



Bucklands Beach 29 Ervine Place

Prestige family living in Macleans

Terms of Supply

Property Address: 29 Ervine Place, Bucklands Beach, Auckland

Information Supplied: Pre Auction Form / REAA Sale and Purchase Guide / Subdivision Plan / Rental Appraisal / House Plan

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Terms upon which the information is supplied:

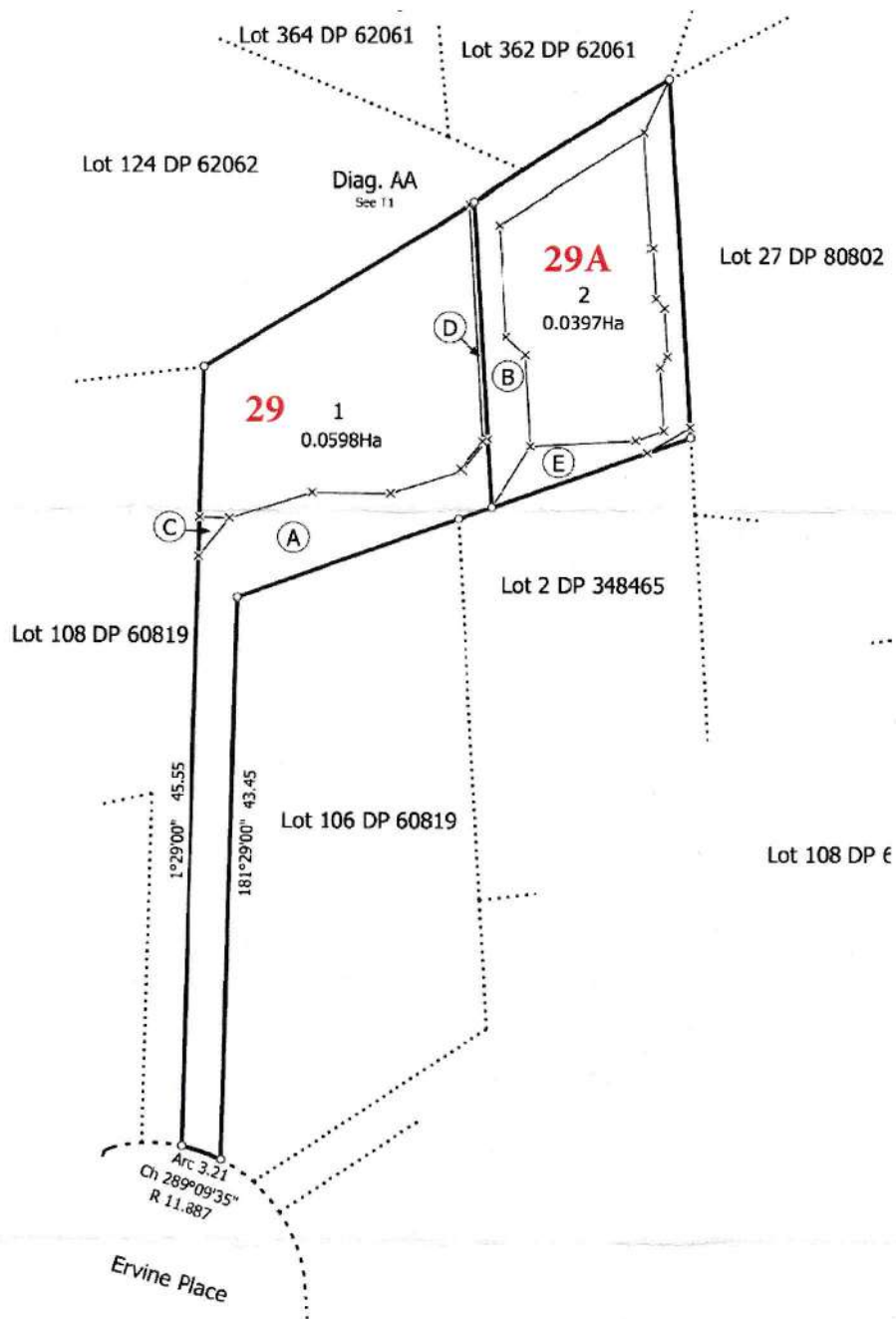
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4. Should the purchaser decide not to obtain their own specialist advice they are deemed to have satisfied themselves on all aspects of the property and are buying solely in reliance on their own judgment and contrary to the recommendation of Bayleys Real Estate Ltd or its agents.

BUILDING INSPECTIONS

Purchasers are advised to secure their own Building Inspection Report regardless of construction type, to ensure that they are fully informed as to the standard of the property they intend to invest in.

QUERIES OR REQUESTS


It will be a pleasure to assist you further should you require any additional information, or have any queries regarding the property or content of this booklet, please do not hesitate to contact us.








DP 495540

Sheet 1 of 1


MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
RIGHT OF WAY RIGHT TO CONVEY Electricity Telecommunications Water Gas		LOT 1 HEREON	LOT 2 HEREON

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE
RIGHT TO DRAIN Water (Overland Flow)	  	LOT 1 HEREON	AUCKLAND COUNCIL
	 	LOT 2 HEREON	

SCHEDULE OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE
RIGHT TO CONVEY Telecommunications		LOT 1 HEREON	CHORUS NEW ZEALAND LTD

INSULATION Req. As per NZS 4218:2004 & NZBC H1		
Roof/Asphalt Shingles on 15mm T&G ply	INSULATION/PRODUCT	THICKNESS
Roof (Asphalt Shingles on 15mm T&G ply)	Premier A Grade Ceiling R3.3	145mm
Roof (Ardex Shelterbit Bitumen roof)	Pink Batts Skillion Roof R3.2	115mm
Weatherboards (Timber Bevel Back)	Premier A Grade Wall R2.2	90mm
Weatherboards (Timber Shiplap)	Premier A Grade Wall R2.2	90mm
Concrete Block Wall	Kooltherm K-range R1.7	40mm
Interior Wall (Garage - Studs @ 400crs)	Premier A Grade Wall 2.4	90mm
Interior Wall (Garage - Studs @ 600crs)	Premier A Grade Wall R2.2	90mm
Interior Wall (Between Bedroom walls & Bathrooms)	Acoustic Gold R1.8	75mm
Concrete Block Retaining Walls	Expol Platinum R-2.2 Block Wall (in-ground / exterior)	70mm
Concrete slab (complete slab)	N/A	N/A
Complete Mid Floor (Ply / Particle board on Joists)	GreenStuff - Quiet Stuf R1.8	90mm
Building Paper	Thermakraft 215	N/A
Roof Underlay (Asphalt Shingles)	N/A	N/A
Exposed Concrete	Plaster System Masonry Plast	N/A
Interior Wet Areas Waterproofing	Ardex Superflex	N/A
Glazing (All windows and skylights excluding Garage)	Double Glazed Clear R0.26	N/A
Concrete underlay DPC	Moistop 748	N/A
	Bitumac 877	N/A

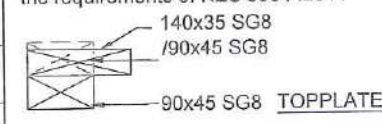
GUT1 - External uPVC gutter minimum cross sectional area of 5100mm² of 180mmx18mm stained timber H3.2 fascia board. Gutter to be min 690mm clear of boundary.

GUT2 - Minimum 400X50mm (clear int dim) internal Ardex Shelterbit Bitumen roofing on 17.5mm H3.2 ply on H3.2 90x45 SG8 H3.2 solid blocking @ 400crs with 1:100 fall to gutter. Cross-Sectional area of 20000mm² provided catering to a max of 100 m² of roof area run off.

Timber Req. As per NZS 3604:2011

External wall supports, wall framing, internal wall supports, External wall framing, skillion roof, sub floor framing, enclosed post & beam	H 1.2
Enclosed balcony framing, large open beam & lintel & support, internal gutter support, Enclosed flat roof framing, Cantilever joist & framing	H 3.2
Exposed beam/post above ground	H 3.2
Posts when embedded in ground, Piles, Retaining walls - Upright, Retaining walls - Horizontal members	H 5
Intermediate floor joists protected by boundary joists, Open framed roof space, Interior framing, Brick veneer cladding, External wall framing & Internal wall framing, Valley Boards, Timber in roof framing, Internal stair timber	H 1.2

Top plate connections for walls containing bracing elements to meet the requirements of NZS 3604 :2011

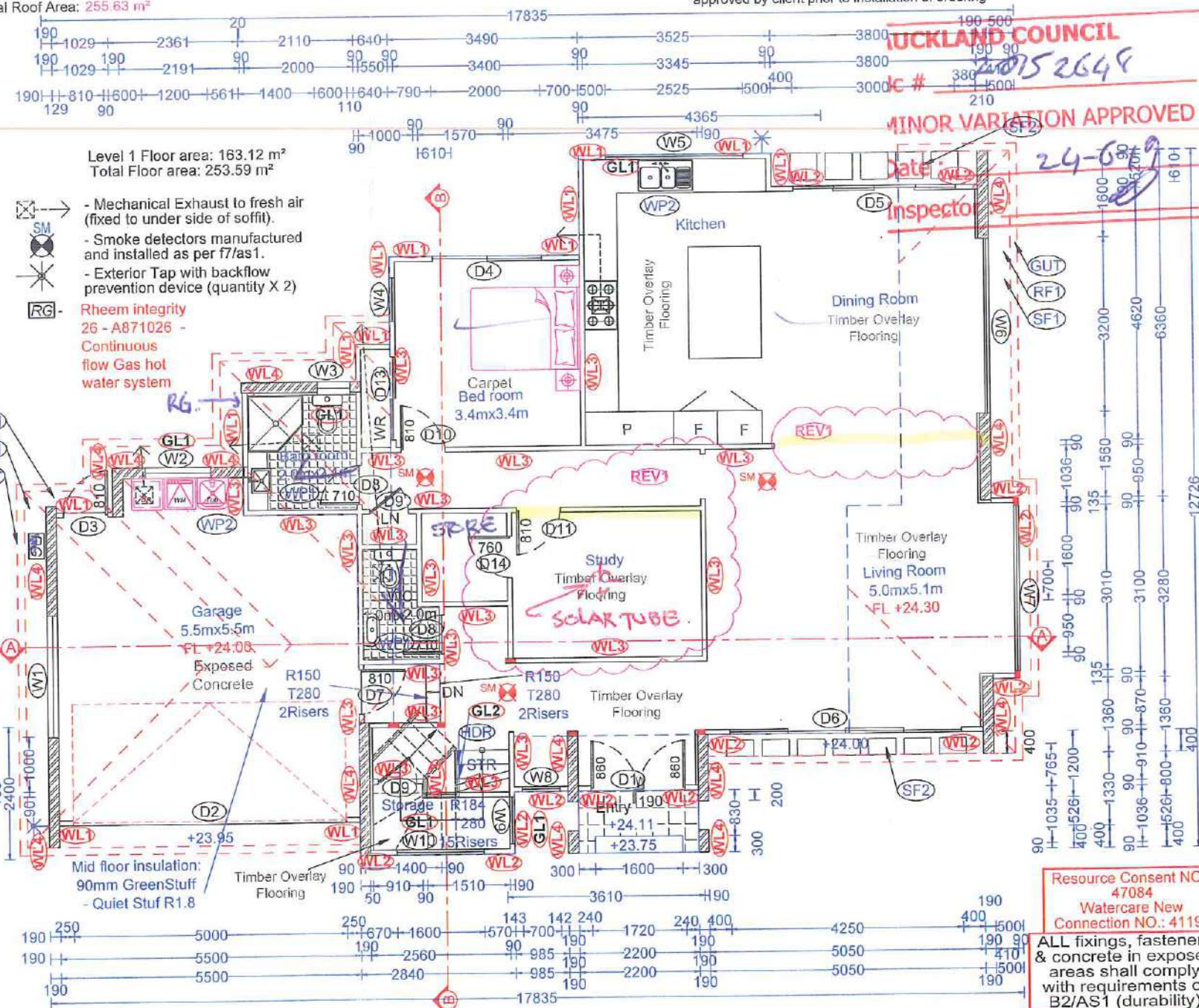


Timber Req. As per NZS 3604:2011

	residential
jack stud, sub floor, bearers, joists, studs, lintels, sill & head trimmers, bottom plates, roof diagonal braces, ceiling joists & verandah beams	SG8
top plate, purlins	SG8
rafter	SG8

DP1 - Ø74 uPVC Downpipe (DP4 12.61m²+DP8 19.81m²) +32.42m²= 61.6 m²
 DP2 - Ø74 uPVC Downpipe 4.68 m²
 DP3 - Ø74 uPVC Downpipe 6.74 m²
 DP4 - Ø74 uPVC Downpipe 12.61 m²
 DP5 - Ø74 uPVC Downpipe 47.73 m²
 DP6 - Ø74 uPVC Downpipe (DP9 25.16m²) +21.23m²= 46.39 m²
 DP7 - Ø74 uPVC Downpipe 30.91 m²
 DP8 - Ø74 uPVC Downpipe 19.81 m²
 DP9 - Ø74 uPVC Downpipe 25.16 m²
 Total Roof Area: 255.83 m²

O/H - 200mm & 400mm overhang from exterior face of Block wall & timber framing to the inside of 180mmx18mm timber fascia & excluding gutter. Applies to all areas unless specifically dimensioned otherwise.



WL1 - 2.4m & 2.7m high 90x45 SG8 studs 600crs. Nogs @ 800crs clad with painted and pre-primed timber bevel back (horizontal) weatherboards on 20x45 mm wide H3.1 Cavity battens on Heavy Weight Building Paper. Cavity battens fixed with power driven 64x2.8mm flat head galvanized nails (300max crs & 12mm staggered either side of batten center line). Weatherboards fixed with 90x4.0mm jolt head galvanized nails into mid-width of studs (single nail located immediately above, but within 10mm of weatherboard lap). Nails flush & painted over. Walls insulated with R2.2 Premier A-Grade Insulation. Interior lined with 10mm plaster board stopped & painted.

WL2 - 2.4m 90x45 SG8 studs @ 400crs nogs @ 480crs clad with painted timber vertical shiplap (Timspec CertClad) Weatherboards on Cavibat Cavity batten system (18mm x 45mm) (extruded polypropylene) on Heavy Weight Building Paper with wrap support in accordance with NZBC AS1/E2. Cavibat fixed with 40x2.4mm hot dipped galvanized flat head nails @ 400 crs (nails close to batten webbing) (fixing to studs & dwangs). Vertical Shiplap P60 (190x19mm) Square Double Center Grooved Radiata Pre-primed & painted fixed with 753.15mm Jolt Insulation. Interior lined with 10mm plaster board stopped and painted.

WL3 - 2.4m high 70x45 SG8 @ 400crs or 90x45 SG8 studs @ 600crs nogs @ 800 crs lined with 10mm plaster board each side stopped & painted. Interior walls around garage to be insulated with R2.4 Premier A-Grade Insulation. Interior walls between walls & bathroom to be insulated with Acoustic Gold R1.8.

WL4 - 2.4m, 2.7m, 4.915m to 5.465m high 20 series stack laid concrete block wall. Designed by Structural Engineer Exposed polished aggregate coated with Sto Protect clear coating system (with Sto Flexyl Waterproofing + S/Protect WS405 Silane Sealer). Interior wall strapped with 50mm x 50mm battens on DPC @ 600crs. Insulated with Kooltherm K-range R1.7 (Interior face) & Lined with 10mm plaster board stopped and painted. Excluding garage.

Or 2.4m to 2.7m, 4.915m to 5.465m high 20 series concrete block wall designed by Structural Engineer. Plastered with Masonry Plaster from Plaster Systems Ltd. Interior strapped with 50mm x 50mm battens on DPC @ 600crs. Insulated with Kooltherm K-range R1.7 (interior face) lined with 10mm plaster board, stopped and painted.

RF1 - 20° pitch Viking Certain Teed Asphalt Roofing Shingle on Viking 15W Saturated Felt on one layer of Viking Peel & Stick Waterproofing Membrane on 15mm F11 Plywood T&G (min grade DD) Plywood fixed with 60x2.8 flat head hot dipped galvanized nails 150mm crs on sheet edges and 300mm crs intermediate supports and remaining roof. Shingles fixed with hot-dipped galvanized nails 11 or 12 gauge with min 9mm head diameter (min 20mm into Ply). Ply fully supported by min 75mmx50mm nogg between timber trusses. Timber trusses @ 900crs fixed with 2/ 90x3.15 skew nails + 2 wire dogs (4.7kN fixing)

RF2 - Min 2° pitch Ardex Shelterbit Bitumen roof on 17.5mm H3.2 ply (Ply glued & staggered & installed as per manufacturer's recommendations) on H3.2 SG8 packers to provide 2° fall on timber rafters (H3.2 SG8) @ 400 fixed with 2/ 90x3.15 skew nails + 2 wire dogs.

Plumber & Drainlayer are to check the practicality of gradients & falls prior to commencing any work. Roof gutters & downpipe sizes are to be constructed as per NZBC E1/AS1. O.R.G. & All plumbing & Drainage to be checked on site for level against internal fixture heights.

All sanitary plumbing shall comply with NZBC G13/AS1
 All waste water Drainage to be uPVC as per AS/NZS147
 Dulux Ultra Primecoating to all exterior profiles, fascia boards and weatherboards

WP1 - Walls lined with Aqualine plaster board. Floor & walls water proofed with Ardex super flex water proof membrane. Floor to be tiled and walls to be tiled full height with board tiles @ 1.2m height.

WP2 - Walls lined with Aqualine plaster board. Ardex superflex water proof membrane, floor & splash back areas to be tiled.

FL1- H3.2 19mm ply flooring in all wet areas. Water proofed with Ardex Superflex water proof membrane Joists @ 400crs under wet area with solid blocking @ 400crs.

GL1 - A-grade safety glass as per NZS 4223: Part 3, 2011 (Including clauses 304,305, 308, 311, 312, 313 & tables 3.1 to 3.4 & tables 3.7& 3.8)

GL2 - 1m minimum high glass balustrade. Glass vice balustrade vise clamp system as per NZS 4223: Part 3, 2011 (Including clauses 304,305,308,311,312,313&tables 3.1 to 3.4 & tables 3.7&3.8)

HDR - 900mm to 1000mm high wall and glass mounted H3.2 timber/ stainless steel / aluminum powder coated handrail as per NZBC AS1/F4 and B2

STR - Timber joinery staircase with timber overlay flooring

SF1 - Villa board soffit board to all soffit areas

SF2 - Hardie groove T&G soffit painted to selected color

- 10mm aqualine plaster board to be installed wall wet areas.
- All doors & windows interior and exterior to have lock & doorstops.
- block work & exposed concrete to be plastered & painted unless stated otherwise
- 90x45 nogs @ 800crs between studs 10mm plaster board lining painted lining
- provided double studs at point loads & beam ends centers otherwise specified elsewhere
- M/C of timber frame max 18_20% recommended 16% max
- All exposed fixings to be stainless steel / hot-dipped galvanized with epoxy coating
- GiB-Core Treble 90mm to all rooms
- Level 5 Finish to entry foyer, staircase & corridor to family & dining areas including family & dining walls. Plaster board to be installed horizontally
- MC10 - 90x10mm Hobson CHH skirtings to all rooms % areas excluding garage, storage, WR & wet areas (service areas excluded) / similar/ selected by client
- 42x12mm Colonial CHH No.83 Mouldings - Architraves to door & windows/ similar/ selected by client
- Dominator horizontal profile cedar sectional garage door
- FabTech Aluminum wood grain T&G double doors - Platinum entry doors
- Superior doors - Avon / Devon - Interior doors. EPS Core - solid core. Wardrobe matching hollow core doors
- Windsor Door hardware to be used

- Interior doors - Windsor Apexelite square style + square privacy set 60mm back set
- Cavity sliders - Windsor Orivacy Cavity sliding privacy Kit with latching & double turn
- Wardrobe doors - 190x45mm Windsor flush concealed fix flush pull
- Front entry doors - Windsor - Polo pull handleless - 7101 900x40x20mm 5243 door viewer + 1249 square 51x51mm plates & 60mm backset door lock
- Door stops - 5278 - 60x38mm Windsor square doorstops
- Main contractor to provide sums for:
- Plumbing fixtures & fittings in the accordance to wet area plans (including unit costs)
- Tiles - floor & wall tiles including boarder tiles (unit cost of tiles per meter square and labors costs per meter square)
- Electrical fittings, fixtures and wiring (unit cost for special electrical fittings, alarm, chandeliers & additional plug points)
- Aluminum joinery & aluminum door hard ware selection of all items to be signed & approved by client prior to installation of ordering

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mak
 & associates ltd
 Level 1, 75J Porana Rd, Glenfield (0627)
 P O Box 34803, Birkenhead (0626)
 Auckland, NZ
 Tel 443 3767
 Fax 443 3768
 info@maka.co.nz
 www.maka.co.nz

Project
SUBDIVISION AND 2 NEW DWELLINGS
 Address
29 ERVINE PLACE, BUCKLANDS BEACH
 Client
Rumy & Khushnuma Balsara
 Sheet Title
PROP. LOT 1 LEVEL 1 FLOOR PLAN

Lot No. DP No.
107 60819
 Reference No. Date
717 12.02.18
 Drawing No. Rev No.
A2-01 01
 Scale. **A3 1:100**

Resource Consent NO.:
47084
 Watercare New Connection NO.: **41191**
 ALL fixings, fasteners & concrete in exposed areas shall comply with requirements of B2/AS1 (durability)

DRAWN BY
 CHECKED BY
 STATUS
 Revision
 No. Date Scope of Work

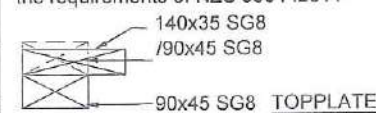
INSULATION Req. As per NZS 4218:2004 & NZBC H1		
Roof/Asphalt Shingles on 15mm T&G ply	INSULATION/PRODUCT	THICKNESS
Roof (Asphex Shelterbit Bitumen roof)	Premier A Grade Ceiling R3.3	145mm
Weatherboards (Timber Bevel Back)	Pink Batts Skillion Roof R3.2	115mm
Weatherboards (Timber Shiplap)	Premier A Grade Wall R2.2	90mm
Concrete Block Wall	Kooltherm K-range R1.7	40mm
Interior Wall (Garage - Studs @ 400crs)	Premier A Grade Wall 2.4	90mm
Interior Wall (Garage - Studs @ 600crs)	Premier A Grade Wall R2.2	90mm
Interior Wall (Between Bedroom walls & Bathrooms)	Acoustic Gold R1.8	75mm
Concrete Block Retaining Walls	Expol Platinum R-2.2 Block Wall (in-ground / exterior)	70mm
Concrete slab (complete slab)	N/A	N/A
Complete Mid Floor (Ply / Particle board on Joists)	GreenStuff - Quiet Stuff R1.8	90mm
Building Paper	Thermakraft 215	N/A
Roof Underlay (Asphalt Shingles)	N/A	N/A
Exposed Concrete	Plaster System Masonry Plast	N/A
Interior Wet Areas Waterproofing	Ardex Superflex	N/A
Glazing (All windows and skylights excluding Garage)	Double Glazed Clear R0.26	N/A
Concrete underlay	Moistop 748	N/A
DPC	Bitumac 877	N/A

GUT1 - External uPVC gutter minimum cross sectional area of 5100mm² of 180mmx18mm stained timber H3.2 fascia board. Gutter to be min 690mm clear of boundary.

GUT2 - Minimum 400X50mm (clear int dim) internal Ardex Shelterbit Bitumen roofing on 17.5mm H3.2 ply on H3.2 90x45 SG8 H3.2 solid blocking @400crs with 1:100 fall to gutter. Cross-Sectional area of 20000mm² provided catering to a max of 100 m² of roof area run off.

Timber Req. As per NZS 3604:2011		
External wall supports, wall framing, Internal wall supports, External wall framing, skillion roof, sub floor framing, enclosed post & beam	H 1.2	
Enclosed balcony framing, large open beam & lintel & support, internal gutter support, Enclosed flat roof framing, Cantilever joist & framing	H 3.2	
Exposed beam/post above ground	H 3.2	
Posts when embedded in ground, Piles, Retaining walls - Upright, Retaining walls - Horizontal members	H 5	
Intermediate floor joists protected by boundary joists, Open framed roof space, Interior framing, Brick veneer cladding, External wall framing & Internal wall framing, Valley Boards, Timber in roof framing, Internal stair timber	H 1.2	

Top plate connections for walls containing bracing elements to meet the requirements of NZS 3604 :2011



TIMBER Req. As per NZS 3604:2011	
	residential
jack stud, sub floor, bearers, joists, studs, lintels, sill & head trimmers, bottom plates, roof diagonal braces, ceiling joists & verandah beams	SG8
top plate, purlins	SG8
rafter	SG8

DP1 - Ø74 uPVC Downpipe (DP4 12.61m²+DP8 19.81m²) +32.42m²= 61.6 m²
DP2 - Ø74 uPVC Downpipe 4.68 m²
DP3 - Ø74 uPVC Downpipe 6.74 m²
DP4 - Ø74 uPVC Downpipe 12.61 m²
DP5 - Ø74 uPVC Downpipe 47.73 m²
DP6 - Ø74 uPVC Downpipe (DP9 25.16m²) +21.23m²= 46.39 m²
DP7 - Ø74 uPVC Downpipe 30.91 m²
DP8 - Ø74 uPVC Downpipe 19.81 m²
DP9 - Ø74 uPVC Downpipe 25.16 m²
Total Roof Area: 255.63 m²

WP1 - Walls lined with Aqualine plaster board. Floor & walls water proofed with Ardex super flex water proof membrane. Floor to be tiled and walls to be tiled full height with board tiles @ 1.2m height.

WP2 - Walls lined with Aqualine plaster board. Ardex superflex water proof membrane, floor & splash back areas to be tiled.

FL1 - H3.2 19mm ply flooring in all wet areas. Water proofed with Ardex Superflex water proof membrane Joists @400crs under wet area with solid blocking @400crs.

GL1 - A-grade safety glass as per NZS 4223: Part 3, 2011 (Including clauses 304,305, 308, 311, 312, 313 & tables 3.1 to 3.4 & tables 3.7& 3.8)

GL2 - 1m minimum high glass balustrade. Glass vice balustrade vise clamp system as per NZS 4223:Part 3, 2011 (Including clauses 304,305,308,311,312,313&tables 3.1 to 3.4 & tables 3.7&3.8)

HDR -900mm to 1000mm high wall and glass mounted H3.2 timber/ stainless steel / aluminum powder coated handrail as per NZBC AS1/F4 and B2

STR - Timber joinery staircase with timber overlay flooring

SF1 - Villa board soffit board to all soffit areas

SF2 - Hardie groove T&G soffit painted to selected color

- Mechanical Exhaust to fresh air (fixed to under side of soffit).
- Smoke detectors manufactured and installed as per f7/as1.
- Exterior Tap with backflow prevention device (quantity X 2)
- Rheem integrity 26 - A871026 - Continuous flow Gas hot water system

WL1 - 2.4m & 2.7m high 90x45 SG8 studs 600crs. Nogs @ 800crs clad with painted and pre-primed timber bevel back (horizontal) weatherboards on 20x45 mm wide H3.1 Cavity battens on Heavy Weight Building Paper. Cavity battens fixed with power driven 64x2.8mm flat head galvanized nails (300max crs & 12mm staggered either side of batten center line). Weatherboards fixed with 90x4.0mm jolt head galvanized nails into mid-width of studs (single nail located immediately above, but within 10mm of weatherboard lap). Nails flush & painted over. Walls insulated with R2.2 Premier A-Grade Insulation. Interior lined with 10mm plaster board stopped & painted.

WL2 - 2.4m 90x45 SG8 studs @ 400crs nogs @ 480crs clad with painted timber vertical shiplap (Timspec CertClad) Weatherboards on Cavibat Cavity batten system (18mm x 45mm) (extruded polypropylene) on Heavy Weight Building Paper with wrap support in accordance with NZBC AS1/E2. Cavibat fixed with 40x2.4mm hot dipped galvanized flat head nails @ 400 crs (nails close to batten webbing) (fixing to studs & dwangs). Vertical Shiplap P60 (190x19mm) Square Double Center Grooved Radiata Pre-primed & painted fixed with 753.15mm Jolt insulation. Interior lined with 10mm plaster board stopped and painted.

WL3 - 2.4m high 70x45 SG8 @ 400crs or 90x45 SG8 studs @ 600crs nogs @ 800 crs lined with 10mm plaster board each side stopped & painted. Interior walls around garage to be insulated with R2.4 Premier A-Grade Insulation. Interior walls between walls & bathroom to be insulated with Acoustic Gold R1.8.

WL4 - 2.4m, 2.7m, 4.915m to 5.465m high 20 series stack laid concrete block wall. Designed by Structural Engineer Exposed polished aggregate coated with Sto Protect clear coating system (with Sto Flexyl Waterproofing + S/Protect WS405 Silane Sealer). Interior wall strapped with 50mm x 50mm battens on DPC @ 600crs. Insulated with Kooltherm K-range R1.7 (Interior face) & Lined with 10mm plaster board stopped and painted.

Or 2.4m to 2.7m, 4.915m to 5.465m high 20 series concrete block wall designed by Structural Engineer. Plastered with Masonry Plast from Plaster Systems Ltd. Interior strapped with 50mm x 50mm battens on DPC @ 600crs. Insulated with Kooltherm K-range R1.7 (interior face) lined with 10mm plaster board, stopped and painted.

RF1 - 20° pitch Viking Certain Teed Asphalt Roofing Shingle on Viking 15W Saturated Felt on one layer of Viking Peel & Stick Waterproofing Membrane on 15mm F11 Plywood T&G (min grade DD) Plywood fixed with 60x2.8 flat head hot dipped galvanised nails 150mm crs on sheet edges and 300mm crs intermediate supports and remaining roof. Shingles fixed with hot-dipped galvanised nails 11 or 12 gauge with min 9mm head diameter (min 20mm into Ply). Ply fully supported by min 75mmx50mm nogging between timber trusses. Timber trusses @900crs fixed with 2/ 90x3.15Ø skew nails + 2 wire dogs (4.7kN fixing)

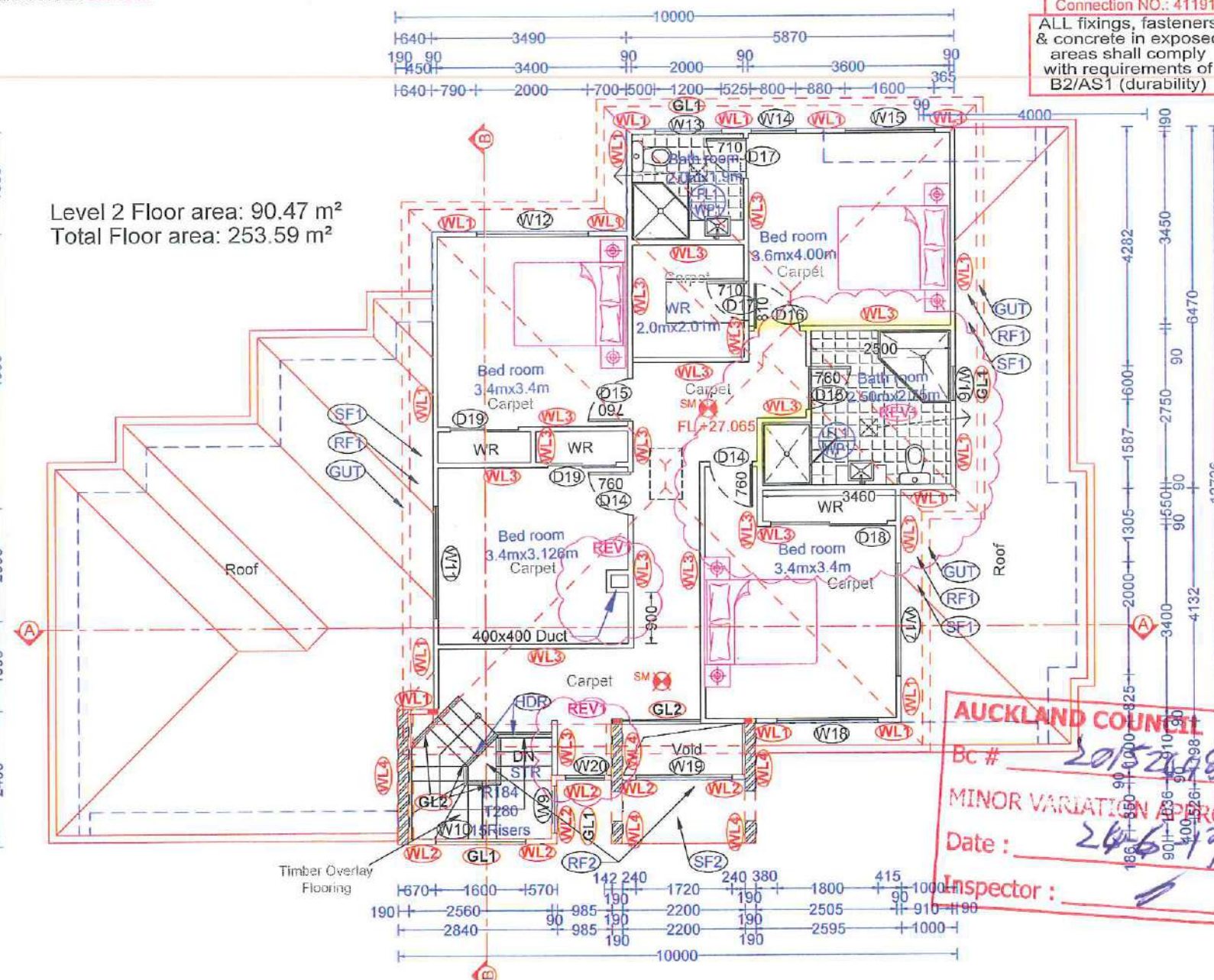
RF2 - Min 2° pitch Ardex Shelterbit Bitumen roof on 17.5mm H3.2 ply (Ply glued & staggered & installed as per manufacturer's recommendations) on H3.2 SG8 packers to provide 2° fall on timber rafters (H3.2 SG8) @400 fixed with 2/ 90x3.15 skew nails + 2 wire dogs.

Plumber & Drainlayer are to check the practicality of gradients & falls prior to commencing any work. Roof gutters & downpipe sizes are to be constructed as per NZBC E1/AS1. O.R.G. & All plumbing & Drainage to be checked on site for level against internal fixture heights.

All sanitary plumbing shall comply with NZBC G13/AS1
All waste water Drainage to be uPVC as per AS/NZS147
Dulux Ultra Primecoating to all exterior profiles, fascia boards and weatherboards

O/H - 200mm & 400mm overhang from exterior face of Block wall & timber framing to the inside of 180mmx18mm timber fascia & excluding gutter. Applies to all areas unless specifically dimensioned otherwise.

Level 2 Floor area: 90.47 m²
Total Floor area: 253.59 m²



- 10mm aqualine plaster board to be installed wall wet areas.
- All doors & windows interior and exterior to have lock & doorstops.
- block work & exposed concrete to be plastered & painted unless stated otherwise
- 90x45 nogs @ 800crs between studs 10mm plaster board lining painted lining.
- provided double studs at point loads & beam ends centers otherwise specified elsewhere
- M/C of timber frame max 18.20% recommended 18% max
- All exposed fixings to be stainless steel / hot-dipped galvanized with epoxy coating
- GIB-Core Treble 90mm to all rooms
- Level 5 Finish to entry foyer, staircase & corridor to family & dining areas including family & dining walls. Plaster board to be installed horizontally
- MC10 - 90x10mm Hobson CHH skirtings to all rooms % areas excluding garage, storage, WR & wet areas (service areas excluded) / similar/ selected by client
- 42x12mm Colonial CHH No.83 Mouldings - Architraves to door & windows/ similar/ selected by client.
- Dominator horizontal profile cedar sectional garage door
- FabTech Aluminum wood grain T&G double doors - Platinum entry doors
- Superior doors - Avon / Devon - Interior doors. EPS Core - solid core. Wardrobe matching hollow core doors
- Windsor Door hardware to be used

- Interior doors - Windsor Apexelite square style + square privacy set 60mm back set
- Cavity sliders - Windsor Orivacy Cavity sliding privacy Kit with latching & double turn
- Wardrobe doors - 190x45mm Windsor flush concealed fix flush pull
- Front entry doors - Windsor - Polo pull handleless - 7101 900x40x20mm 5243 door viewer + 1249 square 51x51mm plates & 60mm backset door lock
- Door stops - 5278 - 60x38mm Windsor square doorstops
- Main contractor to provide sums for:
- Plumbing fixtures & fittings in the accordance to wet area plans (including unit costs)
- Tiles - floor & wall tiles including boarder tiles (unit cost of tiles per meter square and labors costs per meter square)
- Electrical fittings, fixtures and wiring (unit cost for special electrical fittings, alarm, chandeliers & additional plug points)
- Aluminum joinery & aluminum door hard ware selection of all items to be signed & approved by client prior to installation of ordering

Resource Consent NO.: 47084
Watercare New Connection NO.: 41191
ALL fixings, fasteners & concrete in exposed areas shall comply with requirements of B2/AS1 (durability)



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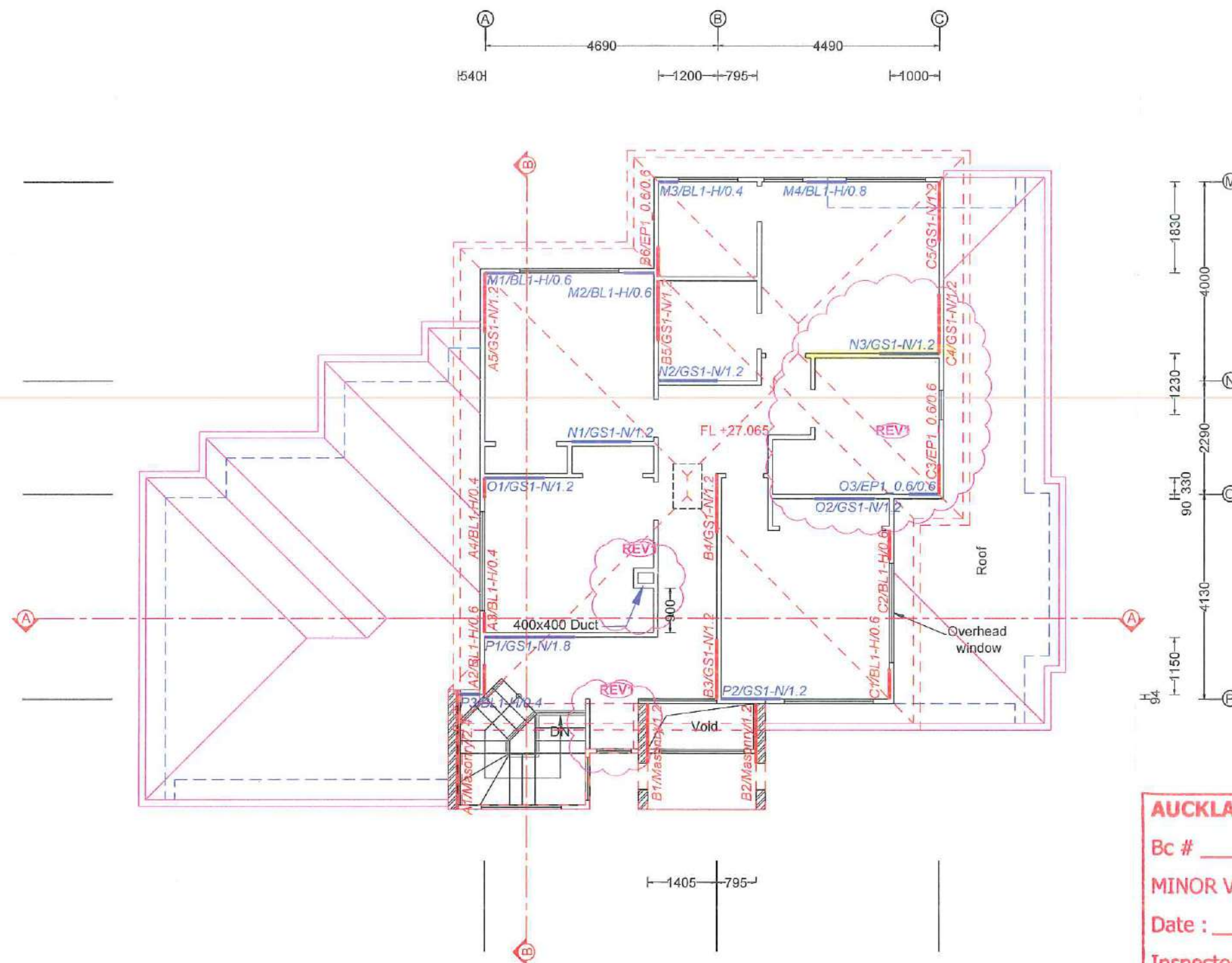
mak
& associates ltd
Level 1, 75J Porana Rd, Glenfield (0627)
P O Box 34803, Birkenhead (0626)
Auckland, NZ
Tel 443 3767
Fax 443 3768
info@maka.co.nz
www.maka.co.nz

Project
SUBDIVISION AND 2 NEW DWELLINGS
Address
29 ERVINE PLACE, BUCKLANDS BEACH
Client
Rumy & Khushnuma Balsara
Sheet Title
PROP. LOT 1 LEVEL 2 FLOOR PLAN

Lot No.	DP No.
107	60819
Reference No.	Date
717	12.02.18
Drawing No.	Rev No.
A2-02	01
Scale.	A3 1:100

DRAWN BY	
CHECKED BY	
STATUS	
Revision	
No.	Date Scope of Work

AUCKLAND COUNCIL
Bc # 2015/2018
MINOR VARIATION APPROVED
Date: 26/6/18
Inspector: [Signature]



Level 2 Bracing plan

This document & the copyright in this document remain the property of Mak & Associates Ltd. The contents of this document may not be reproduced either in whole or in part by any means what so ever without the prior written consent of Mak & Associates Ltd. Contractor to verify all dimensions on site before commencing any work. Refer to figured dimensions only. DO NOT SCALE. Refer all discrepancies to Drawing Office. Site boundaries, building floor levels, building profile, maximum height and HIRB are to be provided & checked by a registered surveyor at set out and framing stages. The contractor will be solely responsible for checking for all underground services prior to commencing work. All drawings are to be read in conjunction with the Specifications



mak & associates ltd
Level 1, 75J Porana Rd, Glenfield (0627)
P O Box 34803, Birkenhead (0626)
Auckland, NZ
Tel 443 3767
Fax 443 3768
info@maka.co.nz
www.maka.co.nz

Project
SUBDIVISION AND
2 NEW DWELLINGS
Address
29 ERVINE PLACE,
BUCKLANDS
BEACH
Client
Rumy &
Khushnuma Balsara
Sheet Title
PROP. LOT 1,
LEVEL 2
BRACING PLAN

UCKLAND COUNCIL

Bc # 20152648

MINOR VARIATION APPROVED

Date: 24-6-19

Inspector: [Signature]

Lot No. DP No.
107 60819
Reference No. Date
717 12.02.18
Drawing No. Rev No.
A2-10 01
Scale. A3 1:100

DRAWN BY	
CHECKED BY	
STATUS	
Revision	
No.	Date Scope of Work



Title Plan - LT 495540

Survey Number LT 495540
Surveyor Reference GM1559
Surveyor Peter Vosloo
Survey Firm Morpeth & Associates
Surveyor Declaration

Survey Details

Dataset Description LOTS 1 AND 2 BEING A SUBDIVISION OF LOT 107 DP 60819
Status Initiated
Land District North Auckland
Submitted Date
Survey Class Class A
Survey Approval Date
Deposit Date

Territorial Authorities
Auckland Council

Comprised In
RT NA16C/448

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Area A Deposited Plan 495540	Easement		
Area B Deposited Plan 495540	Easement		
Area C Deposited Plan 495540	Easement		
Area D Deposited Plan 495540	Easement		
Lot 1 Deposited Plan 495540	Fee Simple Title	0.0598 Ha	888739
Lot 2 Deposited Plan 495540	Fee Simple Title	0.0397 Ha	888740
Area E Deposited Plan 495540	Easement		
Total Area		0.0995 Ha	

DP 495540

Sheet 1 of 1

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
RIGHT OF WAY RIGHT TO CONVEY Electricity Telecommunications Water Gas	(A)	LOT 1 HEREON	LOT 2 HEREON

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE
RIGHT TO DRAIN Water (Overland Flow)	(A) (C) (D)	LOT 1 HEREON	AUCKLAND COUNCIL
	(B) (E)	LOT 2 HEREON	

SCHEDULE OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE
RIGHT TO CONVEY Telecommunications	(A)	LOT 1 HEREON	CHORUS NEW ZEALAND LTD



RENTAL APPRAISAL

29 Ervine Place, Bucklands Beach, Auckland



Tuesday 27th August 2019

Note: This appraisal is a desktop appraisal based on currently available public information.

Highlights and Features

- Sophisticated brand new luxury, 5 bedroom home.
- 3 spacious modern bathrooms.
- Double garage with internal access.
- Located in sort after school zones.

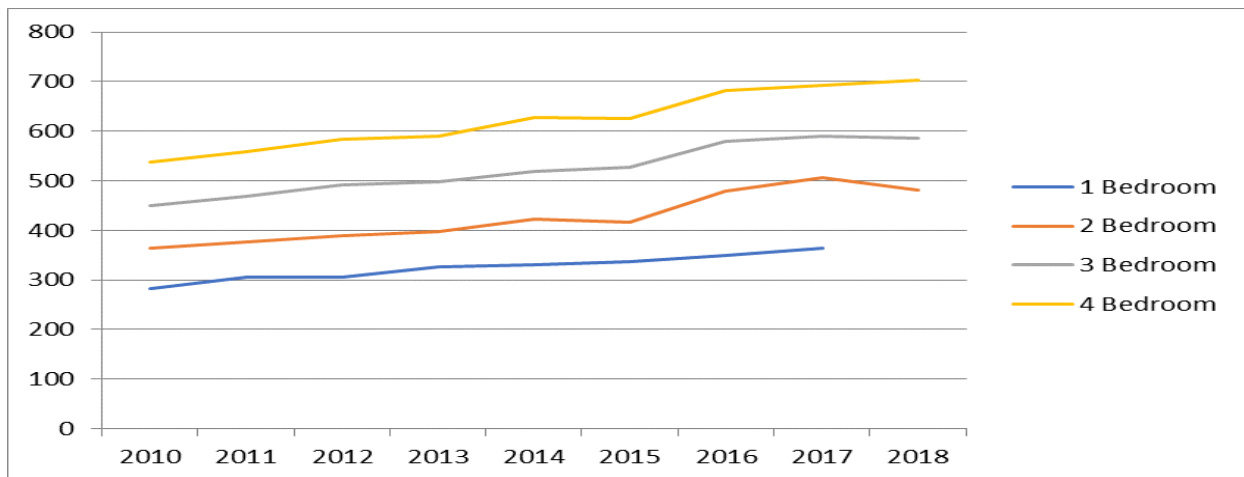
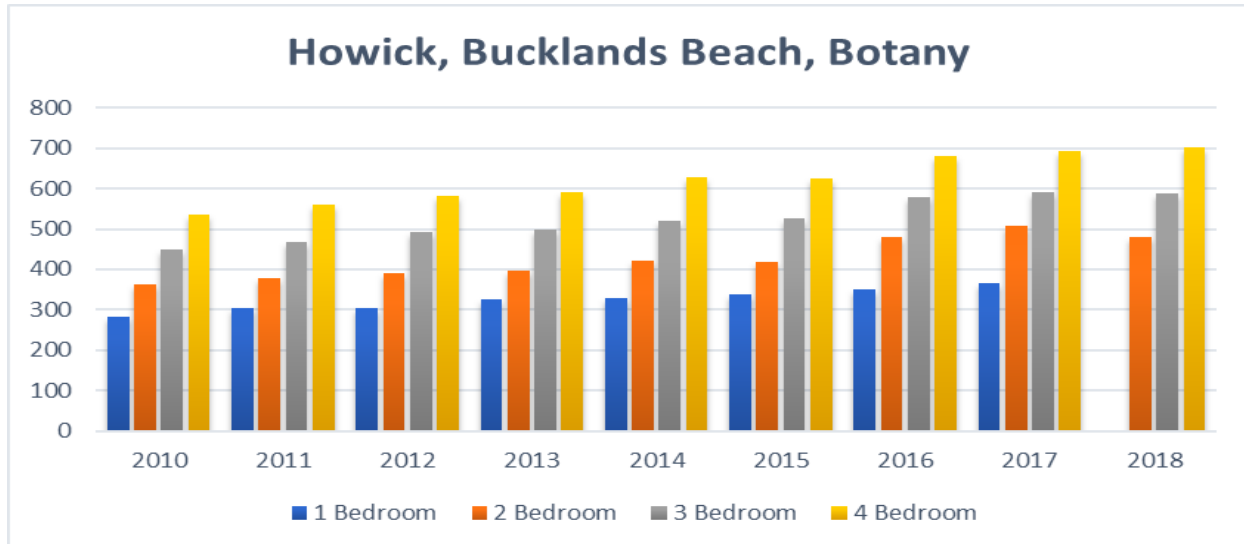
In assessing this property we took into account the position, presentation, age, comparisons of similar properties available to rent in the area, and the present rental market conditions.

The rental range for this residential property would rent between **\$980.00 - \$1,100.00** per week.

Comparable Properties

Street/Suburb	Brief description	Rent pw	Days on market
20 Waller Avenue, Bucklands Beach	4 bedrooms, 3 bathroom	\$950.00	Listed 05/06/2019
10 Waihanga Way, Bucklands Beach	4 bedrooms, 3 bathroom	\$970.00	Listed 26/08/2019
65 Waller Avenue, Bucklands Beach	4 bedrooms, 2 bathroom	\$1200.00	Listed 02/08/2019

Type	Bedrooms	Bonds Received	Lower Quartile	Median	Upper Quartile
House	2	12	\$485	\$500	\$555
House	3	30	\$570	\$635	\$690
House	4	34	\$680	\$750	\$850
House	5+	09	\$730	\$790	\$847



The above graph have been compiled using statistics from the Ministry of Business, Innovation and Employment (MBIE). These are accurate up to date figures which reflect exactly what properties in the area have been tenanted for, as the information is gathered using the bonds which are lodged with Tenancy Services.

Bayleys Property Management offers a full management service and a casual letting service. Our Property Managers are responsible for ensuring that we tenant properties to the best possible applicant, a full credit and reference check is carried out on each applicant.

Inspections are carried out on a regular basis; a full report is provided upon completion. Rent is entered on a daily basis and any arrears followed up immediately, Bayleys Property Management has a zero rent arrears policy.

If you have any queries or concerns regarding the appraisal, or if you are interested in finding out more about the service we offer please do not hesitate to call me as I would be happy to assist you.

Yours Sincerely,

Kegan Monteiro
Residential Property Manager

M + 64 27 739 3357 | E + Kegan.monteiro@bayleys.co.nz | www.bayleys.co.nz
2 Harris Road, East Tamaki, Auckland, New Zealand
Bayleys Real Estate Ltd, Licensed under the REA Act 2008

Disclaimer

This appraisal of your property's market rental is given in good faith based on market information at the date of appraisal. This appraised rent reflects what the property should be marketed at to generate offers from suitable tenants. The ultimate rent achieved may differ from the amount indicated in the appraisal. No warranty is given by Bayleys or its agents on the achievement or otherwise of the appraised market rent or to any person who places reliance on the information contained in this report.

This appraisal is based on currently available public information. Neither Bayleys nor its agents have viewed the property and its surrounding area to assist in making this appraisal. The physical characteristics of the property and its surround can have a significant bearing on the rent achieved.

The appraised market rent provided by Bayleys is not a Registered Valuer's rental assessment. We recommend you seek advice from a registered Valuer when making decisions on your rental property.

Renting your property involves a number of factors including achievable rent, tenure of tenancy, creditworthiness of tenant, and upkeep of property. The Bayleys Residential Letting and Management team offers a comprehensive yet cost effective property management service. Our knowledge of the market and professional skills ensures the highest possible rental is achieved relative to the term and with the best possible tenant.



Residential Land Statement

Section 51A of the Overseas Investment Act 2005

A separate Residential Land Statement will need to be completed for each individual or entity (non-individual/corporate).

Individuals complete Part 1a, entities (non-individual/corporate) complete Part 1b.

Part 1a

Individuals

☐

I am an individual completing the statement for myself (*purchasing the residential land in your own name*)

Am I eligible to buy under the Overseas Investment Act 2005?

(Tick which applies)

☐

Yes, I am a current New Zealand citizen

☐

Yes, I am an Australian or Singaporean citizen buying residential land only

☐

Yes, I hold a New Zealand residence class visa **or** Australian or Singaporean Permanent Resident visa **and all** of the following applies:

- I have been residing in New Zealand for at least the immediately preceding 12 months; and
- I am a tax resident in New Zealand; and
- I have been present in New Zealand for 183 days or more in the immediately preceding 12 months.

☐

Yes, I am an Australian or Singaporean Citizen buying residential land that is also sensitive for another reason and I have consent from the Overseas Investment Office

Please provide Overseas Investment Office case number

☐

Yes, I have consent from the Overseas Investment Office

Please provide Overseas Investment Office case number

☐

Yes, an exemption applies

Please provide Overseas Investment Office case number or statutory reference

If you require consent and have not applied, or an exemption does not apply, contact the Overseas Investment Office or seek legal advice.

Part 1b

Entities (non-individual/corporate)

(Tick which applies)

☐

I am completing the statement for a body corporate, company, partnership or other entity

☐

I am completing the statement for someone else under an enduring power of attorney or on behalf of trustees of a trust



Please attach a certificate of non-revocation if you are acting under an enduring power of attorney

Is the entity eligible to buy under the Overseas Investment Act 2005?

☐

Yes, the entity is neither an overseas person nor an associate of an overseas person

☐

Yes, the entity has consent from the Overseas Investment Office

Please provide Overseas Investment Office case number

Part 2

Name(s) of person or entity

What is the full name(s) of the person or entity that will appear on the record of title as the new owner(s)?

Part 3

The residential land being acquired

What is the record of title reference for the residential land or the street address?

Part 4

Signature

I certify that all of the information in this statement is true and correct.

Your name

Signature

Date signed

Position or office held (if signing as an authorised person)



You must provide this statement to your conveyancer or lawyer

Conveyancers will rely on the information provided in the statement in giving effect to the acquisition of the interest in residential land.

Providing a statement that is false or misleading is an offence under the Overseas Investment Act 2005 and you may be liable for a penalty of up to \$300,000.

Contact the Overseas Investment Office

Phone: 0800 665 463 (in NZ) or +64 7 974 5595 (if overseas)

Email address: oio@linz.govt.nz

Website address: www.linz.govt.nz/oio

Important things to know:

1. A sale and purchase agreement is a **legally binding** contract.
2. The real estate agent is **working for the seller** of the property, but must treat the buyer fairly.
3. You need to understand the difference between a **conditional** and an **unconditional** agreement.
4. You can **negotiate** the conditions you require in a sale and purchase agreement.
5. Make sure you **read** and **understand** the sale and purchase agreement before signing it.
6. It is recommended that you get your **lawyer to check** the sale and purchase agreement before you sign it.

Introduction

Buying or selling a home is one of the biggest financial commitments you will ever make. There are several relatively complicated stages to negotiate and there are a number of things to look out for.

When you are buying or selling residential property you should always have a written sale and purchase agreement. This is the legal document that forms the contract between the buyer and the seller.

This is a guide to the sale and purchase agreement that you will be asked to sign if you wish to buy or sell residential property.

This guide provides information about sale and purchase agreements, tells you where you can get more information, what to expect from a real estate agent¹ and what to do if there is a problem.

This guide only relates to the sale of residential property.

This guide is just that – guidance. You should not rely on it for legal advice. It's been prepared by the Real Estate Agents Authority (REAA), a Crown entity established by the Real Estate Agents Act 2008.

Whether you are a buyer or a seller, the agent must provide you with a copy of this guide before you sign a sale and purchase agreement, and ask you for written acknowledgement that you have received it. If you require more information, you can consult your lawyer. Information is also available on the REAA's website: www.reaa.govt.nz.

Why do I need a sale and purchase agreement?

A sale and purchase agreement provides certainty to both the buyer and the seller as it sets out in writing all the agreed terms and conditions. It is a legally binding contract.

Can I negotiate?

The seller and buyer can negotiate, through the agent, on price and conditions until they both reach agreement.

Important things to know:

- You should have a written sale and purchase agreement.
- Always read the sale and purchase agreement before signing it.
- Have your lawyer check the sale and purchase agreement before you sign it.
- Both the buyer and seller can negotiate changes to the price and conditions.
- A sale and purchase agreement is a legally binding contract.

The sale and purchase agreement

Your agent will probably use the Auckland District Law Society and Real Estate Institute of New Zealand form (the ADLS form).

Your sale and purchase agreement should include the following:

- The name(s) of the seller(s) and buyer(s).
- The address of the property.
- The type of title (freehold, leasehold etc.).
- The chattels that are to be sold with the property (e.g. whiteware, drapes, television aerial etc.).
- The price.

- The rate of interest that the buyer must pay on any overdue payments.
- Any deposit that the buyer must pay.
- Any conditions the buyer wants fulfilled before the contract is agreed.
- The date on which the agreement will become unconditional if there are conditions.
- The settlement date (the date the buyer pays the remainder of the amount for the property, usually the day when the buyer can move into the property).

Conditions in the document

The buyer will usually want to have some or all of the following conditions fulfilled before the contract is agreed:

- **Title search** – this is done by the buyer's lawyer to check who the legal owner of the property is and to see if anyone else has any claim over the property.
- **Finance** – this refers to the buyer arranging payment, normally a loan, by a specified date.
- **Valuation report** – normally required by a lender, this report is an estimate of the property's worth on the current market.
- **Land Information Memorandum (LIM) report** – provided by the local council, this report provides information on things such as rates, building permits and consents, drainage and planning.
- **Building inspection report** – these help determine how sound the building is and what might need to be repaired.
- **Engineer's report** – similar to the above but more focused on the section and structure of the property.
- **Sale of another home** – the buyer may need to sell their home in order to buy another.

General or standard clauses

A sale and purchase agreement also includes clauses that set out general obligations and conditions. It helps to understand what these mean as you will need to comply with them. Examples may include:

- **Access rights** – what access the buyer can have to inspect the property before settlement.
- **Default by buyer** – the buyer may have to compensate the seller e.g. interest payments.
- **Default by the seller** – the seller may have to compensate the buyer e.g. accommodation costs.
- **Insurance** – makes sure the property remains insured until the settlement date and outlining what will happen if any damage does occur.

Your lawyer will explain these clauses.

When does the buyer pay the deposit and the full amount?

When the seller and buyer have agreed on all aspects of the sale and purchase agreement, any deposit is usually paid to the real estate agent by the buyer. This money is initially held in the agent's trust account.

The agent usually takes their commission from the deposit when the contract becomes unconditional. This is agreed between the seller and the agent as set out in the agency agreement². The seller should make sure that the deposit is large enough to cover the agent's commission.

The buyer pays the remainder of the amount for the property on the day of settlement, usually through their lawyer. The settlement day is usually the date when the buyer can move into the property.

Before the sale and purchase agreement becomes unconditional and if the sale doesn't go ahead because some of the conditions haven't been met, the buyer may be entitled to have the deposit refunded in full.

However, once the offer becomes unconditional you won't be able to get your deposit back if you change your mind for any reason.

What is the difference between a conditional and an unconditional agreement?

- Conditional refers to the sale and purchase agreement having a set of conditions that are to be met, such as the buyer's current house being sold, a building inspection being carried out, or finance being secured.
- Unconditional refers to when all conditions in the sale and purchase agreement have been met and the transaction is ready to proceed to a change of ownership.

¹ Real estate agent or agent are general terms that refer to an agent, branch manager or salesperson.

² Refer to the Real Estate Agents Authority's New Zealand Residential Property Agreement Guide

Can I cancel the agreement if I change my mind?

You cannot cancel a sale and purchase agreement just because you have had second thoughts about buying or selling the property concerned.

In general, once you have signed a sale and purchase agreement and the conditions set out in it have been met, you will have to go ahead with the sale/purchase of the property.

What can I expect from an agent?

The agent works for and is paid by the seller. The agent must therefore carry out the seller's instructions (as set out in the agency agreement) and act in the interests of the seller.

Agents also have clear responsibilities to buyers even though they are representing the seller.

When you are buying a property, ask the agent questions. Be specific about what you want to know.

All agents are bound by the Code of Professional Conduct and Client Care, issued by the REAA. Under the Code, agents have to deal fairly and honestly with all parties.

A copy of the Code of Professional Conduct and Client Care is available from www.reaa.govt.nz or by calling **0800 for REAA** (0800 367 7322).

What if my agent or someone related to them wants to buy the property?

If your agent, or anyone related to them, wants to buy your property, they must get your written consent to do this.

More information on this situation can be found in the Conflict of Interest Information Sheet, available from www.reaa.govt.nz or by calling **0800 for REAA** (0800 367 7322).

It is important to consult your lawyer throughout the buying and selling process.

Who pays the agent?

Real estate agents in New Zealand work on behalf of sellers and it is the sellers who pay the agents. An agent who is marketing a property on behalf of a seller cannot ask a buyer to pay for their services.

The agent is acting for the seller and does not have the same duty to a buyer as they do to the seller.

What is a buyers' agent?

Buyers' agents are common in some other countries. They are agents who are employed by buyers to locate properties and sometimes to negotiate purchases on the buyer's behalf. If you employ a buyers' agent you should still have a written agency agreement and will have to pay for their services.

More information on buyers' agents can be found in the Buyers' Agent Information Sheet, available from www.reaa.govt.nz or by calling **0800 for REAA** (0800 367 7322).

What if there's a problem?

If you are concerned about the behaviour of an agent, you should discuss any concerns you have with the agent or their manager. Agents are required to have in-house complaints resolution procedures.

If this does not work or if you do not wish to go through this process, you can contact the REAA.

The REAA has a number of ways it can help with your concerns. This includes sending the agent a compliance advice letter, arranging alternative dispute resolution or processing the matter as a complaint. When you contact the REAA they will help you identify the best way of dealing with your concern.

More information on how the REAA can help you can be found at www.reaa.govt.nz or by calling **0800 for REAA** (0800 367 7322).

You can get more information from ...

There are several places you can go for help and advice including:

- The Real Estate Agents Authority (REAA) at www.reaa.govt.nz or call 0800 for REAA (0800 367 7322). The REAA can provide information and assistance on a wide range of issues and is responsible for dealing with concerns about real estate agents.
- Your lawyer.
- Community Law Centres www.communitylaw.org.nz
- Citizens Advice Bureau www.cab.org.nz
- Ministry of Consumer Affairs www.consumeraffairs.govt.nz
- NZ Law Society Property Section www.propertylawyers.org.nz
- Consumer Build www.consumerbuild.org.nz

Real Estate Agents Authority

PO Box 25371, Wellington 6146

Phone: 0800 for REAA (0800 367 7322) or (04) 471 8930

Fax: 04 815 8468

Email: info@reaa.govt.nz

Website: www.reaa.govt.nz