

Inspector: M \_\_\_\_\_ File No. \_\_\_\_\_

Receipt No. 5116-5117

Date Permit Issued 1 / 7 / 88

**OWNER**

Name Wilson, Son Ltd

Mailing Address % P.O  
Rauene  
Northland

**BUILDER**

Name Kaikohu Prebuilt Homes

Mailing Address P.O Box 306  
Kaikohu

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

**SITE**

Street No. \_\_\_\_\_

Street Name State Highway 12

Town/District Whirinaki

Riding Rauene

**LEGAL DESCRIPTION**

Valuation Roll No. 670-29

Lot R 23 D.P. 24659

Section \_\_\_\_\_ Block 1

Survey District Waikato

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

New Dwelling



**FLOOR AREA** Whole Sq. Metres 105.00

**DWELLING UNITS** Number Erected 1

ESTIMATED VALUES \$	Building	<u>62.000</u>	<u>00</u>
	Plumbing	<u>1.000</u>	<u>09</u>
	Drainage		
	G.S.T.		
TOTAL	<u>63.000</u>	<u>00</u>	

**NATURE OF PERMIT (TICK BOX)**

NEW BUILDING  
- exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED  
- include installation of heating appliances

NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions

DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ <u>270.00</u>	Water Connection	\$ _____
Street Damage Deposit	\$ _____		\$ _____
Building Research Levy	\$ <u>63.00</u>		\$ _____
Plumbing	\$ <u>80.00</u>		\$ _____
Drainage	\$ _____		\$ _____
Sewer Connection	\$ _____		\$ _____
Vehicle Crossing Levy	\$ _____	G.S.T.	\$ _____
M.S. Plumbing	\$ _____	TOTAL:	\$ <u>415.00</u>

Receipt No. 5116-5117-5118

Date of Payment 30 / 6 / 88

Authorised Officer M.S. Dawson

Special Conditions: \_\_\_\_\_

Date Inspected	REMARKS (e.g. stage reached with work)





OFFICIAL RECEIPT

Hokianga\_County\_Council

P O BOX 3

RAWENE

Date:30Jun88

MARK WILSON

RWN

Receipt : C 5117 1

TAX INVOICE  
GST No 10-587-964

TAX INCLUSIVE

Received  
\$63.00

G/ 9013/

/109

BUILD LEVY

OFFICIAL RECEIPT

Hokianga\_County\_Council

P O BOX 3

RAWENE

Date:30Jun88

MARK WILSON

RWN

Receipt : C 5118 1

TAX INVOICE  
GST No 10-587-964

TAX INCLUSIVE

Received  
\$80.00

G/ 2251/ /053 PLUMB & DRAIN



# HOKIANGA COUNTY COUNCIL

P.O. BOX 3 RAWENE PHONE 829

## Application for Building Permit

TO THE BUILDING INSPECTOR,

Sir,

I hereby make application to erect/re-erect/extend/alter/repair the building(s) according to the site plan, detailed plans, elevations, cross sections and specifications deposited herewith in duplicate.

Particulars of the land and buildings are:—

**OWNER** Name Wilson and Sons Ltd.  
Postal Address..... Phone.....

**BUILDER** Name Kaikōhe Prebuilt Homes.  
Postal Address P.O. Box 306 Phone 81154

**PREVIOUS OWNER** if purchased within last 12 months: None.

**EXISTING BUILDINGS ON SITE:** None.

**NATURE OF PROPOSED BUILDING WORK:** New 3 Bedroom dwelling.  
e.g. additions to Dwelling, Bedroom, Lounge extensions, etc.

**VALUATION No.:** (from rate demand) 670-29 D.P. 24659 **LAND ZONING:**.....

**LEGAL DESCRIPTION OF SITE:** (from rate demand or title deeds).....

Pt 23 Block 1 Waikōu Survey District  
Road or Street: Highway 12 main Rd. Town or Locality: Whiriki Rawene

**AREA OF SITE:**..... Hectares..... Square Metres

**NATURE OF SOIL:** (rock, clay, sand, loam, etc.) Loam.

**FLOOR AREA:** (proposed work — square metres).

	Basement	Ground floor	Other floors	Total
Main Building	.....	<u>105m<sup>2</sup></u>	.....	<u>105m<sup>2</sup></u>
Accessory Buildings	.....	.....	.....	.....

**ESTIMATED VALUE OF WORK:**

Main Buildings (excluding plumbing and drainage)	\$ <u>62,000-00</u>
Accessory Buildings (excluding plumbing and drainage)	\$ .....
Plumbing and drainage	\$ <u>4,000-00</u>
<b>Total Value of Work</b>	\$ <u>65,000-00</u>

**CERTIFICATE:** I hereby certify that the above information is correct in every respect and do hereby agree to abide by all provisions of the Hokianga County Council by-laws governing and regulating all matters the subject of the foregoing.

Signature of Applicant: [Signature] Date: 5-5-88.

### FOR OFFICE USE ONLY

**FEES:**

Building Permit	\$ <u>270.00</u>	Receipt No. ....	Date.....	Permit.....
Building Research Levy	\$ <u>63.00</u>	Receipt No. ....	Date.....	.....
Plumbing Permit	\$ <u>00.00</u>	Receipt No. ....	Date.....	Permit.....
Drainage Permit	\$ .....	Receipt No. ....	Date.....	Permit.....

**INSPECTIONS:**

Total Fee \$ ~~530.00~~

Site	Date	<u>413-00</u>
Footing	Date	.....
Prelining	Date	.....
Plumbing	Date	.....
Drainage	Date	.....
Completion	Date	.....



## GENERAL INFORMATION

1. The following **MUST** accompany this application:

### **PLANS AND SPECIFICATIONS TO BE SUBMITTED IN DUPLICATE (in ink or on print paper)**

including — Site Plans —

- (a) Ground plans of existing and proposed work showing position of all sanitary fittings and names and sizes of various rooms.  
Ground plans, front and side elevations to scale of 50 millimetres = 1 metre or 100 millimetres = 1 metre.
- (b) Where the building is on a sloping site the correct height of foundations must be shown.
- (c) Front and side elevations.
- (d) Cross section showing framing with bracing.
- (e) A report and calculations showing how the design complies with the By-laws in the case of buildings requiring specific design. Plans to be signed by designer and their qualifications.
- (f) Such drawings and information in detail as may be necessary to indicate that the proposed building or other work or change of use of land or buildings will comply in all respects with the District Planning Scheme and with the By-laws.
- (g) Where a building requires Plumbing and Drainage work a separate Application Form must be filled in and fee paid.
- (h) Application for water connection where water supplies are available.
- (i) Application for sewer connection where a sewer reticulation scheme is available.

2. FEES for dispensation from the planning scheme (if required) must accompany the application but permit fees may be forwarded later on advice of availability of permit and the amount of fees required.

3. BUILDING INSPECTOR office hours are normally:

**Monday, Wednesday, Friday 8.00 a.m. to 10.00 a.m.  
or by appointment.**

### **SITE PLAN MUST SHOW (in ink)\*;**

1. Position of existing buildings (draw in red).
2. Position of building proposed under this application (drawn in blue).
3. Position of garage and driveways whether required now or not (including existing and proposed crossings).
4. Distances of each building from boundary lines. To avoid delay in processing your building permit, please note that **ALL** distances are required from boundaries. The size of the property does not eliminate the need for provision of required distances.
5. Boundary lines shown thus: — — — — — — — — — — — — — — — —
6. Any Building Line Restrictions imposed on land.
7. Site plan must be drawn accurately to scale.
8. Deviation from site plans is not permitted without written approval of the Council.



## SCALE OF FEES

(effective from 1 Oct. 1986)

For the examination of plans and specifications of any building and for the inspections of such building the following fees shall be payable according to the estimated value of the work.

In any dispute as to value, the Building Inspector shall have the absolute determination of the value of the proposed work or building.

### PLEASE NOTE

#### BUILDING RESEARCH LEVY FEE

In addition to the fees below there will also be payable a Building Research Levy in accordance with the Building Research Levy Act 1973 which is set at \$1.00 in each \$1,000 or part thereof of the value of each Building Permit issued. Permits for work of a value less than \$10,000 are exempted.

Estimated Value of Work :	<u>Inc. G.S.T</u>
Up to-\$800	\$ 33.00
\$ 801-\$1000	\$ 36.00
\$ 1001-\$1200	\$ 40.00
\$ 1201-\$1400	\$ 43.00
\$ 1401-\$1600	\$ 48.00
\$ 1601-\$1800	\$ 52.00
\$ 1801-\$2000	\$ 58.00
\$ 2001-\$2500	\$ 63.00
\$ 2501-\$3000	\$ 70.00
\$ 3001-\$3500	\$ 77.00
\$ 3501-\$4000	\$ 84.00
\$ 4001-\$5000	\$ 92.00
\$ 5001-\$6000	\$106.00
\$ 6001-\$7000	\$121.00
\$ 7001-\$8000	\$136.00
\$ 8001-\$9000	\$150.00
\$ 9001-\$10,000	\$165.00
\$ 10,001-\$12,000	\$173.00
\$ 12,001-\$14,000	\$181.00
\$ 14,001-\$16,000	\$189.00
\$ 16,001-\$18,000	\$196.00
\$ 18,001-\$20,000	\$204.00
\$ 20,001-\$25,000	\$212.00
\$ 25,001-\$30,000	\$219.00
\$ 30,001-\$35,000	\$227.00
\$ 35,001-\$40,000	\$231.00
\$ 40,001-\$50,000	\$242.00
\$ 50,001-\$60,000	\$253.00
\$ 60,001-\$70,000	\$270.00
\$ 70,001-\$80,000	\$286.00
\$ 80,001-\$90,000	\$303.00
\$ 90,001-\$100,000	\$319.00
\$100,001-\$120,000	\$330.00
\$120,001-\$140,000	\$341.00
\$140,001-\$160,000	\$352.00
\$160,001-\$180,000	\$363.00
\$180,001-\$200,000	\$374.00
\$200,001-\$240,000	\$385.00
\$240,001-\$280,000	\$396.00

#### FEES PAYABLE FOR SPECIAL DUTIES

For inspection required in the case of proposed structural alterations before plans are submitted for approval.....	\$ 33.00
For inspecting old timber before re-using the same in a new building..	\$ 33.00
For searching drawings and other documents after completion of work...	\$ 27.50
For inspecting and report on existing buildings within the County for re-siting.....	\$ 38.50
For inspecting and report on existing buildings outside of County.....	
(Negotiable with Council)	
For any inspection that may be deemed necessary in connection with any building or work in respect of which no fees have otherwise been paid..	\$ 33.00
For application to Council for dispensation from Planning Scheme (bulk and location requirements).....	\$ 33.00
Deposit against damage to street, road or footpath crossings during building construction in areas other than those zoned Rural (refundable).....	\$1,100.00
For protective hoardings around building sites.....	\$ 22.00



KAIKOHE PREBUILT HOMES

HOUSING SPECIFICATION

Name: Wilson and Son Ltd.

Plan Reference: 4.



KAIKOHE PREBUILT HOMES

Specification Details

Page 2 and 5 specify what has been included in the contract and  
Pages 6 to 18 expand on the items specified in Pages 2 and 3 as well as covering general matters.

- A.00 Insurance:
- 0.07 Roof Style:  
~~Cable / Dutch Gable / Hip Roof~~
- D.10 Exterior Wall Sheathing:  
~~Hardiplank / 235mm Smooth / 245mm Woodgrain / Rusticate Handiplank~~
- Gable Ends: ~~Hardiflex Battened~~ / Hardi Montana Board
- D.12 Windows:  
Awning type Aluminium (BRONZE / SILVER)
- 0.13 Shutters:  
Type -
- D.14 Exterior Doors:  
Back Door - Obscure Aluminium (BRONZE / SILVER)  
Front Door - Obscure Aluminium (BRONZE / SILVER)  
Aluminium Sliders (BRONZE / SILVER)
- D.15 Roof Sheathing:  
~~Luxalon Roofing / Gerard Tiles / Corrugated Iron~~
- Q.18 Insulation:  
To N.Z.S. 421BP Walls / Ceiling / Under floor
- D.19 Wall Linings:  
Gibraltar Board
- D.20 Ceiling Linings:  
Michaelangelo Ceiling panels.
- D.21 Doors:  
Mahogany / ~~Paint Quality~~
- D.22 Finishing Timbers:  
Paint Quality

for & on Behalf of CONTRACTORS \_\_\_\_\_

EMPLOYER *M. A. Wilson*



D.23 **Kitchen:**  
 Cupboard Doors: ~~Paint Quality / Mahogany / Pine~~  
 Sink Bench: 1675 \_\_\_\_\_ Stainless Steel / Laminate  
 Taps: Twin / Faucet Colour  
 Flat Pressings - ~~Laminate Colour~~ \_\_\_\_\_

D.24 **Bathroom:**  
~~Bath / Bath Shower Unit~~  
 Ristone lining to 1200  
~~Shower Box / stainless steel base / Ristone lining~~  
 Vanity / Noel Celeste / ~~Laminate / on Brackets / Unit~~  
 760 / ~~1350 /~~  
~~Faucet / Twin taps~~  
~~Hand Basin / Porcelain / Caroma Valet~~  
 Shaving Cabinet / Toothbrush Holder / Towel Rail

D.25 **Toilet:**  
 Water closet with ~~Caroma Wallset~~ / Diamond Cistern

D.26 **Laundry:**  
 Stainless Steel Tub / ~~Washing Machine Taps~~ / Pacific  
 Converter (includes washing machine taps)

E.01 **Water, Pipes & Taps:**  
 By Contractor / ~~Employer~~

F.01 **Lights:**

Interior Plain Opal Shade	No	<u>11</u>
Wall Mounted (no shade)	No	<u>1</u>
Two way switch	No	<u>1</u>
Exterior 150mm ball fitting	No	<u>2</u>

F.02 **Power Points:**

Single 3 pin plug switched	No	<u>11</u>
Double 3 pin plug switched	No	<u>1</u>
Hot water service	No	<u>1</u>
Stove wiring - 4 plate supply	No	<u>1</u>
Shaver Point	No	<u>1</u>

F.03 **T.V. Connection:**

F.04 **Stove:**  
 White Gate 60.

F.05 **Central Heating:**



F.06- Meter Box / Main Switchboard:  
07 by Contractor / ~~Employer~~

F.08 Sub Board:  
by Contractor / ~~Employer~~

G.01 Painting Exterior:  
Roof unpainted / \_\_\_\_\_  
Wall Sheathing - by Contractor / ~~Employer~~

G.02 Painting Interior:  
by Contractor / ~~Employer~~

G.03 Paperhanging:  
by Contractor / ~~Employer~~  
Wallpapers to be chosen from \_\_\_\_\_

J.04 Base Heights:  
As per plan / to maximum height (900mm) as per General  
specification J.04(a)

J.05- Foundation Type:  
08 Timber Piles \_\_\_\_\_

J.09 Base Sheathing:  
~~6mm Hardiflex~~ / 150 x 25 planks rough sawn

J.10 Landing & Decks:  
As per plan.

J.11 Steps:  
Front door Wooden No. treads 3  
Back door Wooden No. treads \_\_\_\_\_  
Exterior Sliding / French Doors / Wooden  
No. treads 3

J.12 Handrail:  
as per plan

J.13 Floor Sanding  
by Contractor / ~~Employer~~

J.14 Vinyl:  
Type \_\_\_\_\_ to Kitchen / Bathroom / W C / Laundry  
/ Ensuite

for & on behalf of CONTRACTORS \_\_\_\_\_ EMPLOYER M. A. Wilson

J.15 Carpet:  
Type \_\_\_\_\_ to  
Lounge / Dining Room / Hall / Bedroom 1 - 2 - 3

K.00 Site Plumbing:  
by Contractor / ~~Employer~~

K.01 Waste Pipes:  
by Contractor / ~~Employer~~

K.02 Downpipe Extensions:  
by Contractor / Employer

K.03 Water Supply:  
Main Supply / Tank - Type Concrete Size 5000 gals.  
Existing / Bore

Water Source:  
by ~~Contractor~~ / Employer

Water Connection:  
by ~~Contractor~~ / Employer

Spouting to Tank Connection:  
underground

Pressure Pump:  
by ~~Contractor~~ / Employer - Type \_\_\_\_\_

L.00 Drainage:  
by Contractor / ~~Employer~~ Septic Tank / Sewer

M.00 Site Electrical:  
by Contractor / ~~Employer~~  
(refer general Specifications M.01 - M.03)

Sundries:



**General Specification**

Of work done and materials used in the construction of "Pre-built" Buildings designed and built to conform with N.Z.S. 3604 (1981) and N.Z.S. 3602 (1975) Building Code Standards, by KAIKOHE PREBUILT HOMES, Building Contractors.

Pages 2 and 5 specify what has been included in the contract and

Pages 6 to 18 expand on the items specified in Pages 2 and 3 as well as covering general matters.

A.A. **General:**

Buildings are constructed to the true intent and meaning of these plans and specifications.

All measurements on plans take precedence over scaled dimensions.

A.00 **Insurances:**

The Contractor shall be wholly responsible for any loss or damage to the work and material covered by this contract until it is delivered to the site and on permanent foundations. The Contractor shall be

responsible for all insurance charges for a "Builders Risk" Policy until the building and related site works have been completed, in accordance with the Contract, unless the building is occupied or alternative insurance is arranged by the Employer or his agent. This does Not cover material supplied by or work done by the Employer.

B.00 **Building Permit:**

Building Permit will be applied for the Contractor but signed for on behalf of the Employer as owner. Refer to Contract (Page 3) as to whether cost is included in Contract price.

For shell building, Employer will be shown on Building Permit application as the Builder and the Contractor will act in capacity of subcontractor.

If any difficulties arise regarding Council Town Planning ordinances and Council by-laws then it will be the responsibility of the Employer to resolve these at his expense.

D.00 **Yard Construction, Carpentry and Joinery**

D.01 **Bearers**

Boric treated Pine 2/150 x 50

D.02 **Floor Joists:**

To be gauged on bearers to a uniform level and continuous over 2 or more spans.

for & on behalf of CONTRACTOR \_\_\_\_\_

EMPLOYER \_\_\_\_\_



<u>Building Width</u>	<u>Joist Span</u>	<u>Cantilever</u>	<u>Joist Centres</u>	<u>Size</u>
6030	2640	225	150 x 50	600
6600	2925	225	150 x 50	450
7200	2200	100	150 x 50	600

Joist Cantilever Bay Windows: 750 maximum to Eng. Design.

**Floor Joist Trimmers:**

Up to 1800	150 x 75 composite
Over 1800 up to 240	150 x 100 composite
Trimming Joists	150 x 75 composite
Trimming Joists	150 x 100 composite up to 2400 or for large porches.

Fixing trimmers to joists - one Multigrip each end  
4 nails each side of Multigrip up to 1800 span  
6 nails each side of Multigrip up to 2400 span.

D.03

**Flooring:**

20mm High Density Particle Board to BRANZ Appraisal Certificate No 23 fitted under plates and run under all ?

0.04

**External Framing:**

STUDS: Boric treated Pine or Douglas Fir  
2400 height max.

'H' wind zone 100 x 50 at 600mm centres maximum  
'M' and 'L' wind zone 100 x 40 at 600mm centres maximum.

Studs to rake ceilings - as per elevations.

BRACING: Securely braced as shown on Plans and bracing calculations sheets.

Type 1 Panel - Galvanised Steel brace with gib. board sheet.

Type 8 Panel - 9.5mm Particle Board, 7.5mm Hardiflex or 7.5mm Weatherside Sheet bracing to one side.

Type 10 Panel- Sheet bracing both sides.

Type 12 Panel- Gib. board sheet to both sides.

FIXING DOWN TYPE B PANEL: End studs fixed to bottom plate with 2 Timlok staples and bottom plate fixed to floor joists to a securely nailed 100 x 50 dwang with coach screws or with 3.78KN 'Strapnails' as applicable.

LINTELS TO OPENINGS: Boric treated pine or Douglas Fir.

Up to 2150 clear span 200 x 50

Over 2150 to 3350 clear span 200 x 100 composite

Over 3350 to 4150 clear span 250 x 100 composite.

WINDOW SILL TRIMMERS: Up to 2450 - 100 x 50

Over 2450 up to 3650 -

100 x 100 composite.



TRIMMING STUDS: Boric treated No 1 Pine or Douglas Fir.

Up to 3050 clear span Double studs spiked together one supporting lintel.

Up to 3650 clear span - as for above plus one 100 x 25, well spiked.

DWANGS OR WALINGS TO EXTERIOR: 1 row 100 x 50 dwangs staggered.

D.05

Internal Framing:

STUDS: Boric Treated Pine or Douglas Fir studs 75 x 50 at 600mm centres maximum.

D.06

Roof Framing:

Constructed with a maximum 'S' Value 7.2m. Trusses and jack rafters securely nailed and bird mouthed over plates, as shown on plans constructed from the following:-

TRUSSES: At 900mm centres maximum manufactured to Gangnail 9753 Design fixed with 2/100 x 3.75 nails and 2/Timloks per joint, OR Pryda 1835 Engineers.

RAFTERS: Boric Treated Pine or Douglas Fir, size and Spacing as per Plan.

PURLINS: Boric Treated Pine or Douglas Fir 75 x 50 on edge or flat. Spacings to suit profiled iron manufacturers specification.

ROOF TILE BATTENS: Tan Treated Pine or Douglas Fir 50 x 40.

ROOF PLANE BRACING: 4 per house or as shown on Plans - Metal angle braces from ridge to top plate at 45° alternatively 100 x 25 timber braces.

CEILING BATTENS: 50 x 40 at 400mm centres (Michael-angelo).

75 x 40 at 450mm centres (9.5 Gibraltar Board).

D.07

Roof Style:

Refer Page 1 and Plans.

D.08

Laminated Beams:

As per Plan to N.Z.S.R. 34.

D.09

Building Paper:

Fitted to exterior of wall studs before sheathing.

D.10

Exterior Wall Sheathing:

For type specified refer (Page 2) and Plans.

Hardiplank smooth 235mm wide - Hardiplank Woodgrain 245mm wide



NOTE: 1) If more than one type exterior sheathing above then locations of each material as per plans.

11) All sheathing securely fixed as per manufacturers recommendations.

iii) Gable Ends: Woodgrain Panel or Flat Hardiflex.

- D.11 **Soffit:**  
Boxed with 4.5mm Flat Fibrolite with P.V.C. Jointers, or as shown on plan.
- D.12 **Windows:**  
For type specified refer (Page 2).  
If aluminium specified, manufacture will be in accordance with N.Z.S. 4211.
- D.13 **Window Shutters:**  
Refer (Page 1) and plans.
- D.14 **Exterior Doors:**  
For type specified refer (Page 2) and plans.  
Back Door - Aluminium 2lt. obscure.  
Aluminium Sliders - manufactured to N.Z.S. 4211.
- D.15 **Exterior Finishing:**  
Foam Sealant / Silicone  
Barge, Fascia, Frieze Board, 200 x 25 Tanalised Pine.
- D.16 **Roof Sheathing:**  
Roofing as specified on (Page 2) fitted to Manufacturers specification over A.H.I. St. Regis. self-supporting underlay 360. All valleys and ridges galvanised iron or purpose made.
- D.17 **Spouting & Downpipes:**  
White P.V.C. Guttering and rainwater system - 80mm diameter circular section downpipes securely fixed extending down to floor level.
- D.18 **Insulation:**  
TO comply with N.Z.S. 4218P - Fibreglass Batts to ceilings and to exterior walls. Double sided perforated foil to underfloor.
- D.19 **Int. Wall Linings:**  
Walls are covered 9.5mm Gibraltar Board fixed and stopped as per Winstones horizontal fixing method complying with 2.3.1 and 9.1.4 suitable for wall-paper finish only Basements/Attic walls - no wall lining, unless specified on plans.



D.20 **Ceilings**  
All ceilings - Michaelangelo ceiling panels - Pattern as selected. Wardrobes and Cupboards ceiling may have gibraltar board linings. Basements/Attic Ceilings - no ceiling lining, unless specified on plans.

D.21 **Interior Doors:**  
All interior doors clean flush type Mahogany either hung or sliding as shown on the plans. To all main rooms 1980 x 760. To utility rooms 1980 x 760. Wardrobes, linen, Hotwater cupboards etc 1980 x 510, 610, 760. Archways as per plans, if applicable.

D.22 **Interior Mouldings:**  
Skirtings 60 x 10 bevelled. Scotia or Cornica 30 x 18 bevelled to 10. All interior mouldings finger jointed pine suitable for painting only.

**Interior Fixtures & Fittings**  
As per plan.

D.23 **Kitchen:**  
Units completed in timber and customwood. Exterior carcass paint quality. Sizes as per plan. Overlay doors either Paint quality or Mahogany Veneer or Pine Veneer to front face only refer (Page 3).

**SINK BENCH**

Laminate or Stainless steel sink top with stainless steel bowl central complete with plus, waste and taps.

**FLAT PRESSINGS:**

Laminate with clashed edges.

**PANTRY UNITS:**

Single 450 wide 1 door. Double 800 wide 2 doors.

**FRIDGE SPACE:**

Minimum 1690 high by 685 wide.

D.24 **Bathroom:**  
For units specified refer (Page 3) and plans.

**BATH/SHOWER:**

**Bath:** Clearlite 1650

1675mm moulded plix bath shower unit. Fleton-mix shower fitting above with soap holder with chrome shower curtain rail.

**SHOWER BOX:**

Stainless steel shower base wall lining "Riotone". Complete with Fleton-mix shower fitting, soap holder and chrome shower curtain rail.

**VANITY:**

"Noel Celeste" white on brackets or on unit. Formica or Laminex vanity top complete with plugs and waste and mixing spout faucet or taps. 760 unit paint quality - exterior,



HAND BASIN:

Porcelain Handbasin on brackets complete with plug and waste with hot and cold taps.

SHAVING CABINET:

Shaving cabinet, prefinished built-in with mirror and accessory shelves.

ACCESSORIES:

Toothbrush holder, towel rail.

D.25

Toilet:

Water closet N.Z. made with terminal vent as required. 'Caroma wallset' cistern white with matching toilet seat.

'Caroma Diamond L0Line' water cistern white with flexible seat white. Toilet roll holder.

D.26

Laundry:

Wash tub single 560 x 460 pressed stainless steel tub on wooden unit with single door, complete with plug and waste, hot and cold taps and soap holder. Hot and cold taps suitable for automatic washing machine. 180 litre Stnaleey low pressure electric water cylinder including thermostat and 3000 watt or smaller element if limited by Power Board. Cylinder located as per plan complete with pressure reducing valve or 20mm vent piping.

D.27

Hardware: Door & Window, Furniture

FRONT & BACK DOORS:

Schlage locking latches

SLIDING DOORS:

Wooden handles

WINDOWS:

As supplied by window manufacturer.

CUPBOARD DOORS:

45mm diameter convex wooden knobs

HUNG DOORS:

Wooden knobs with latch sets

BATHROOM & TOILET:

Fitted with privacy bolt.

D.28

Manhole:

Positioned in passage or as decided by Contractor.

E.00

YARD CONSTRUCTION - Plumbing

All plumbing work to be carried out by a registered contractor.

E.01

Water Pipes:

All hot and cold water runs in concealed 15mm (ID) Quest Dux Polybutylene or light weight copper pipe to a point ready to be connected to mains supply.



- E.02     **Taps:**  
Taps or faucets fitted to fixtures in location as specified elsewhere and one exterior hose tap fitted adjacent to back door. All inside taps Methven with Chromed crystalline tops.
- F.00     **YARD CONSTRUCTION - Electrical**
- F.01     **Interior Lights:**  
PDL. Bayonet light fittings, complete with bulb and switch (PDL 'Clipsal' white) earthed.
- F.01     **Exterior Lights:**  
150mm ball fitting, complete with bulb and switch (PDL 'Clipsal' white) earthed. Normal light switch position approximately 1150mm above floor.
- F.02     **Power Points:**  
PDL "Clipsal" white - normal position approximately 250mm above floor.
- F.03     **TV Aerial Connector:**  
Fitted adjacent to one power point in lounge with coaxial cable to roof area. NOTE - Power point is included under F.02.
- F.04     **Stove**  
refer (Page 3)
- F.05     **Central Heating:**  
Install thermostatically controlled electric central heating units, Area heat wall model 2kW.
- F.06     **Meter Box:**  
Located in back porch or alternative outside position to be decided by Power Board.
- F.07     **Main Switch Board:**  
Located in meterbox.
- F.08     **Subboard:**  
To be positioned by Contractor (internal switching and fuse panel).



G.00 YARD CONSTRUCTION - Painting  
All painting to be carried out under strict supervision with first grade materials. Exterior or interior colour schemes may be selected by the purchaser to a maximum of 4 exterior colours and 4 interior colours. Additional colours at an additional cost of \$25 per colour. Contractors standard paint and paper schedule selecting exterior and cupboard door colours to be completed before construction proceeds past "roof on" stage.  
NOTE : Cupboard door stain classified as a colour.

G.01 Exterior Painting - Roof (unpainted)  
ALL EXTERIOR TIMBERS:  
Primed, then stopped with 1st grade putty to all nail holes, scribes and any defects. Then apply to all exposed woodwork one coat of approved undercoat followed by one coat of full gloss.  
Where sashes or frames picked out in different colour, only outward facing surfaces to be in colour required.  
FIBROLITE & HARDIFLEX:  
Wall sheathing, soffit lining and gable ends to receive 2 coats of acrylic paint.

G.02 Interior Painting:  
CEILING & SCOTIA:  
All rooms to receive 2 coats of Acrylic Semi gloss white.  
WOODWORK & MANHOLE:  
To receive 2 coats or approved undercoat followed by 1 coat of full gloss white.  
CUPBOARDS:  
Inside unpainted.  
CUPBOARD DOORS:  
1 coat sealer, 1 coat approved undercoat followed by 1 coat full gloss. Where Mahogany doors specified "Wipe on stain" to be wiped, brushed on and wiped off, and finished with 3 coats Polyurethane Satin.  
FLUSH DOORS:  
1 coat of sealer, 2 coats polyurethan satin.  
WARDROBES:  
Interior two coats acrylic paint.

G.03 Wallpaper:  
A provisional sum will normally be included within the contract price for the supply of wall paper. For the Employer's convenience, a range of papers are available for selection at the Contractor's office.  
If suitable wall paper cannot be selected from the Contractor's range, then wall paper is to be selected by the Employer at the location nominated on (Page 4).



If wall paper to a lesser or greater value than the Provisional sum is selected, then the difference plus any additional costs for hanging will be adjusted against the allowance above.

'Sale' papers may be defective and the Contractor will not hang 'sale' wall papers if they are selected by the Employer. Where wall paper is hung by the Employer the contractor will not be responsible for minor repairs to wall stopping which is the responsibility of the paperhanger before proceeding with hanging.

H.00

INSPECTION OF HOUSE BEFORE DELIVERY

Homes are completed in every detail at the assembly yards of the Contractors as per the specification A.00 to and including G.03. It is the Employer's responsibility within 7 days after being requested by the Contractor, to inspect the "Pre-built" building before delivery to the site and advise the Contractor in writing of any incorrect colour scheme, or any visible omission or deviation from the plans, specifications and authorised variations to Contract and the Contractor shall be liable to remedy all such items so advised.

J.00

SITE CARPENTRY AND JOINERY:

Employer to clear trees and vegetation on approach roads to site.

J.01

SITE

Preparation and clearing of the site including all vegetation from where the house is to be placed is the responsibility of the Employer.

The Employer must peg the actual house position and flag the boundary pegs. No allowance has been made in the Contract Price for surveyors charges.

The Employer is responsible to flag any obstacles such as underground tanks and services which the Contractor must take care to avoid.

The Contractor will not be responsible for constructing the building on the wrong section, too near or over a boundary if positioned according to the stakes which the Contractor will assume are as per the site plan - NOTE: As is normal with house construction a certain amount of damage will occur to the site through the movement of vehicles, plant and equipment.

The damage sustained will vary from time to time because of weather conditions, but reasonable care will be taken at all times to ensure that damage is kept to a minimum.

J.02

Rock, Frozen Ground:

No allowance has been made for excavation and removal of rock or excavation in frozen ground. Any encountered in foundation work, drainage, or any other underground work will be removed at cost plus 12% Contractors Margin.



- J.03     **Substandard Ground:**  
No allowance has been made for any extra work required by Local Body or institutional inspectors, should fill or substandard bearing ground be encountered. Any extra work required including consulting engineers fees will be carried out at cost plus either accept the Contractor's variation for extras or arrange for the work to be done within 7 days in order not to delay completion of the Contract.
- J.04     **Base Heights:**  
House will be delivered to the Purchaser's site level and plumb:     either -
- (a)     Placed as low as possible to ground, but no lower than 300mm from underside of bearer to ground (crawl space) at any point. An allowance has been made for a slightly sloping site and any base heights over 900mm from ground level to underside of bearers will be charged as an extra.
- or
- (b)     To maximum base heights as shown on plans from underside of flooring to ground level.
- If garage included in contract, then it is Employer's responsibility to level garage site unless specifically stated elsewhere in plans or specifications.
- J.05     **Dampcourse:**  
Where pile is less than 300mm high above ground level a layer of approved dampcourse to be laid between piles (C3 treated) and other timber members.
- J.06     **Timber Piles**  
Pile to minimum S.E.D. as shown in Engineers details or 'Short Driven' 140 S.E.D. piles treated to NZPTA C2B Retention 13.5 kg / m<sup>3</sup> to centres as shown on plan. All cuts liberally brushed with creosote or an approved protectorate. Piles fixed to bearers with 4 Timloks and 2/100 x 3.75 nails.
- J.07     **Sub Floor Bracing:**  
Boric treated pine or Douglas Fir braces of 100 x 75 composite maximum length 2590 positioned as shown on plans.  
Fixed with hot dipped galvanised bolts and washers with shafts coated with multipurpose grease.
- J.08     **Concrete Footings to Piles**  
Ground holes for piles to be a maximum depth and size as detailed in plans.



J.09 **Base Sheathing & Ventilation:**  
Base of building as per J.04 to be sheathed in 6.00mm 7.5mm flat Hardiflex supported by 75 x 50 Boric Treated Pine walings to piles and nogged as necessary. All joins and corners covered by P.V.C. jointer, Hardiflex unpainted.

**VENTILATION:**

Area of ventilation exceeds that required in -

4.1.2 - Ventilation to sub floor provided as specified in  
4.1.2(c) by a floor joist cantilever of 225mm

**BASE DOOR:**

Maximum Height up to 2000mm with fla padbolt.

J.10 **Landing & Decks;**  
100mm x 40mm Tanalised pine decking timber fitted to tanalised joists with glav. jolt head nails.

J.11 **Steps;**  
Refer (Page 4) for details.  
Precast concrete treads with exposed aggregate surface on galvanised steel strings.  
Wooden - Tanalised pine risers, strings and treads.

J.12 **Handrail:**  
As per plan sheet attached, refer (Page 4) for type.

J.13 **Floor Sanding:**  
In yard and prior to delivery, all floors to be treated with electric sanding machine with a standard cut.  
NOTE: 1) This is not suitable for Polyurethane.  
2) Where CLAUSE G.02 is deleted (interior painting) Clause J.13 floor sanding is to be undertaken by the Employer.

J.14 **Vinyl Flooring:**  
1.5mm foam vinyl sheet flooring fixed with approved proprietary adhesive and well rolled to be laid in rooms as specified on (Page 4).

J.15 **Carpet:**  
Fitting wall to wall over 2.7kg (6lb) underfelt or equivalent backing and securely nailed around all edges after suitable stretching and fitting. Where carpet joins vinyl flooring as per J.14 metal edging strips will be fitted. Carpet to be fitted to rooms as specified on (Page 5).



K.00 **SITE PLUMBING**

K.01 **Waste Pipes:**

Carry waste pipes from fittings to gulley traps in 32mm P.V.C. pipe with all necessary bends, supports etc, to conform with governing regulations or by-laws.

K.02 Extend downpipes down from floor level to connect with drainage fittings or to water supply tank.

K.03 **Water Supply:**

From Source to House in 12mm copper / alkathene tube or 15mm QEST Dux Polybutylene piping.

Owner to obtain meter or Local Authority connection or alternative water supply, and to be responsible for ensuring it is available and flagged prior to construction commencing.

L.00 **Drainage:**

Install complete sanitary and stormwater drainage system in accordance with best trade practice. No allowance has been made for any special requirements required by the Local Authority if contrary to normal trade practice. As part of the requirements of the plumbing and drainage permit all sanitary and stormwater drainage is subject to inspection and approval by the governing Local Authority.

No allowance has been made to cart away from the site any surplus spoil from drainage or contract work and this will be left in a heap or spread over drains and surrounding areas, unless the contract or specifications instruct otherwise.

M.00 **SITE ELECTRICAL**

M.01 **Electrical Mains:**

Connect from main switchboard to power point of entry on house.

M.02 **Earthing and Bonding:**

To be carried out to satisfaction of Power Board.

M.03 **Power Board Connections:**

**AERIAL**

New overhead power connection from existing pole on road to point of entry on the house. Generally installed free by Power Boards. No allowance has been made for Power Board charge.



UNDERGROUND

New underground power connection from existing plinth to point of entry on house. Generally installed free by Power Board. If not free, no allowance has been made for this cost.

\_\_\_\_\_  
for and on behalf of  
CONTRACTOR

\_\_\_\_\_  
EMPLOYER



KAIKOHE PREBUILT HOMES

HOUSING SPECIFICATION

Name: Wilson and Son Ltd.

Plan Reference: 4



KAIKOHE PREBUILT HOMES

Specification Details

Page 2 and 5 specify what has been included in the contract and  
Pages 6 to 18 expand on the items specified in Pages 2 and 3 as well as covering general matters.

- A.00 Insurance:
- 0.07 Roof Style:  
~~Cable / Dutch Gable / Hip Roof~~
- D.10 Exterior Wall Sheathing:  
~~Hardiplank / 235mm Smooth / 245mm Woodgrain / Rusticate Handiplank-~~
- Gable Ends: ~~Hardiflex-Battened / Hardi Montana Board~~
- D.12 Windows:  
Awning type Aluminium (BRONZE / SILVER)
- 0.13 Shutters:  
Type -
- D.14 Exterior Doors:  
Back Door - Obscure Aluminium (BRONZE / SILVER)  
Front Door -Obscure Aluminium (BRONZE / SILVER)  
Aluminium Sliders (BRONZE / SILVER)
- D.15 Roof Sheathing:  
~~Luxalon Roofing / Gerard Tiles / Corrigated Iron~~
- Q.18 Insulation:  
To N.Z.S. 421BP Walls / Ceiling / Under floor
- D.19 Wall Linings:  
Gibraltar Board
- D.20 Ceiling Linings:  
Michaelangelo Ceiling panels.
- D.21 Doors:  
Mahongany / ~~Paint Quality~~
- D.22 Finishing Timbers:  
Paint Quality

for & on Behalf of CONTRACTORS \_\_\_\_\_

EMPLOYER M.A. Wilson



D.23 **Kitchen:**  
 Cupboard Doors: ~~Paint Quality~~ / Mahogany / ~~Pine~~  
 Sink Bench: 1675 \_\_\_\_\_ Stainless Steel / Laminate  
 Taps: Twin / Faucet ~~Colour~~  
 Flat Pressings - ~~Laminate Colour~~ \_\_\_\_\_

D.24 **Bathroom:**  
~~Bath~~ / Bath Shower Unit  
 Ristone lining to 1200  
~~Shower Box / stainless steel base / Ristone lining~~  
 Vanity / Noel Celeste / Laminate / ~~on Brackets~~ / Unit  
 760 / ~~1350~~ /  
 Faucet / Twin taps  
~~Hand Basin / Porcelain / Caroma Valet~~  
 Shaving Cabinet / Toothbrush Holder / Towel Rail

D.25 **Toilet:**  
 Water closet with ~~Caroma Wallset~~ / Diamond Cistern

D.26 **Laundry:**  
 Stainless Steel Tub / ~~Washing Machine Taps~~ / Pacific  
 Converter (includes washing machine taps)

E.01 **Water, Pipes & Taps:**  
 By Contractor / ~~Employer~~

F.01 **Lights:**

Interior Plain Opal Shade	No	<u>11</u>
Wall Mounted (no shade)	No	<u>1</u>
Two way switch	No	<u>1</u>
Exterior 150mm ball fitting	No	<u>2</u>

F.02 **Power Points:**

Single 3 pin plug switched	No	<u>11</u>
Double 3 pin plug switched	No	<u>1</u>
Hot water service	No	<u>1</u>
Stove wiring - 4 plate supply	No	<u>1</u>
Shaver Point	No	<u>1</u>

F.03 **T.V. Connection:**

F.04 **Stove:**  
 White Quartz 60.

F.05 **Central Heating:**

for & on behalf of CONTRACTORS \_\_\_\_\_

EMPLOYER M.A. Lilipon.



- F.06- **Meter Box / Main Switchboard:**  
07 by Contractor / Employer
  
- F.08 **Sub Board:**  
by Contractor / Employer
  
- G.01 **Painting Exterior:**  
Roof unpainted / \_\_\_\_\_  
Wall Sheathing - by Contractor / Employer
  
- G.02 **Painting Interior:**  
by Contractor / Employer
  
- G.03 **Paperhanging:**  
by Contractor / Employer  
Wallpapers to be chosen from \_\_\_\_\_
  
- J.04 **Base Heights:**  
As per plan / to maximum height (900mm) as per General specification J.04(a)
  
- J.05- **Foundation Type:**  
08 Timber Piles \_\_\_\_\_
  
- J.09 **Base Sheathing:**  
~~6mm Hardiflex~~ / 150 x 25 planks rough sawn
  
- J.10 **Landing & Decks:**  
As per plan.
  
- J.11 **Steps:**

Front door	Wooden	No. treads	<u>3</u>
Back door	Wooden	No. treads	_____
Exterior Sliding / French Doors	Wooden	No. treads	<u>3</u>
  
- J.12 **Handrail:**  
as per plan
  
- J.13 **Floor Sanding**  
by Contractor / Employer
  
- J.14 **Vinyl:**  
Type \_\_\_\_\_ to Kitchen / Bathroom / W C / Laundry / Ensuite

for & on behalf of CONTRACTORS \_\_\_\_\_ EMPLOYER Ma. Wilson



J.15 Carpet:  
Type \_\_\_\_\_ to  
Lounge / Dining Room / Hall / Bedroom 1 - 2 - 3

K.00 Site Plumbing:  
by Contractor / Employer

K.01 Waste Pipes:  
by Contractor / ~~Employer~~

K.02 Downpipe Extensions:  
by Contractor / Employer

K.03 Water Supply:  
Main Supply / Tank - Type Concrete Size 5000 g'us.  
Existing / Bore

Water Source:  
by Contractor / Employer

Water Connection:  
by Contractor / Employer

Spouting to Tank Connection:  
underground

Pressure Pump:  
by Contractor / Employer - Type \_\_\_\_\_

L.00 Drainage:  
by Contractor / ~~Employer~~ Septic Tank / Sewer

M.00 Site Electrical:  
by Contractor / ~~Employer~~  
(refer general Specifications M.01 - M.03)

Sundries:



**General Specification**

Of work done and materials used in the construction of "Pre-built" Buildings designed and built to conform with N.Z.S. 3604 (1981) and N.Z.S. 3602 (1975) Building Code Standards, by KAIKOHE PREBUILT HOMES, Building Contractors.

Pages 2 and 5 specify what has been included in the contract and

Pages 6 to 18 expand on the items specified in Pages 2 and 3 as well as covering general matters.

**A.A. General:**

Buildings are constructed to the true intent and meaning of these plans and specifications.

All measurements on plans take precedence over scaled dimensions.

**A.00 Insurances:**

The Contractor shall be wholly responsible for any loss or damage to the work and material covered by this contract until it is delivered to the site and on permanent foundations. The Contractor shall be

responsible for all insurance charges for a "Builders Risk" Policy until the building and related site works have been completed, in accordance with the Contract, unless the building is occupied or alternative insurance is arranged by the Employer or his agent. This does Not cover material supplied by or work done by the Employer.

**B.00 Building Permit:**

Building Permit will be applied for the Contractor but signed for on behalf of the Employer as owner. Refer to Contract (Page 3) as to whether cost is included in Contract price.

For shell building, Employer will be shown on Building Permit application as the Builder and the Contractor will act in capacity of subcontractor.

If any difficulties arise regarding Council Town Planning ordinances and Council by-laws then it will be the responsibility of the Employer to resolve these at his expense.

**D.00 Yard Construction, Carpentry and Joinery**

**D.01 Bearers**

Boric treated Pine 2/150 x 50

**D.02 Floor Joists:**

To be gauged on bearers to a uniform level and continuous over 2 or more spans.

for & on behalf of CONTRACTOR \_\_\_\_\_

EMPLOYER \_\_\_\_\_



<u>Building Width</u>	<u>Joist Span</u>	<u>Cantilever</u>	<u>Joist Centres Size</u>
6030	2640	225	150 x 50 600
6600	2925	225	150 x 50 450
7200	2200	100	150 x 50 600

Joist Cantilever Bay Windows: 750 maximum to Eng. Design.

**Floor Joist Trimmers:**

Up to 1800	150 x 75 composite
Over 1800 up to 240	150 x 100 composite
Trimming Joists	150 x 75 composite
Trimming Joists	150 x 100 composite up to 2400 or for large porches.

Fixing trimmers to joists - one Multigrip each end  
4 nails each side of Multigrip up to 1800 span  
6 nails each side of Multigrip up to 2400 span.

D.03

**Flooring:**

20mm High Density Particle Board to BRANZ Appraisal Certificate No 23 fitted under plates and run under all ?

0.04

**External Framing:**

STUDS: Boric treated Pine or Douglas Fir  
2400 height max.

'H' wind zone 100 x 50 at 600mm centres maximum  
'M' and 'L' wind zone 100 x 40 at 600mm centres maximum.

Studs to rake ceilings - as per elevations.

BRACING: Securely braced as shown on Plans and bracing calculations sheets.

Type 1 Panel - Galvanised Steel brace with gib. board sheet.

Type 8 Panel - 9.5mm Particle Board, 7.5mm Hardiflex or 7.5mm Weatherside Sheet bracing to one side.

Type 10 Panel- Sheet bracing both sides.

Type 12 Panel- Gib. board sheet to both sides.

FIXING DOWN TYPE B PANEL: End studs fixed to bottom plate with 2 Timlok staples and bottom plate fixed to floor joists to a securely nailed 100 x 50 dwang with coach screws or with 3.78KN 'Strapnails' as applicable.

LINTELS TO OPENINGS: Boric treated pine or Douglas Fir.

Up to 2150 clear span 200 x 50-

Over 2150 to 3350 clear span 200 x 100 composite

Over 3350 to 4150 clear span 250 x 100 composite.

WINDOW SILL TRIMMERS: Up to 2450 - 100 x 50  
Over 2450 up to 3650 -  
100 x 100 composite.



TRIMMING STUDS: Boric treated No 1 Pine or Douglas Fir.

Up to 3050 clear span Double studs spiked together one supporting lintel.

Up to 3650 clear span - as for above plus one 100 x 25, well spiked.

DWANGS OR WALINGS TO EXTERIOR: 1 row 100 x 50 dwangs staggered.

D.05

Internal Framing:

STUDS: Boric Treated Pine or Douglas Fir studs 75 x 50 at 600mm centres maximum.

D.06

Roof Framing:

Constructed with a maximum 'S' Value 7.2m. Trusses and jack rafters securely nailed and bird mouthed over plates, as shown on plans constructed from the following:-

TRUSSES: At 900mm centres maximum manufactured to Gangnail 9753 Design fixed with 2/100 x 3.75 nails and 2/Timloks per joint, OR Pryda 1835 Engineers.

RAFTERS: Boric Treated Pine or Douglas Fir, size and Spacing as per Plan.

PURLINS: Boric Treated Pine or Douglas Fir 75 x 50 on edge or flat. Spacings to suit profiled iron manufacturers specification.

ROOF TILE BATTENS: Tan Treated Pine or Douglas Fir 50 x 40.

ROOF PLANE BRACING: 4 per house or as shown on Plans - Metal angle braces from ridge to top plate at 45° alternatively 100 x 25 timber braces.

CEILING BATTENS: 50 x 40 at 400mm centres (Michael-angelo).

75 x 40 at 450mm centres (9.5 Gibraltar Board).

D.07

Roof Style:

Refer Page 1 and Plans.

D.08

Laminated Beams:

As per Plan to N.Z.S.R. 34.

D.09

Building Paper:

Fitted to exterior of wall studs before sheathing.

D.10

Exterior Wall Sheathing:

For type specified refer (Page 2) and Plans.

Hardiplank smooth 235mm wide - Hardiplank Woodgrain 245mm wide



NOTE: 1) If more than one type exterior sheathing above then locations of each material as per plans.

11) All sheathing securely fixed as per manufacturers recommendations.

iii) Gable Ends: Woodgrain Panel or Flat Hardiflex.

- D.11 **Soffit:**  
Boxed with 4.5mm Flat Fibrolite with P.V.C. Jointers, or as shown on plan.
- D.12 **Windows:**  
For type specified refer (Page 2).  
If aluminium specified, manufacture will be in accordance with N.Z.S. 4211.
- D.13 **Window Shutters:**  
Refer (Page 1) and plans.
- D.14 **Exterior Doors:**  
For type specified refer (Page 2) and plans.  
Back Door - Aluminium 2lt. obscure.  
Aluminium Sliders - manufactured to N.Z.S. 4211.
- D.15 **Exterior Finishing:**  
Foam Sealant / Silicone  
Barge, Fascia, Frieze Board, 200 x 25 Tanalised Pine.
- D.16 **Roof Sheathing:**  
Roofing as specified on (Page 2) fitted to Manufacturers specification over A.H.I. St. Regis. self-supporting underlay 360. All valleys and ridges galvanised iron or purpose made.
- D.17 **Spouting & Downpipes:**  
White P.V.C. Guttering and rainwater system - 80mm diameter circular section downpipes securely fixed extending down to floor level.
- D.18 **Insulation:**  
TO comply with N.Z.S. 4218P - Fibreglass Batts to ceilings and to exterior walls. Double sided perforated foil to underfloor.
- D.19 **Int. Wall Linings:**  
Walls are covered 9.5mm Gibraltar Board fixed and stopped as per Winstones horizontal fixing method complying with 2.3.1 and 9.1.4 suitable for wall-paper finish only Basements/Attic walls - no wall lining, unless specified on plans.



D.20 Ceilings  
All ceilings - Michaelangelo ceiling panels - Pattern as selected. Wardrobes and Cupboards ceiling may have gibraltar board linings. Basements/Attic Ceilings - no ceiling lining, unless specified on plans.

D.21 Interior Doors:  
All interior doors clean flush type Mahogany either hung or sliding as shown on the plans. To all main rooms 1980 x 760. To utility rooms 1980 x 760. Wardrobes, linen, Hotwater cupboards etc 1980 x 510, 610, 760. Archways as per plans, if applicable.

D.22 Interior Mouldings:  
Skirtings 60 x 10 bevelled. Scotia or Cornica 30 x 18 bevelled to 10. All interior mouldings finger jointed pine suitable for painting only.

Interior Fixtures & Fittings  
As per plan.

D.23 Kitchen:  
Units completed in timber and customwood. Exterior carcass paint quality. Sizes as per plan. Overlay doors either Paint quality or Mahogany Veneer or Pine Veneer to front face only refer (Page 3).

SINK BENCH  
Laminate or Stainless steel sink top with stainless steel bowl central complete with plus, waste and taps.

FLAT PRESSINGS:  
Laminate with clashed edges.

PANTRY UNITS:  
Single 450 wide 1 door. Double 800 wide 2 doors.

FRIDGE SPACE:  
Minimum 1690 high by 685 wide.

D.24 Bathroom:  
For units specified refer (Page 3) and plans.

BATH/SHOWER:  
Bath: Clearlite 1650  
1675mm moulded plix bath shower unit. Fleton-mix shower fitting above with soap holder with chrome shower curtain rail.

SHOWER BOX:  
Stainless steel shower base wall lining "Riotone". Complete with Fleton-mix shower fitting, soap holder and chrome shower curtain rail.

VANITY:  
"Noel Celeste" white on brackets or on unit. Formica or Laminex vanity top complete with plugs and waste and mixing spout faucet or taps. 760 unit paint quality - exterior,



HAND BASIN:

Porcelain Handbasin on brackets complete with plug and waste with hot and cold taps.

SHAVING CABINET:

Shaving cabinet, prefinished built-in with mirror and accessory shelves.

ACCESSORIES:

Toothbrush holder, towel rail.

D.25

Toilet:

Water closet N.Z. made with terminal vent as required. 'Caroma wallset' cistern white with matching toilet seat.

'Caroma Diamond L0Line' water cistern white with flexible seat white. Toilet roll holder.

D.26

Laundry:

Wash tub single 560 x 460 pressed stainless steel tub on wooden unit with single door, complete with plug and waste, hot and cold taps and soap holder. Hot and cold taps suitable for automatic washing machine. 180 litre Stnaleey low pressure electric water cylinder including thermostat and 3000 watt or smaller element if limited by Power Board. Cylinder located as per plan complete with pressure reducing valve or 20mm vent piping.

D.27

Hardware: Door & Window, Furniture

FRONT & BACK DOORS:

Schlage locking latches

SLIDING DOORS:

Wooden handles

WINDOWS:

As supplied by window manufacturer.

CUPBOARD DOORS:

45mm diameter convex wooden knobs

HUNG DOORS:

Wooden knobs with latch sets

BATHROOM & TOILET:

Fitted with privacy bolt.

D.28

Manhole:

Positioned in passage or as decided by Contractor.

E.00

YARD CONSTRUCTION - Plumbing

All plumbing work to be carried out by a registered contractor.

E.01

Water Pipes:

All hot and cold water runs in concealed 15mm (ID) Quest Dux Polybutylene or light weight copper pipe to a point ready to be connected to mains supply.



- E.02     **Taps:**  
Taps or faucets fitted to fixtures in location as specified elsewhere and one exterior hose tap fitted adjacent to back door. All inside taps Methven with Chromed crystalline tops.
- F.00     **YARD CONSTRUCTION - Electrical**
- F.01     **Interior Lights:**  
PDL. Bayonet light fittings, complete with bulb and switch (PDL 'Clipsal' white) earthed.
- F.01     **Exterior Lights:**  
150mm ball fitting, complete with bulb and switch (PDL 'Clipsal' white) earthed. Normal light switch position approximately 1150mm above floor.
- F.02     **Power Points:**  
PDL "Clipsal" white - normal position approximately 250mm above floor.
- F.03     **TV Aerial Connector:**  
Fitted adjacent to one power point in lounge with coaxial cable to roof area. NOTE - Power point is included under F.02.
- F.04     **Stove**  
refer (Page 3)
- F.05     **Central Heating:**  
Install thermostatically controlled electric central heating units, Area heat wall model 2kW.
- F.06     **Meter Box:**  
Located in back porch or alternative outside position to be decided by Power Board.
- F.07     **Main Switch Board:**  
Located in meterbox.
- F.08     **Subboard:**  
To be positioned by Contractor (internal switching and fuse panel).



G.00

YARD CONSTRUCTION - Painting

All painting to be carried out under strict supervision with first grade materials. Exterior or interior colour schemes may be selected by the purchaser to a maximum of 4 exterior colours and 4 interior colours. Additional colours at an additional cost of \$25 per colour. Contractors standard paint and paper schedule selecting exterior and cupboard door colours to be completed before construction proceeds past "roof on" stage.

NOTE : Cupboard door stain classified as a colour.

G.01

Exterior Painting - Roof (unpainted)

ALL EXTERIOR TIMBERS:

Primed, then stopped with 1st grade putty to all nail holes, scribes and any defects. Then apply to all exposed woodwork one coat of approved undercoat followed by one coat of full gloss.

Where sashes or frames picked out in different colour, only outward facing surfaces to be in colour required.

FIBROLITE & HARDIFLEX:

Wall sheathing, soffit lining and gable ends to receive 2 coats of acrylic paint.

G.02

Interior Painting:

CEILING & SCOTIA:

All rooms to receive 2 coats of Acrylic Semi gloss white.

WOODWORK & MANHOLE:

To receive 2 coats or approved undercoat followed by 1 coat of full gloss white.

CUPBOARDS:

Inside unpainted.

CUPBOARD DOORS:

1 coat sealer, 1 coat approved undercoat followed by 1 coat full gloss. Where Mahogany doors specified "Wipe on stain" to be wiped, brushed on and wiped off, and finished with 3 coats Polyurethane Satin.

FLUSH DOORS:

1 coat of sealer, 2 coats polyurethane satin.

WARDROBES:

Interior two coats acrylic paint.

G.03

Wallpaper:

A provisional sum will normally be included within the contract price for the supply of wall paper. For the Employer's convenience, a range of papers are available for selection at the Contractor's office.

If suitable wall paper cannot be selected from the Contractor's range, then wall paper is to be selected by the Employer at the location nominated on (Page 4).



If wall paper to a lesser or greater value than the Provisional sum is selected, then the difference plus any additional costs for hanging will be adjusted against the allowance above.

'Sale' papers may be defective and the Contractor will not hang 'sale' wall papers if they are selected by the Employer. Where wall paper is hung by the Employer the contractor will not be responsible for minor repairs to wall stopping which is the responsibility of the paperhanger before proceeding with hanging.

H.00

INSPECTION OF HOUSE BEFORE DELIVERY

Homes are completed in every detail at the assembly yards of the Contractors as per the specification A.00 to and including G.03. It is the Employer's responsibility within 7 days after being requested by the Contractor, to inspect the "Pre-built" building before delivery to the site and advise the Contractor in writing of any incorrect colour scheme, or any visible omission or deviation from the plans, specifications and authorised variations to Contract and the Contractor shall be liable to remedy all such items so advised.

J.00

SITE CARPENTRY AND JOINERY:

Employer to clear trees and vegetation on approach roads to site.

J.01

SITE

Preparation and clearing of the site including all vegetation from where the house is to be placed is the responsibility of the Employer.

The Employer must peg the actual house position and flag the boundary pegs. No allowance has been made in the Contract Price for surveyors charges.

The Employer is responsible to flag any obstacles such as underground tanks and services which the Contractor must take care to avoid.

The Contractor will not be responsible for constructing the building on the wrong section, too near or over a boundary if positioned according to the stakes which the Contractor will assume are as per the site plan - NOTE: As is normal with house construction a certain amount of damage will occur to the site through the movement of vehicles, plant and equipment.

The damage sustained will vary from time to time because of weather conditions, but reasonable care will be taken at all times to ensure that damage is kept to a minimum.

J.02

Rock, Frozen Ground:

No allowance has been made for excavation and removal of rock or excavation in frozen ground. Any encountered in foundation work, drainage, or any other underground work will be removed at cost plus 12% Contractors Margin.



- J.03 **Substandard Ground:**  
No allowance has been made for any extra work required by Local Body or institutional inspectors, should fill or substandard bearing ground be encountered. Any extra work required including consulting engineers fees will be carried out at cost plus either accept the Contractor's variation for extras or arrange for the work to be done within 7 days in order not to delay completion of the Contract.
- J.04 **Base Heights:**  
House will be delivered to the Purchaser's site level and plumb: either -
- (a) Placed as low as possible to ground, but no lower than 300mm from underside of bearer to ground (crawl space) at any point. An allowance has been made for a slightly sloping site and any base heights over 900mm from ground level to underside of bearers will be charged as an extra.
- or
- (b) To maximum base heights as shown on plans from underside of flooring to ground level.
- If garage included in contract, then it is Employer's responsibility to level garage site unless specifically stated elsewhere in plans or specifications.
- J.05 **Dampcourse:**  
Where pile is less than 300mm high above ground level a layer of approved dampcourse to be laid between piles (C3 treated) and other timber members.
- J.06 **Timber Piles**  
Pile to minimum S.E.D. as shown in Engineers details or 'Short Driven' 140 S.E.D. piles treated to NZPTA C2B Retention 13.5 kg / m<sup>3</sup> to centres as shown on plan. All cuts liberally brushed with creosote or an approved protectorate. Piles fixed to bearers with 4 Timloks and 2/100 x 3.75 nails.
- J.07 **Sub Floor Bracing:**  
Boric treated pine or Douglas Fir braces of 100 x 75 composite maximum length 2590 positioned as shown on plans.  
Fixed with hot dipped galvanised bolts and washers with shafts coated with multipurpose grease.
- J.08 **Concrete Footings to Piles**  
Ground holes for piles to be a maximum depth and size as detailed in plans.



J.09 **Base Sheathing & Ventilation:**  
Base of building as per J.04 to be sheathed in 6.00mm  
7.5mm flat Hardiflex supported by 75 x 50 Boric Treated  
Pine walings to piles and nogged as necessary. All  
joins and corners covered by P.V.C. jointer, Hardiflex  
unpainted.

**VENTILATION:**

Area of ventilation exceeds that required in -

4.1.2 - Ventilation to sub floor provided as specified  
in

4.1.2(c) by a floor joist cantilever of 225mm

**BASE DOOR:**

Maximum Height up to 2000mm with fla padbolt.

J.10 **Landing & Decks;**  
100mm x 40mm Tanalised pine decking timber fitted to  
tanalised joists with glav. jolt head nails.

J.11 **Steps;**  
Refer (Page 4) for details.  
Precast concrete treads with exposed aggregate surface  
on galvanised steel strings.  
Wooden - Tanalised pine risers, strings and treads.

J.12 **Handrail:**  
As per plan sheet attached, refer (Page 4) for type.

J.13 **Floor Sanding:**  
In yard and prior to delivery, all floors to be treated  
with electric sanding machine with a standard cut.  
NOTE: 1) This is not suitable for Polyurethane.  
2) Where CLAUSE G.02 is deleted (interior  
painting) Clause J.13 floor sanding is to  
be undertaken by the Employer.

J.14 **Vinyl Flooring:**  
1.5mm foam vinyl sheet flooring fixed with approved  
proprietary adhesive and well rolled to be laid in  
rooms as specified on (Page 4).

J.15 **Carpet:**  
Fitting wall to wall over 2.7kg (6lb) underfelt or  
equivalent backing and securely nailed around all edges  
after suitable stretching and fitting. Where carpet  
joins vinyl flooring as per J.14 metal edging strips  
will be fitted. Carpet to be fitted to rooms as  
specified on (Page 5).



K.00 SITE PLUMBING

K.01 Waste Pipes:

Carry waste pipes from fittings to gulley traps in 32mm P.V.C. pipe with all necessary bends, supports etc, to conform with governing regulations or by-laws.

K.02 Extend downpipes down from floor level to connect with drainage fittings or to water supply tank.

K.03 Water Supply:

From Source to House in 12mm copper / alkathene tube or 15mm QEST Dux Polybutylene piping.

Owner to obtain meter or Local Authority connection or alternative water supply, and to be responsible for ensuring it is available and flagged prior to construction commencing.

L.00 Drainage:

Install complete sanitary and stormwater drainage system in accordance with best trade practice. No allowance has been made for any special requirements required by the Local Authority if contrary to normal trade practice. As part of the requirements of the plumbing and drainage permit all sanitary and stormwater drainage is subject to inspection and approval by the governing Local Authority.

No allowance has been made to cart away from the site any surplus spoil from drainage or contract work and this will be left in a heap or spread over drains and surrounding areas, unless the contract or specifications instruct otherwise.

M.00 SITE ELECTRICAL

M.01 Electrical Mains:

Connect from main switchboard to power point of entry on house.

M.02 Earthing and Bonding:

To be carried out to satisfaction of Power Board.

M.03 Power Board Connections:

AERIAL

New overhead power connection from existing pole on road to point of entry on the house. Generally installed free by Power Boards. No allowance has been made for Power Board charge.



UNDERGROUND

New underground power connection from existing plinth to point of entry on house. Generally installed free by Power Board. If not free, no allowance has been made for this cost.

\_\_\_\_\_  
for and on behalf of  
CONTRACTOR

\_\_\_\_\_  
EMPLOYER



DUPLICATE: ORIGINAL

[Land and Deeds—4.

[FORM B.

NEW ZEALAND.

Reference: Vol. 88, Folio 92  
Transfer No. 289157  
Application No.  
Order for N/C No.

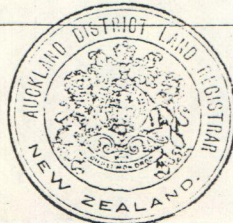


Register-book,  
Vol. 693, folio 16.

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the thirtieth day of August, one thousand nine hundred and thirty-seven under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND. Witnesseth that STANLEY HORACE KING of One, Farmer,

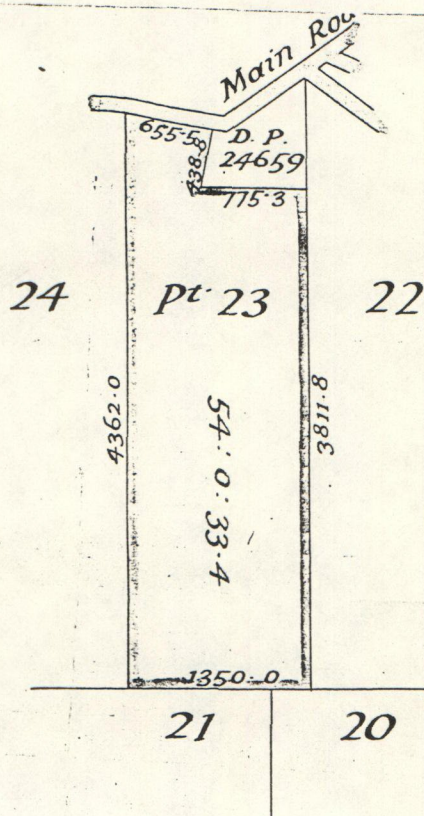
is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing fifty-four acres thirty-three and four tenths perches more or less being part of Section 23 Block I Waoku Survey District.



H. Williams

Assistant District Land Registrar.

Mortgage No. 243584. State Advances Corporation of New Zealand.



Scale: 10 Chains to an inch

New Zealand. Produced 30th August 1937 at 11.4a.m.  
Produced by H. Williams, Asst. L.R.  
A929717 Transfer to Wilson & Sons Limited at Kaitiaki 24.10.1969 at 10.50am  
Produced by J. Alexander A.R.  
Mortgage A929718 To the State Advances Corporation of New Zealand produced 29.11.1969  
Produced by J. Alexander A.L.R.  
A929718 Mortgage to the State Advances Corporation of New Zealand - 28.10.1974 at 10.48am  
Produced by J. Alexander A.R.