

It's a  
better home  
you own.



from **\$719,700**

**FIXED PRICE HOUSE & LAND PACKAGE**

## Whangarei

Lot 40, 123 Wairau Drive  
Totara Parklands



3



1



2



1



**LAND SIZE**  
**545 m2**



**FLOOR AREA**  
**123.9 m2**

Title Issued

Completion Date - approx 10 months

09 437 7636

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**Floor Plan**

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## Site Plan

### KEY FEATURES

- ▶ Package includes high level of specification
- ▶ Design & Specifications can be Tailored to Personalise your New Home
- ▶ 50 year durability statement issued by New Zealand Steel
- ▶ Professional Consult for Kitchen, Interior & Exterior Colours, Flooring, Electrical

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# Schedule of Specifications

Section Address: 123 Wairau Drive, Tikipunga, Whangarei 0112  
 House Plan Clifton - unaltered  
 Floor Area: 123.9 sqM

Job Number:

## GENERAL

Full set of Codemark™ approved plans		•
Fixed Price Building Contract		•
Site contour plan by registered surveyor		•
Building Consent	Included	•
Resource Consent	Nil	-
Watercare IGC	Nil	-
Development Levies	Nil	-
Colour Consultation	Included	•
Construction Risks and Public Liability Insurance		•
Exclusive Goldseal® Completion and Defects Warranty		•

## SITE



Excavation	Refer to PC allowance	•
Site Access	Refer to PC allowance	•
Site Safe Fencing	Supply and Install	•
Scaffolding	To perimeter of building as required	•
Retaining Walls	Nil	-
Power, Water, Phone	From power plinth to meter box located on garage wall	•
Sewer	100mm dia PVC pipe including underslab to connections	•
Stormwater	100mm dia PVC pipe to connections	•
Silt trap	Nil	-
Cesspit	1 including connection to stormwater	•
Driveway Strip Drain	1 including connection to stormwater	•
Water Tanks	Nil	-
Tank Filters	Nil Nil	- -
Fire Fighting Tanks	Nil	-
Detention/ Retention Tanks	Nil	-
Rain Garden	Nil	-
Wastewater System	Nil	-
Water Pump	Nil	-
Water Treatment	Nil	-

## LANDSCAPING


Decks	Nil	-
Landscaping	Topsoil only up to 300 sqm	•
Fences	Nil	-

• Included | o Variation Charge may apply | - No Allowance





## LANDSCAPING cont...

Driveway	38sqM In 100mm thick smooth coloured (black, charcoal, red) concrete	
Driveway Crossing	In 150mm thick broom finished concrete	●
Patio and Paths	20sqM In 100mm thick smooth coloured (black, charcoal, red) concrete	

## FOUNDATIONS






M Class Rib-Raft concrete foundation - subject to engineers design. Excludes Bridging, Rock excavation, Piling and Insulation	
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## EXTERIOR and FRAMING

ZOG® G550 90x45x0.75mm Engineered Galvanised Steel Framing - 50 year Axxis® Steel durability Warranty from NZ Steel - Asthma Foundation Sensitive Choice Approved - Independently tested to withstand magnitude 9 earthquake ZOG® Galvanised Steel K Brace wall bracing system to engineers design ZOG® G550 30x65x0.75mm Galvanised Steel ceiling and roof battens Standard wall Height 2400mm - Roof Pitch 25deg		
Thermal Break	Homerab Thermal® Rigid Air Barrier - RAB	
Roof	Satin Shake metal tile roof on metal battens - Standard colours	
Underlay	Fire Resistant Roof Paper and Metal Battens under Roof Tiles	●
Soffits	4.5mm Hardisoffit - painted with Resene Sonyx low sheen	●
Fascia	185mm Colorsteel metal fascia	
External Gutter	Classic 125 Colorsteel external spouting	
Downpipes	80mm round coloured	●





● Included | ○ Variation Charge may apply | - No Allowance

## EXTERIOR and FRAMING cont...

Windows	Low-E Xcel Glass Double Glazed Thermally Isolated aluminium joinery with pre-primed H3 treated FJ pine liners and 40mm single bevel FJ architraves	•
Etchlite Glass	To bathroom and ensuite all remaining glass is clear	•
Tinted Glass	Nil	-
Exterior Hose Taps	2 Brass HMC 15mm taps	•
Front Door	Stellar SR-15 aluminium door - with Etchlite glass inserts	
Front Door Hardware	Schlage Ease 2 - Black	
Brick Exterior Cladding	70mm clay kiln-fired bricks - Standard collection	
Brick Mortar	Nil	-
Exterior Cladding - 1	James Hardie Linea Oblique 300/200 Vertical - painted with Resene cool colours low sheen	
Exterior Cladding - 2	Nil	-
Exterior Cladding - 3	Nil	-
Garage Door	Ribline Insulated Colorsteel sectional door(s) c/w opener and remotes	
Garage Door Glass	Nil	-

• Included | o Variation Charge may apply | - No Allowance


## INTERIOR

Interior Doors	Flush HC MDF paint quality doors -1980mm	
Interior Door Hardware	Schlage Latitude satin chrome - Privacy locks to bathroom and ensuite	
Sliding Doors	Flush HC MDF paint quality doors -1980mm	
Door Architraves	Eco Trim 40x10mm Pine single bevel	●
Skirting	Eco Trim 60x10mm Pine single bevel	●
Cornice	Gib Cove Classic 55mm	●
Plasterboard	10mm Gib Standard with 10mm Gib Aqualine to Bath & Ensuite - stopped to Level 4 paint finish	●
Shelving	HWC - 5 Powdercoated white ventilated shelves Hall - 1 Powdercoated white ventilated shelf - White Wardrobes - 3 MDF shelves with hanging rails Walk in Wardrobe - 2 MDF tower units with 3 MDF shelves with hanging rails	
Ceiling Insulation	R7.0 Pink Batts Ultra	●
Exterior Wall Insulation	R2.6 Pink Batts Steel - Total R2.9 including R0.3 from HomeRAB Thermal	●
Noise Insulation	Nil	-
Ceiling Hatch	The Hatch 600x500mm	●

## KITCHEN

Kitchen Concept	Clifton K1	
Scullery Concept	Nil	
Benchtops - 20mm Engineered Stone		
Laser Edge Door and Drawer fronts		
Stainless Steel Mercer DV208 Undermounted		
Hettich soft close hinges, artic grey drawer bases and non-slip mats		
2355mm high units with 52mm negative detail and bulkhead		
Softclose Double Rubbish Bin under bench		
Glass Splashback painted in Resene Colours - 750h x 900w		
Air Pressure switch on sink to operate waste disposal unit		

Note: Type 117 Kitchen Concept with Seacrest Scullery

Sink Mixer	Methven Gaston - Chrome - GAKCP	
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● Included | ○ Variation Charge may apply | - No Allowance

## KITCHEN APPLIANCES

Oven	1	Fisher & Paykel - Single 85L 7 Function Pyrolytic - OB60SC7CEPX2	
Hob	1	Fisher & Paykel - Induction - CI604CTB1	
Rangehood	1	Fisher & Paykel - Designer Canopy 90cm - HC90DCXB3	
Dishwasher	1	Fisher & Paykel - Contemporary - DW60FC2X1	
Microwave	1	Fisher & Paykel - Microwave including Trim Kit - OM25BLCX1	
Waste Disposal	1	Fisher & Paykel including Air Pressure Switch - GD75IA1	








## PLUMBING

Vanities	2	Michel Cesar Qubo - Wall Hung - S/Bowl - White	
Vanities	0	Nil	
Basin Mixer	2	Methven Echo Minimalist - Chrome - EM8101 MP	

● Included | ○ Variation Charge may apply | - No Allowance







PLUMBING cont...

Showers	2	Clearlite Millennium - White liner - Satin door frame - 2000mm high	
Showers	0	Nil	-
Shower/Bath Mixer	3	Methven Echo Minimalist - Chrome - EM8107 MP	
Slide Shower Rail	2	Methven - Echo Minimalist - Chrome - EM8510 MP	
Bath	1	VCBC Curve BTW Bath 1500mm - 15.B.26772 - White	
Bath Spout	1	Methven Echo Minimalist - Chrome - EM9706 MP	
Toilet	2	VCBC Sphere SPH-351 - Rimless - Soft Close Seat and Lid - White	
Mirrors	2	Vinyl backed 1M high and full length of vanities	•
HWC	1	Rheem 180L HWC - MP 488 x 1720H 3Kw A Grade	•
Laundry Tub	1	Robinhood ST7003	
Fridge Tap	1	Water supply to Fridge	•

• Included | o Variation Charge may apply | - No Allowance

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## ELECTRICAL

Lights	25	Recessed LED Downlights	
Outside Lighting	0	Rectangular Up/Down with LED lamps	
Light Switches		Legrand Excel Life with LED rings - 2 Two Way Circuits	
Power Points	15	Legrand Excel Life	
Entertainment	1	TV - Telephone - Data Points. 1x Network Data Hub	•
Smoke Detectors	4	Hardwired Smoke Detectors	•
Heated Towel Ladder	2	Goldair Stainless Steel Heated Towel Ladder	
Extractor Fans	2	Light Extractor Fans	•
Alarm		Nil	-
Heating	0	Nil	-

## DECORATING

Laying of one row of tiles between vanity and mirror including tile trim

Resene Spacecote Flat Finish paint to ceilings

Resene Spacecote Low Sheen paint to walls

Resene Lusteracryl semi-gloss paint to doors, trims and skirting

Resene Sonyx Low sheen to soffits and trims



## COVERINGS

Carpets	Cable Bay carpet on 11mm underlay to Lounge, Dining, Hall, Bedrooms, Robes	•
Garage Carpet	Nil	-
Tile Supply	up to RRP \$80 per sqM plus delivery	•
Laying of floor Tiles	to Entry, Kitchen, Bathroom, Ensuite - Excludes Features	•
Laminate Flooring	Nil	-
Window Dressings	Nil	•

## HANDOVER

Pre-handover walkthrough with Construction Supervisor	•
Professional House Clean	•
Site cleaned of Construction Rubbish	•
Customised Product Warranty and Maintenance Online Portal	•

• Included | o Variation Charge may apply | - No Allowance

Int

Zano Limited

09 437 7636



# Gold Standard Building System

Beautiful homes designed especially for New Zealand lifestyles and conditions, with top quality fittings, finishes and building materials. Throughout our years of experience, we have been able to perfect our craft down to the tiniest details, resulting in our very own Gold Standard Building System and you get to experience it! Our Gold Standard Building System is where every aspect of building your home comes together in one superior package and ensures that your Golden Home stands out above the rest.



## START WITH A STRONG FOUNDATION

Your home is built upon a RibRaft concrete floor, a method where foundations sit directly on the ground. These types of foundations are fast to construct in comparison to traditional methods. RibRaft Concrete floors also perform better than traditional methods during earthquakes and were recommended for Christchurch rebuilds. And for your warmth and comfort, they come with an insulation rating up to R2.2



## THERMALLY ISOLATED DOUBLE GLAZED WINDOWS

Thermal breaks on all your window joinery gives you a warmer, drier home by stopping the cold outside air from being transferred inside, eliminating condensation. Low-E Xcel glass is also used to increase insulation values and compliance with H1.



## NATURAL VENTILATION

Breathe easy - We install natural air integrated ventilators in all of our bathrooms and toilets to prevent damp, stale air, keeping it fresh!



## A WARMER BETTER INSULATED HOME

With R7.2 insulation in your ceiling and a total of R2.5 insulation in your walls (thanks to the R2.2 insulation and R0.3 Home-RAB thermal barrier sheet), your home will stay cool in the summer and be toasty warm in the winter. Good insulation also reduces your energy usage.



## FIRE RESISTANT

Featuring components such as ZOG steel roof purlins, steel fascia and spouting, ZOG steel framing, plus fire retardant roofing paper and interior wall board, means your home is highly fire resistant and in some cases, fire proof.



## ZOG® STEEL FRAMING THAT STANDS THE TEST OF TIME

With our very own New Zealand made ZOG steel framing, the structure of your home will be as strong as anything. Controlled testing has shown that a steel-framed house with brick cladding can withstand major seismic activity and because steel can't rot or grow mould, it is healthier for your family too.



## LIGHTER, MORE DURABLE ROOFING

To keep the elements outside where they belong, Golden Homes use metal tile or long run roofs. They are lightweight, easy to maintain with long-lasting colour and ideally suited to New Zealand weather conditions, so you can take comfort in knowing the roof will continue to do its job for many years to come.



## A DURABLE PROTECTIVE SHIELD

With HomeRAB thermal barrier sheets, your steel framing is well protected from any temperature fluctuations and you gain R0.3 in total wall insulation.



## ENERGY EFFICIENT

The LED lights you'll find throughout your home use up to 80 percent less energy than regular bulbs and last up to 20 times longer. The insulation you have invested in, keeps your home both cool and warm, you'll love the reduced power bills.



## LONG-LASTING COLOUR, INSIDE AND OUT

Your interior walls are painted with Resene Spacecote, an exceptionally durable, abrasion-resistant and easily cleaned finish. Outside we use Resene Sonyx, which is designed to reflect the heat and last longer, even in New Zealand's harsh UV conditions.

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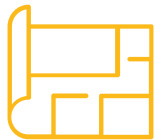


# The Process



## MEET AND GREET

Meet our knowledgeable and friendly Sales Team to look at your best options.



## CHOOSE YOUR HOUSE & LAND PACKAGE

Choose from one of our predetermined house & land packages, alternately we can design your dream home on one of our sites with our in-house design team.



## SIGN SALES & PURCHASE AGREEMENT

Sign your conditional fixed-price contract with a 14 day due diligence period to allow for finance and solicitor's approval.



## BUILDING PROCESS

Once the Building Consent is issued, one of our Construction Supervisors will contact you and will ensure that your build runs smoothly.



## COUNCIL SIGN OFF

This is a passed final inspection, together with the necessary paperwork your Code of Compliance Certificate is requested.



## HANDOVER

An exciting day, your brand new home awaits!



Design and build your dream home with Golden Homes.



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