sites (large lots)
- ✓ Flexible layout options
- ✓ Mirror plan available
- ✓ High-performance
- ✓ Single garage option available

The health of your loved ones comes first with this Flexi House designed to be exceedingly warm, dry and comfortable. A practical modern home for an active family looking for the perfect balance of open-plan entertaining space and low energy bills.



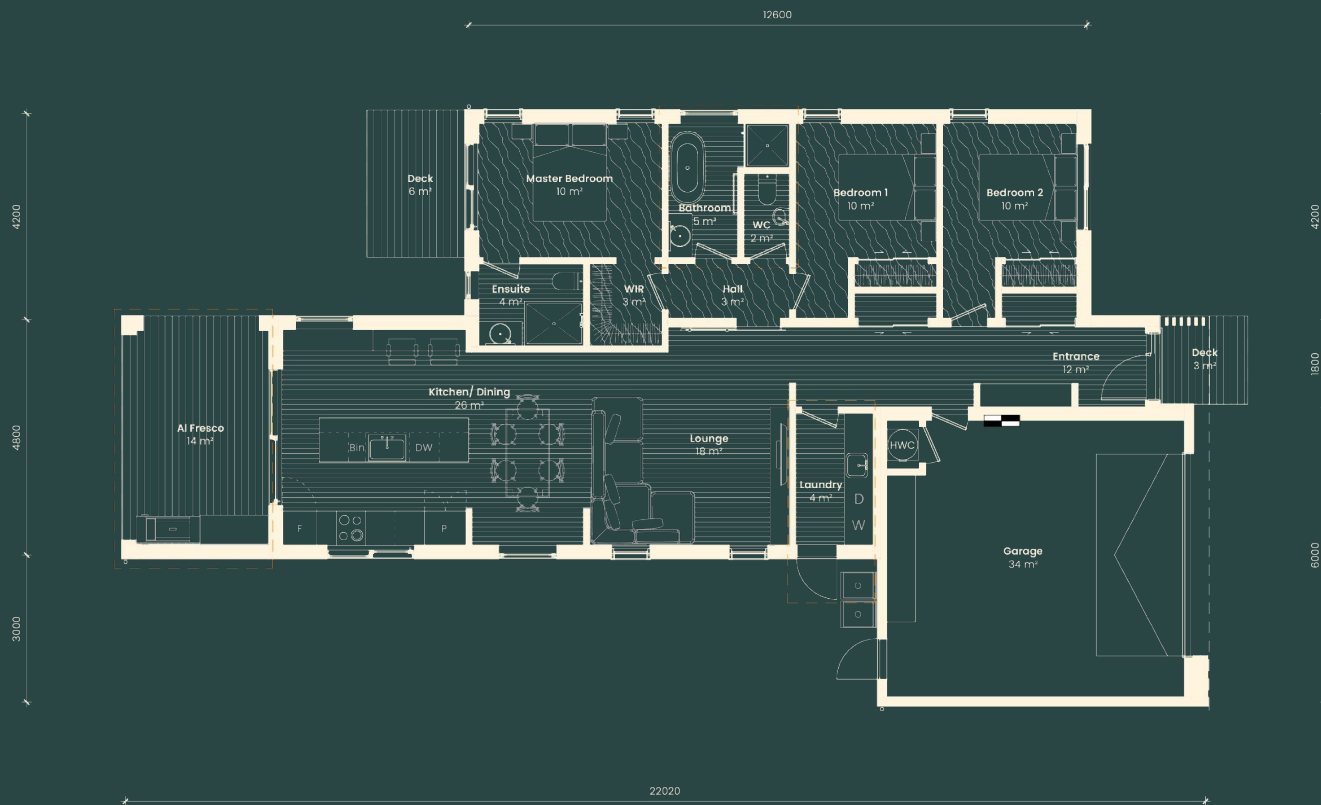
Build Partner: Compound

www.compound.co.nz



Flexi. Family

3 Bed | 2 Bath | 1 Living | Double Garage | 160m²



Configure the layout | Make it your own

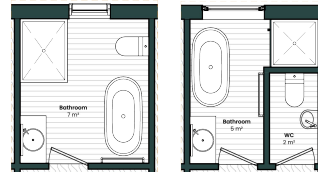
Oriente



Nooks

- Bench seat
- Cupboard
- Study
- Media

Bathroom layouts



Living layouts



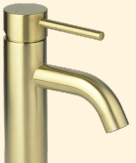
Add-ons

- Laundry/ Scullery
- Decks - Master, Living
- Al Fresco Area
- Single/ Double Garage
- Feature Window

Upgrades + Add-ons | Make it your own



Tiled Showers



Brass Tapware



Stone Benchtops



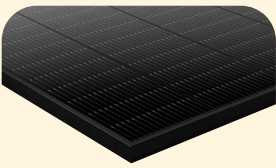
Terra Lana Insulation



Underfloor Heating



EV Charging



Rooftop Solar



Battery Package



Flexi. Starter with Solar Panels

Exterior Finishes

Cladding



Option 1
**Metal Trapezoid +
Lunawood**



Option 2
**Shadowclad +
Macrocarpa**



Option 3
**Weathertex +
Lunawood**



Upgrade to
Tray + Abodo

Glazing



White uPVC Joinery
[Stärke](#)
Opt. for cost saving



Black uPVC Joinery
[Stärke](#)

Roofing



Option 1
Corrugate



Option 2
Trapezoid



Upgrade
Tray

Interior Finishes

Flooring



Wool Carpet
Loop Pile
[Bremworth](#)



Cork Plank
[Quantum](#)
Upgrade



Wool Carpet
Loop Pile
[Bremworth](#)
Upgrade



Oak Hardwood
[Marchand](#)
Upgrade



Tiles
Bathrooms
[Tile Max](#)
Upgrade

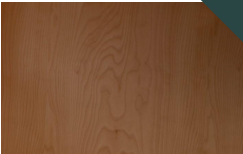
Linings



Plasterboard | Paint
Walls



Grooved Plywood
Ceiling
[Plymasters](#)



Plywood | Prefinished
[Plymasters](#)
Upgrade



Surround - Batten
[Laminex](#)
Upgrade



Surround - Scallop
[Laminex](#)
Upgrade

Kitchen Finishes



Kitchen

- Matte Acrylic Cabinetry
- HPL [Alucci Matte Benchtop](#) ①
- 100mm upstand for splashback

Wall

- 700 Pantry
- 450 Oil cupboard
- Fisher & Paykel [60cm 4 zone ceramic cooktop](#) ②
- Fisher & Paykel [60cm Pyro Oven, 9 Functions](#) ③
- Fisher & Paykel [Rangehood Powerpak](#)
- 2x 600 drawer units
- 700 Fridge freezer
- Overhead cupboards

Island

- 1x 450 Bin drawer
- 1x 900 Sink cabinet
- ABI [Eden Mixer matte black](#) ④
- Mercer [DV Hartford Sink 500mm](#) ⑤
- Fisher & Paykel [Integrated Double Dishdrawer 60cm](#) ⑥
- 600 drawer unit

*appliances excluded from base price



Specifications | Inclusions & Exclusions

With the complete Flexi House Design Specification you get the benefits of an architectural design, beautiful materials, high-performance features and an environmentally friendly building as part of the package.

We have created homes that not only look great, but perform really well so you know you'll be comfortable for years to come.

Flexi House Packages allow for Design (working drawings), Specification (material selections), Building Consent, and Code Compliance Certificate.

Compound will complete the foundations, assembly and the interior fit-out of your new home.

*Allowances have been made for these items. As these are location and site specific, these will need to be confirmed at the time of Contract.

Specification and pricing are current at the time of writing this document. We reserve the right to change the prices for our products and services at any time.

GENERAL

P&G*

- Contract Works Insurance*
- Geotech*, Survey*, Plans, Specification, Structural Engineering*, Building Consent*
- Project Management
- Waste Management, Reduce, Recycle, Reuse
- CCC + Final Clean

EXTERIOR

Site/ Excavation

- Site scrape for Slab*
- Maxraft Insulated Slab on grade foundation (based on flat site with 'good ground')

Construction System

- Flexi House Offsite Panelised construction to achieve an efficient weathertight envelope
- Freight to Queenstown*

Roof

- 190mm H1.2 LVL Framing
- 12mm Plywood Roof
- Earthwool R5.0 Skillion Insulation
- Earthwool R2.8 Service Cavity Insulation
- Pro Clima Mento Roofing Underlay

- Counter-batten Cavity Ventilation

Wall

- 140mm LVL H1.2 Framing
- Earthwool R4.1 Wall Insulation
- Earthwool R1.2 Service Cavity Insulation
- Pro Clima Intello Vapour Control
- IBS RigidRAP Air Barrier
- 45mm Ventilation Cavity + Closers
- Taped Window Openings

Roof/ Wall Cladding

- Corrugated or Trapezoid Longrun Roofing Iron 0.4g thick (client to select colour)
- Tray profile Longrun roofing Iron 0.4g thick (opt.)
- JSC Lunawood Shiplap 110mm
- Earthen Radiata Shiplap 110mm (opt.)
- Abodo Shiplap 160mm (opt.)

Spouting/ Downpipes

- Colorsteel Half Round spouting and downpipes (to match roofing colour)

Windows & Doors

- Starke Ambiance Inline uPVC Windows, in Black (White opt. for saving)
- Parkwood 40mm Duramax FVS Smooth Entrance Door

- Flat Sectional Garage Door with auto opener and remotes

Driveway

- Swept finish concrete drive and entrance path (20m² Starter, 30m² Family)

Heating & Ventilation

- Mitsubishi Lossnay Ducted Mechanical Heat Recovery Ventilation
- STIEBEL ELTRON Heat Recovery Ventilation System (opt.)
- Extracts in Kitchen/ Bathrooms

HIGH-PERFORMANCE FEATURES (Standard Flexi House Envelope)

- R7.8 Roof Insulation (R5.0 + 2.8 SC)
- R5.3 Wall Insulation (R4.1 +1.2 SC)
- R3.3 Maxraft Insulated Slab
- Starke uPVC Recessed Joinery
- Mitsubishi Lossnay Ducted Mechanical Heat Recovery Ventilation
- Pro Clima Intello Airtightness & Vapour Control Layer
- No dwangs - reduced thermal bridging

Specifications | Inclusions & Exclusions cont.

INTERIOR

Linings (unless otherwise specified)

- 10mm GIB wall linings with Level 4 plaster and paint finish
- 13mm GIB ceiling linings with Level 4 plaster and paint finish to all flat ceilings
- 12mm Grooved Plywood linings with oil finish to all raking ceilings
- GIB Aqualine to bathrooms
- Linings to wrap into window reveals
- 45mm service cavity to external walls and raking ceilings
- Flat ceilings formed onsite with suspended Rondo System

Floor Coverings

- Quantum Cork Plank Flooring
- Marchand Oak Hardwood Plank Flooring (opt.)
- Wool Carpet (Bremworth Kensho or similar)
- Tiled Bathroom Flooring (opt.)

Skirtings & Architraves

- Timber Skirtings 60x10
- Square stopped ceilings
- Architraves to internal doors

Internal Doors

- MDF hollow core grooved doors with pine jambs
- Barn slider to hall on black track (Family plan)

Hardware

- ABI - Davis Handle matte black to all internal swing doors
- ABI - Atley Flush Pull matte black to all internal sliding doors
- Bathroom doors to be lockable
- Robemaker P580 or similar Bi-sliding track set
- Rolltrak matte black or similar Barn Slider set (Family plan)

Insulation

- Earthwool R4.1 Wall & R5.2 Skillion Roof
- Service Cavity R1.3 Wall, R2.6 Roof
- Terra Lana R3.6 Wall & R5.0 Skillion Roof (opt.) for natural product

Bathroom

- Raymor [Cove Shower Enclosure, black trim](#) (900 x 900 family, 1200 x 900 ensuite)
- ABI - [Elysian gooseneck shower rail set, matte black](#)

- ABI - [Elysian minimal shower mixer, matte black](#)
- Relax [1500 Freestanding Bath, White](#)
- Bathco Vanity - [Soft 900 wall hung 1 drawer & open shelf](#)
- Tornado [V2 Toilets](#)
- ABI - [Elysian Basin Mixer matte black](#)
- Nevis [Round Rail Heated Towel Rail](#)
- 1000 x 900mm polished edge mirror
- Nevis [Round Fixed Toilet Roll Holder](#)

Laundry

- Acrylic Cabinetry
- HPL [Alucci Matte Benchtop](#)
- Mercer [DV Hartford Sink 500mm](#)

OTHER

Plumbing

- All pipes work and fit off to exterior footprint of house and allowing for mains pressure feeds. 2 exterior taps.

Electrical

- Wiring including fuse board, meter box, internal recessed data board with power outlet.

- Lighting throughout
- Client to walk through and confirm placement during pre-wire
- Allowance for 3 pendant lights over kitchen island, light over bathroom mirrors.
- 180L Hot water cylinder

Services

- Water mains, sewerage and stormwater connected to existing mains at edge of boundary, within 20m of building.

EXCLUSIONS

- Changes to the Design or the Structure.
- Engineering for Foundations outside of NZS 3604 'Good Ground'
- Engineering above Very High Wind Zone
- Fencing/ Landscaping/ Letterbox
- Soft furnishings
- Septic Tank, Solar
- Telecommunications connection to be arranged by owner with provider

**Let us take the guesswork out of building
your High-Performance home.**

flexi.
built for change



Compound