

Verrans Views Brochure

Verrans Corner, 52 Birkdale Rd, North Shore

4 Townhouses (2 Bedrooms, 1 Car Park)

Completion planned October 2021, latest by April 2022



**High Quality, Attractive, Affordable, Functional,
Maintainable and Built to Last!**

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architectural - designed for easy living

These high quality, affordable functional and attractive houses are perfect for

- a first home buyer
- investor
- active older couple.

These houses offer great value in a good and growing part of Auckland.

- 2 full-size bedrooms
- 1 bathroom + 1 toilet
- 1 covered car park
- 69m2 of living space
- attractive courtyards and landscaping.

Internal features include

- tiled bathroom floor
- high-grade appliances
- drapes and blinds
- sound-proofing
- insulation
- water re-use.

Additional features

- solid cement fibre intertenancy walls
- Superior soundproofing, insulation and fireproofing
- 12m3 storage in the loft
- 5m3 storage in the garage

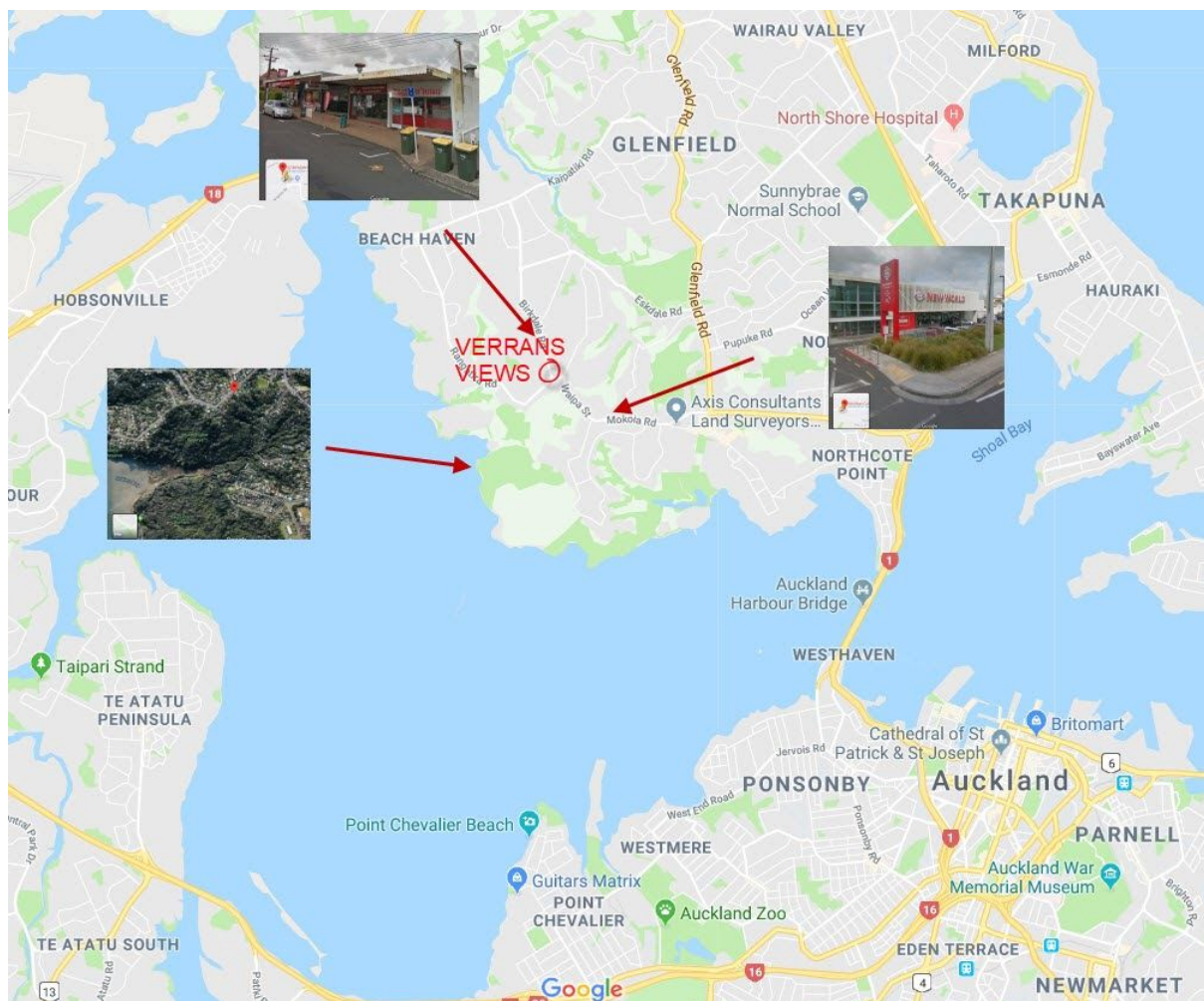


verrans corner - a great location

These beautiful townhouses are located on Birkdale Road on the North Shore, well-positioned for buses, and motorway connections and are walking distance to local shops, cafes, and other amenities.

There are good local schools, parks nearby, and churches too.

It takes less than 15 minutes to drive to Britomart off-peak.



What's nearby

- The Bert Sutcliff retirement village - 300m
- Bus station - 100m
- New World in Birkenhead including other shops - 1km
- Cafes, a superette, takeaways, and a laundromat - 40m
- Several reserves - Kauri Point,

great homes - first-time, investment, retirement

- First home buyers want a lower mortgage, so they can enjoy their lives and save for the future
- First home buyers and retirees want smaller homes, easy to maintain and close to transport, shops and parks.
- Investors want a better return than the banks offer and tenants want a rental they can afford.
- People want to spend less time commuting.
- People want houses that are easy and cheap to maintain including water, heating, gardens and buildings.
- Auckland is expanding outwards and upwards. People want some land and space and convenience in commuting.
- People want a lower environmental impact.
- People want quality homes that are investments and stand the test of time and appreciate in value.



prices - built for value

Property	Bedrooms	Bathrooms	Floor area m ² *	Outdoor area m ² *	Lot Size m ² *	Price
12	2	1.5	69	28	62	\$699,000
13	2	1.5	69	28	62	Under Offer
14	2	1.5	69	28	62	Under Offer
15	2	1.5	69	62	96	Sold
16	2	1.5	69	38	72	Sold
17	2	1.5	69	40	74	Under Offer
18	2	1.5	69	57	91	Sold

* Approximate measurements

construction - prefabricated with quality and style

These houses are built by BuiltSmart in Huntly, using a prefabricated process and then transported to the site. This takes the uncertainty out of building and the houses are built in hangers similar to an aircraft. There are no weather delays, quality is maintained because the team has experience and comes to the same location each day using the same tools and processes, and this results in a price advantage to you.

Quality and ease of construction go hand in hand - if it's easy to build then less can go wrong. These houses are built on solid clay with firm foundations and stormwater management. The Weathertex feature wall is durable, maintainable and sustainable and the Colorsteel and Hardies weatherboard are attractive, low maintenance and easy to work with, ensuring a high-quality house.

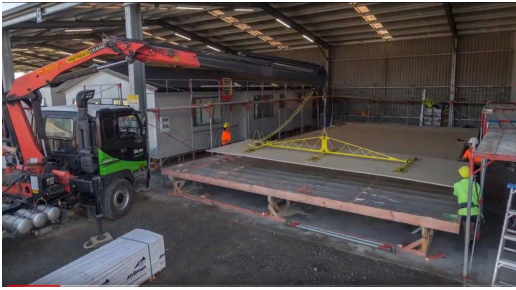
The internal area of your 73 square metre house is 69 square metres.

The patented metrapanel wall system means thinner walls and so the internal dimensions of the house are increased by approximately 8%.

The houses are built as separate buildings with an air barrier between them. This creates superior soundproofing, insulation and fireproofing.

The construction methodology adheres to New Zealand 3604 standards meaning they are simple to build. For you, that means a superior design with enhanced durability and longevity.

Check out how all this comes together by clicking on [this video](#). Then call BuiltSmart on 07-828 9285 and book a visit to them at 496 Great South Road Huntly, to see a show home and houses being built.



external specifications - inviting, simple and durable



SUB-FLOOR & FLOORING

- 25mm Metra flooring over 200 x 50 floor joists at 450 centres with 3 rows of 150 x 50 bearers

WALL & CEILING SYSTEM

- Metra Panel wall and ceiling system as per the drawings

FASCIA, SPOUTING & DOWNPIPES

ALUMINIUM JOINERY

- Vantage double glazed powder coated aluminium windows and doors as per the drawings (colour to be chosen Duralloy Generation 2 colour range)
- Stippolyte obscure glazing to bathroom & WC windows, green tint glass to all other joinery

ENTRANCE DOOR

- Metaline external Colorsteel fascia and gutter system - Colorsteel Endura Range
- Round PVC downpipes with clips

ROOF

- Timber trusses at 900 centres as per manufacturer's design
- 75 x 50 purlins at 900 centres
- Long run 0.40 colour steel roofing over self supporting roof underlay - Colour steel Endura Range

INSULATION

- Under floor- Premier Polyester underfloor Blanket (R1 .8)
- Wall insulation- Premier A grade glasswool (Pink Batts - R1 .8)
- Ceilings insulation Premier A grade glasswool (Pink Batts - R3.6)

- Aluminium & glass entry door with pull handle and roller catch.

SOFFITS

- 4.5mm smooth Hardie Flex with PVC jointers and vented soffits as per Metra design manual
- Soffit and gable overhang as per the drawings

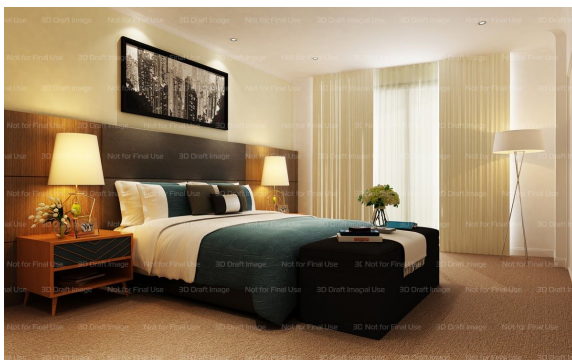
EXTERIOR CLADDING

- Colorsteel - MCN770
- Feature Cladding - Weathertex Feature wall
- James Hardie Weatherboard

INTERTENANCY WALL (or similar)

- 18mm Metra Panel wall
- 40 mm [Pink batts](#) masonry insulation R 1.2
- 9mm [Duragrid](#) fibre cement wall

interior specifications - warm, inviting, and stylish



LAUNDRY CABINET

- Aquatica tubbie - powder coated pre-finished cabinet with mixer and liquid soap dispenser

KITCHEN UNITS

ELECTRICAL

- External meter board positioned as per the plan
- Internal distribution board located as per the plan

- All our kitchen units are constructed from formica laminate over water resistant plywood
- Door and draw fronts - 18mm Melteca
- Bench tops - Formica 35 mm square edge.
- Handles - Mardeco
- Sink - 1 1/4 bowl no drainer (ZJS4520 or ZJS608)

KITCHEN APPLIANCES

- Fisher and Paykel under bench oven - (OB60SC5CEX1)
- Fisher and Paykel electric hob (CE604CBX2)
- Fisher and Paykel dishwasher - (DW60FC2X1)
- Integrated range hood or 900mm s/s (TCH90X) to suit
- 1 x power point in laundry (1 x double)

ELECTRICAL (continued)

- 1 x VYNCO Turbol 50 extraction fan per bathroom - vented to exterior soffit
- 1 x 5 bar chrome heated towel rail to main bathroom
- Wiring and connection to under bench oven, hob, dishwasher & range hood
- LED down lights throughout the house as per the electrical plan
- Exterior lights— 1 per exterior door
- All electrical work completed to exterior meter board ready for power connection to mains

PLUMBING

- 180 litre mains pressure hot water cylinder
- All water pipes butylene
- All waste pipes PVC as per the drainage plan
- 1 x Compac toilet suite dual flush (per bathroom)
- All tapware Progetto Tube series
- 1 x Tube chrome basin mixer and pop up waste (per bathroom)
- 1 x Tube chrome 850mm round slide shower mixer (per shower)
- 1 x Tube highrise kitchen mixer (Matt Black or chrome) Plumbing for washing machine
- 2 x exterior taps as per the drawings

- All lighting and power points as per the electrical plan
- All switchgear is VYNCO Home range

We allow -

- 4 x power points per bedroom (2 x doubles)
- 4 x power points to office (2 x doubles)
- 1 x power point to bathroom (1 single)
- 1 x power point to hallway (1 x double)
- 6 x power points to lounge (3 x double)
- 4 x power points to kitchen (2 x double)
- 2 x power points to dining room (1 x double)

HEAT PUMP

- Mitsubishi Heavy Industries - SRK71

SMOKE ALARM

- Goldair GS-526 battery-operated smoke detector

TELEPHONE

- 2 x Telephone outlet connection allowed
- Owner to contact service provider (i.e telecom) to arrange phone account and connection

STOPPING

- Level 4 paint quality finish throughout
- All Metra Panel wall and ceiling panels are paint sealed before leaving the factory.
- Internal corners on walls and wall to ceiling junctions to be filled by painter with flexible paintable sealant

PAINTING

- One colour throughout

INTERIOR DOORS

- MDF flush face hollow core doors pre-hung on satin chrome hinges and rebated jambs (paint quality)
- Door hardware Element satin chrome lever type
- Door stops - satin chrome

HARDWARE

SHOWERS

- 1 x 900 x 900 2-sided easy seal shower tray with one piece flat acrylic liner, glass door and easy clean waste

VANITIES

- 1 x 900mm Mia white double drawer floor standing vanity to main bathroom

TILING

- Bathroom floor, with walls tiled to 0.1m high
- Full tiled splashback to kitchen

TV CONNECTION

- 2 x TV outlet connection allowed

- 2 x Tube toilet roll holders (satin chrome)
- 2 x 750 x 900 polished edge mirror (dome fixed)

WARDROBES

- Each wardrobe has a 300mm wide shelf with a white lumberlok closet rail
- Wardrobe with 2 x shelving units to master bedroom

INTERNAL FINISHING LINES

- Skirting 60 x 10 single bevelled pine
- Architraves 40 x 10 single bevelled pine
- Square stop walls & ceilings
- Shelving is all 36mm Metra panel

FLOOR COVERINGS

- Carpet & Vinyl throughout

This architectural floor plan illustrates a 100m² apartment layout. The plan includes a living area with a sofa (3), a coffee table (2), and a television (1). A dining area features a table (2) and chairs (1). The kitchen area is equipped with a sink (14), a stove (15), and a refrigerator (16). The bathroom contains a toilet (17) and a bathtub (18). The bedroom area has a bed (19) and a wardrobe (20). The plan also shows a balcony (21) and a terrace (22). Dimensions are provided for the overall layout and individual furniture pieces.

Overall Dimensions:

- Overall Width: 8800
- Overall Length: 46000

Furniture and Fixture Dimensions:

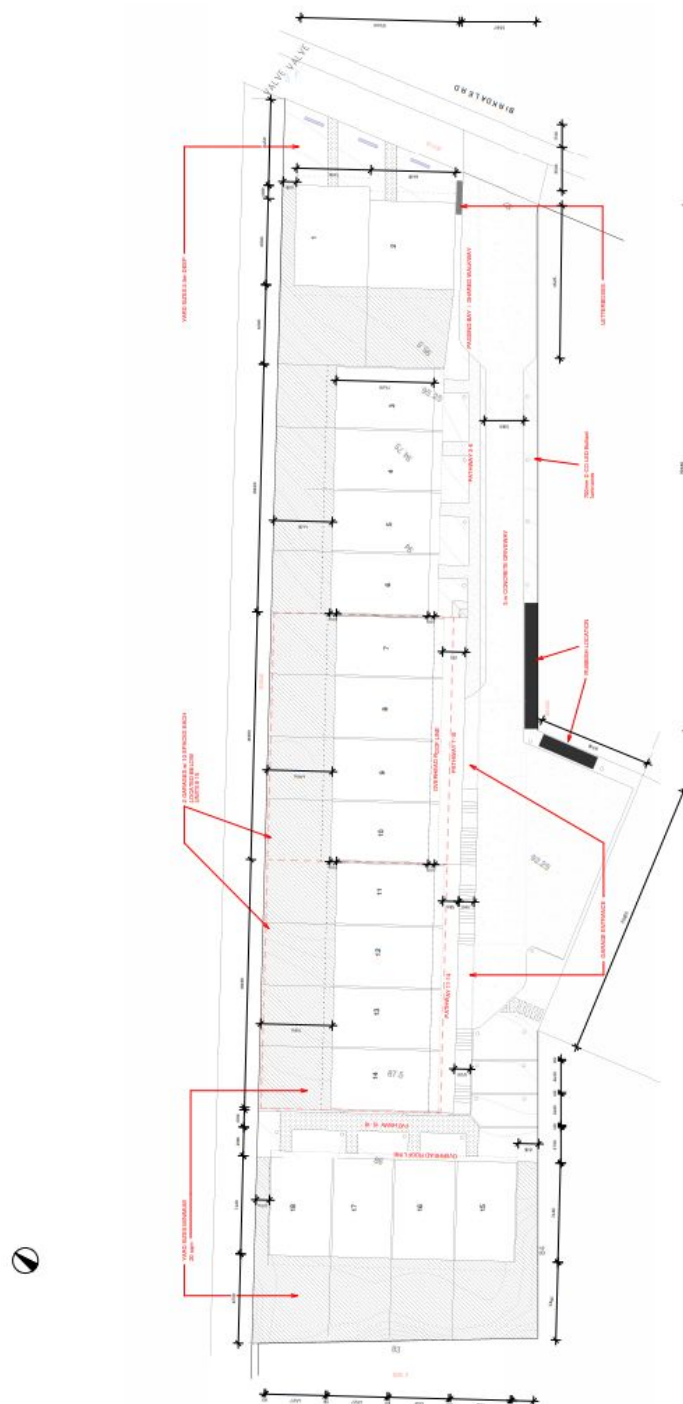
- Living Area: 7900 (width), 2600 (length)
- Dining Area: 2600 (width), 2600 (length)
- Kitchen Area: 2600 (width), 2600 (length)
- Bathroom: 2600 (width), 2600 (length)
- Bedroom: 2600 (width), 2600 (length)
- Balcony: 2600 (width), 2600 (length)
- Terrace: 2600 (width), 2600 (length)

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- The floor plan shows a rectangular apartment layout with the following features and dimensions:
- Overall Dimensions:** The total width is 6.750 and the total depth is 29.520.
 - Rooms and Furniture:**
 - Bedroom 1 (Top Left):** Contains a bed and a wardrobe.
 - Bedroom 2 (Bottom Left):** Contains a bed and a wardrobe.
 - Bedroom 3 (Middle Left):** Contains a bed and a wardrobe.
 - Bathroom:** Located between the middle and bottom bedrooms, containing a toilet and a sink.
 - Hallway:** A central hallway with a red curved door leading to the bedrooms and a blue curved door leading to the stairs.
 - Staircase:** Located on the right side of the plan, with an arrow pointing down.
 - Entrance:** A small area at the bottom right with a blue door.
 - Dimensions and Markings:**
 - Room widths are marked as 3.500, 3.000, and 3.000.
 - Room depths are marked as 3.500, 3.500, and 3.500.
 - Overall dimensions are 6.750 (width) and 29.520 (depth).
 - Room numbers 1, 2, and 3 are marked in red.
 - Room numbers 12 and 13 are marked in blue.
 - Room numbers 14, 15, and 16 are marked in red.
 - Room numbers 17, 18, and 19 are marked in blue.
 - Room numbers 20, 21, and 22 are marked in red.
 - Room numbers 23, 24, and 25 are marked in blue.
 - Room numbers 26, 27, and 28 are marked in red.
 - Room numbers 29, 30, and 31 are marked in blue.
 - Room numbers 32, 33, and 34 are marked in red.
 - Room numbers 35, 36, and 37 are marked in blue.
 - Room numbers 38, 39, and 40 are marked in red.
 - Room numbers 41, 42, and 43 are marked in blue.
 - Room numbers 44, 45, and 46 are marked in red.
 - Room numbers 47, 48, and 49 are marked in blue.
 - Room numbers 50, 51, and 52 are marked in red.
 - Room numbers 53, 54, and 55 are marked in blue.
 - Room numbers 56, 57, and 58 are marked in red.
 - Room numbers 59, 60, and 61 are marked in blue.
 - Room numbers 62, 63, and 64 are marked in red.
 - Room numbers 65, 66, and 67 are marked in blue.
 - Room numbers 68, 69, and 70 are marked in red.
 - Room numbers 71, 72, and 73 are marked in blue.
 - Room numbers 74, 75, and 76 are marked in red.
 - Room numbers 77, 78, and 79 are marked in blue.
 - Room numbers 80, 81, and 82 are marked in red.
 - Room numbers 83, 84, and 85 are marked in blue.
 - Room numbers 86, 87, and 88 are marked in red.
 - Room numbers 89, 90, and 91 are marked in blue.
 - Room numbers 92, 93, and 94 are marked in red.
 - Room numbers 95, 96, and 97 are marked in blue.
 - Room numbers 98, 99, and 100 are marked in red.

site - functional and maintainable

This site has been meticulously planned to give space, functionality and enjoyable living. The illuminated driveway provides easy access to the garages.

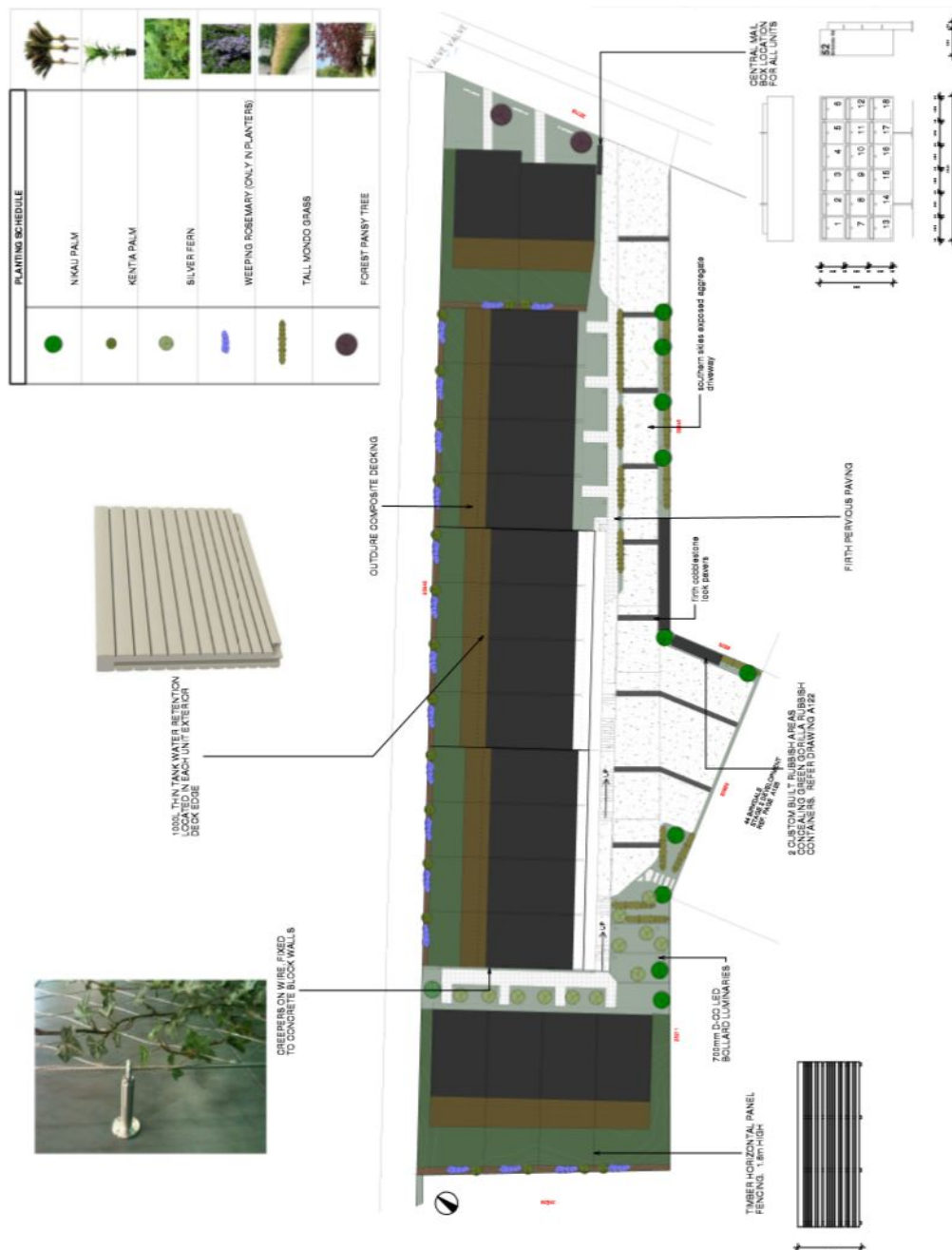
A separate pathway allows pedestrians to get to house entrances easily and to give some privacy. **(See the plans for more clarity.)**



landscape - attractive and natural

The landscaping is attractive, natural and easy to maintain. Attention has been given to choosing trees that remain small and attractive and the mondo grass does not require mowing. The creepers on the garage walls provide a natural feel.

There is a common area for group BBQ's. The outlook provides pleasant, unobstructed views into the valley to the Northwest and catches the afternoon sun all year-round. **(See the plans for more clarity.)**



our guarantee is comprehensive

Our Guarantee

- In accordance with the Building Act, BuiltSmart Limited and Verrans Corner Village Limited provide a 10 year workmanship guarantee on your house.
- BuiltSmart Limited provides product guarantees for all materials and items used in the construction of BuiltSmart transportable homes.
- When you purchase a property, you will be given a Warranty and Maintenance Book. This book details and explains all the products and systems involved in building your property and what warranty they carry e.g. the roofing has up to a 30 year warranty

Claims for structural issues

Your house is covered under a 10 year structural warranty from BuiltSmart.

Claims for interior items and chattels:

Make direct contact with any of the companies mentioned in your Warranty and Maintenance Book. The book is designed for you to be able to easily complete any maintenance.

Claims for shared assets

You will have a Residents' Association that has rules dictating how the repair and maintenance of any shared assets will be done. This includes items such as driveways, retaining walls, stormwater tanks, and common gardens. They will have a register of the suppliers and contractors and the warranties they provide, and will be responsible for the work to be done.

next steps - an easy buy

1. **Check availability:** Contact Lance Clarke (Ph 021 401 489) or Shelley Boyed (Ph 021 082 09587) at Barfoot&Thompson to confirm availability of the specific property or email verransviews@gmail.com
2. **Sign an Agreement for Sale and Purchase of Real Estate** ("Agreement") (this is the approved Real Estate Institute of New Zealand and the Auckland District Law Society form of Agreement used when purchasing residential property in New Zealand)
3. **Conduct Due Diligence and Secure Finance:** You have 10 working days from signing the Agreement to conduct any due diligence and obtain finance. During the 10 working days, you need to correspond and obtain advice from your advisors (lawyer, accountant, property manager and others) regarding the proposed purchase.
4. **Confirm or Cancel the Agreement:** If you are not satisfied, you may cancel the Agreement, for whatever reason. If you are satisfied, the Agreement is confirmed, then the 10% deposit becomes payable into the lawyer's trust account.
5. **Verrans Corner Village Limited goes unconditional on 31 January 2021:** This allows time to finalise financing and council permits and anything else required for the development. If the development does not proceed, you get a full refund of the deposit including accrued interest.
6. **You take Possession by 30 April 2022:** Once the property is completed, you settle, including paying the balance owing. This is expected in October 2021, (at latest April, 2022). Then the property is yours and you move in!