

THE FLYNN DIFFERENCE

FLYNN are a trusted family of development experts.

We help other families and individuals have successful development experiences.

We are here to help you every step of the way with open, honest advice and a passion to drive your project to success.

Working with FLYNN means you own the designs we develop for you. You get to choose your builder or contractors, with with no price markups from us. Fair and simple.

Thats the FLYNN difference - we're all about You!

Profitable Development Strategies

Real Project Solutions

The Right People for Your Project

HOW WE CAN HELP YOU WITH YOUR DEVELOPMENT















Advice

Feasibility Studies

Education and Training

Planning, Design and Surveying

Development Management

Developer **Assistance**

Project Acquisition



Design and Construct- Development Process Flow

Development Strategy

- Initial client consultation (1hr approx)strategy discussion
- examples
- budget/funding discussion

Feasibility stage

- Prelim planning investigation
- · CMA and design brief
- Feature survey/draft overlay
- concept sketchs- site plan, one elevation and one floor plan
- · valuation and revenue forecast
- **prelim engineering and geo (if required)
- · indicative cost estimates from builders
- Feasibility summary

Planning stage

- Detailed planning report and investigation
- Geotech report
- Full set of Architectural drawings and specification (inc revisions) in preparation for Tender and DA
- ***WAPC form 1A preparation and lodgement (if staging required for strategy/funding)

Tender Stage

- Issue of design documentation set to select builders for pricing (tender)
- Individual design/pricing review and presentation (client and builder)
- \bullet Builder pricing review and appointment of builder (client and FLYNN)
- Design finalisation, certification and DA lodgement
- · WAPC application (if concurrent lodgement is part of strategy)

Design completion

- DA return
- Working drawing set (inc engineeirng details)
- build contract preparation and issue (fixed price construction contract)
- Coordination of WAPC/DA process and performance requirments