



Pride of Place.

What to Expect When
You Build With Us

STANDARD PRODUCT SPECIFICATIONS
& UPGRADE OPTIONS



DEVELOPMENTS

Contents.

GENERAL INFORMATION

Builders & Contractors	3
Foundations	4
Earthworks & Drainage	5
Products & Materials	6
Roofing	7
Windows & Doors	8
Exterior Cladding	9
Garage Doors	10
Kitchen	11
Wardrobes	12
Electrical & Heating	13
Bathrooms	14
Flooring	15
Landscaping	16





Qualified, Licenced Building Experts.

FH Group has its own team of skilled building contractors ready to put their knowledge and expertise to use in building your new home, with quality and efficiency being our priority.

What sets us apart from similar development companies is the direct relationship we have with our clients, from the initial planning until the house is finished. Our builder, Friday Homes, has an excellent reputation that they value and are committed to building quality homes. You get the advantage of dealing with local people, and the resources and buying benefits of a large, national group.

We take pride in bringing our customers successful building solutions and hold a strong commitment to delivering excellence and expertise. With the scrutiny surrounding the building industry, you can trust that we use only licensed and qualified builders. We are proud to be members of the New Zealand Certified Builders Association, giving you confidence you are building with the best. We have established ourselves in all facets of the building industry, and have the capacity and resources to construct and manage any given project from a standard sized home to substantial architectural homes.

A significant amount of our work over the years has come from referrals. We are proud to have over 25 years of testimonials, and what's even more rewarding is that we enjoy doing repeat builds for many of our clients. With the guided assistance of our Project Managers we want to deliver you a service that makes your journey an enjoyable one, while building a home that you can be proud of.





Building the Safest, Strongest Home for you.

FH Group uses a variety of different foundations depending on your site and what is required to build you the safest and strongest home.

RibRaft®

We use the Firth RibRaft® system for our foundations and it is fast becoming one of New Zealand's most popular solutions. Firths RibRaft® is seismically strong and designed to comply with the very latest building codes.

A RibRaft® foundation sits on the ground rather than being in the ground. The system uses polystyrene pods, reinforcing rods, plastic spacers and RaftMix™ concrete. The innovative pod construction, which creates a 'floating floor', also brings with it thermal mass and because it is quick to construct it provides time and cost savings. Furthermore, the system requires less excavation, meaning a far cleaner site and less preparation time.

There are many benefits to using a RibRaft® foundation compared to a traditional concrete slab, but one of the main advantages is the reduced labour time and costs. This allows us to get on with the rest of the construction.

We realise that RibRaft® is not going to be ideal for all sites. Should RibRaft not be ideal for a particular site, our engineers will design a site-specific foundation.



We Do it All.

From drainage, earthworks, demolition and landscaping, through to subdivisions – we do it all!

FH Group has its own team of skilled earthworks and drainage contractors to undertake new home site preparation, drainage and services, landscaping and driveways – just to name a few. Delivering a quality job, on time and on budget.

Our team is experienced in delivering small and large scale subdivisions and development projects. As specialists of residential site preparation and landscaping, we can carry out a range of services including: site preparation; drainage; sewer, stormwater; water main and water reticulation services; trenching and installation; supply of topsoil, back-fill and gravel; and retaining wall construction.

We use a range of machines, including a number of trucks and excavators, as well as compacting equipment. With a wide range of trucks and machinery at our disposal, we have work done in minimum time with the least inconvenience. Our experienced drivers and earth-moving operators work closely with our builders, ensuring your project is completed on time and efficiently.

The Best Products and the Best Range.

FH Group and our trusted suppliers have been working together for many years now to bring you the best products and range possible for your build. Together with quality products and builders, you know you are in the best possible hands.



Framing

We source our frame and truss from local pre-nail plants and this is delivered to site assembled and ready to be put up by our builders. This is a cost-effective and time-saving process that allows our team to get on with the next stage of the build. They use only stress graded, New Zealand grown timber from reputable suppliers. All frames and trusses are supported by producer, design and manufacturer statements as required by Building Standards New Zealand (NZS3604).

Insulation

Insulation is one of the most important components of your home. A wellinsulated home not only creates comfort for you and your family, it saves on energy bills and is an asset to your home. We proudly use Earth Wool®. We use R2.2 Wall Batts and R3.2 Ceiling Batts which are:

- Non combustile
- Will not rot
- Absorbs sound, dampening inside and outside noise
- 50 year plus guarantee.

GIB®

GIB® is our choice of plasterboard and has been by New Zealanders since 1927. GIB® is the largest manufacturer of Gypsum Plasterboard around New Zealand. Standard FH Group homes come with 10mm standard wall, 13mm ceiling and Aqualine GIB® in wet areas with the option to upgrade the thickness if wanted. GIB® not only creates a flawless look once plastered and painted, it is a great sound barrier to keep unwanted noise out and comes with a minimum 10 year warranty.





The Icing on the Top.

A roof can be the most distinguishing feature of any home, so it is important to get it right. By using quality products, applied by experienced roofers, we are able to guarantee you get a roof that not only looks good, but keeps your home warm and dry for years to come.

Building a new house can be a very exciting time – but it can bring unwanted stress if you don't get the right advice from the right people. Our local roofing team has the experience required to help you with your new roof decisions. Our team includes various roofing professionals and fixing crews, delivering the high standard of roofing our clients deserve. There is a huge variety of metal roof materials providing many benefits for homeowners including: long life expectancy, energy efficiency, fire resistance, and lowweight. Our range of roofing and products comes with a full warranty and is backed by our roofing suppliers. We stock a range of roof types and colours to suit any home or building.

Metalcraft Roofing

Metalcraft Roofing is New Zealand's largest and most established privately – owned building product rollformer and installer with an extensive range of Longrun Roofing profiles, Lightweight Metal Tiles and Rainwater System solutions. By installing its own product, Metalcraft Roofing offers a unique solution to domestic and commercial clients for any roof or wall cladding project. Metalcraft Roofing's wide selection of roofing and rainwater systems is manufactured from New Zealand Steel BGRallCvsKsteel, Zinalume, Colorsteel Endura and Colorsteel Maxx.





Keeping the Weather Out.

FH Group is proud to offer double-glazed, residential window suites across all homes they build.

Most new building sites within the region require joinery designed for extreme conditions, so you can be assured that your windows will be designed and manufactured by a team well versed on our weather conditions.

Windows

Our standard homes include residential window suites from local suppliers. Not only is there a huge range of options available, but they are also great value for money.

Front Door

Latitude is a sleek, aluminium-faced version of a popular timber door design. It combines flush tongue and groove inserts with adjoining flush stiles. To complete the look, horizontal, double-glazed inserts can be added with flush beads. The number of glass panes can be multiplied according to your preference. Doors are filled with high density styrofoam for thermal efficiency and to sound dampen.

Hardware

The Urbo range of door and window hardware is a blend of contemporary design and function. It offers a unified look from window to door. Urbo hardware is made from die-cast zinc and is usually powder coated. Plating in a matte silver or gold is available.



Mix and Match or Keep it Simple.

Cladding choice is a big part of our decision making at planning stage. We combine cladding options to ensure all our homes are attractive, stand out from the crowd, but also compliment one another.



Axon Panel

Axon panel is a vertically grooved panel that looks sharp. A design alternative to traditional features, with the option of brad nailing which minimises visual interruptions. It offers the same great durability and strength as Linea® but with a modern and contemporary look.



Linea®

Durable Linea® Weatherboard is a top-quality alternative to timber cladding that hits the sweet spot between the latest technology and classic design. The deep shadow lines give your home that attractive traditional charm and because Linea Weatherboard won't warp in the sun, you can paint your home any colour you like.



Stria Board

This is relatively new to the market but a great alternative to Axon and Linea®. Stria Board is a wide panel product which creates a classic look of solid masonry and can be used horizontally or vertically. Its a fantastic option as a feature wall or for full cladding.



Brick

Brick or stone veneer is a durable inter-locking weather type system of cladding. It is strong, easy care and thermally efficient. Brick can be used as a full clad option or can be a great feature paired with Linea®.



Cedar

Cedar is fast becoming a well-known and used feature cladding throughout homes in NZ. It is known for its durability and natural beauty. Whether installed vertically or horizontally, you can be assured it will be a real statement on your home.



Rockcote Plaster

Integra Rockcote is a lightweight plaster facade system. It provides great thermal, acoustic and impact resistance qualities, all while looking incredibly sleek and modern.



Security, Style and Function.

From revolutionary Dominator® automatic openers, through to a vast and ever increasing range of garage doors, Dominator® can provide the styling, security and reliable performance that you and every homeowner need.

Sectional Doors

Dominator® is FH Group's supplier of all garage doors. Dominator® has been around since 1988, and is proud to be part of one of the largest garage door dealer networks in New Zealand. As strict specialists of garage doors, Dominator® offers a large range with knowledge and experience to ensure you get the garage door system best suited to your needs. Dominator's custom built systems and doors are backed by continual research and development, combining advanced technology with precise engineering. Sectional doors are our preference as they are smooth, quiet, and allow maximum space within your garage.



Futura Sectional Doors

The Dominator® Futura sectional door is standard and is suitable for most homes*. The horizontal ribbed design is sleek and stylish yet cost effective. (Not suitable for homes within 500m of the sea.)

Milano Sectional Doors

The Dominator® Milano sectional door is an upgrade for non-coastal areas or standard for homes within 500 metre of the sea. The modern Dominator® Milano, with its fine pencil-rib design, adds a stylish finish to your home. The smooth finish offers a modern look with all the advantages of high grade Zincbased steel.





The Heart of the Home.◆

The kitchen is often the most important feature of the home and is where most of the entertaining is done. It's important that you deal with a team that is able to make your dream kitchen come to life and you are fully satisfied with the result.

FH Group is proud to use Kitchen Creators (KC) who has been in the industry since 1989 and provides the whole package from the design to the manufacturing and installation. Based in Paraparaumu, KC is owned by three locals, Pat Thomson, Craig Wattam and Helen Beckly, who are fully involved in the business to ensure you receive the best kitchen for your money. The rest of the team is made up of knowledgeable staff who have years of experience behind them and pride themselves on being professional and approachable. They use cutting-edge kitchen design software so they can seamlessly design, plan and implement your dream kitchen.

Finding the right look for your home can always be an issue, especially with everything else going on, but KC takes the stress away. Whether you want to stick with the standard Friday Homes design, or upgrade certain features, the choice is yours.

We use Bosch appliances throughout the kitchen, with the option to upgrade to Fisher&Paykel.

Behind Closed Doors.

FH Group are proud to offer quality wardrobes with every home. We understand the importance of well-designed storage solutions.

We have partnered with Stash Wardrobes, who have been providing wardrobe solutions for over 25 years. Stash use only the best products, with all laminated board being made here in NZ.

Standard wardrobe fit outs in all homes includes a master wardrobe/ walk-in robe with a custom-made wardrobe system, shelf and rail systems in each of the other bedroom wardrobes and wire shelving for linen cupboards. Every home is site-measured to ensure we fit out the wardrobes as best we can. We also offer the upgrade option of going to Stash and customising your wardrobe fit outs.





Little Things Make a Big Difference.

You can trust FH Group to take care of every detail, afterall, we want you to live comfortably and efficiently in a home that works for you.

Electrical

Each of our homes have well thought out electrical designs, which add to the overall ambience of your home.

We use LED downlights throughout our homes—a highly cost-effective solution. Not only do they save you money, they are also extremely long lasting.

We understand that everyones needs are different, which is why we offer a comprehensive range of upgrade options. Looking for a statement pendant? No problems!

Heating

When it comes to a new home, you want assurance you are going to be comfortable and warm. All of our homes come with a Mitsubishi heatpump. Mitsubishi heatpumps feature next-generation, high efficiency technology, engineered specifically to use less power than ever before. Whether you require heating or cooling, you will be comfortable all year around.

Additionally, we know that everyone has different requirements. That is why we have an extensive upgrade offering.





The Most Important Room of the House. ♦

Do you like your bathroom to be a sanctuary where you can be alone, relax, and completely unwind? We have carefully chosen quality modern fittings to enhance your bathroom experience.

All bathroom fittings are supplied by Zip Plumbing Supplies. The team at Zip is committed to supplying quality products.

We use a select few manufacturers for our plumbing fittings: Englefield, Plumline, and Waterware. Each are well recognised and established, giving you confidence we are using the best brands we can.

And to best meet your personal needs, there is also the opportunity to upgrade certain features.





Comfort and Quality for Years to Come.

Creating an inviting living environment is easily achievable by choosing the right floor coverings. Flooring is one of the major aspects that needs close specification – it has to be beautiful and add a sense of personality to the space. Practicality is important, so it can meet the demands of the customer.

After a long day it is important to come home to a comfortable living space that is going to stay that way for years to come.

Devon and Patterson has been supplying FH Groups with carpet and vinyl for a number of years, and the results have always been fantastic. Devon and Patterson has been in the industry for 25 years, is a family run business that prides itself on its product and skilled team. Devon and Patterson has flooring specialists all over the region, and an installation team second to none.

When we choose floor coverings, we always consider colour, use, and wearability. We understand foot-traffic flow, wear patterns, the impact of lighting and sunlight and other environmental issues that can influence how the carpet looks, wears, and performs, in the various locations of your home.

Modern vinyl wears well, is easy to maintain, and is extremely cost-effective. It is standard for vinyl planks to be used in entry ways, kitchens and bathrooms. If you are looking for that something extra, we offer tile upgrades for these areas also.





Make a Great First Impression.

The outside living for your new home can be just as important as any interior room, not to mention making a great first impression with amazing street appeal.

You can be assured that your home will be well landscaped. All homes have a custom-designed landscape by local landscape architects. Need we say more?

Our driveways and paving are provided by Firth, offering a range of classic and contemporary options to create unique living spaces that reflect your style and taste.

We offer two options of solid timber fencing, with either vertical or horizontal planking to best complement your home, while offering added privacy and security.



Checklist.

Standard Product Specifications

Here is the list of standard specifications included in your turn-key contract when building with FH Group. We understand that some of these options may conflict with your vision, so our service allows the option to upgrade in many instances. Contact us today to make further inquiries.

Optional Upgrades

Here are the upgrades we have on offer in order for you to further customise your home. The following items will be dependent on house sizing, layouts and pricing is subject to change. Any additional amounts will be invoiced separately. Additional requests are not guaranteed. If we cannot supply any products or services, we reserve the right to issue a full refund on settlement of the property.

(Upgrade Available **UA ▲**)

Design & Planning	1	Electrical	5
Site Costs	1	Bathroom	6
Construction Materials	1	Laundry	6
Windows & Doors	2	Plumbing & Gas	7
Garage	2	Heating & Ventilation	7
Kitchen	3-4	Flooring	8
Wardrobes	4	Landscaping	8



Standard Product Specifications	UA	Optional Upgrades	Cost
DESIGN & PLANNING			
		A Halo 10-Year Residential Guarantee • Regardless of what happens in the future, your Halo Guarantee will be there to help you for the next full 10 years following completion – it's peace of mind, guaranteed. halo.nz/about-us/	\$2,500.00
Comprehensive house plans			
Building consent			
Engineers ground report			
Full builders risk insurance while under construction			
Exterior colours preselected by Wendy Elers from Stage Three Design			
Interior colours selected from one of our eight FH Group Colour Boards	▲	2hr consultation with Stage Three Design (Parparaumu) to optimise your interior colours	\$1,500.00

SITE COSTS

Power	Temporary power box.
Earthworks	Site levelled ready for foundation.
Safety	Safety fencing for the front of section during construction.
Foundation	Firth Ribraft® insulated concrete foundation based on a 3604 design or engineered foundation if required.
Drainage	Drainage services to lateral connections at the boundary – water, stormwater, sewer, including two drainage sumps.
Power	Power mains cable ready for connection with your power provider.
Telcommuincations	Telco ducting ready for connection with your Telco provider.

CONSTRUCTION MATERIALS

Wall Frames	All exterior and interior structural H.1 treated pre-cut and pre-nailed frames.
Roof Framing	Gang nailed engineer-designed trusses H1.2 treated.
Fascia	155mm Coloursteel®
Insulation	R2.2 wall and R3.2 Earth Wool® Insulation. Insulation not required to external garage walls and ceilings.
Interior Lining	Standard 10mm GIB® Plasterboard for walls, with 13mm GIB® Plasterboard on Rondo. GIB Aqualine® plasterboard for wet areas i.e. bathroom and laundry.
Ceiling Battens	35mm Rondo Batten for straight ceilings
Scotia	55mm GIB-Cove® and No.8 mould where applicable to cupboards
Skirting & Architraves	60mm beveled No.20 mould
Exterior Cladding	James Hardie®: Linea Weatherboard (180mm), Axon Panel or Stria Board, Brick, Rockcote, and/or Cedar as per plans.
Roofing	Coloursteel Endura® corrugated or ribbed profile, or Coloursteel Chateau® tile with barrel or angle trim as per plan. Provided and installed by Metalcraft Roofing.
Soffits	James Hardie® paint finish.
Spouting & Downpipes	Coloursteel. PVC downpipes for homes requiring a retention tank.



Standard Product Specifications		UA	Optional Upgrades	Cost																							
WINDOWS & DOORS																											
Interior Doors	MDF flush panel doors	▲	All doors	<table border="1"> <tr> <td>Avon</td> <td>\$2,000</td> </tr> <tr> <td>Panel</td> <td>\$2,000</td> </tr> <tr> <td>Horizon</td> <td>\$2,000</td> </tr> </table>	Avon	\$2,000	Panel	\$2,000	Horizon	\$2,000																	
Avon	\$2,000																										
Panel	\$2,000																										
Horizon	\$2,000																										
Interior Door Hardware	Windsor® Corbel	▲	<table border="1"> <tr> <td>Black finish (includes hinges)</td> <td>Windsor®</td> <td>Black Corbel</td> <td>\$1,000</td> </tr> <tr> <td></td> <td></td> <td>Black Talon</td> <td>\$1,000</td> </tr> <tr> <td></td> <td></td> <td>Black Helix</td> <td>\$1,000</td> </tr> </table>	Black finish (includes hinges)	Windsor®	Black Corbel	\$1,000			Black Talon	\$1,000			Black Helix	\$1,000												
Black finish (includes hinges)	Windsor®	Black Corbel	\$1,000																								
		Black Talon	\$1,000																								
		Black Helix	\$1,000																								
Windows	Aluminum double-glazed windows (excluding garage), standard colour range, URBO hardware.	▲	Grey tint to all window joinery	\$2,900																							
Front Door	Latitude: aluminum double-glazed, standard colour range, URBO hardware.	▲	<table border="1"> <tr> <td>Wood-look finish</td> <td>Light Cedar</td> <td>\$950</td> </tr> <tr> <td></td> <td>Dark Cedar</td> <td>\$950</td> </tr> <tr> <td colspan="2">Glazed vision panel to front door</td> <td>\$1,500</td> </tr> <tr> <td colspan="3">Hardware</td> </tr> <tr> <td rowspan="2">Windsor pull handle & touchpad electronic deadbolt</td> <td>Brushed Nickel (A)</td> <td>\$1,700</td> </tr> <tr> <td>Matt Black (B)</td> <td>\$1,700</td> </tr> <tr> <td rowspan="3">Windsor Wireless Smart Entry Lever</td> <td>Stainless Steel (C)</td> <td>\$600</td> </tr> <tr> <td>Graphite Nickel (D)</td> <td>\$600</td> </tr> <tr> <td>Matt Black (E)</td> <td>\$600</td> </tr> </table>	Wood-look finish	Light Cedar	\$950		Dark Cedar	\$950	Glazed vision panel to front door		\$1,500	Hardware			Windsor pull handle & touchpad electronic deadbolt	Brushed Nickel (A)	\$1,700	Matt Black (B)	\$1,700	Windsor Wireless Smart Entry Lever	Stainless Steel (C)	\$600	Graphite Nickel (D)	\$600	Matt Black (E)	\$600
Wood-look finish	Light Cedar	\$950																									
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Windsor pull handle & touchpad electronic deadbolt	Brushed Nickel (A)	\$1,700																									
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Windsor Wireless Smart Entry Lever	Stainless Steel (C)	\$600																									
	Graphite Nickel (D)	\$600																									
	Matt Black (E)	\$600																									
GARAGE																											
Garage Door	Dominator Futura, Milano or Montana: standard colour range, includes remotes.	▲	Dominator Valero flat panel	\$1,400																							
			Insulation	\$3,000																							
			Includes insulated garage door, and insulation to external garage walls, and ceiling.																								



Standard Product Specifications	UA	Optional Upgrades	Cost
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KITCHEN

Standard kitchen plan designed by Kitchen Creators		▲	1.5hr consultation with Kitchen Creators (Paraparaumu) to customise your kitchen selection as per FH Group Standard Colour and Material Specifications . Any upgrades payable direct to Kitchen Creators . <i>Appointments available Mon-Fri 8am-3pm only.</i>		\$1,000	
Joinery/cabinetry						
Internal Carcass	16mm moisture resistant white particle board with 1mm PVC edges					
Adjustable Shelving	Provision made for adjustable shelving unless otherwise requested					
Hinges	Hettich hinges (lifetime guarantee)					
Drawer Mechanism	Hettich Innotech soft-closing drawers (lifetime guarantee)					
Sink Insert	Sergio Urbane single bowl					
Handles (<i>Select one type</i>) see Handles Standard & Upgrades	<i>Style</i>	<i>Colour</i>				
	Bar Handle (default)	Brushed Nickel (A)	Upgrade Options		\$350	
	Viola	Brushed Nickel, Matte (B)	Satin Black (H)	Gold (N)		
	Hilton	Brushed Nickel, Matte (C)	Satin Black (I)	Brushed Gold (O)		
	Kara Slim Square	Brushed Nickel (D)	Satin Black (J)	Gold (P)		
	Moleto	Satin Nickel (E)	Cobalt Black (K)	Brushed Gold (Q)		
	Nicolette	Brushed Nickel, Matte (F)	Satin Black (L)	Brushed Gold (R)		
	Luna Half Moon	Brushed Nickel, Matte (G)	Satin Black (M)	Brushed Gold (S)		
Toe Kicks	Colour to match selected doors and panels					
			3 x 2 door overheads with fitting strips, inbuilt hood, unit height to 2300 with 100mm negative detail to the ceiling	\$4,500		
			2 x Doors on overhead fridge box	\$400		
			Enko slide-out single white in-sink bin (cutlery draws reduced to fit)	\$500		
Bench Top						
Formica Laminate	38mm high pressure laminate; rolled- or square-edge profile; standard colour range		▲	20mm Stone	with undermounted bowl	\$4,800
Sink Mixer						
Studio Kitchen Mixer		▲	Upgrade Options (All Waterware Pioneer range)			
			Brushed Stainless Steel	See Bathroom Package		
			Brushed Gold			
			Gunmetal			
			Black			
Splashback						
Toughened glass	From Colourit ; 750 x 900mm; painted; standard colour; fitted		▲	Full length to cover back kitchen wall		\$1,500



Standard Product Specifications		UA	Optional Upgrades	Cost
KITCHEN Continued				
Appliances (all items subject to availability)				
Standard Package (all stainless steel) ▲		Fisher&Paykel Package		
Oven	60cm Bosch 5-function wall oven (features: triple glazed door, electronic clock, eco-clean liner-back with automatic rapid heat)	Electric	90cm Oven (DB9059MEPX3)	\$8,000
Cook Top	Ceramic Bosch cook top with stainless steel trim (features: 4 high-speed cooking zones with 9 power levels, surface-mounted controls, 4 residual heat indicator)		90cm electric ceramic cooktop (CE905CBX2)	
Dishwasher			Dishwasher (DW60UC6X)	
	Freestanding Bosch stainless steel (features: 14 place setting, 5 wash programmes, 5 spray levels with advanced filter system, 4 star water rating and 3 star energy rating)	Gas	90cm rangehood (HC900CXB3)	\$8,000
			90cm Oven (DB9059MEPX3)	
		90cm gas cooktop (CG905DX1)	Plus cost of Gas Fitting Upgrade	
		Dishwasher (DW60UC6X)		
Rangehood	90cm Robinhood stainless steel canopy rangehood with LED lights, ducted to exterior	Induction	90cm rangehood (HC90DCXB3)	\$9,200
			90cm Oven (DB9059MEPX3)	
			90cm induction cooktop (C1905DTB4)	
			Dishwasher (DW60UC6X)	
			90cm rangehood (HC90DCXB3)	
		Other		
		Model 666 Insinkerator waste disposal (with built-in air switch)		\$700
		Fridge water feed		\$500
WARDROBES				
Master bedroom wardrobe/walk-in robe fitted with a custom-made wardrobe system. Shelf and rail per bedroom wardrobe. CPD 500mm deep 4-wire shelves for linen cupboard.		▲	1.5hr consultation with Stash Wardrobes (Upper Hutt) to customise your wardrobe design. Any upgrades payable direct to Stash.	\$1,000



Standard Product Specifications	UA	Optional Upgrades	Cost
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ELECTRICAL

Standard Electrical Package (as per plan and/or contract allowance)	▲	Electrical Upgrade Package	\$2,500
LED recessed lights throughout as per lighting plan		Additional LED recessed lights (1 per bedroom, excl. master bed)	
House alarm with one key pad		Extra alarm keypad installed to front door area	
Double powerpoints as per plan		Additional double power points (1 per room, excl. master bed)	
3 x exterior LED lights		Additional 2 x soffit lights	
		Kitchen pendants (<i>Select one type</i>)	
		Husk Matte metal shade with Ash finishing	White (A)
			Black (B)
		Marcel Spherical	Brass/Clear (C)
			Black/Clear (D)
			Black/Smoke (E)
		Alobrase Smoked mirror glass	Smoke (F)
		Climene LED bar	Black (G)
			White (H)
		Ledlux Avenue LED bar	Brass (I)
			Black(J)
		Clooney Statement	Black/Smoke (K)
			Black/Clear (L)
			Brass/Clear (M)
		Compatible electric vehicle powerpoint (does not include charger)	
		Internal garage (5amp/32amp capacity) powerpoint	\$450
		External garage/house (15amp/32amp capacity) powerpoint	\$500
		Pedestal and powerpoint (Delta 7kW/5amp/32amp)	\$2,000



Standard Product Specifications	UA	Optional Upgrades	Cost
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BATHROOM

Fixtures				
Standard (All Englefield Valencia unless stated otherwise)		▲	Bathroom Upgrade Package (All Englefield unless stated otherwise)	\$5,000
Shower	2 x flat-wall square or round in white (1000mm in main bathroom and 900mm in ensuite)		2 x Evora Frameless showers (1000mm in main bathroom and 900mm in ensuite)	
Bath	Freestanding back-to-wall with center waste		Studio II Freestanding	
Toilets	2 x back-to-wall		2 x Evora with low profile seat	
Vanities	Valencia Single-drawer wall-hung in White, Oak or Salty Elm (900mm in main bathroom and 750mm in ensuite)		Valencia, double-drawer wall-hung in White, Oak or Salty Elm (900mm in main bathroom and 750mm in ensuite)	
Mirror	Polished edge to suit vanity size		Broadway round LED mirrors with demister to both bathrooms (800mm and 600mm diameter)	\$2,000

Tap Ware & Accessories				
Standard (All Englefield Sorrento range, unless stated otherwise)		▲	Upgrade Options (All Waterware Pioneer range, including kitchen mixer, matching heated towel rail, toilet and hand towel holders. Excludes laundry mixer)	
Vanity basin tap, shower mixer, Englefield Studio Slide shower slider rose, bath spout, toilet roll holder (includes Englefield Studio kitchen mixer)			Brushed Stainless Steel	\$4,200
			Black	\$4,200
			Brushed Gold	\$5,500
			Gun Metal	\$5,500

Splashback			
Bath	Toughened glass from Colourit ; plain	1700mm x 300mm	
Vanity	paint finish in standard colour range; fitted	900mm x 100mm	

LAUNDRY			
Tub	Rotec Supertub 3101		Upgrade Options
	Option 1	Small sink cupboard, benchtop, UBSH-450 bowl, Englefield Sorrento mixer, space for top-loading washing machine, 2x overhead cupboards + fitting panels & installation	\$3,650
	Option 2	Small sink cupboard, benchtop with cavity for front-loading washing machine, UBSH-450 bowl, Englefield Sorrento mixer, 2x overhead cupboards + fitting panels & installation	\$3,950
	Option 3	Small sink cupboard, benchtop with cavity for washing machine and dryer, UBSH-450 bowl, Englefield Sorrento mixer, 3x overhead cupboards + fitting panels & installation	\$4,350



Standard Product Specifications	UA	Optional Upgrades	Cost
---------------------------------	----	-------------------	------

PLUMBING & GAS

Hot water cylinder	HJ Cooper® 180L mains pressure (electric)	▲	Gas Fitting Upgrade	
			Includes up to two fixtures only, Bosch 60cm Gas Hob and Upgrade cost to 26L Infinity (LPG or Mains connection subject to availability)	\$4,500
			Gas Fireplace	
			Rinnai Gas Fire including install. Rear flue out of external wall (only available for plans showing chimney areas, requires Gas Fitting Upgrade)	\$9,700
Exterior Taps	2 x exterior taps, fitted			

HEATING & VENTILATION

Heatpump

Mitsubishi® GL50 for homes under 150m ² and Mitsubishi® GL60 for homes over 151m ²	▲	Mitsubishi 5kw heat pump	\$3,900
		Mitsubishi 6kw heatpump	\$4,800
		Wifi Upgrade (per heating unit)	\$600
		Central Heating	
		Mitsubishi PEAD Ducted Unit - 2 bedroom house	\$11,200
		Mitsubishi PEAD Ducted Unit - 3 bedroom house	\$15,700
		Mitsubishi PEAD Ducted Unit - 4 bedroom house	\$17,200
		Ventilation System	
		Mitsubishi Lossnay System (pricing based on 3-4 bedroom homes)	\$6,800



Standard Product Specifications	UA	Optional Upgrades	Cost
---------------------------------	----	-------------------	------

FLOORING

Vinyl Planks

To the entrance way, kitchen and bathrooms; Robert Malcolm Moduleo® vinyl planks (limited colour range and subject to availability).

Carpet

To other areas including living room, bedrooms and hallways (excludes garage); Feltex Cable Bay® 36oz, extra heavy duty, 100% solution-dyed Nylon; includes 10mm foam chip underlay

▲	11mm foam chip underlay		\$1,500
	Garage Carpet	Single	\$2,500
		Double	\$3,500

Tiling

Not provided (upgrade only)

Bathroom and Ensuite floors only (includes underfloor heating)	\$7,200
Kitchen, entry and laundry	\$3,000

LANDSCAPING As per landscaping plan

Driveway & Paths	Broom-finished, 100mm ground preparation as per plan
Clothesline	Standard pull-up, wall-mounted
Letterbox	Concrete, paint finish with steel insert
Lawn	50mm premium topsoil, hydro seeded and fertilized
Planting	Selection of native shrubs and trees as per planting plan
Gardens	Timber edging and mulch as per plan
Fencing	Boundary fencing as per plan
Gates	Colour steel gates at property entrance as per plan

MOOD BOARD SELECTION

Mood board 1	Mood board 2	Mood board 3	Mood board 4	Mood board 5	Mood board 6	Mood board 7	Mood board 8
<i>Eastbourne Beach</i>	<i>Makara Beach</i>	<i>Ocean Beach</i>	<i>Oriental Bay Beach</i>	<i>Petone Beach</i>	<i>Plimmerton Beach</i>	<i>Raumati Beach</i>	<i>Red Rocks Beach</i>

TOTAL UPGRADES PRICE \$

Total price will auto-calculate based on your selections when using Adobe Reader or Google Chrome



Visual Guide

It's time to start personalising your home

This Visual Guide will help you to identify standard specifications and upgrade options so you can choose with confidence what you'd like to keep and what you'd like to change.

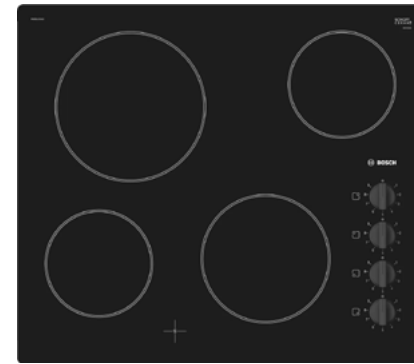
Standard Kitchen Specs	9
Handles Standard & Upgrades	10
Kitchen Upgrades	11
Electrical Upgrade Pendants	12-13
Standard Bathroom Specs	14
Bathroom Upgrades	15-16
Laundry Upgrades	17
Interior Doors Options	18
Exterior Door Options	19
Garage Door Upgrade	20





APPLIANCES ♦ Standard package

We are proud to use appliances made by Bosch and Robinhood. This package features mid-range stainless steel appliances.



APPLIANCES ♦ Fisher&Paykel package

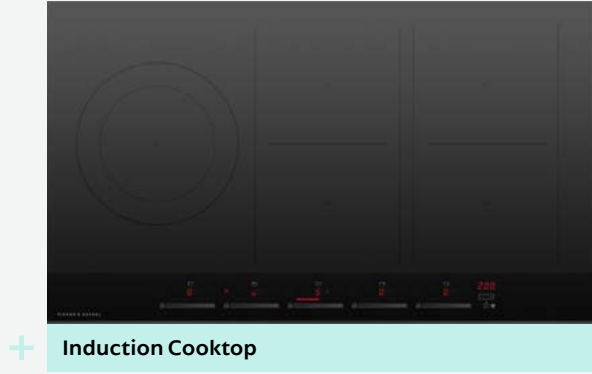
This selection of Fisher&Paykel appliances offers a sophisticated upgrade option.



OR



OR



Insinkerator

Slide-out bin

Stone benchtop with undermount bowl



HANDLES ♦ Standard



6030

A

Default selection



6702

B



4600

C



6888

D



6956

E



2430

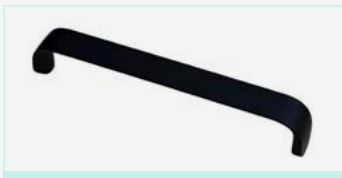
F



4739

G

UPGRADES



6706

H



4604

I



6942

J



6954

K



2431

L



4741

M



6725

N



4608

O



6911

P



6960

Q



2432

R



4740

S





Husk ♦ Matte metal shade with Ash finishing (set of 3 matching)

Marcel ♦ Spherical (set of 3 matching)

Alobrase ♦ Smoked Mirror Glass (set of 3 matching)

WHITE

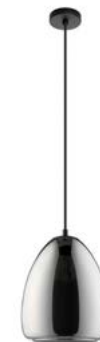
BLACK

BRASS/CLEAR

BLACK/CLEAR

BLACK/SMOKE

SMOKE





Climene ♦ LED Bar

Ledlux Avenue ♦ LED Bar

Clooney ♦ Statement

BLACK

WHITE

BRASS

BLACK

BLACK/SMOKE

BLACK/CLEAR

BRASS/CLEAR



FIXTURES ♦ Upgrade package



MIRROR ♦ LED



TAPWARE & ACCESSORIES ♦ Pioneer Range in 4 colours



Option 1



Option 2



Option 3



DOORS ♦ Style and hardware



Corbel in Stainless Steel

Default selection

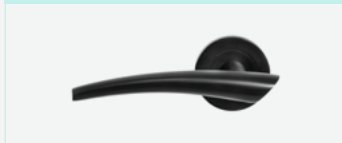
UPGRADE



Corbel in Matt Black



Talon in Matt Black



Helix in Matt Black

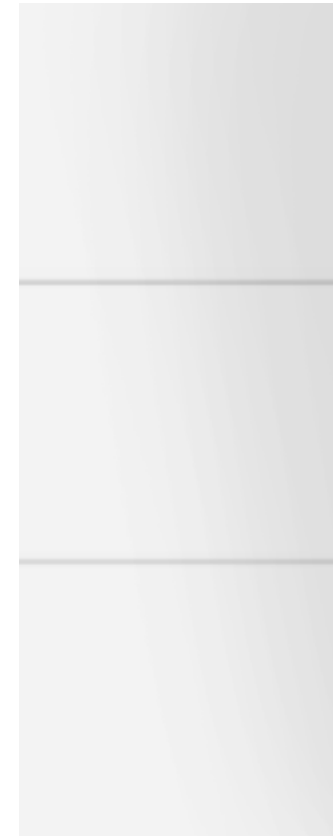
UPGRADE



Avon



Panel



Horizon



UPGRADES



Standard colour range

Default selection



Light cedar



Dark cedar



Glazed panel

Windsor pull handle & touchpad

BRUSHED NICKEL

MATT BLACK



Windsor Smart Entry

STAINLESS STEEL

GRAPHITE NICKEL

MATT BLACK



GARAGE DOOR



Dominator 'Valero'



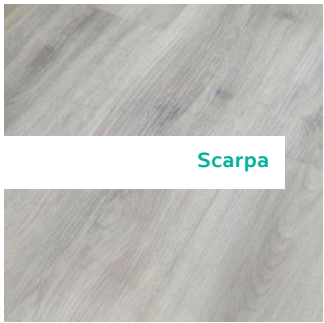
Moodboards.

Eastbourne Beach	1
Makara Beach	2
Ocean Beach	3
Oriental Bay Beach	4
Petone Beach	5
Plimmerton Beach	6
Raumati Beach	7
Red Rocks Beach	8



Eastbourne Beach.

FLOORING ♦ Vinyl planks ♦ Carpet



Scarpa



Erie

Robert Malcolm Moduleo Select
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

Feltex Cable Bay
Rest of house

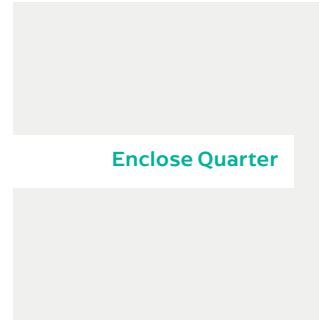
UPGRADE* ♦ Tiles



Terraz Classic

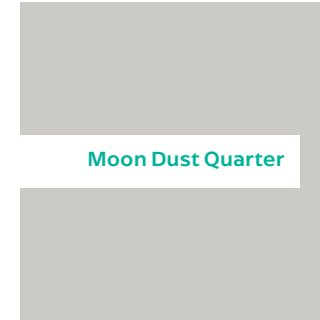
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

INTERIOR ♦ Colour scheme



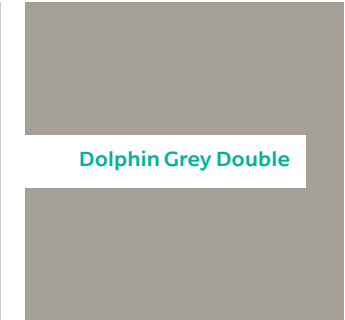
Enclose Quarter

Ceilings/scotias ♦ Window
reveals Door frames/skirtings ♦
Interior doors



Moon Dust Quarter

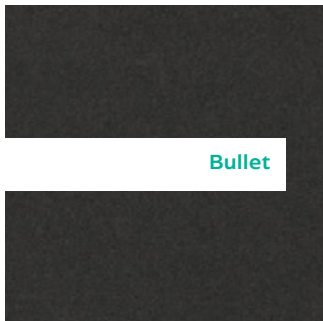
Interior walls (excl. bathroom/
WCs)



Dolphin Grey Double

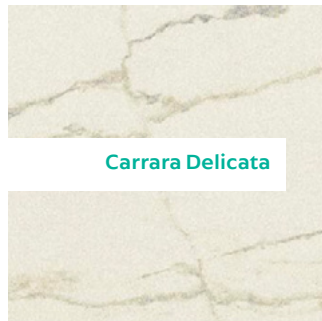
Bathroom, Ensuite & WC walls

KITCHEN & LAUNDRY ♦ Cabinetry ♦ Benchtop ♦ Splashback (Kitchen)



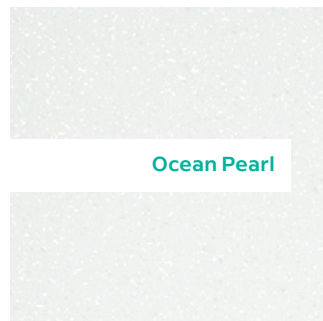
Bullet

Melteca Laminate



Carrara Delicata

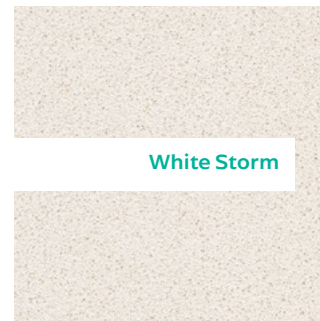
Formica Laminate



Ocean Pearl

Painted glass

UPGRADE* ♦ Benchtop



White Storm

Silestone Engineered Stone

BATHROOM ♦ Vanities



White

Main bathroom ♦ Ensuite
WC (if applicable)

Makara Beach.

FLOORING ♦ Vinyl planks ♦ Carpet



Baltic

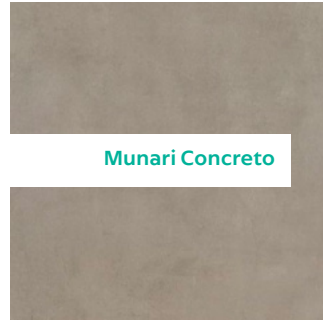


Moana

Robert Malcolm Moduleo Select
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

Feltex Cable Bay
Rest of house

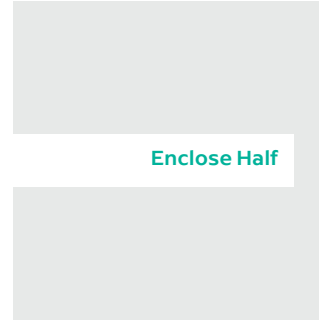
UPGRADE* ♦ Tiles



Munari Concrete

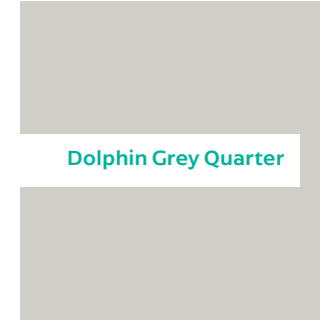
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

INTERIOR ♦ Colour scheme



Enclose Half

Ceilings/scotias ♦ Window
reveals Door frames/skirtings ♦
Interior doors



Dolphin Grey Quarter

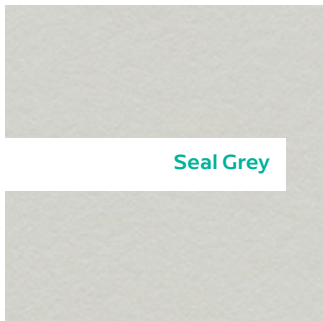
Interior walls (excl. bathroom/
WCs)



Wattyl Kasbah Half

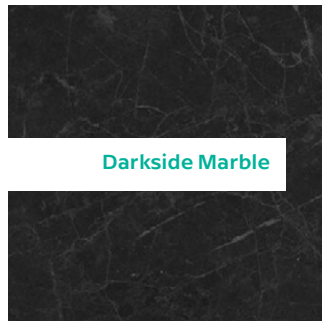
Bathroom, Ensuite & WC walls

KITCHEN & LAUNDRY ♦ Cabinetry ♦ Benchtop ♦ Splashback (Kitchen)



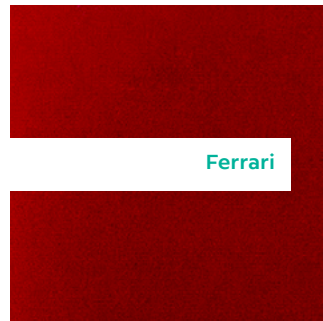
Seal Grey

Melteca Laminate



Darkside Marble

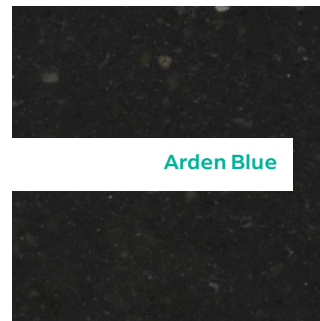
Formica Laminate



Ferrari

Painted glass

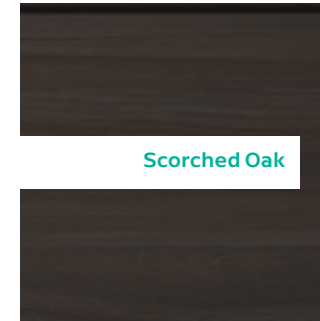
UPGRADE* ♦ Benchtop



Arden Blue

Silestone Engineered Stone

BATHROOM ♦ Vanities



Scorched Oak

Main bathroom ♦ Ensuite



White

WC (if applicable)

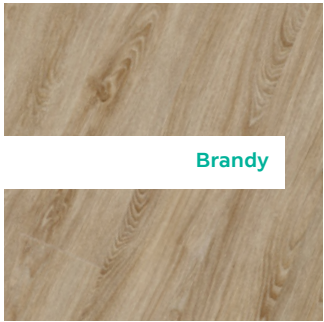
Moodboard No.2

* Flooring tiles and engineered stone benchtop options are **UPGRADES** and therefore additional costs apply. Laundry options applicable only to Laundry Upgrade.



Ocean Beach.

FLOORING ♦ Vinyl planks ♦ Carpet



Brandy



Cockle

Robert Malcolm Moduleo Select
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

Feltex Cable Bay
Rest of house

UPGRADE* ♦ Tiles



Spark Light Grey

Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

INTERIOR ♦ Colour scheme



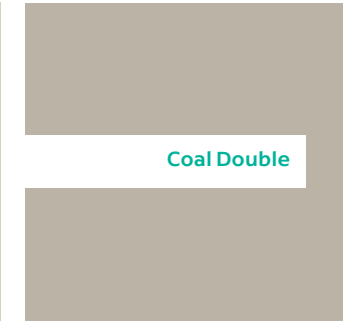
Moody White

Ceilings/scotias ♦ Window
reveals Door frames/skirtings ♦
Interior doors



Mantra

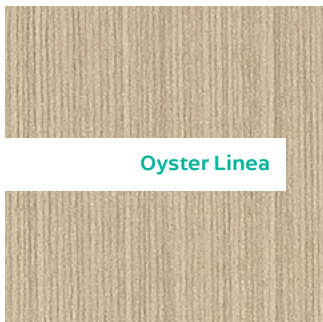
Interior walls (excl. bathroom/
WCs)



Coal Double

Bathroom, Ensuite & WC walls

KITCHEN & LAUNDRY ♦ Cabinetry ♦ Benchtop ♦ Splashback (Kitchen)



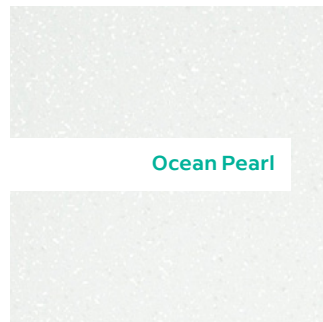
Oyster Linea

Melteca Laminate



Pure Mineralstone II

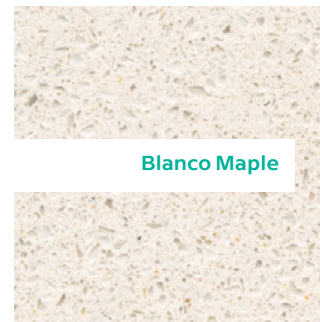
Formica Laminate



Ocean Pearl

Painted glass

UPGRADE* ♦ Benchtop



Blanco Maple

Silestone Engineered Stone

BATHROOM ♦ Vanities



White

Main bathroom ♦ Ensuite
WC (if applicable)

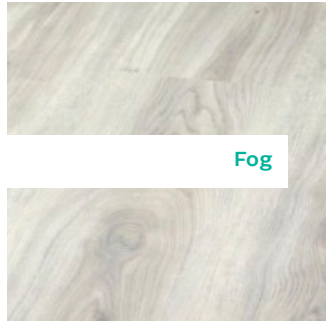
Moodboard No.3

* Flooring tiles and engineered stone benchtop options are **UPGRADES** and therefore additional costs apply. Laundry options applicable only to Laundry Upgrade.



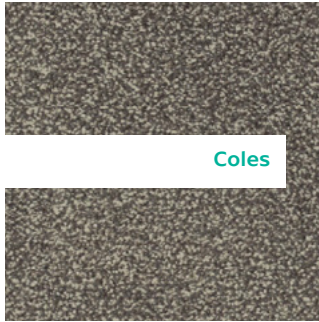
Oriental Bay Beach.

FLOORING ♦ Vinyl planks ♦ Carpet



Fog

Robert Malcolm Moduleo Select
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC



Coles

Feltex Cable Bay
Rest of house

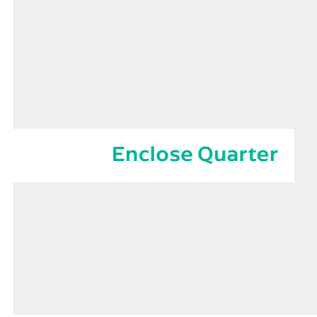
UPGRADE* ♦ Tiles



Munari Bianco

Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

INTERIOR ♦ Colour scheme



Enclose Quarter

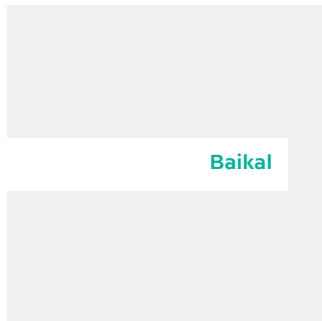
Ceilings/scotias ♦ Window
reveals Door frames/skirtings ♦
Interior doors



Castle Grey

All interior walls

KITCHEN & LAUNDRY ♦ Cabinetry ♦ Benchtop ♦ Splashback (Kitchen)



Baikal

Melteca Laminate



Tumbled Terrazzo

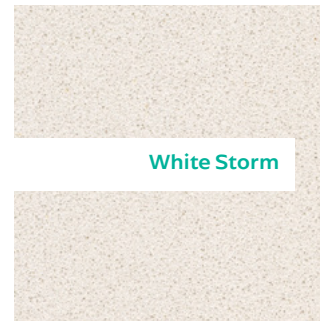
Formica Laminate



White

Painted glass

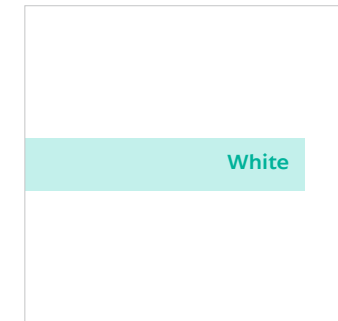
UPGRADE* ♦ Benchtop



White Storm

Silestone Engineered Stone

BATHROOM ♦ Vanities



White

Main bathroom ♦ Ensuite
WC (if applicable)

Petone Beach

FLOORING ♦ Vinyl planks ♦ Carpet



Sand

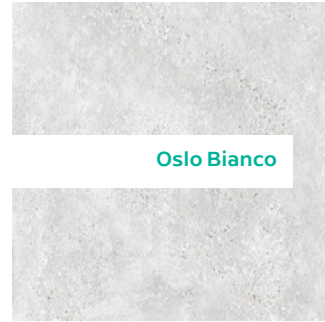
Robert Malcolm Moduleo Select
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC



Dartmoor

Feltex Cable Bay
Rest of house

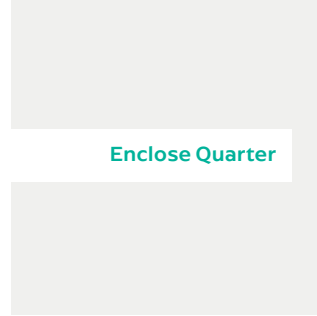
UPGRADE* ♦ Tiles



Oslo Bianco

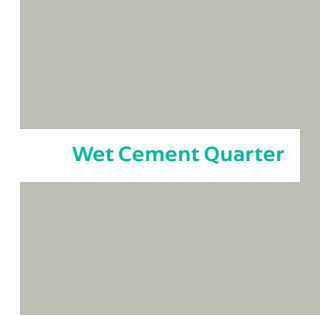
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

INTERIOR ♦ Colour scheme



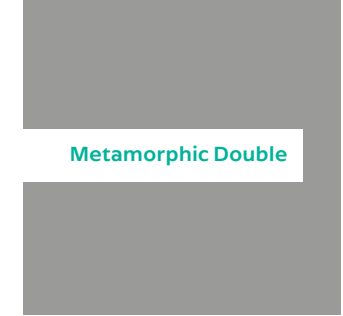
Enclose Quarter

Ceilings/scotias ♦ Window
reveals Door frames/skirtings ♦
Interior doors



Wet Cement Quarter

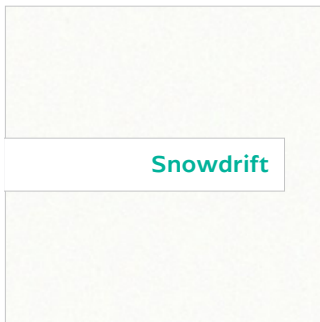
Interior walls (excl. bathroom/
WCs)



Metamorphic Double

Bathroom, Ensuite & WC walls

KITCHEN & LAUNDRY ♦ Cabinetry ♦ Benchtop ♦ Splashback (Kitchen)



Snowdrift

Melteca Laminate



Basalt

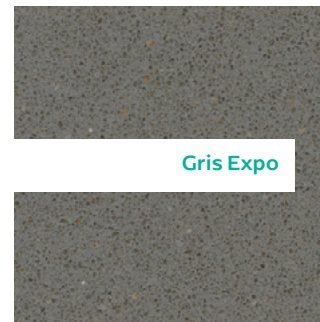
Formica Laminate



Bitumen

Painted glass

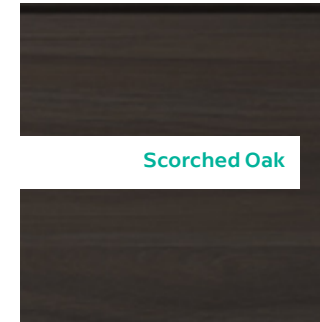
UPGRADE* ♦ Benchtop



Gris Expo

Silestone Engineered Stone

BATHROOM ♦ Vanities



Scorched Oak

Main bathroom ♦ Ensuite



White

WC (if applicable)

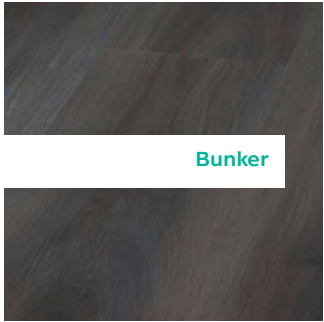
Moodboard No.5

* Flooring tiles and engineered stone benchtop options are **UPGRADES** and therefore additional costs apply. Laundry options applicable only to Laundry Upgrade.



Plimmerton Beach.

FLOORING ♦ Vinyl planks ♦ Carpet



Bunker

Robert Malcolm Moduleo Select
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC



Pelorus

Feltex Cable Bay
Rest of house

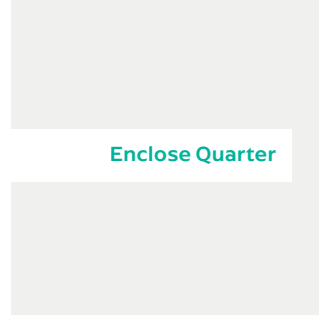
UPGRADE* ♦ Tiles



Esmal Charcoal

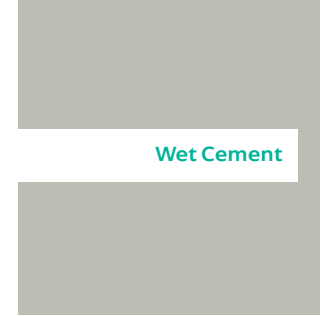
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

INTERIOR ♦ Colour scheme



Enclose Quarter

Ceilings/scotias ♦ Window
reveals Door frames/skirtings ♦
Interior doors



Wet Cement

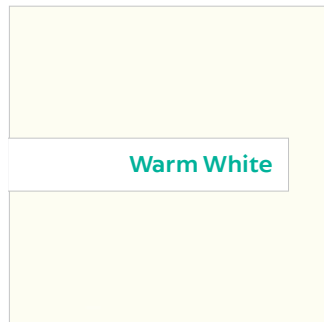
Interior walls (excl. bathroom/
WCs)



Dawn Rain

Bathroom, Ensuite & WC walls

KITCHEN & LAUNDRY ♦ Cabinetry ♦ Benchtop ♦ Splashback (Kitchen)



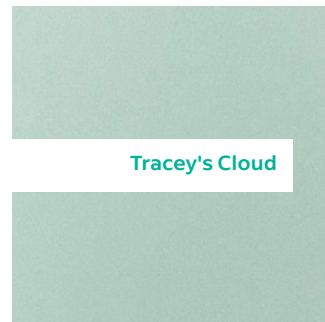
Warm White

Melteca Laminate



Terrace Grey

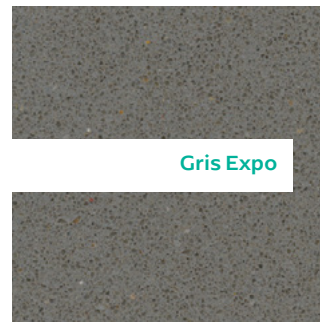
Formica Laminate



Tracey's Cloud

Painted glass

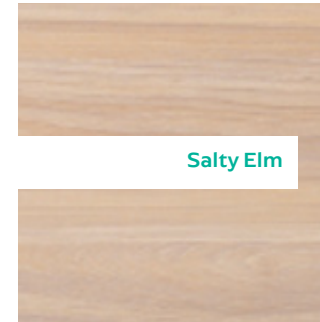
UPGRADE* ♦ Benchtop



Gris Expo

Silestone Engineered Stone

BATHROOM ♦ Vanities



Salty Elm

Main bathroom ♦ Ensuite



White

WC (if applicable)

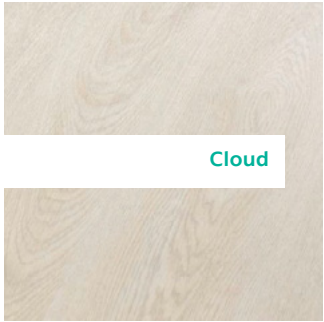
Moodboard No.6

* Flooring tiles and engineered stone benchtop options are **UPGRADES** and therefore additional costs apply. Laundry options applicable only to Laundry Upgrade.



Raumati Beach.

FLOORING ♦ Vinyl planks ♦ Carpet



Cloud



Coal

Robert Malcolm Moduleo Select
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

Feltex Cable Bay
Rest of house

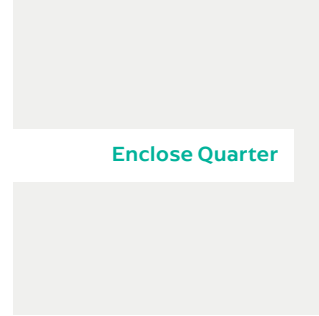
UPGRADE* ♦ Tiles



Terraz Original

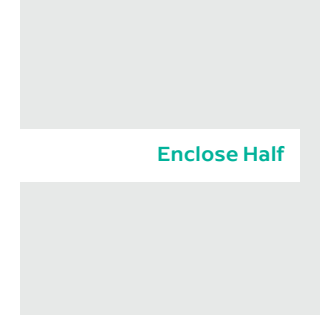
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

INTERIOR ♦ Colour scheme



Enclose Quarter

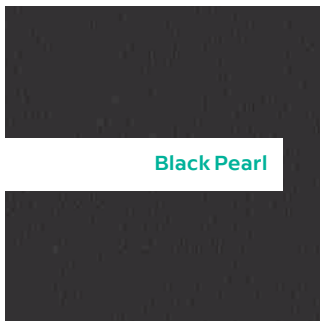
Ceilings/scotias ♦ Window
reveals Door frames/skirtings ♦
Interior doors



Enclose Half

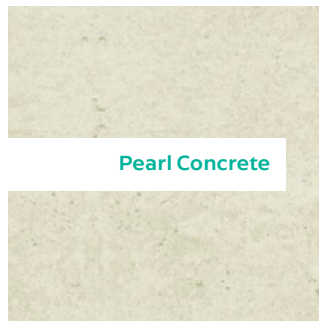
Interior walls (excl. bathroom/
WCs)

KITCHEN & LAUNDRY ♦ Cabinetry ♦ Benchtop ♦ Splashback (Kitchen)



Black Pearl

Melteca Laminate



Pearl Concrete

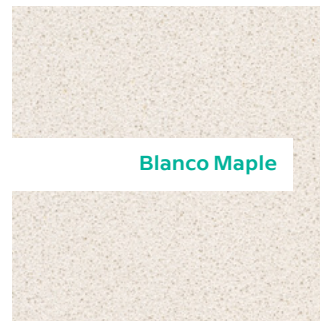
Formica Laminate



Bitumen

Painted glass

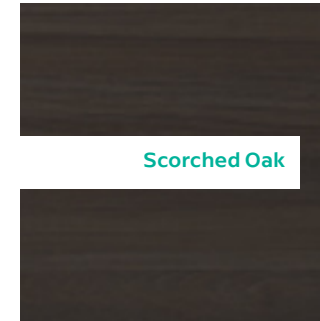
UPGRADE* ♦ Benchtop



Blanco Maple

Silestone Engineered Stone

BATHROOM ♦ Vanities



Scorched Oak

Main bathroom ♦ Ensuite



White

WC (if applicable)

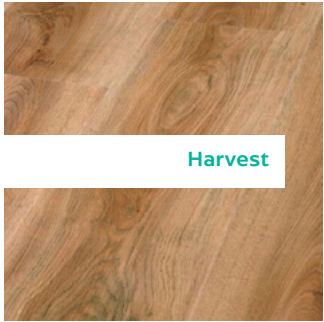
Moodboard No.7

* Flooring tiles and engineered stone benchtop options are **UPGRADES** and therefore additional costs apply. Laundry options applicable only to Laundry Upgrade.



Red Rocks Beach

FLOORING ♦ Vinyl planks ♦ Carpet



Harvest

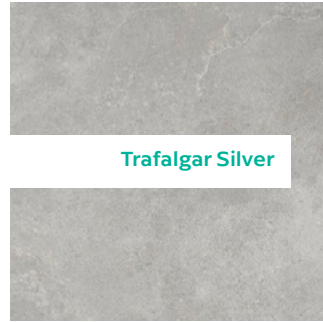


Dartmoor

Robert Malcolm Moduleo Select
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

Feltex Cable Bay
Rest of house

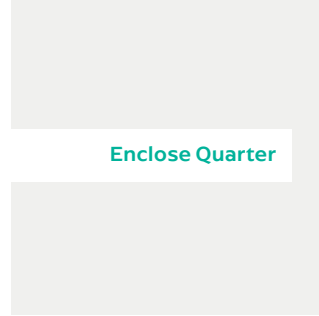
UPGRADE* ♦ Tiles



Trafalgar Silver

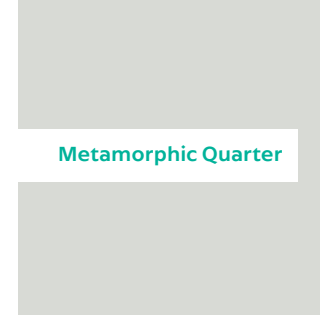
Entry ♦ Kitchen ♦ Bathroom ♦
Ensuite ♦ WC

INTERIOR ♦ Colour scheme



Enclose Quarter

Ceilings/scotias ♦ Window
reveals Door frames/skirtings ♦
Interior doors



Metamorphic Quarter

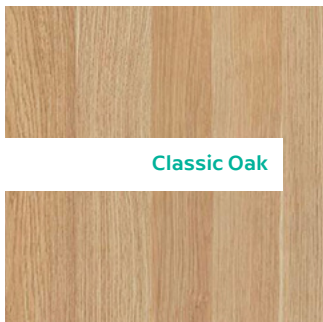
Interior walls (excl. bathroom/
WCs)



Furrow Half

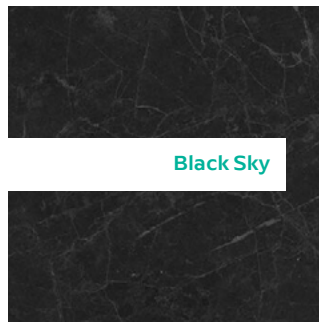
Bathroom, Ensuite & WC walls

KITCHEN & LAUNDRY ♦ Cabinetry ♦ Benchtop ♦ Splashback (Kitchen)



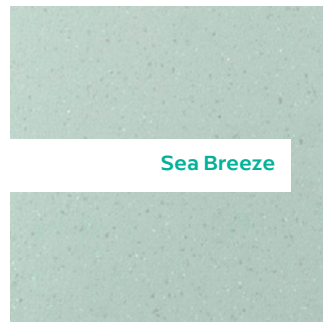
Classic Oak

Melteca Laminate



Black Sky

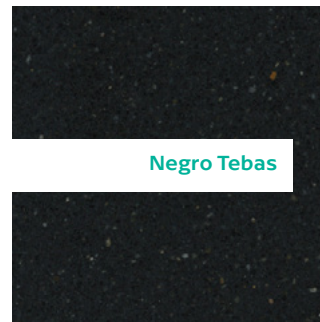
Formica Laminate



Sea Breeze

Painted glass

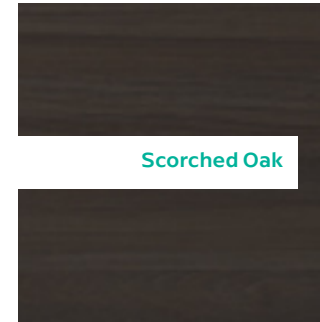
UPGRADE* ♦ Benchtop



Negro Tebas

Silestone Engineered Stone

BATHROOM ♦ Vanities



Scorched Oak

Main bathroom ♦ Ensuite



White

WC (if applicable)

Moodboard No.8

* Flooring tiles and engineered stone benchtop options are **UPGRADES** and therefore additional costs apply. Laundry options applicable only to Laundry Upgrade.

