

It's a  
better home  
you own.



# \$1,539,950

FIXED PRICE HOME & INCOME PACKAGE

Lot 195 Feldspar Crossing  
Drury, Auckland



546 sqM



196.4 sqM



3 + 2



1



2 + 1



2 + 1



**RENTAL RETURN**

\$1,500 per week

**ANNUAL RETURN**

\$78,000

**YIELD (ROI)**

5.07%

[goldenhomes.co.nz](https://www.goldenhomes.co.nz)



# Schedule of Specifications

Section Address:	Proposed lot 195, Feldspar Crossing Subdivision, Drury, Auckland	
House Plan	Design and Build plan dated 13.6.25	Job Number:
Floor Area:	196.4 sqM	31365

## GENERAL



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

## SITE

Earthworks	Cut and fill to acheive flat building platform with maximum depth of 200mm topsoil. Excess spoil to remain on site, excludes uncompactable materials		•
Site Access	Supply & spread gap 65		•
Site Safe Fencing	Supply & install		•
Scaffolding	To perimeter of building as required		•
Work Platform	To interior 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	0	Nil	-
Cesspit	2	600mm approx. including connection to stormwater	•
Water Tanks	Nil		-
Tank Dispersal	Nil		-
Tank Filter	Nil		-
Fire Fighting Tanks	Nil		-
Detention/ Retention Tanks	Fully Buried Retention/Detention tank and pump - subject to engineer design		o
Rain Garden	Nil		-
Wastewater System	Nil		-
Water Pump	Nil		-
Water Treatment	Nil		-

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




LANDSCAPING

Decks	43.1	Vitex or Kwila - Natural Finish - up to 800mm high above ground	●
Landscaping	Topsoil, Letterbox, Grass Seed and Feature Garden		●
Fences	Owners Care		-
			
Driveway - sqM	73	In standard exposed aggregate concrete	
Driveway Crossing	In 150mm thick broom finished standard concrete		●
			
Patio and Paths - sqM	0		
Driveway Drain	8	Channel Drain - Supply and install per Lm	●

FOUNDATIONS

M Class Rib-Raft concrete foundation - subject to engineers design. Excludes bridging, rock, 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 Wall Height 2400mm			
Thermal Break	HomeRAB Thermal® Rigid Air Barrier - R0.3		
Roof	0.40g Trapezoidal profile coloursteel roof on metal battens with roll top ridge trim - Standard Colorsteel colours		
Underlay	Fire Resistant Roof Paper and Metal Battens under Roof Tiles		●
Roof Pitch	As per plan		●
Roof Vents	0	Nil	-
Soffits	4.5mm Hardisoffit - painted with Resene Sonyx low sheen		●
Alfresco	Hardigroove - painted with Resene Sonyx low sheen		●

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

EXTERIOR and FRAMING cont...

Fascia	185mm Colorsteel metal fascia
External Gutter	Classic 125 Colorsteel external spouting
Downpipes	780mm round Marley PVC - standard colours - white sealers
Windows	Double Glazed Thermally Isolated aluminium joinery with Low-E Xcel Glass 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	3Brass HMC 15mm taps



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Front Door	Stellar SR-13 aluminium door - with Etchlite glass inserts
Front Door Hardware	Schlage Ascent Smart Entry Lock - Black



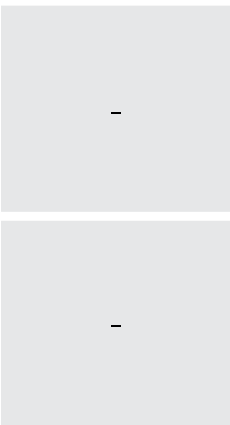
Brick Exterior Cladding	70mm clay kiln-fired bricks - Premium collection
Brick Mortar	Colour matched mortar - rolled finish



Exterior Cladding	James Hardie Oblique 200 Vertical - painted with Resene cool colours low sheen
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Exterior Cladding - 2	Nil
Exterior Cladding - 3	Nil








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EXTERIOR and FRAMING cont...

Garage Door	1	Flat Woodgrain Insulated Colorsteel sectional door(s) c/w opener and remotes	
Garage Door Glass	0	Nil	-

INTERIOR

Interior Doors	Flush HC MDF paint quality doors -1980mm		
Interior Door Hardware	Schlage Medio Rivera Brushed Chrome - Privacy locks to bath and ensuite		
Door Stops	Brushed Chrome		
Sliding Doors	White prefinished MDF Doors (Glass) and powdercoated tracks		
Door Architraves	Eco Trim 40x10mm Pine single bevel Architrave		•
Skirting	Eco Trim 60x10mm Pine single bevel Skirting		•
Cornice	Square Stopped		•
Plasterboard	10mm Gib Standard with 10mm Gib Aqualine to Bath & Ensuite - stopped to Level 4 paint finish		•
Bulkheads	Nil		-
Shelving	HWC - 5 ventilated shelves - Silver Hall - 1 ventilated shelf - Silver Wardrobes - 3 MDF shelves with hanging rails Walk in Wardrobe - 2 MDF tower units with 3 MDF shelves with hanging rails		
Ceiling Insulation	2 layers of R3.6 Pink Batts		•
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		•

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





KITCHEN

Main Kitchen Concept	K2 Kitchen , S1 Scullery
Minor Kitchen Concept	Aurora - K6
Benchtops - 20mm Engineered Stone	
Laser Edge Door and Drawer fronts	
Stainless Steel Mercer DV208 Undermounted with draining tray	
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	
Air Pressure switch on sink to operate waste disposal unit	





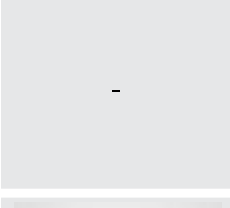



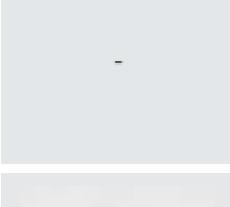

Image: Milldale Showhome

KITCHEN APPLIANCES

Oven	2	Fisher & Paykel - Single 85L 9 Function Pyrolytic - OB60SD9PX2	
Hob	2	Fisher & Paykel - Induction - CI604CTB1	
Rangehood	2	Fisher & Paykel - Designer Canopy 90cm - HC90DCXB4	
Dishwasher	2	Fisher & Paykel - Contemporary - DW60FC1B2	
Microwave		Remove Microwave	o
Waste Disposal		Remove Waste Disposal Unit	o

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

PLUMBING

Sink Mixer	2	Methven Gaston - Chrome with Black Accent - GAKBK	
Vanities	3	VCBC Soft-Solid Surface -Single Drawer - Wall Hung - Moon Round Basin - White Gloss	
Vanities	0	Nil	
Waste	3	Caroma Urbane II - Dome pop-up plug and waste - Chrome	
Basin Mixer	3	Caroma Urbane II - High Tower - Chrome	
Showers	3	Clearlite Millennium - White liner - Satin door frame - 2000mm high	
Showers	0	Nil	
Shower Mixer	3	Caroma Urbane II - Square Faceplate - Chrome	

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



PLUMBING cont...

Slide Shower Rail	3	Caroma Urbane II - Chrome	
Bath	0	Nil	-
Bath Mixer/Spout	0	Nil	-
Toilet	3	VCBC Sphere SPH-351 - Rimless - Soft Close Seat and Lid - White	
Mirrors	3	Vinyl backed 1M high and full length of vanities	•
HWC	2	Rheem 180L HWC - MP 488 x 1720H 3Kw A Grade	•
Gas	Nil		-
Laundry Tub	1	Robinhood ST7003	
Fridge Tap	2	Water supply to Fridge	•

ELECTRICAL

Lights	50	Recessed LED Downlights	
Outside Lighting	0	Rectangular Up/Down with LED lamps	
Light Switches		Legrand Excel Life with LED rings - 2 Two Way Circuits	

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



## ELECTRICAL cont...

Power Points	35	Legrand Excel Life	
Entertainment	2	TV Point	
	2	Phone Point	
	2	Data Point	
	2	Network Data Hub	
Smoke Detectors	10	Hardwired Smoke Detectors	
Heated Towel Ladder	3	Goldair - GMT8 Heated Towel Ladder - Chrome	
Extractor Fans	3	Light Extractor Fans	
Alarm	0	Nil	-
Airconditioning	1	Heat pump - Fujitsu ASTH18KNCA 5.2kW - 5.0kW - up to 110m3	
	1	Heat pump - Fujitsu ASTH22KNCA 6.5kW - 6.0 kW - up to 140m3	
	0	Nil	
Balanced Ventilation		Nil	-
Under Tile Heating	0	Nil	-
	0	Nil	
Fireplace	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



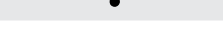
Resene Sonyx Low sheen to soffits and trims



## FLOOR COVERINGS

Carpets	Hicks Bay on 11mm underlay to Hall, Bedrooms, Robes	
Garage Carpet	Nil	-
Tile Supply	up to RRP \$80 per sqM plus delivery	
Laying of Floor Tiles	In a regular square pattern as per plan. Excludes Features	
Laying of Wall Tiles	Nil	-
Laying of Tiles Showers	Nil	-
Laminate Flooring	Trentino to Entry, Hall, Kitchen, Dining/Family including protective cover	
Window Dressings	Roller Blinds to Habitable rooms	

## HANDOVER

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

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

Int \_\_\_\_\_

Zano Limited

09 478 0440



# 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 often quicker to construct than traditional methods. They perform better in earthquakes and have been recommended for Christchurch rebuilds. For your warmth and comfort, they come with an insulation rating.



## THERMALLY ISOLATED DOUBLE GLAZED WINDOWS

Thermal breaks on all your window joinery with Low E Xcel glass give you a warmer, drier home. They keep the condensation off your glass as well as your aluminium window frames, removing problems with mould or the winter chill.



## NATURAL VENTILATION

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



## A WARMER BETTER INSULATED HOME

With R7.0 insulation in your ceiling and a total of R2.9 insulation in your walls (thanks to the R2.6 insulation and R0.3 Home-RAB thermal barrier sheet), your home will stay cool in the summer and be toasty warm in the winter - and use as little energy as possible.



## FIRE RESISTANT

Featuring components such as ZOG steel framing, ZOG trusses, ZOG roof and ceiling battens, steel roofs, steel fascia and spouting, plus fire retardant roofing paper, means your home is highly fire resistant or totally 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're 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 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 combined with the insulation you have invested in, means you'll love the reduced power bills.



## LONG-LASTING COLOUR, INSIDE AND OUT

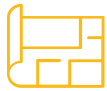
Your interior walls are painted with Resene Spacecote, an exceptionally durable, abrasion-resistant and easily cleaned finish. Outside we use Resene Sonyx, which is designed to reflect the heat and last longer, even in New Zealand's harsh UV conditions.

# The Process



## MEET AND GREET

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



## CHOOSE YOUR PACKAGE

Choose from one of our predetermined packages, alternately we can design your new dream or investment home on your site with our in-house design team.



## SIGN SALES & PURCHASE AGREEMENT

Sign your conditional fixed-price contract with a 15 day due diligence period to allow for finance and solicitor's approval.



## BUILDING PROCESS

Once the Building Consent is issued, one of our Construction Managers 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, time to rediscover what was packed in all those boxes!