

It's a  
better home  
you own.

**\$1,048,000**

**FIXED PRICE HOUSE & LAND PACKAGE**

# Mangawhai

Mangawhai Central



4



1



2



2



**LAND SIZE**

**1088 m<sup>2</sup>**



**FLOOR AREA**

**159.9 m<sup>2</sup>**

Title Date - expected first quarter 2025

Completion Date - approx 10 - 12 mths

Title date is an estimation only, all information is provided to the builder by the land developer.

Completion date is based on receipt of unconditional payment and Titles issued on Title Date.

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## Floor Plan

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## Site Plan

### KEY FEATURES

- ▶ Package includes Heating, Landscaping & Blinds
- ▶ Design & Specifications can be Tailored to Personalise your New Home
- ▶ 50 year durability statement issued by New Zealand Steel
- ▶ Colour Consultant to help with Interior & Exterior Colour Selections

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# Schedule of Specifications

Section Address: Proposed Lot 22, Mangawhai Central Subdivision, Mangawhai  
House Plan Design and Build - Plan dated 13 March 2023 Job Number: 31295  
Floor Area: 159.9 sqM

## GENERAL

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

## SITE

Excavation	Cut and fill site to flat building platform with maximum depth of 100mm 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	•
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	2 x 22500L Concrete half buried water tank	•
Tank Filters	Floating water intake for Water tanks First Flush Diverter	• •
Fire Fighting Tanks	10,000l from watertanks is to be retained for firefighting	•
Detention/ Retention Tanks	Nil	-
Rain Garden	Nil	-
Wastewater System	Nil	-
Water Pump	1 x DAB102 pump and pump house c/w power supply	•
Water Treatment	Bugbuster Pro Series Platinum water filter with UV - including power supply	•

## LANDSCAPING

Decks	Nil	-
Landscaping	300sqM Topsoil with Grass Seed, Letterbox and Feature Garden	•
Fences	Nil	-

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

LANDSCAPING cont...

Driveway 34.3sqm In 100mm thick exposed aggregate concrete



Driveway Crossing In 150mm thick broom finished concrete



Patio and Paths 31sqm In 100mm thick exposed aggregate concrete



FOUNDATIONS

M Class Rib-Raft concrete foundation - subject to engineers design. Excludes Edge insulation, Bridging, Piling and Rock Excavation



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 28deg



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 continuous external spouting

Downpipes 80mm round powdercoated aluminium



● Included | o 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	<div></div>
Etchlite Glass	To bathroom and ensuite, all remaining glass is clear	<div></div>
Tinted Glass	Nil	<div></div>
Exterior Hose Taps	2 Brass HMC 15mm taps	<div></div>
Front Door	Stellar SR-15 aluminium door - with Etchlite glass inserts	<div></div>
Front Door Hardware	Schlage Ease 2 - Black	<div></div>
Brick Exterior Cladding	70mm clay kiln-fired bricks - Standard collection	<div></div>
Brick Mortar	Natural (grey) colour mortar - rolled finish	<div></div>
Exterior Cladding - 2	James Hardie Linea Weatherboard 180mm Horizontal - painted with Resene cool colours low sheen	<div></div>
Exterior Cladding - 3	Nil	<div></div>
Exterior Cladding - 4	Nil	<div></div>
Garage Door	Ribline Insulated Colorsteel sectional door(s) c/w opener and remotes	<div></div>
Garage Door Glass	Nil	<div></div>


● 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	White prefinished MDF Doors and powdercoated tracks	
Door Architraves	Eco Trim 40x10mm Pine single bevel	•
Skirting	Eco Trim 60x10mm Pine single bevel	•
Cornice	Square Stopped	•
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	R2.2 Pink Batts Steel - Total R2.5 including R0.3 from HomeRAB Thermal	•
Noise Insulation	Nil	-
Ceiling Hatch	The Hatch 600x500mm	•

## KITCHEN

Kitchen Concept	Bayside - Type 117	
Scullery Concept	Nil	
Benchtops - 20mm Engineered Stone		
Laser Edge Door and Drawer fronts		
Stainless Steel Mercer DV208 Undermounted Sink		
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		Note: Type 117 Kitchen Concept with Seacrest Scullery

Sink Mixer	Methven Gaston - Chrome - GAKCP	
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• Included | o Variation Charge may apply | - No Allowance

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## 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

Vanity - type 1	2	Michel Cesar Qubo - Wall Hung - S/Bowl - White	
Vanity - type 2	0	Nil	
Basin Mixer	2	Methven Echo Minimalist - Chrome - EM8101 MP	

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








PLUMBING cont...

Showers - type 1	2	Clearlite Millennium - White liner - Satin door frame - 2000mm high	
Showers - type 2	0	Nil	-
Shower/Bath Mixer	2	Methven Echo Minimalist - Chrome - EM8107 MP	
Slide Shower Rail	2	Methven - Echo Minimalist - Chrome - EM8510 MP	
Bath	0	Nil	-
Bath Spout	0	Nil	-
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

## ELECTRICAL

Lights	34	Recessed LED Downlights	
Outside Lighting	2	Rectangular Up/Down with LED lamps	
Light Switches	Legrand Excel Life with LED rings - 2 Two Way Circuits		
Power Points	20	Legrand Excel Life	
Entertainment	1	TV - Telephone - Data Point - Network Data Hub	•
Smoke Detectors	2	Hardwired Smoke Detectors	•
Heated Towel Ladder	2	Goldair Stainless Steel Heated Towel Ladder	
Extractor Fans	2	Light Extractor Fans	•
Alarm	Nil		-
Heating	1	Fujitsu ASTG24KMCA 8.0Kw (157m3) electric heat pump	•

## 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	Supply & Lay Cable Bay carpet on 11mm underlay to Bedrooms and Robes floors	•
Garage Carpet	Nil	-
Tile Supply	Up to RRP \$80 per sqM plus delivery	•
Laying of Floor Tiles	Laying in a regular square pattern to Bath and Ensuite floors - Excludes features	•
Laminate Flooring	Supply & Install Trentino to Entry, Hall, Kitchen, Dining and Lounge floors	•
Window Dressings	Roller Blinds to Habitable Rooms from Builders Selection	•

## 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

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Zano Limited

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# 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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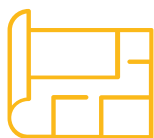


# The Process



## 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 Investment journey begins!





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