



**Property  
Info Pack**

**Property Info Pack**

**80 Sunline Avenue, Lincoln**

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**OFFICE ROAD**  
REAL ESTATE



148m<sup>2</sup>



450m<sup>2</sup>



3



2



1



2

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## PROPERTY DETAILS

### ADDRESS:

80 Sunline Avenue, Lincoln

### LEGAL DESCRIPTION:

Lot 37 Deposited Plan 507518

### RATEABLE VALUE:

\$650,000

### PROPERTY TITLE TYPE:

House

### PROPERTY AGE

2010-2019

### PRICING:

Price by Negotiation

### OPEN HOMES:

Refer to Trademe for open home times & dates

### PRIVATE VIEWINGS:

Please contact me for a private viewing - 0225475232

### LISTING:

[https://www.officeroad.co.nz//property?property\\_id=1355209](https://www.officeroad.co.nz//property?property_id=1355209)

# PROPERTY DESCRIPTION

## FANTASTIC LINCOLN BUYING

Welcome to your new family home located at 80 Sunline Ave in charming Lincoln. This spacious property offers everything your family needs for comfortable and modern living.

Featuring 3 bedrooms and 2 bathrooms, there's plenty of space for everyone to have their own sanctuary. The open floor plan creates a seamless flow between the living, dining, and kitchen areas, perfect for entertaining and spending quality time together.

Step outside and discover your own private oasis. The BBQ area and sunny deck provide the ideal space for outdoor gatherings and enjoying the afternoon sun. Two heatpumps ensure year round comfort.

Situated on a 450m<sup>2</sup> piece of land, there's enough space for the kids to play and explore. The well-maintained landscaped surroundings offer a sense of tranquility and privacy whilst the property offers low maintenance.

Located in the beautiful town of Lincoln, you'll enjoy a peaceful lifestyle while still being within easy reach of all the amenities you need. From schools to local shops and cafes, this location has it all.

Don't miss out on the opportunity to make 80 Sunline Avenue your new home. Contact us today to arrange a viewing and start the next chapter of your family's story.

Please be aware that this information may have been sourced from RPNZ/Property Guru/Land Information New Zealand/Local Council, and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement located in the footer menu of [www.officeroad.co.nz](http://www.officeroad.co.nz).



# PROPERTY PHOTOGRAPHY





# PROPERTY PHOTOGRAPHY





# PROPERTY PHOTOGRAPHY



# PROPERTY PHOTOGRAPHY



**Certificate  
Of Title**



**Certificate  
Of Title**

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**OFFICE ROAD**  
REAL ESTATE





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **771269**  
**Land Registration District** **Canterbury**  
**Date Issued** 13 April 2017

**Prior References**  
736972

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**Estate** Fee Simple  
**Area** 450 square metres more or less  
**Legal Description** Lot 37 Deposited Plan 507518  
**Registered Owners**  
Brett Stephen Taylor and Haley Charlotte O'Neill

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**Interests**

Subject to Section 11 Crown Minerals Act 1991

Subject to Part IVA Conservation Act 1987

Appurtenant hereto is a right of way and a right to convey water, electricity, telecommunications and computer media and a right to drain water and sewage created by Easement Instrument 8037487.1 - 23.12.2008 at 9:00 am

Appurtenant hereto is a right of way and a right to convey water, electricity, telecommunications and computer media and a right to drain water and sewage created by Easement Instrument 9900290.5 - 10.12.2014 at 3:15 pm

The easements created by Easement Instrument 9900290.5 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to drain sewage created by Easement Instrument 9900290.7 - 10.12.2014 at 3:15 pm

The easements created by Easement Instrument 9900290.7 are subject to Section 243 (a) Resource Management Act 1991

10744104.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.4.2017 at 5:22 pm

10744104.11 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.4.2017 at 5:22 pm

Land Covenant in Easement Instrument 10744104.18 - 13.4.2017 at 5:22 pm (Limited as to Duration)

10979781.2 Mortgage to ASB Bank Limited - 8.12.2017 at 2:07 pm







**Council**  
Rates & Fees

# Council Rates & Fees

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OFFICE ROAD  
REAL ESTATE

Current Rating Year (2023/2024)

[Make a payment \(/rates/properties/pay?valuation\\_id=2404254037\)](/rates/properties/pay?valuation_id=2404254037)

<b>Valuation No.</b>	24042-54037
<b>Location</b>	80 Sunline Avenue, Lincoln
<b>Legal Description</b>	LOT 37 DP 507518
<b>Certificate of Title</b>	771269
<b>Ward No.</b>	4
<b>Zone</b>	9Z
<b>Use</b>	91
<b>Category</b>	RD201
<b>TORAS</b>	111000
<b>Property Area (hectares)</b>	0.0450

## Current Rating Valuation

As valued at 1 September 2021

<b>Land Value</b>	\$370,000
<b>Improvements Value</b>	\$280,000
<b>Capital Value</b>	<b>\$650,000</b>
<b>Nature of Improvements</b>	DWG OI (/rates/improvements)

## Rates Information

<b>Current Rating Year</b>	2023/2024
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### Current Year Rates Instalments

Instalment 1.	\$907.10
Instalment 2.	\$907.10
Instalment 3.	\$907.10
Instalment 4.	\$907.05
<b>Current Year's Rates</b>	<b>\$3,628.35</b>
<b>Previous Year's Rates</b>	\$3,451.85

## Rates for Current Year 2023/2024



Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
011	General Purposes Rate (C)	District	650,000.00	0.00081703	\$531.05
041	Urban Water Supply Rate (U)	Lincoln	1.00	308.00	\$308.00
043	Sewerage (U)	Lincoln	1.00	610.00	\$610.00
054	Library Charge (U)	District	1.00	246.00	\$246.00
068	Civil Defence Emergency Mgmt (U)	District	1.00	11.9600	\$11.95
069	Refuse Uniform Charge (U)	District	1.00	30.00	\$30.00
090	Recreation Reserve Rate (U)	District	1.00	147.00	\$147.00
091	Community Centre Rate (U)	District	1.00	175.00	\$175.00
113	Uniform Annual General Charge (U)	District	1.00	321.00	\$321.00
123	General (C)	District	650,000.00	0.00036058	\$234.40
143	Passenger Transport Urban (U)	District	1.00	169.15	\$169.15
152	Works and Services (C)	District	650,000.00	0.000006890	\$4.50
162	Drainage Class E (C)	Waimakariri Eyre Cust	650,000.00	0.00000248	\$1.65
214	Uniform Annual General Charge (U)	District	1.00	42.53	\$42.55
215	Water Race (Amenity) Rate (U)	District	1.00	45.00	\$45.00
297	Transport and Development (C)	Greater Christchurch	650,000.00	0.00000427	\$2.80
301	Refuse Recycling Rate (U)	District	1.00	88.00	\$88.00
315	Stormwater (U)	Lincoln	1.00	132.00	\$132.00
332	Swimming Pools (U)	Zone 2	1.00	118.00	\$118.00
343	Refuse-Organic Wheelie Bin (U)	District	1.00	190.00	\$190.00
352	Freshwater Management (C)	Selwyn-Waihora Water Zone	650,000.00	0.00000701	\$4.55
360	Drainage Class A (C)	Waimak Flood Protection Proj.	650,000.00	0.00000577	\$3.75
380	Canterbury Museum Levy (U)	District	1.00	37.00	\$37.00
381	Refuse-Wheelie Bin 80 Litres (U)	District	1.00	154.00	\$154.00

Type	Description (Basis)	Differential	Factor	Rate	Estimated Amt
401	Biodiversity Land Drainage & River Works (U)		1.00	21.00	\$21.00
Total					\$3,628.35

## History

Year	Land Value	Capital Value	Annual Rates
2022/2023	\$370,000	\$650,000	\$3,451.85
2021/2022	\$185,000	\$475,000	\$3,227.80
2020/2021	\$185,000	\$475,000	\$3,053.30
2019/2020	\$185,000	\$475,000	\$3,043.00
2018/2019	\$185,000	\$475,000	\$2,887.65
2017/2018	\$185,000	\$185,000	\$1,466.50



**Proof  
of Insurance**



**Proof  
Of Insurance**

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**OFFICE ROAD**  
REAL ESTATE



## Your Home and Contents Insurance Certificate of Currency

MS HALEY TAYLOR  
MR BRETT TAYLOR  
80 SUNLINE AVE  
LINCOLN LINCOLN 7608

**Your policy number:**

**HOMP6000079032**

**We'll use this to retrieve your  
policy details if you contact us.**

Date Issued: 26 January 2024

### Certificate of Currency

This policy is current as at the date of issue of this Certificate of Currency. The details below are correct from the date this Certificate of Currency was issued.

Insured(s):	Ms Haley Taylor Mr Brett Taylor
Policy number:	HOMP6000079032
Type of Insurance:	Home insurance
Policy end:	14 December 2024
Property Address:	80 SUNLINE AVE, LINCOLN SELWYN, 7608
Interested Parties:	ASB Bank Limited
Home Sum Insured:	\$788,555

#### We are here to help

If you have any questions or need our help, please contact us on 0800 200 252.

Yours sincerely

The team at ASB



**Additional  
Documentation Link**

A modern bedroom with a large bed, a window, and a sliding glass door leading to a deck. The bed is covered with a grey patterned duvet and has several pillows. A dark wooden headboard is visible. To the left of the bed is a dark wooden bedside table. Above the bed is a long, narrow window with a light-colored valance. To the right of the bed is a large sliding glass door with a dark frame, leading to a wooden deck. The deck has a dark wooden fence in the background and a small table and chairs. The room has a white ceiling with recessed lights and grey walls.

**Additional  
Documentation**

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**OFFICE ROAD**  
REAL ESTATE

# Approved Building Consent Documents

**Please Note: A copy of the stamped approved documents must be available on site for all inspections.**

INSPECTION BOOKING TIMEFRAMES		
Telephone 03 347 2839		
Call received	<i>Before 3pm inspection will be done</i>	<i>After 3pm inspection will be done</i>
Monday	Wednesday	Thursday
Tuesday	Thursday	Friday
Wednesday	Friday	Monday
Thursday	Monday	Tuesday
Friday	Tuesday	Wednesday



Layout ID	Layout Name
A1.01	Site Plan
A1.02	Sediment Control Plan
A1.03	Foundation & Drainage Plan
A2.01	Ground Floor Plan
A2.02	Framing Plan
A2.03	Roof Plan
A2.04	Bracing Plan
A2.05	Electrical Plan
A3.01	Elevations
A3.02	Elevations
A4.01	Cross Section
A4.02	Longitudinal Section
A5.01	Details
A5.02	Details
A5.03	Details
A5.04	Details
A5.05	Details
A5.06	Details
A5.07	Details (Plumbing & Drainage)
A5.08	Details (Wet Area)
A5.09	Details (Wet Area)
A5.10	Details (Misc)
A5.11	Lintel Fixings
A6.01	Door & Window Schedule

PROPOSED NEW RESIDENCE

FOR

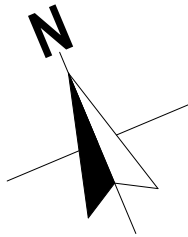
TAYLOR & O'NEILL



ARTIST IMPRESSION ONLY

ALL LANDSCAPING, PLANTING, LIGHTING AND FENCING IS SHOWN FOR IMAGING PURPOSES ONLY.  
REFER TO BUILDING CONTRACT & FIXTURES AND FITTINGS FOR LANDSCAPING INCLUSIONS

<div></div> <div>© Mike Greer Homes NZ Ltd</div> <div>PHONE: (03) 354 0166   FAX: (03) 354 0167</div> <div>ADDRESS: 8 Nazareth Ave Middleton Christchurch 8024</div> <div>WEB: www.mikagreerhomes.co.nz</div>	JOB TITLE: <b>TAYLOR &amp; O'NEILL</b>	DRAWING TITLE: <b>Cover Sheet</b>	LEGAL DESCRIPTION: LOT:37 DP:TBC STAGE 14 FLEMINGTON  CHRISTCHURCH	NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS				
				NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work  © 2015 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	DATE OF ISSUE: 23.11.2016	DESIGNER: JC	SCALE:	SHEET: <b>A0.01</b>
					AMENDMENT DATE: 11.05.2017	TECHNICIAN: C.J.	JOB # 4862	



Planning Approved

Lot 37 Sunline Avenue  
Stage 14  
Flemington

Site benchmark  
Nail top kerb  
opposite SE boundary  
RL 12.63m

Origin of levels  
MN 16 DP 481794  
RL 13.097m

Datum:  
Mean Sea Level

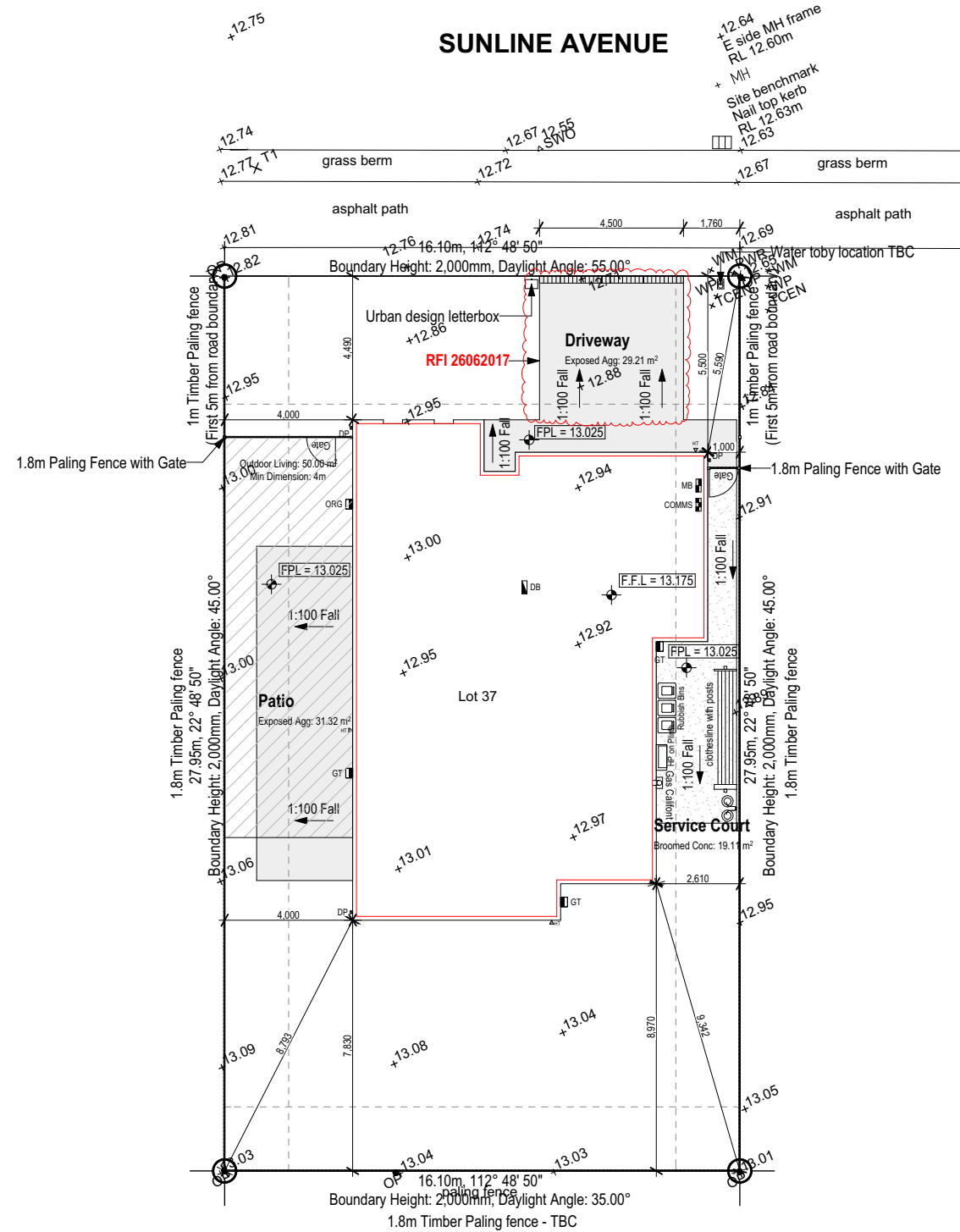
Surveyed by:  
Survey Assist Limited  
March 2017

GENERAL NOTES

Site Area	450m <sup>2</sup>
Floor Area over Framing	141.93 m <sup>2</sup>
Floor Area over Foundation	148.29 m <sup>2</sup>
Site Coverage	32.95% (40% Allowable)
Impervious Surface Area	79.64m <sup>2</sup> (17.24% Excluding Dwelling & Garage)
Territorial Authority	SELWYN DISTRICT COUNCIL
Planning Zone	LIVING Z - MEDIUM DENSITY - ODP AREA 3
Flood Management Area	NO
Wind Zone	HIGH
Earthquake Zone	2
Technical Category	TC Zone: Rural and Unmapped
Snow Zone	1kPa
Exposure Zone	C
Sea Spray Zone	NO
Coastal Hazard	N/A
General:	Concept subject to TA rules and regulations. All dimensions to be confirmed on site Concept may be subject to subdivision developer's approval
Foundation Type:	NZS 3604:2011 OR ENGINEERED (To be confirmed with Geotechnical Report)
Site Information:	Position of road crossing, services locations, street trees, lamp posts, parking bays, pedestrian islands etc is unknown - to be confirmed when information becomes available.
Boundary Information:	Preliminary Only, to be confirmed with release of Certificate of Title
Site Levels:	Levels and other relevant site information for this site to be obtained and concept updated as required prior to a contract being signed
Landscaping:	This plan is indicative only. Landscaping to be confirmed by the client. All Fencing to comply with the relevant Covenants.
Historical Interest:	N/A
Existing Use Rights:	N/A
Flood Management Area:	N/A
Non Compliances Requiring RC:	N/A

Site Plan

SCALE 1:200 @A3



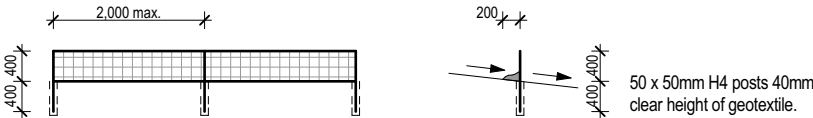
NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

  © Mike Greer Homes NZ Ltd PHONE: (03) 354 0166 I FAX: (03) 354 0167 ADDRESS: 8 Nazareth Ave Middleton Christchurch 8024 WEB: www.mikagreerhomes.co.nz	JOB TITLE: <b>TAYLOR &amp; O'NEILL</b>	DRAWING TITLE: <b>Site Plan</b>	LEGAL DESCRIPTION:  LOT:37 DP:TBC STAGE 14 FLEMINGTON  CHRISTCHURCH	NOTES:  - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work  © 2015 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	DATE OF ISSUE: 23.11.2016	DESIGNER: JC	SCALE: 1:200	SHEET: <b>A1.01</b>
	AMENDMENT DATE: 26.06.2017	TECHNICIAN: C.J.	JOB # 4862					
	VERSION: V2	CODE: A						

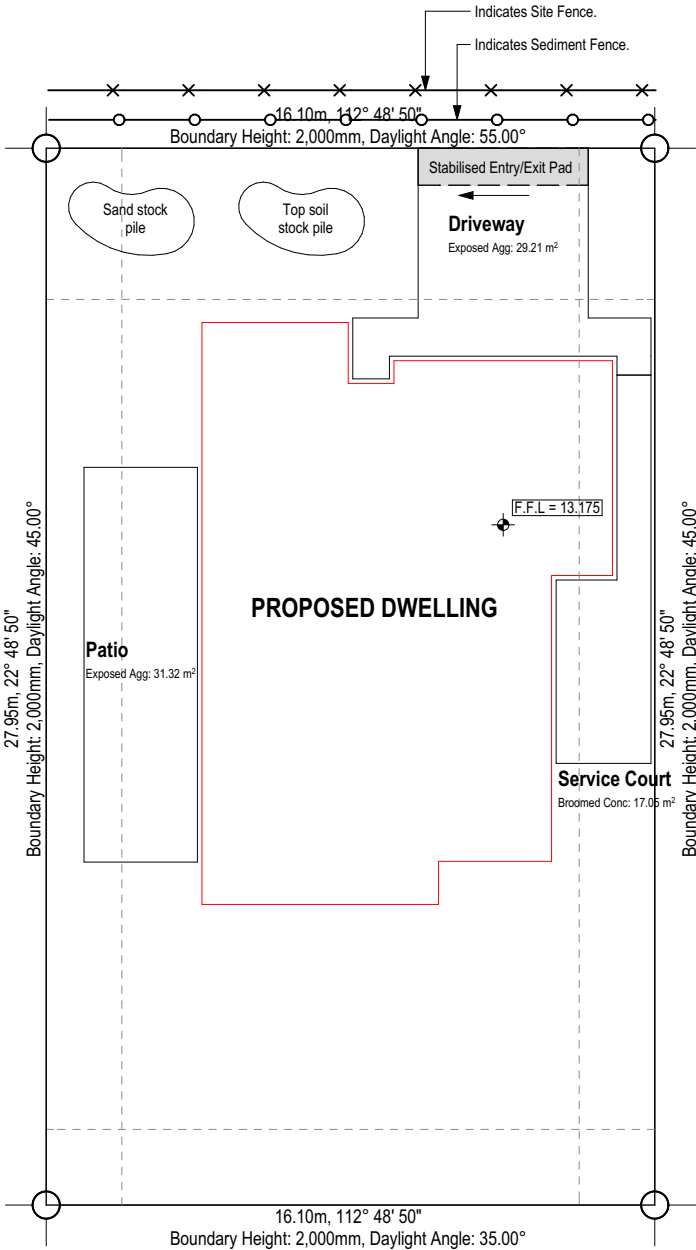
**Main contractor to provide to provide on site a specific Health & Safety policy which is to be viewed & signed by all persons entering the site.**

- Rumble pad to be created at point of entry & exit on site (Removed on completion of formed driveway)
- Rumble pad to be created in accordance to guidelines provided by the local Council & maintained in good condition throughout it's period of use.
- All ground cover/vegetation outside of immediate build area to be maintained throughout period of house build. This includes grass verges on the street frontage.
- Any stockpiles of soil or excavated material are to be kept to the rear of the site & covered with impervious sheets.
- Roof downpipes are to be connected to the installed stormwater drainage as soon as practical once roof cladding has been installed. Until this point ensure water run-off from downpipes is directed away from build area but not on to neighbouring properties.

**No building work will be started on this project until the construction of an approved stormwater outfall has been completed for this proposed lot.**



SCALE @A3



  © Mike Greer Homes NZ Ltd PHONE: (03) 354 0166 I FAX: (03) 354 0167 ADDRESS: 8 Nazareth Ave Middleton Christchurch 8024 WEB: www.mikegreerhomes.co.nz	JOB TITLE:  <b>TAYLOR &amp; O'NEILL</b>	DRAWING TITLE:  <b>Sediment Control Plan</b>	LEGAL DESCRIPTION:  LOT:37 DP:TBC STAGE 14 FLEMINGTON  CHRISTCHURCH	NOTES:  - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work  © 2015 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	DATE OF ISSUE:  23.11.2016	DESIGNER: JC	SCALE:  1:200	SHEET:  <b>A1.02</b>
	AMENDMENT DATE:  11.05.2017	TECHNICIAN: C.J.	VERSION: V2	CODE: A	JOB #  4862			

LEGEND

Ref	Fixture	Waste Size	Gradient
WC	Water Closet	100mm	1:60
B	Bath	40mm	1:20
SH	Shower	40mm	1:20
S	Kitchen Sink + DW	50mm	1:40
Van.U	Vanity Unit	40mm	1:20
WHB	Wash Hand Basin	40mm	1:20
TUB	Laundry Tub + WM	50mm	1:40
HWC	Hot Water Cylinder	20mm	1:40
WM	Washing Machine	Discharge to TUB	
GT	Gully Trap		
RGT	Relief Gully Trap		
RP	Rodding Point		
TV	Terminal Vent	80mm	
BV	Branch Vent	40mm	
DP	Downpipe	75 x 50mm	
IP	Inspection Point		
AAV	Air Admittance Valve		
HT	Hose Tap		
HP	Heat Pump		

- 100mm uPVC surface water drain at 1:100 gradient to existing laterals at boundary. (SW)
- 100mm uPVC foul water drain at 1:100 gradient to existing laterals at boundary. (FW)

Note:

- Relief Gully Trap is to be positioned so that the top of the gully dish is no less than 150mm below the overflow level of the lowest sanitary fixture served by the drainage system.
- Position of drain connections at street laterals to be confirmed on site.
- Allow to thermally insulate all exterior pipework & valves exposed to external weather conditions.

- Drain pipes discharging to GT:
- 25mm min air gap between all pipes & GT.

FOUNDATION NOTES:

- 240mm & 200mm wide concrete foundation footing reinforced with 2/D16 bars & D10 starters @ 600mm crs max. extending 400mm min. into slab.
  - All topsoil should be removed from beneath the area of the floor slab & the CAP40 hardfill should be placed in layers not exceeding 200mm loose depth & compacted to achieve a minimum dry density of 2,150kg/m³.
  - Concrete slab to be 100mm thick min. reinforced with Grade 500E mesh with minimum of 30mm cover on Polythene DPM over compacted AP40.
  - For floors with more than one finished level, ensure step in foundation is constructed with 20MPa concrete in accordance with NZBC D1/AS1. Minimum tread depth 280mm, maximum riser height 190mm
  - Slab & footings to be 20MPa @ 28 days of standard curing.
  - Avoid construction joints & shrinkage controls under tiled areas. No shrinkage control cuts to be placed under framing that is to be used as a bracing element.
  - Maximum dimension (In plan) between shrinkage controls is 6m with mesh.
  - Supplementary reinforcing (2/D12 1200mm long) to internal corners where shrinkage controls do not meet the internal corner.
  - WC riser locations have a typical offset of 140mm from internal line of framing to center of waste. (Manufacturers technical specifications should be consulted to confirm offset)
  - Vanity & Tub riser locations have a typical offset of 45mm to centre line of wall framing to centre of waste.
  - Mesh in floor slab must be earthed. Earth with 16mm REO rod brought up into garage wall below meterox & wired to the mesh. At prewire, connect a clamp & piece of wire to rod & earth it to the meterbox.
  - Minimum heights of concrete slab on ground above surrounding ground levels to be:
- Brick - 125mm to sealed surface & 200mm to unsealed ground as per NZBC E2.  
2/Coats of bituminous liquid to brick rebate
- Weatherboard - 150mm to sealed surface & 225mm to unsealed ground as per NZBC E2
- Finished floor level to be 150mm minimum above crown of road as per NZBC E1/AS1.
- Confirm layout of fittings of kitchen & bathroom etc. before foundation commences.

General Note:

All plumbing and drainage to comply with Acceptable Solutions G13/AS/AS2 by qualified tradesman. Allow to check all dimensions and falls of drains onsite prior to installation. Use 75x50mm downpipes. Contractor to locate all service connections on site prior to earthworks, confirm all boundary setbacks & restrictions comply with current regulations prior to commencement of foundations. All waste pipes PVC. Sizes, fall, venting & discharge to be confirmed by NZ qualified plumber. Confirm positions of available services cabling etc. on site prior to any excavation. Internal water pipes to be Polybutylene. All pipework & pipes exposed to freezing to be lagged with closed cell foam.

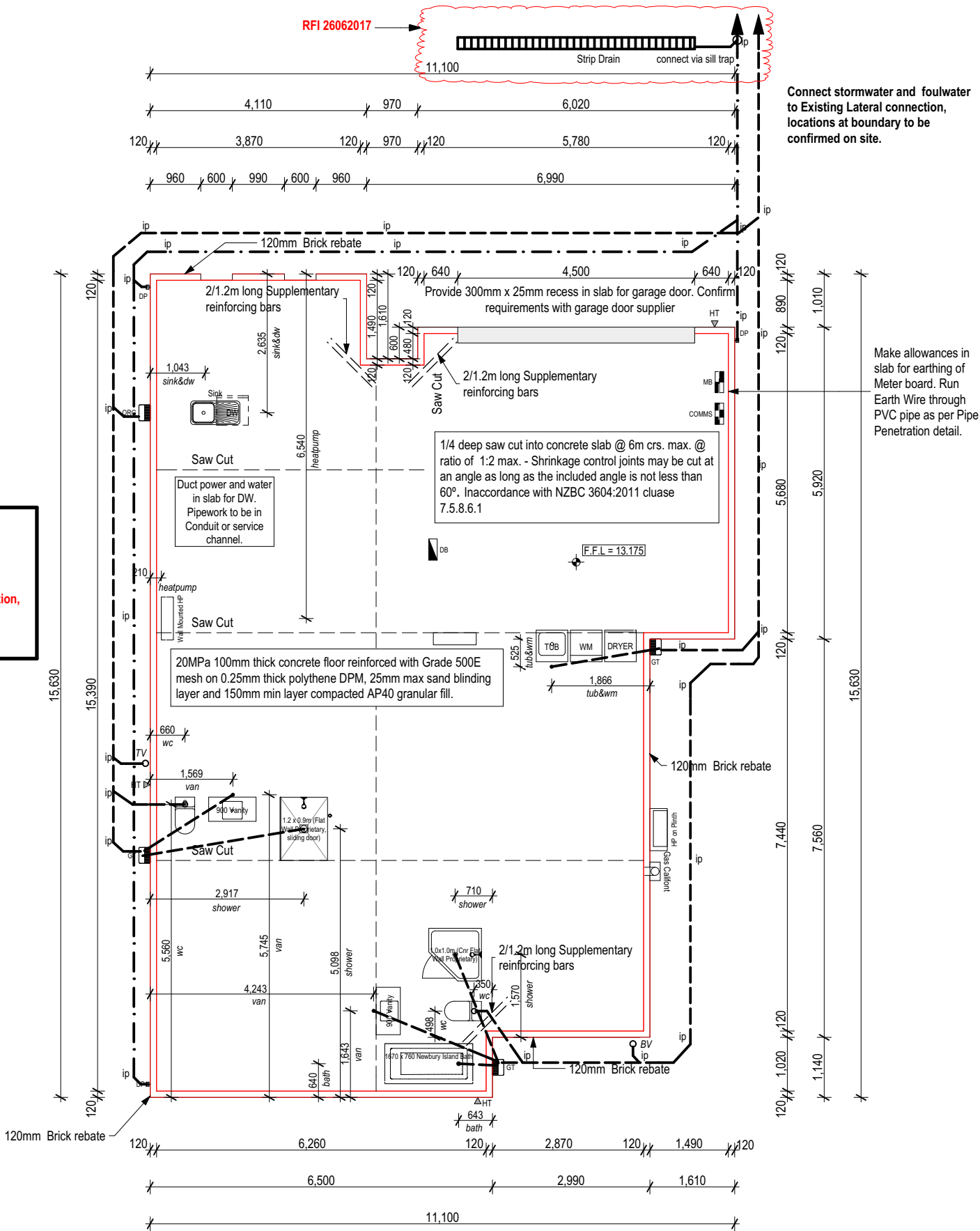
IMPORTANT:

It is recommended that a suitably qualified and experienced geotechnical engineer inspect any excavations onsite at the time of construction to confirm ground conditions and bearing capacity.

Should soft, unexpected, or unsuitable ground conditions be encountered onsite during construction, the builder or lot owner must contact Davis Oglivie or an appropriately qualified and experienced engineer to confirm foundation requirements.

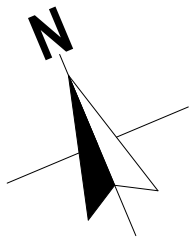
Ground Floor Foundation Plan

SCALE 1:100 @A3



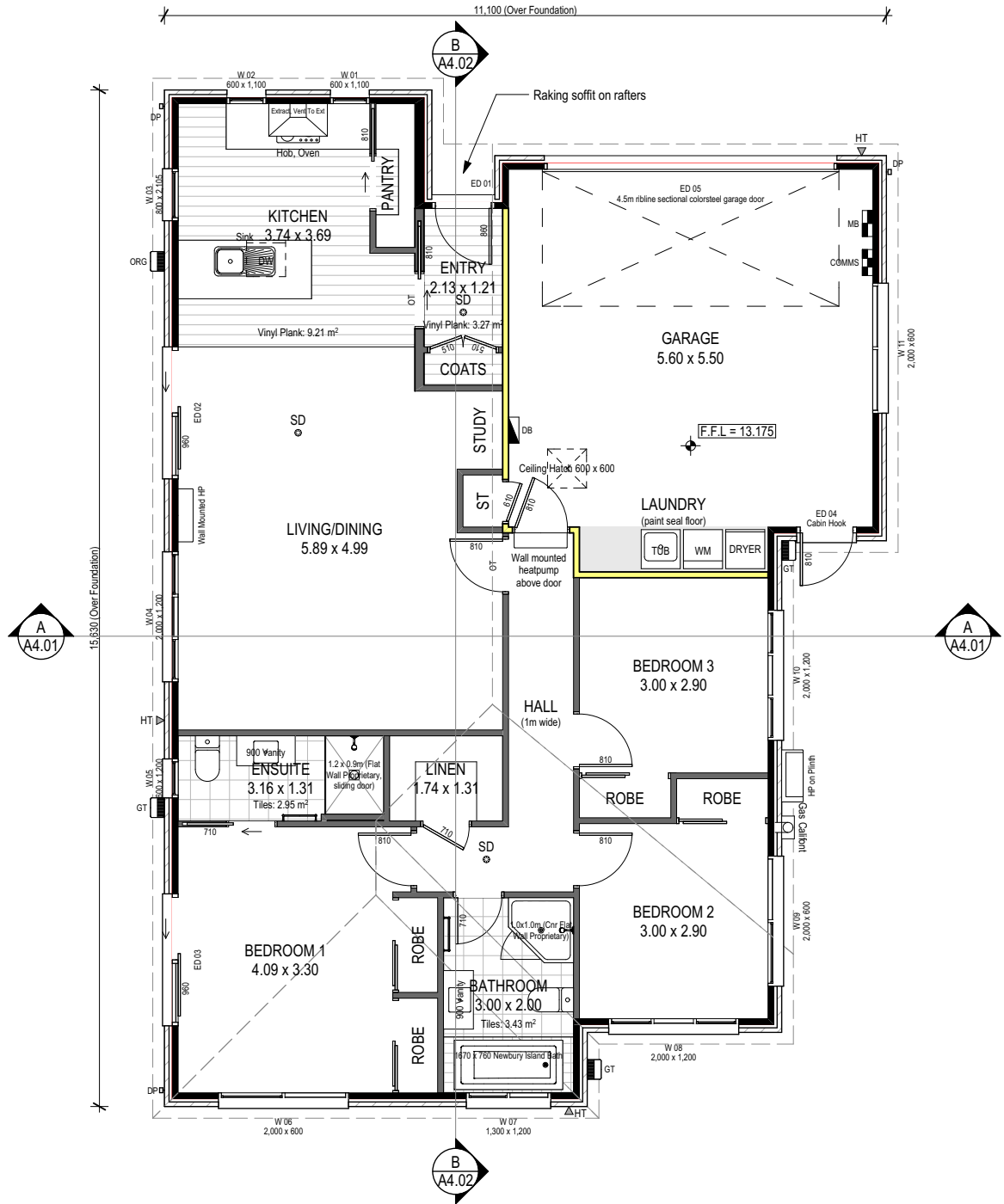
 © Mike Greer Homes NZ Ltd PHONE: (03) 354 0166   FAX: (03) 354 0167 ADDRESS: 8 Nazareth Ave Middleton Christchurch 8024 WEB: www.mikegreerhomes.co.nz	JOB TITLE: <b>TAYLOR &amp; O'NEILL</b>	DRAWING TITLE: <b>Foundation &amp; Drainage Plan</b>	LEGAL DESCRIPTION: LOT:37 DP:TBC STAGE 14 FLEMINGTON  CHRISTCHURCH	<b>NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS</b>				SCALE: 1:100  JOB # 4862	<b>A1.03</b>
				NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work  © 2015 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	DATE OF ISSUE: 23.11.2016	DESIGNER: JC TECHNICIAN: C.J.	AMENDMENT DATE: 26.06.2017	VERSION: V2 CODE: A	





GENERAL NOTES

Floor Area (Over Framing)	141.93 m <sup>2</sup>
Floor Area (Over Foundation)	148.29 m <sup>2</sup>
Maximum Building Height	8m
Perimeter (Over Foundation)	55,140 m
Wall Cladding Materials	70 series Brick Veneer on 50mm cavity James Hardie Linea Weatherboard on 20mm cavity
Roofing Materials	Colorsteel Longrun Corrugate
Construction Method	TRADITIONAL
Mod Bathroom	NO
Finings	USG
Roof Pitch	10° , 12°
Raves Width	300mm
Height To Underside Of Truss	2455mm
Intel Height	2105mm
Note: in High Wind Zone	2455mm stud height: studs @ 600mm centres
Internal Door Leaf Height	Standard
Internal Door Leaf Width	Typically 810mm Typically 710mm (Wet Areas)
Gas Supply	Yes 2/45kg Gas Bottles
Underfloor Heating To Areas	BATHROOM/ENSUITE
General:	All dimensions to be confirmed on site
Heating:	Heat pump to be fixed in position shown on the drawings. Refer to specifications for more information.
Ceiling Vents:	Bathroom & Ensuite to vent directly to exterior Dryer to vent directly to exterior Range Hood to exit through soffit lining. Bathroom & Ensuite extraction systems to be automated and placed to adequately deal with steam
Smoke Alarms:	Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletins No's 252 & 309
EXTRAS:	Brick Lintel to Entry door
ENGINEERING:	/A



Ground Floor Plan

SCALE 1:100 @A3

NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

 © Mike Greer Homes NZ Ltd PHONE: (03) 354 0166 I FAX: (03) 354 0167 ADDRESS: 8 Nazareth Ave Middleton Christchurch 8024 WEB: www.mikagreerhomes.co.nz	JOB TITLE: <b>TAYLOR &amp; O'NEILL</b>	DRAWING TITLE: <b>Ground Floor Plan</b>	LEGAL DESCRIPTION: LOT:37 DP:TBC STAGE 14 FLEMINGTON  CHRISTCHURCH	NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work  © 2015 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	DATE OF ISSUE: 23.11.2016	DESIGNER: JC	SCALE: 1:100	SHEET: <b>A2.01</b>
					AMENDMENT DATE: 11.05.2017	TECHNICIAN: C.J.		
					VERSION: V2	CODE: A	JOB # 4862	

SDC - Approved Building Consent Document - BC170996 - Pg 7 of 26 - 11/07/2017 - cuthbg

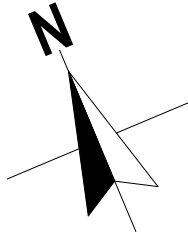
**FIXING SCHEDULE:**

### SCHEDULE OF FRAMING TIMBERS - GRADING AND TREATMENT

SCALE 1:100 @A3



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	<b>AMENDMENT DATE:</b> 11.05.2017	<b>TECHNICIAN:</b> C.J.	<b>JOB #</b>	
	<b>VERSION:</b> V2	<b>CODE:</b> A	4862	



GENERAL NOTES:

AREA OVER ROOF (ON FLAT) TO FACE OF FASCIA:

**ROOF CLADDING:**  
Selected 10°, 12° pitch **Colorsteel Longrun Corrugate** with **300mm** overhang/soffit over self supporting underlay on **70x45mm** H1.2 purlins/battens depending on gauge **@ 900mm** crs on approved nail plate trusses @ 900 crs min. 185mm Colorsteel fascia.

Proprietary 100mm coloursteel spouting with concealed brackets **@ 800mm** crs max. fixed to colorsteel fascia. (5,500mm² cross sectional area to spouting).

All roof penetrations shall be flashed as per NZBC E2/AS1 external moisture section 8.4 profiled metal roof cladding (8.4.17 Roof Penetrations) as shown in figure 53 & 54

All Flashings to be 0.55BMT colorsteel fixed in accordance with NZS3604:2011 and meeting the durability requirements of NZBC E2/AS1 Table 20,21,22

ROOF FRAMING:

All trusses to be designed & approved by a qualified truss manufacturer able to issue a producer statement prior to building consent approval, which shall guarantee satisfactory performance within the parameters of this design. The truss system design shall include bracing in accordance with NZS3604:2011.

Pitching height to be set at **2455mm** above FFL.

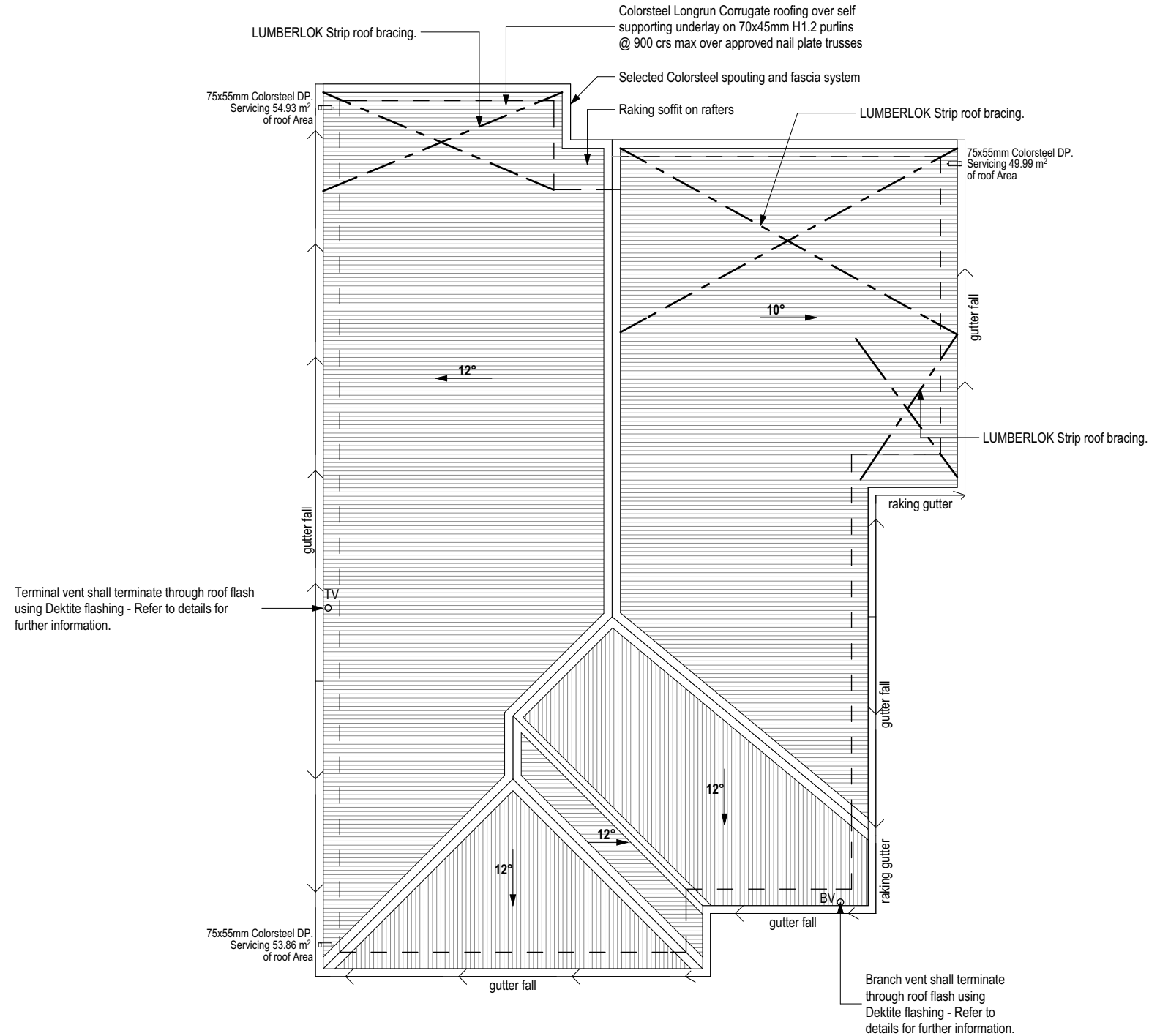
FIXING NOTES:

Purlins/Battens fixed to trusses with 1/10g x 80mm self-drilling screw or 2/100 x 3.75mm skewed nails & 1/wiredog. Top & bottom purlins shall be **@ 600mm** crs.

90x45mm H1.2 treated SG8 outriggers to gable verge to allow for 450mm overhand/eave width. Outriggers to span back to next truss.  
Outriggers to be fixed as per NZS3604:2011 Table 10.18:  
- 1/10g x 80mm self-drilling screw to wall framing.  
- 3/90 x 3.15mm nails to rafters.  
- 4/90 x 3.15mm skewed nails to blocking.

Selected nail plate trusses **@ 900mm** crs max. fixed to top plate with 2/100 x 3.75mm skewed nails & 2/wiredogs each side.

Roof bracing to be 8.0kN diagonally opposed intersecting steel straps fixed to top chord & top plate as per NZS3604:2011, Section 10.3, 10.4 or refer to truss manufacturer's design for positions.



Roof Plan

SCALE 1:100 @A3

BRACING CALCULATIONS			
Location of Storey	Single	Floor Load	2kPa
Floor Height to Apex	4.0 m	Roof Weight	Light
Roof Height Above Eaves	2.0 m	Cladding Weights:	
Roof Pitch	0 - 25 °	- Subfloor	Concrete Floor
Roof Style	Hip	- Wall Cladding	Heavy
Building Length (BL)	16.0 m	Building Width (BW)	11.5 m
Room in Roof Space	0	Wind Zone	High
Soil Class	E - Very Soft	W along	40.0 BUs/m
Gross Plan Area (GPA)	142.0 m2	W across	40.0 BUs/m
Earthquake Zone	2	W along x BW	458.4 BUs
EQ	7.2 BUs/m2	W across x BL	639.6 BUs
EQ x GPA	1,022.4 BUs		
Calculations are based on NZS3604:2011			

ALONG											
Bracing Line			Bracing Elements Provided				Wind			Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
A	163	163	A1	UB1FR-1.2	0.8	0.0	2.4	145	116.0	140	112.0
			A2	UB1FR-0.4	0.9	0.0	2.4	105	94.5	125	112.5
			A3	UBMP<600	0.6	0.0	2.4	90	54.0	110	66.0
			A4	UBMP<600	0.4	0.0	2.4	90	36.0	110	44.0
			A5	UBMP<600	0.4	0.0	2.4	90	36.0	110	44.0
B	100	128	B1	UB1M	0.6	0.0	2.4	85	51.0	85	51.0
			B2	UB1FR-1.2	1.2	0.0	2.4	145	174.0	140	168.0
C	100	128	C1	UB1FR-1.2	1.2	0.0	2.4	145	174.0	140	168.0
			C2	UB1FR-1.2	1.2	0.0	2.4	145	174.0	140	168.0
D	163	163	D1	UBMP<600	0.6	0.0	2.4	90	54.0	110	66.0
			D2	UBMP	1.2	0.0	2.4	150	180.0	150	180.0
			D3	UBMP<600	0.4	0.0	2.4	90	36.0	110	44.0
			D4	UBMP<600	0.4	0.0	2.4	90	36.0	110	44.0
Totals Achieved:								W	1,215.5	E	1,267.5
Totals Required:								W	458.4	E	1,022.4

ACROSS											
Bracing Line			Bracing Elements Provided				Wind			Earthquake	
Line Label	Min BUs W	Min BUs E	Brace No.	Brace Type	Brace Length	Brace Angle	Brace Height	Rating BUs/m	BUs Achieved	Rating BUs/m	BUs Achieved
M	231	231	M1	UBMP<1200	0.6	0.0	2.4	120	72.0	130	78.0
			M2	UBMP<1200	0.6	0.0	2.4	120	72.0	130	78.0
			M3	UBMP<1200	0.6	0.0	2.4	120	72.0	130	78.0
			M4	UBMP<1200	0.6	0.0	2.4	120	72.0	130	78.0
N	107	170	N1	UBMP<600	0.4	0.0	2.4	90	36.0	110	44.0
			N2	UB1FR-1.2	1.2	0.0	2.4	145	174.0	140	168.0
			N3	UB1FR-1.2	1.2	0.0	2.4	145	174.0	140	168.0
			N4	UB1FR-1.2	1.2	0.0	2.4	145	174.0	140	168.0
			N5	UBMP<600	0.6	0.0	2.4	90	54.0	110	66.0
O	199	199	O1	UBMP<600	0.6	0.0	2.4	90	54.0	110	66.0
			O2	UBMP<600	0.6	0.0	2.4	90	54.0	110	66.0
			O3	UBMP<600	0.6	0.0	2.4	90	54.0	110	66.0
			O4	UBMP	1.2	0.0	2.4	150	180.2	150	180.2
			O5	UBMP<600	0.4	0.0	2.4	90	40.2	110	49.2
Totals Achieved:								W	1,282.4	E	1,353.3
Totals Required:								W	639.6	E	1,022.4

BRACING NOTES:

Where the distance between bracing lines at right angles to the plate is between 5.0m & 6.0m, the 90 x 45mm top plate shall be strengthened by the addition of a 140 x 35mm plate of at least the same grade as the top plate. Refer to NZS 3604:2011, 8.7.4.2.

NOTE:

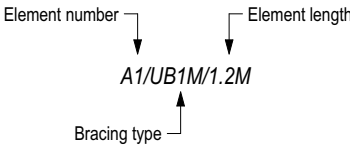
Where exterior ply bracing elements are used & not continued the entire length of the wall, allow to pack out the rest of the cavity battens to achieve an even straight-through cavity for the selected cladding.

Reading the Bracing Plan:

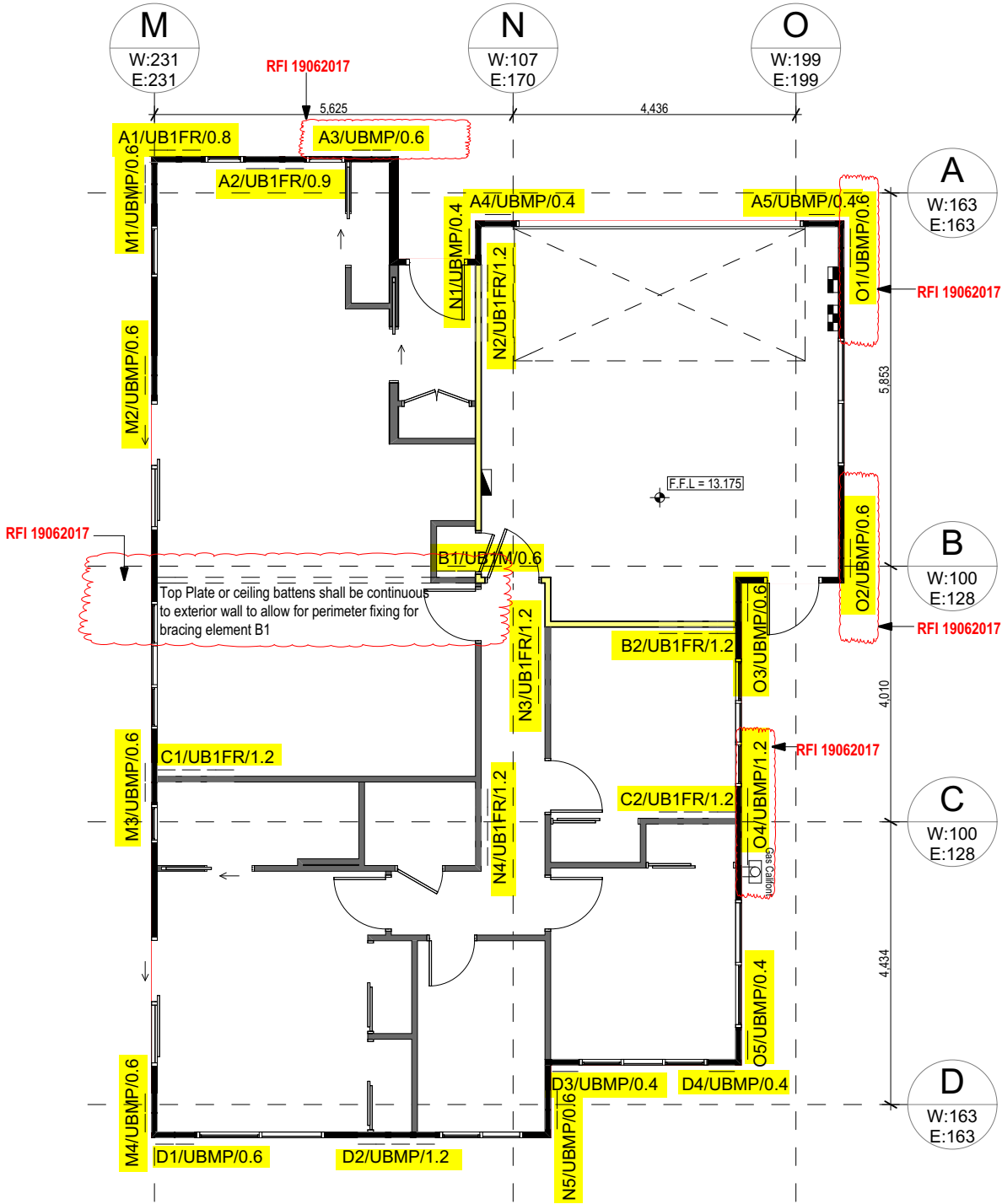
UB1M>1.2m - 1.2m min. length USG 10mm Multistop Ceiling and wall one side.

UB1M<0.4m - 0.4m min. length USG 10mm Multistop Ceiling and wall one side.

UBMP- 0.4m min. length USG 10mm Multistop Ceiling and wall one side and 7mm plywood the other.



Openings in Bracing Elements:  
(as per USG Boral Brace System)



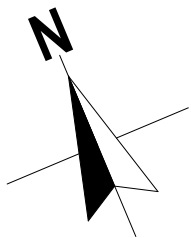
Ground Floor Bracing Plan

SCALE 1:100 @A3

NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

 © Mike Greer Homes NZ Ltd PHONE: (03) 354 0166   FAX: (03) 354 0167 ADDRESS: 8 Nazareth Ave Middleton Christchurch 8024 WEB: www.mikagreerhomes.co.nz	JOB TITLE: <b>TAYLOR &amp; O'NEILL</b>	DRAWING TITLE: <b>Bracing Plan</b>	LEGAL DESCRIPTION: LOT:37 DP:TBC STAGE 14 FLEMINGTON  CHRISTCHURCH	NOTES: - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work  © 2015 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	DATE OF ISSUE: 23.11.2016	DESIGNER: JC	SCALE: 1:100, 1:106.71	SHEET: <b>A2.04</b>
					AMENDMENT DATE: 19.06.2017	TECHNICIAN: C.J.	JOB # 4862	





ELECTRICAL NOTES

Allow for single switched powerpoint for standard appliances: Fridge, Dishwasher, Waste Disposal, Rangehood, Hob, Oven, Refer to kitchen design for layout and positions of kitchen area sockets etc. All power points are indicative only and must be positioned and confirmed on site by architect and/or owner.

All electrical installations to be in accordance with NZECP 51:2001

Mesh in floor slab must be earthed, earth with 16mm REO rod brought up into garage wall below meterbox and wired to the mesh. At prewire, connect a clamp and piece of wire to rod and earth it to the meterbox.

Where downlights are to be installed, only CA 80, CA 135, IC or IC-F downlights are permitted in private or rental dwellings. (Note that IC downlights can only be used with insulation that passes the needle flame test of AS/NZS 60598 2.2 clause 11.5). Recessed downlights that are not labelled as above are not permitted to be installed into residential buildings.

Total of 20 lux of illuminance for the total wattage required per m2 of floor area as shown in NZBC G8 / AS1 Table 1.

Lighting and electrical by others, all positions and types to be selected and confirmed by client with contractor unless noted otherwise.

Mechanical ventilation in housing removing moisture shall be vented outside (includes wet areas & cooker hoods). Refer to NZBC G4/AS1 1.3.C.iiio, Mechanical Ventilation to be 150 dia 230 Cu M/H inline fan ducted to soffit. Auto extractor fans shall terminate through wall/soffit/roof with an extraction rate as set out in NZBC G4.

All smoke alarms are to comply with NZBC F7 and be manufactured to at least one of: AS 3786, ISO 12239 or BS EN 14604, Required within 3m of all sleeping areas, change in level & entry/exits as per NZS 4514 & BRANZ Bulletins No's 252 & 309

Downlights shall be CA80 check the insulation manufacturers instructions to ensure their product is safe when installed along side proposed downlights

GENERAL PLACEMENT NOTES

Powerpoints typically 300mm from nearest corner & 300mm from FFL unless otherwise noted.

Powerpoints in wet areas to be 1,200mm high from FFL and vertically fixed unless otherwise noted.

Powerpoint for heater to be located 300mm below finished ceiling level

Powerpoints in kitchen to be 1000mm high from FFL

Light switches typically 150mm from nearest corner or door frame & 1,200mm from FFL unless otherwise noted.

HWC switch 300mm above FFL

Laundry Power Point 1000mm above FFL

Note:  
House to be wired for alarm with key pad @ entrance and garage



ELECTRICAL LEGEND

- Meterboard / Earth
- Distribution Board
- Communications Panel
- SD Smoke Detector
- HWC Hot Water Cylinder
- Heated Towel Rail
- Bathroom Heater
- Outlet Grille
- Mechanical Vent / Ducting
- Extract Grille
- (mds) Motorised Door Supply
- > Motorised Door Switch
- Wiring / Switch
- One Face Plate
- TV
- Sky
- T+D Telephone & Data
- > 2 Double Power Point
- > DB Door Bell / Sounder
- (UT) Undertile Heating Controller

LIGHTING

- (DL) Downlights (White)
- (BH) Batten Holder
- (X) Sensor Light
- (EDWL) SS Up / Down Wall Light
- (HDL) Halogen Downlights
- (PL) Pendant Light
- Fluorescent Tube

Ground Floor Electrical Plan  
SCALE 1:100 @A3

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					AMENDMENT DATE: 11.05.2017	TECHNICIAN: C.J.	JOB # 4862	
						VERSION: V2	CODE: A	

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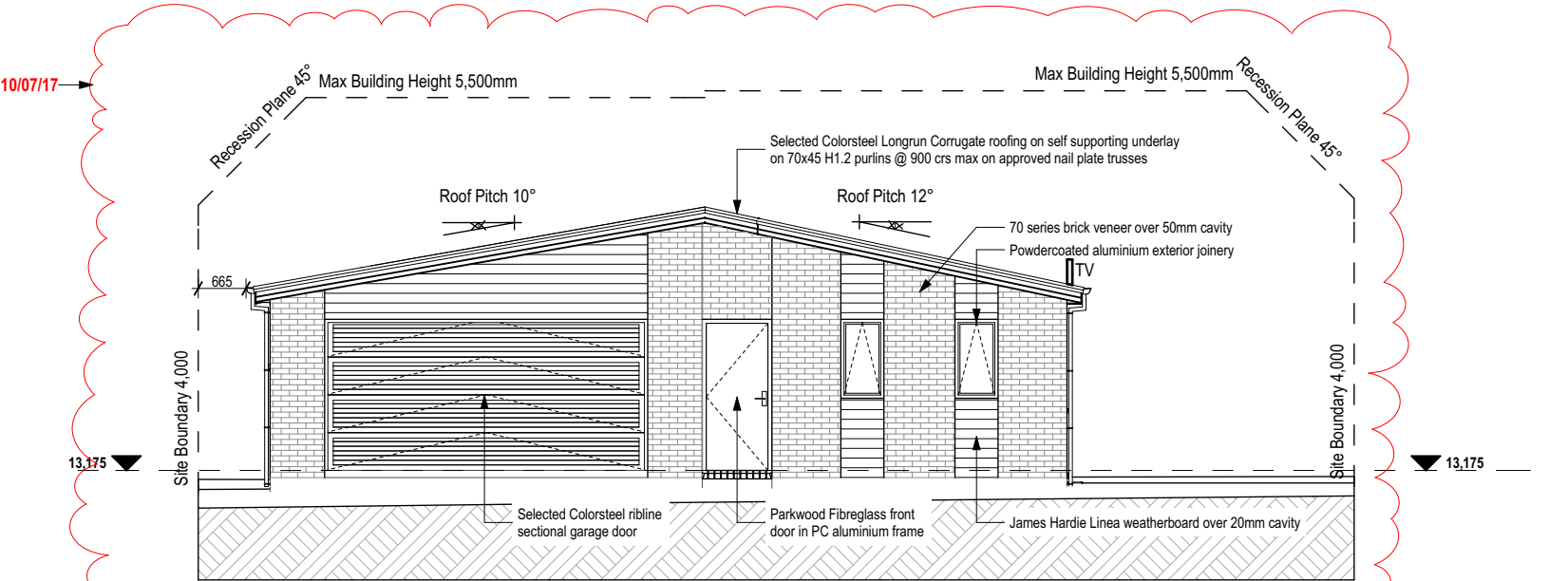
NZBC H1 Calculations

Insulated Floor Plan Area:		107.86	m² over frame (including interior wall of garage)	
Total Floor Area		141.93		
Foundation Perimeter Ratio		49.56		
Calculated Areas			Wall Length X	Stud Height
North	Wall area:	22.2	9.25	2.4
	Window/Door area:	3.25		
	Wall Open Percentage	15%		
East	Wall area:	36.9	15.39	2.4
	Window/ Door area:	3.60		
	Wall Open Percentage	10%		
South	Wall area:	22.2	9.25	2.4
	Window/Door area:	5.28		
	Wall Open Percentage	24%		
West	Wall area:	36.9	15.39	2.4
	Window/Door area:	13.34		
	Wall Open Percentage	36%		

Total	ESW Wall Area	96.1
	Entire Building Wall area:	118.3
	Entire Buiding Window/Door area:	25.47
	ESW Window/Door Area:	22.22
	Percent window area:	21.5%
	ESW Percent window area	23.1%
	Is the window area of the walls less than 30%?	Yes (Schedule method is ok to use - see BRANZ checksheet attached)
		No (Calculation method must be used - see attached refference and proposed heat loss calculations)

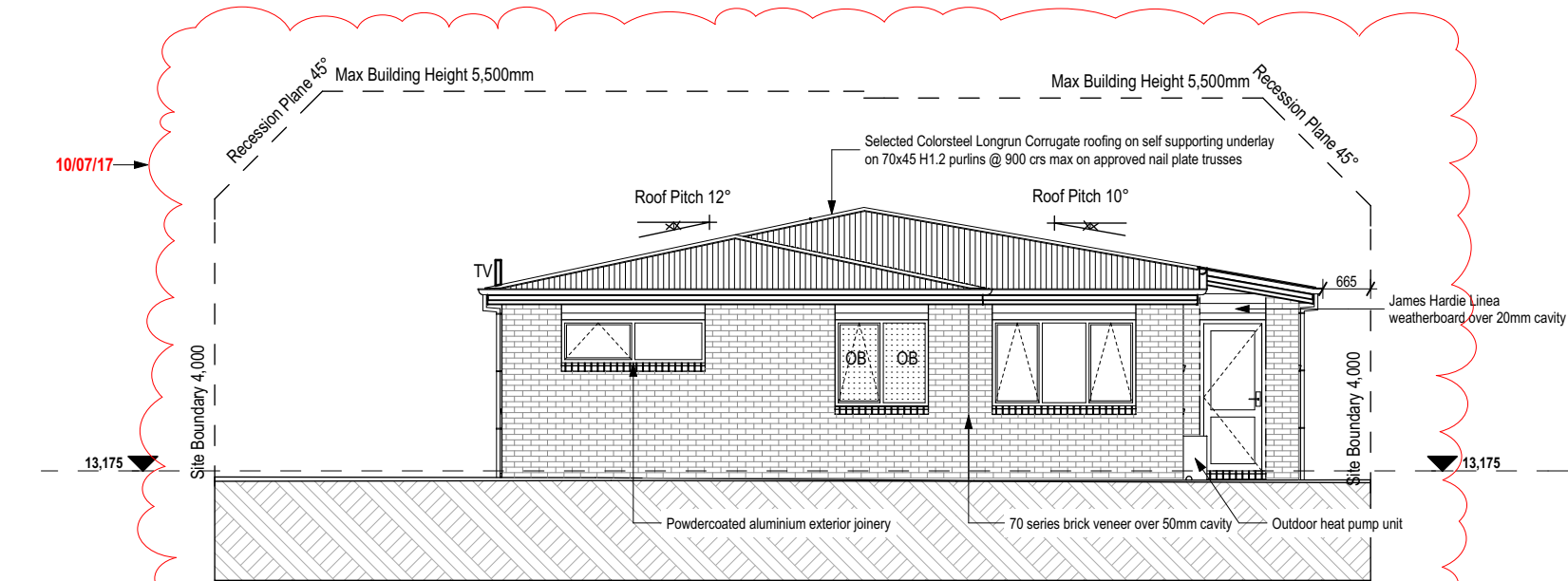
BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4



North Elevation

SCALE 1:100 @A3



South Elevation

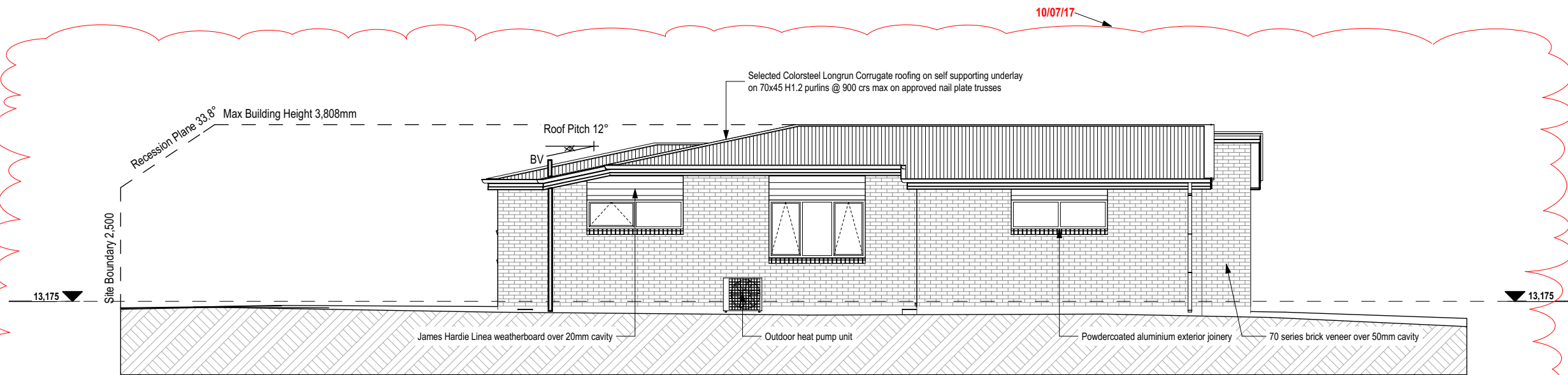
SCALE 1:100 @A3

Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for preformance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

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					AMENDMENT DATE: 10.07.2017	TECHNICIAN: C.J.	JOB # 4862	

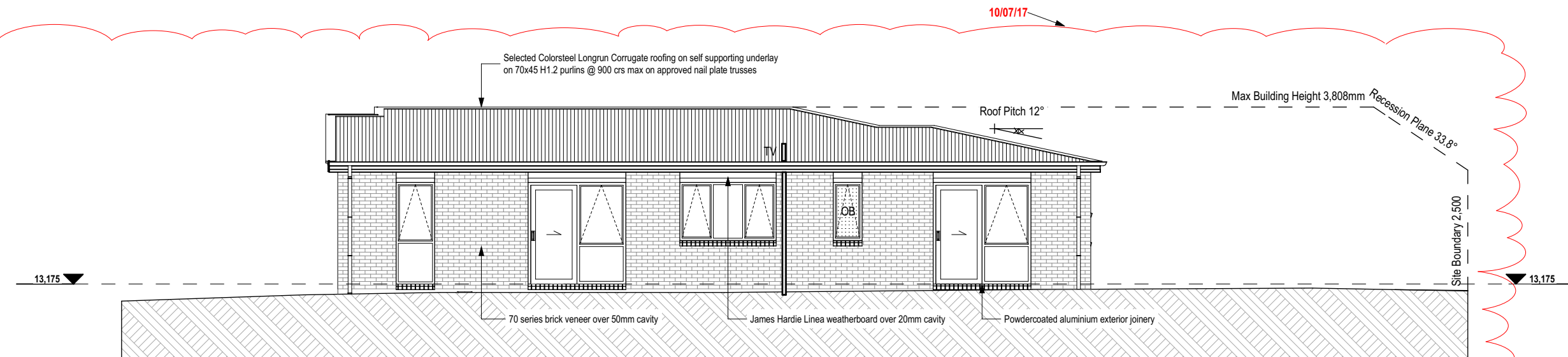
BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4



East Elevation

SCALE 1:100 @A3

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		4




West Elevation

SCALE 1:100 @A3

Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for preformance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.

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					TECHNICIAN: C.J.	JOB #			
						AMENDMENT DATE: 10.07.2017	VERSION: V3		CODE: A
									4862



SCHEDULE OF FRAMING TIMBERS - GRADING AND TREATMENT		
Wall framing		
Exterior walls & lintels	SG8, H1.2, Pinus radiata	
Interior walls (loadbearing)	SG8, H1.2, Pinus radiata	
Interior walls (non-loadbearing)	SG8, H1.2, Pinus radiata	
Cavity battens	SG8, H3.2, Pinus radiata (dry Cavity)	
	SG8, H3.2, Pinus radiata (wet Cavity)	
Roof framing		
Roof trusses - typical	SG8, H1.2, Pinus radiata	
Gable end truss	SG8, H1.2, Pinus radiata	
Coved or attic trusses	SG8, H1.2, Pinus radiata	
Purlins/Battens	SG8, H1.2, Pinus radiata	
Valley boards, barge boards	SG8, H1.2, Pinus radiata	
Windows		
Framing and reveals	Dressed, H3.1, Pinus radiata	

**Exterior Walls:**  
Generally construct exterior walls with 90mm x 45mm H1.2 framing with studs @ 600mm crs and noggs at 800mm crs to NZS3604:2011. . framing. Dwang for all fittings, fixtures, linings, bracing panels & trims. DPC (malthoid) between bottom plate & conc. slab and fixed with Pryda Bottom Plate Anchors with 75 x 4mm dia. concrete nails adjacent to anchor 70mm min from edge of slab. as per manufacturers specifications. @ 900mm crs. max as per NZS3604:2011.  
Refer to bracing plan for additional hold down fixings.

**Interior Walls:**  
Generally construct interior walls with 90mm x 45mm Pine H1.2 timber framing with studs @ 600mm crs to NZS3604:2011. Dwang for all fittings, fixtures, linings, bracing panels & trims. DPC (malthoid) between bottom plate and conc. slab and fixed 75 x 8mm shot fired fastenings with 16mm washers @ 600mm crs, within 150mm each end of plate.  
Refer to bracing plan for additional hold down fixings. Generally line with 10mm standard Gib board (Aqualine to wet areas) stopped for selected paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specialist wall linings & requirements.

**Plumbing Note:**  
All plumbing and drainage to comply with Acceptable Solutions G13/AS/AS2. Allow to check all dimensions and falls of drains onsite prior to installation.

Achieved R-values are as follows:  
R2.6 wall insulation gives a combined wall R-value of R2.2  
R3.6 ceiling insulation gives a combined ceiling R-value of R3.4  
Double glazing achieves R0.26

All surface finishes to the kitchen joinery, walls, etc. to comply with the requirements of NZBC G3.

20MPa 100mm thick concrete floor reinforced with Grade 500E mesh on 0.25mm thick polythene DPM, 25mm max sand blinding layer and 150mm min layer compacted AP40 granular fill.

Proposed Design

Component	Description	Area	R-value	Heat Loss	Heat Loss = Area / R-value
Roof 1	Truss fram 900 /corrugated roofing/ R3.6	108	3.4	31.7	Total Loss 266.4
Roof 2					
Roof 3					
Wall 1	70 series Brick/studs 600/dwangs/800 R2	118.3	2.2	53.8	
Wall 2					
Wall 3					
Floor 1	Concrete Slab	108	1.3	83.0	
Floor 2					
Floor 3					
Glazing 1	Double Glazing	25.47	0.26	98.0	
Glazing 2					
Skylight 1					
Skylight 2					

R-values must be no less than 60% of the R-value of the corresponding Schedule values  
Total area of glazing (including skylights) must be ≤50% of the total wall area  
Non-glazed areas of door openings greater than 3 m² are treated as wall.  
An R-value of 0.26 may be used for traditional leadlight glass if the total area is ≤ 2.6 m²  
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Zone 3  
Non-Solid Reference Building.

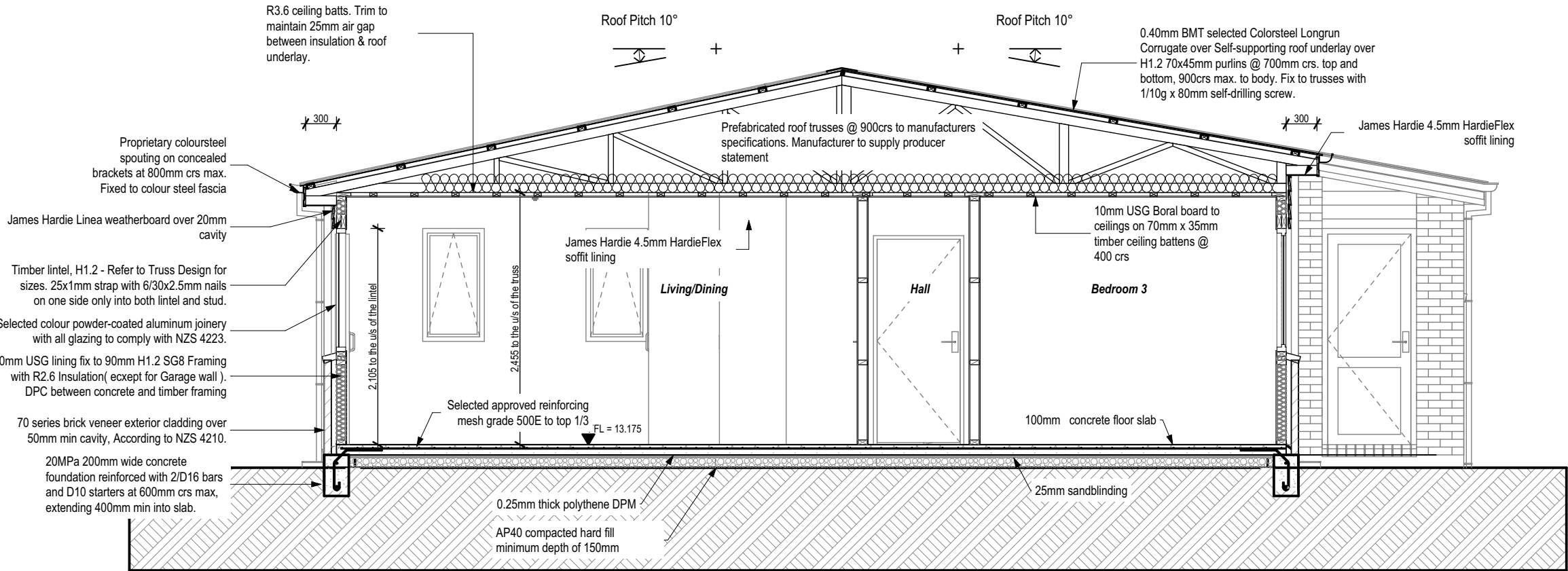
Component	Description	Area	R-value	Heat Loss	Heat Loss = Area/R-value
Roof	Corrugated Roofing On Trusses	108	3.1	34.8	Total Loss 274.9
Wall	70 Series Brick	118.3	2.0	59.1	
Floor	Concrete Slab	108	1.3	83.0	
Glazing (30%)	Double Glazing	25.47	0.26	98.0	
Glazing (>30%)					

Set wall area as either 70% of total wall area, or actual wall area, whichever is **lower**  
Set glazing area as either 30% of total wall area, or actual glazing area, whichever is **higher**  
Total area of glazing (including skylights) must be ≤50% of the total wall area  
An R-value of 0.26 may be used for traditional leadlight glass if the total area is ≤ 2.6 m²  
Non-glazed areas of door openings greater than 3 m² are treated as wall.

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**IMPORTANT:**  
It is recommended that a suitably qualified and experienced geotechnical engineer inspect any excavations onsite at the time of construction to confirm ground conditions and bearing capacity.

Should soft, unexpected, or unsuitable ground conditions be encountered onsite during construction, the builder or lot owner must contact Davis Oglivie or an appropriately qualified and experienced engineer to confirm foundation requirements.



Section A  
SCALE 1:50 @A3



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SCHEDULE OF FRAMING TIMBERS - GRADING AND TREATMENT	
Wall framing	
Exterior walls & lintels	SG8, H1.2, Pinus radiata
Interior walls (loadbearing)	SG8, H1.2, Pinus radiata
Interior walls (non-loadbearing)	SG8, H1.2, Pinus radiata
Cavity battens	SG8, H3.2, Pinus radiata (dry Cavity) SG8, H3.2, Pinus radiata (wet Cavity)
Roof framing	
Roof trusses - typical	SG8, H1.2, Pinus radiata
Gable end truss	SG8, H1.2, Pinus radiata
Coved or attic trusses	SG8, H1.2, Pinus radiata
Purlins/Battens	SG8, H1.2, Pinus radiata
Valley boards, barge boards	SG8, H1.2, Pinus radiata
Windows	
Framing and reveals	Dressed, H3.1, Pinus radiata

Achieved R-values are as follows:  
R2.6 wall insulation gives a combined wall R-value of R2.2  
R3.6 ceiling insulation gives a combined ceiling R-value of R3.4  
Double glazing achieves R0.26

All surface finishes to the kitchen joinery, walls, etc. to comply with the requirements of NZBC G3.

20MPa 100mm thick concrete floor reinforced with Grade 500E mesh on 0.25mm thick polythene DPM, 25mm max sand blinding layer and 150mm min layer compacted AP40 granular fill.

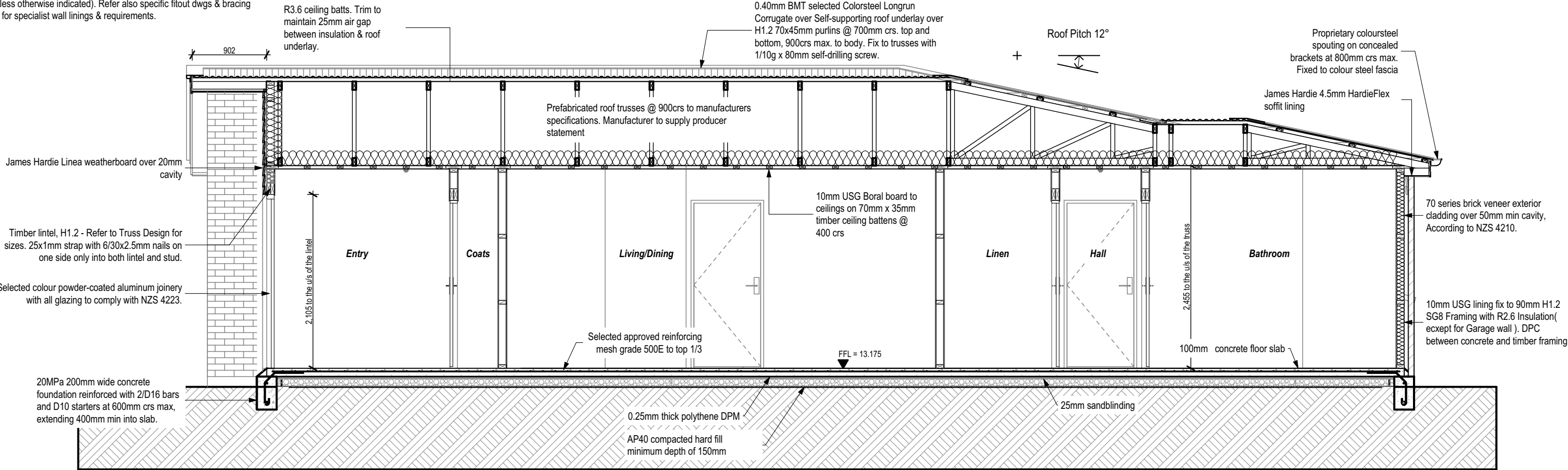
**Plumbing Note:**  
All plumbing and drainage to comply with Acceptable Solutions G13/AS/AS2.  
Allow to check all dimensions and falls of drains onsite prior to installation.

**IMPORTANT:**  
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**Exterior Walls:**  
Generally construct exterior walls with 90mm x 45mm H1.2 framing with studs @ 600mm crs and noggs at 800mm crs to NZS3604:2011. . framing.  
Dwang for all fittings, fixtures, linings, bracing panels & trims. DPC (malthoid) between bottom plate & conc. slab and fixed with Pryda Bottom Plate  
Anchors with 75 x 4mm dia. concrete nails adjacent to anchor 70mm min from edge of slab. as per manufacturers specifications. @ 900mm crs. max as per NZS3604:2011.  
Refer to bracing plan for additional hold down fixings.

**Interior Walls:**  
Generally construct interior walls with 90mm x 45mm Pine H1.2 timber framing with studs @ 600mm crs to NZS3604:2011. Dwang for all fittings, fixtures, linings, bracing panels & trims. DPC (malthoid) between bottom plate and conc. slab and fixed 75 x 8mm shot fired fastenings with 16mm washers @ 600mm crs, within 150mm each end of plate.  
Refer to bracing plan for additional hold down fixings. Generally line with 10mm standard Gib board (Aqualine to wet areas) stopped for selected paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specialist wall linings & requirements.



Section B  
SCALE 1:50 @A3

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ADDRESS: 8 Nazareth Ave Middleton Christchurch 8024

WEB: www.mikegreerhomes.co.nz

JOB TITLE:

**TAYLOR & O'NEILL**

DRAWING TITLE:

**Longitudinal Section**

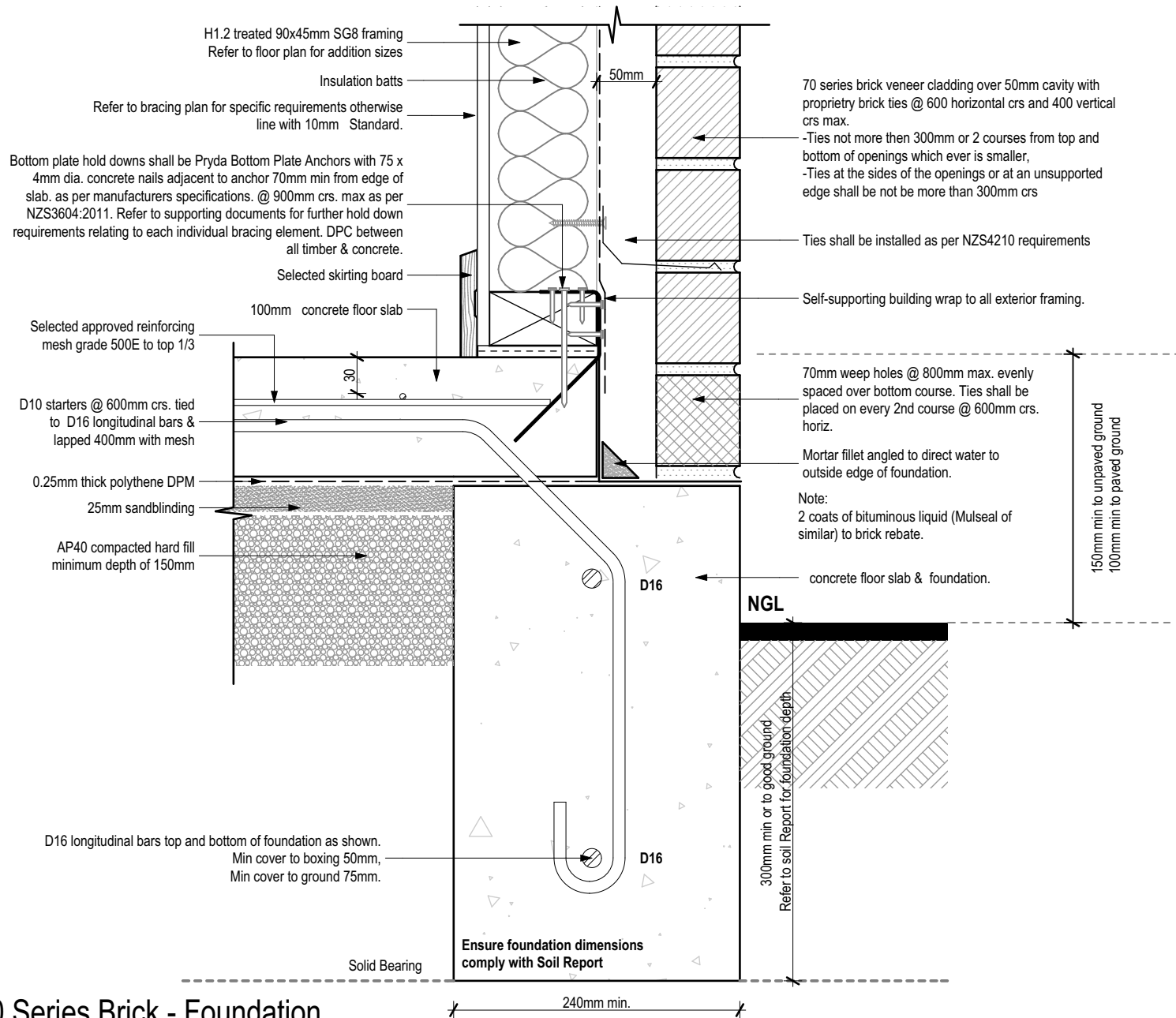
LEGAL DESCRIPTION:

LOT:37 DP:TBC  
STAGE 14 FLEMINGTON

CHRISTCHURCH

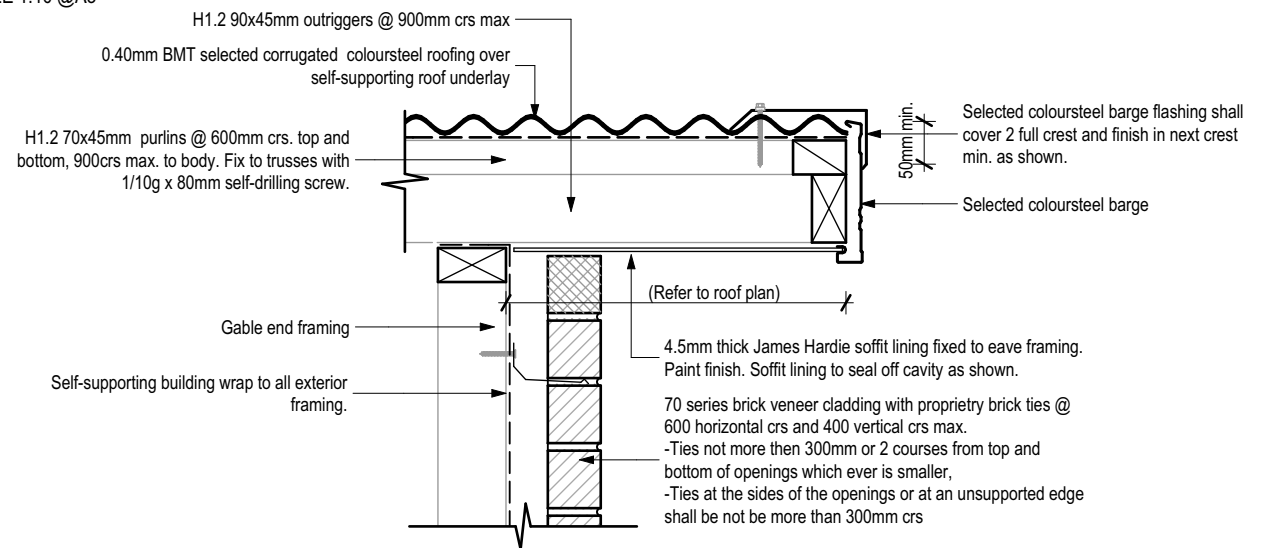
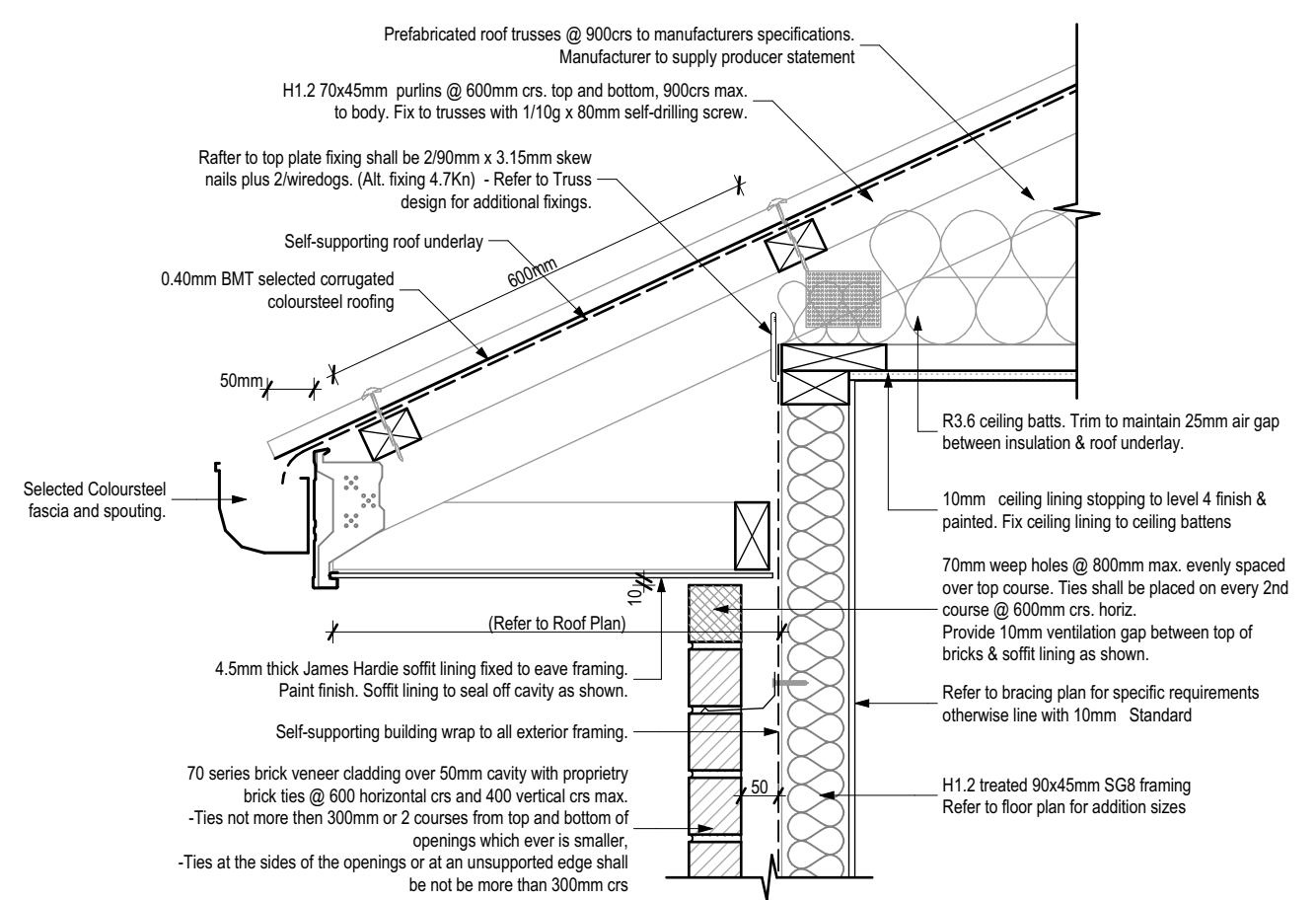
NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

NOTES:	DATE OF ISSUE:	DESIGNER:	SCALE:	SHEET:
- Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work	23.11.2016	JC	1:50	A4.02
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	11.05.2017	C.J.	4862	
		VERSION: CODE:		
		V2 A		



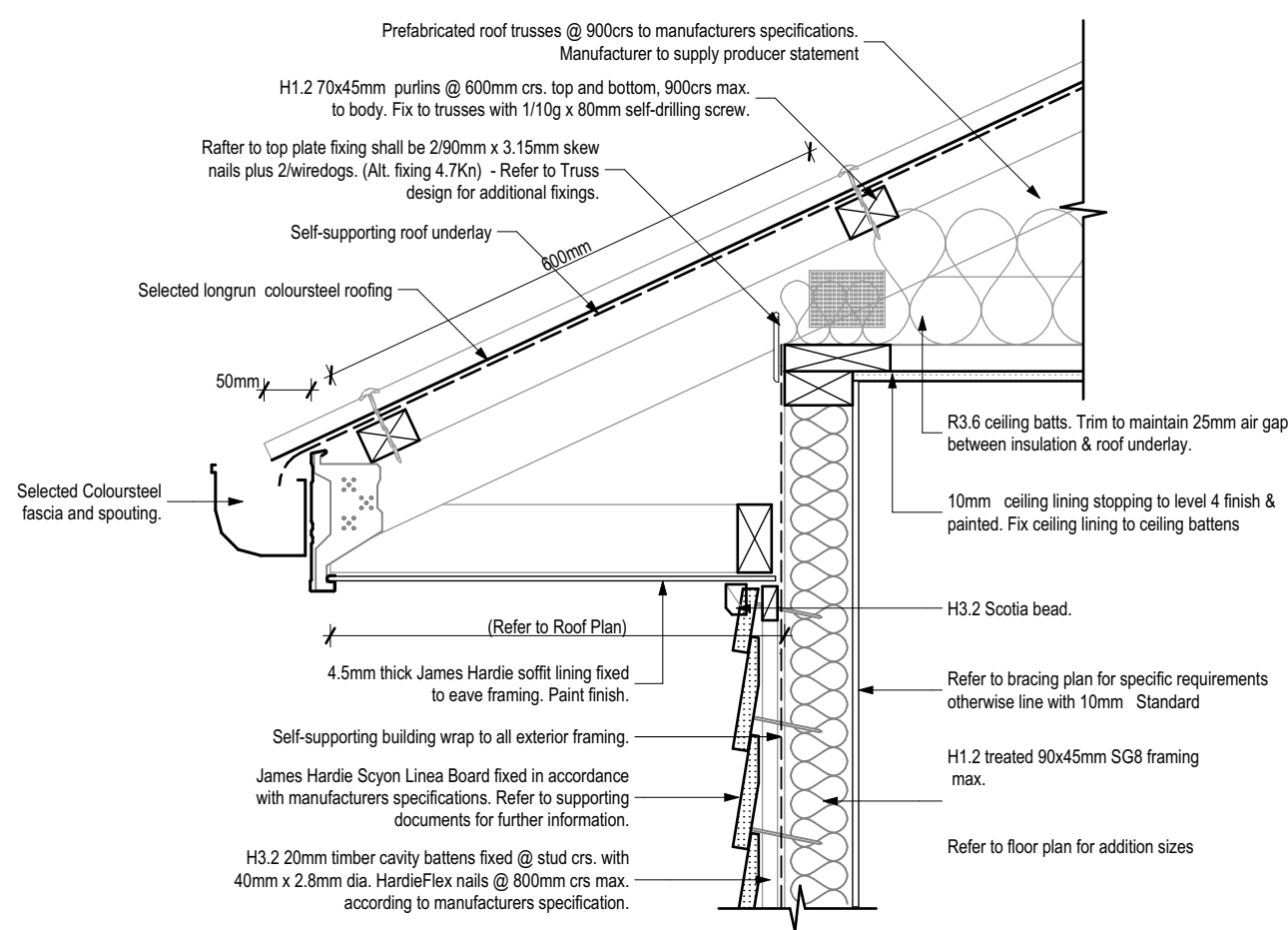
**IMPORTANT:**  
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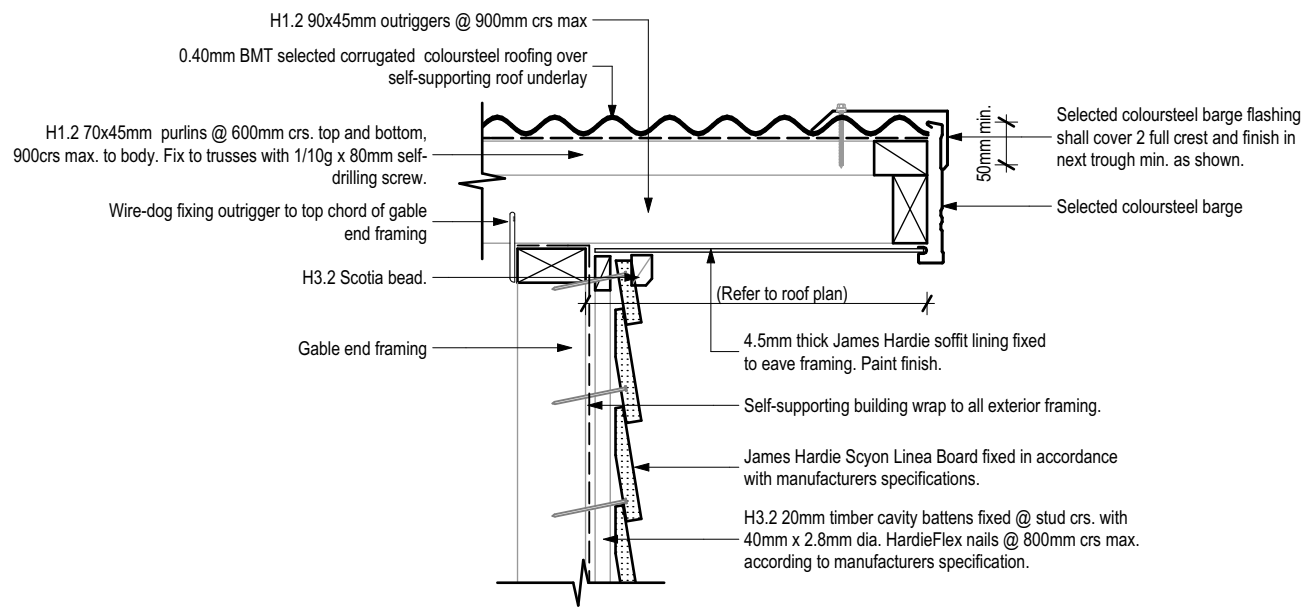


NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS							
<b>NOTES:</b> - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work  © 2015 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	<b>DATE OF ISSUE:</b>	<b>DESIGNER:</b>	<b>SCALE:</b>	<b>SHEET:</b>			
	23.11.2016	JC	1:5, 1:10				
	<b>AMENDMENT DATE:</b>	<b>TECHNICIAN:</b>	<b>JOB #</b>				
	11.05.2017	C.J.	4862				
		<b>VERSION:</b>	<b>CODE:</b>				
		V2	A				

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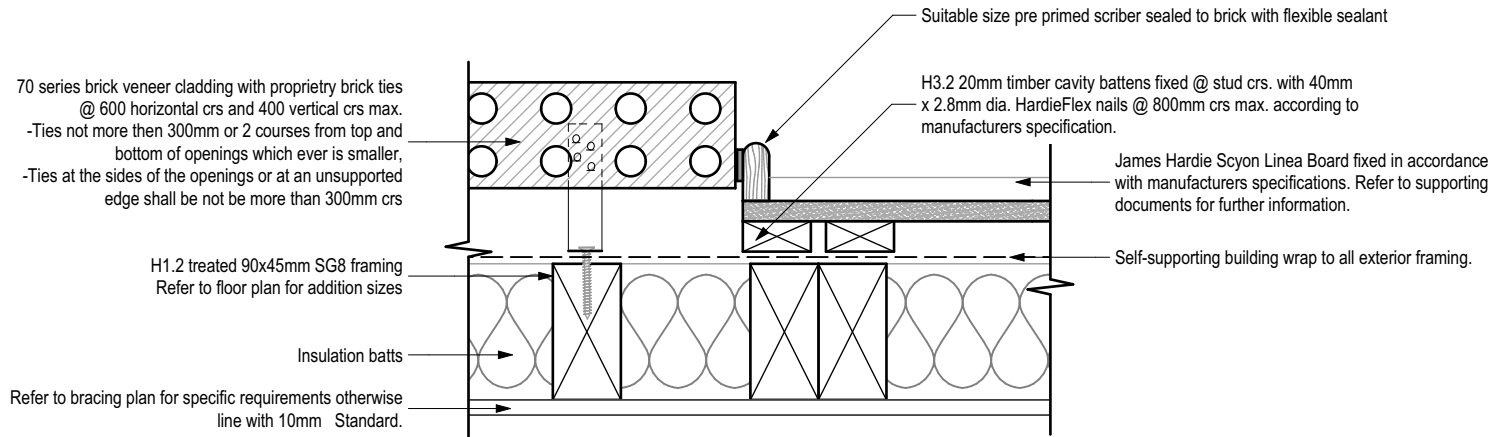
## SCALE 1:10 @A3



SCALE 1:10 @A3

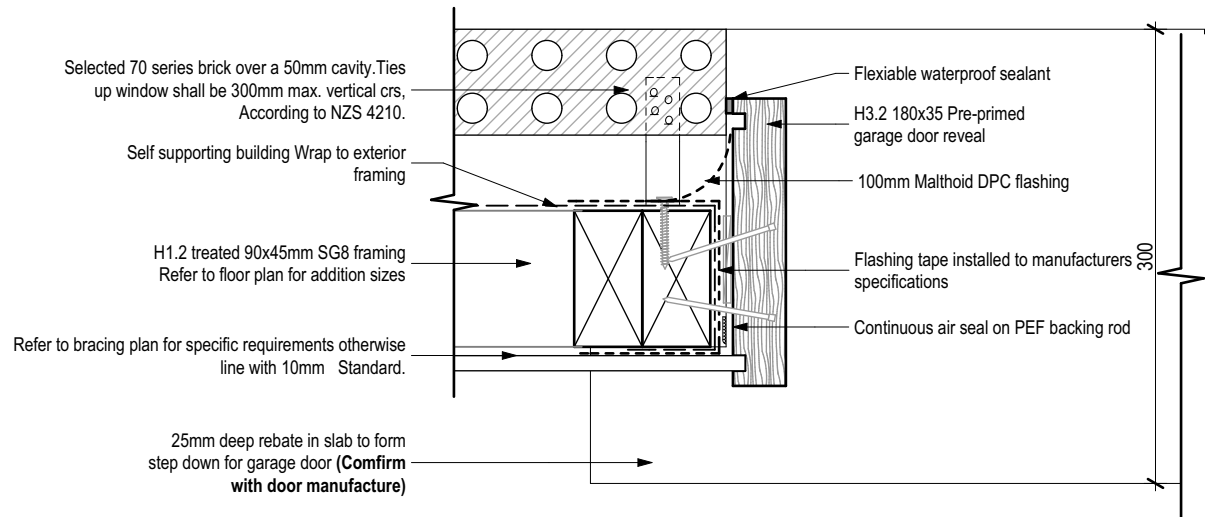
<div></div> <div>© Mike Greer Homes NZ Ltd</div> <div>PHONE: (03) 354 0166   FAX: (03) 354 0167</div> <div>ADDRESS: 8 Nazareth Ave Middleton Christchurch 8024</div> <div>WEB: www.mikegreerhomes.co.nz</div>	JOB TITLE: <b>TAYLOR &amp; O'NEILL</b>	DRAWING TITLE: <b>Details</b>	LEGAL DESCRIPTION:  LOT:37 DP:TBC STAGE 14 FLEMINGTON  CHRISTCHURCH	NOTES:  - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work.  © 2015 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	DATE OF ISSUE: 23.11.2016	DESIGNER: JC	SCALE: 1:5, 1:10	SHEET:  <b>A5.02</b>
	AMENDMENT DATE: 11.05.2017	TECHNICIAN: C.J.	JOB #					
	VERSION: V2	CODE: A	4862					





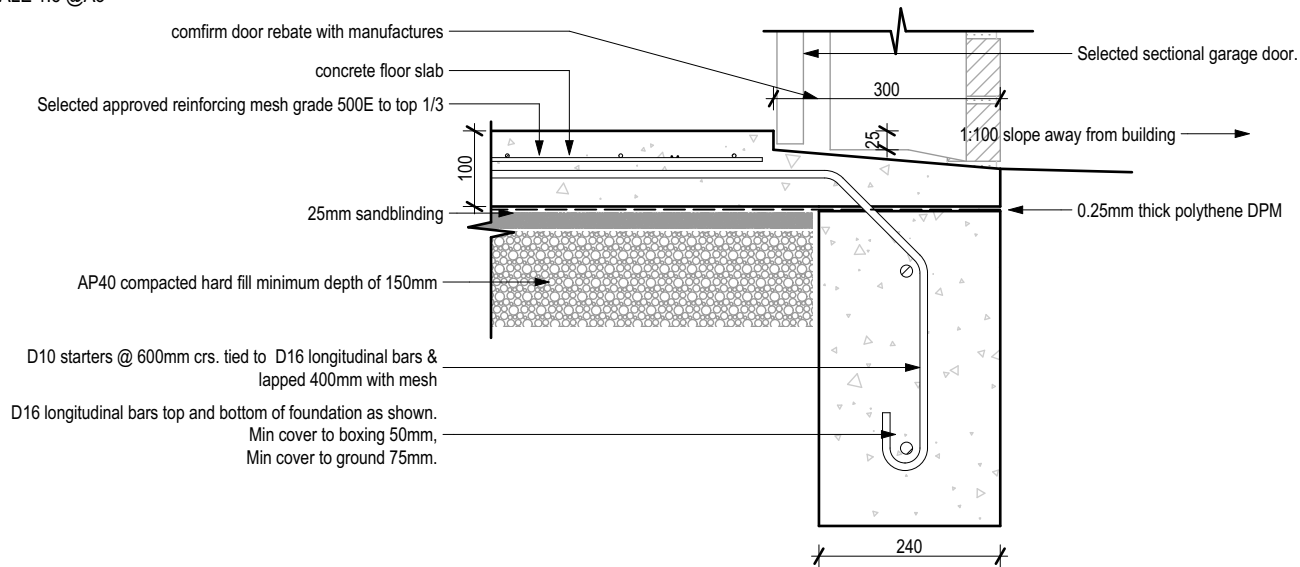
## 70 Series Brick - Cladding Junction (Linea Weatherboards)

SCALE 1:5 @A3



## 70 Series Brick - Garage Door Jamb

SCALE 1:5 @A3



## 70 Series Brick - Garage Door Rebate

SCALE 1:10 @A3

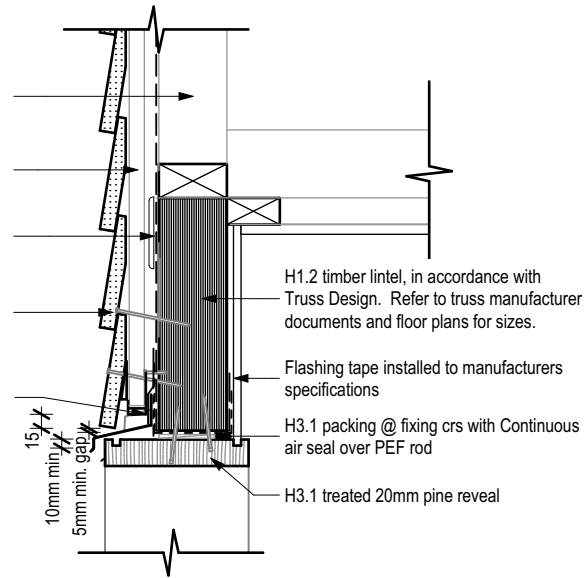
Gable end framing

H3.1 20mm timber cavity battens fixed @ stud crs. with 40mm x 2.8mm dia. HardieFlex nails @ 800mm crs max. according to manufacturers specification

Self-supporting Building Wrap

James Hardie Scyon Linea Board fixed in accordance with manufacturers specifications.

Colorsteel Head flashing to extend 50mm min behind soffitng lining



## Linea Weatherboards - Garage Door Head

SCALE 1:10 @A3

NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

NOTES:

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DATE OF ISSUE:

23.11.2016

DESIGNER:

JC

TECHNICIAN:

C.J.

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1:100, 1:5, 1:10

SHEET:

A5.03

AMENDMENT DATE:

11.05.2017

VERSION:

V2

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JOB #

4862

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JOB TITLE:

TAYLOR & O'NEILL

DRAWING TITLE:

Details

LEGAL DESCRIPTION:

LOT:37 DP:TBC  
STAGE 14 FLEMINGTON

CHRISTCHURCH



70 series brick veneer cladding over 50mm cavity with proprietary brick ties @ 600 horizontal crs and 400 vertical crs max.  
-Ties not more then 300mm or 2 courses from top and bottom of openings which ever is smaller.  
-Ties at the sides of the openings or at an unsupported edge shall be not be more than 300mm crs  
-Ties shall be installed as per NZS4210 requirements

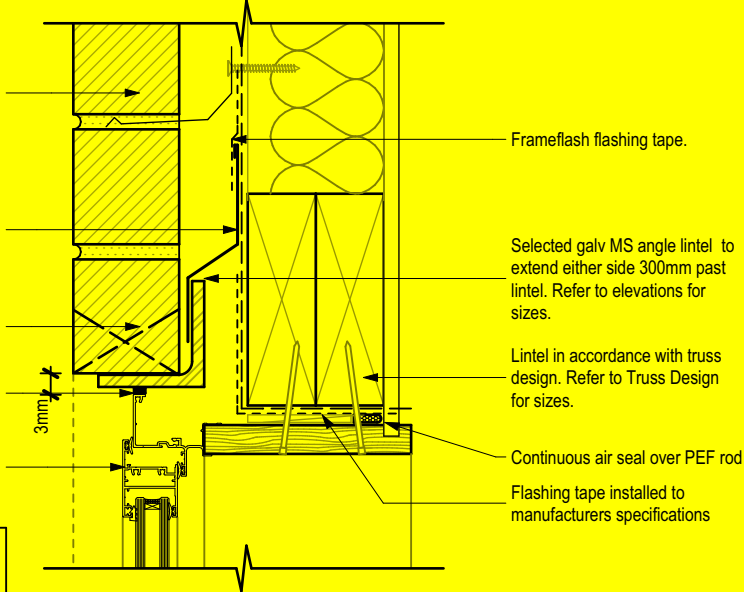
Head flashing turned into angle or steel flat lintel. Extend flashing 200mm each side of opening.

70mm weep holes @ 800mm max. evenly spaced over lintel. Ties shall be placed on every 2nd course @ 600mm crs. horiz. above lintel

Suitable sealant between aluminium joinery and lintel

Selected colour powder-coated aluminium joinery with all glazing to comply with NZS 4223. Double glazing to all except service areas and garage.

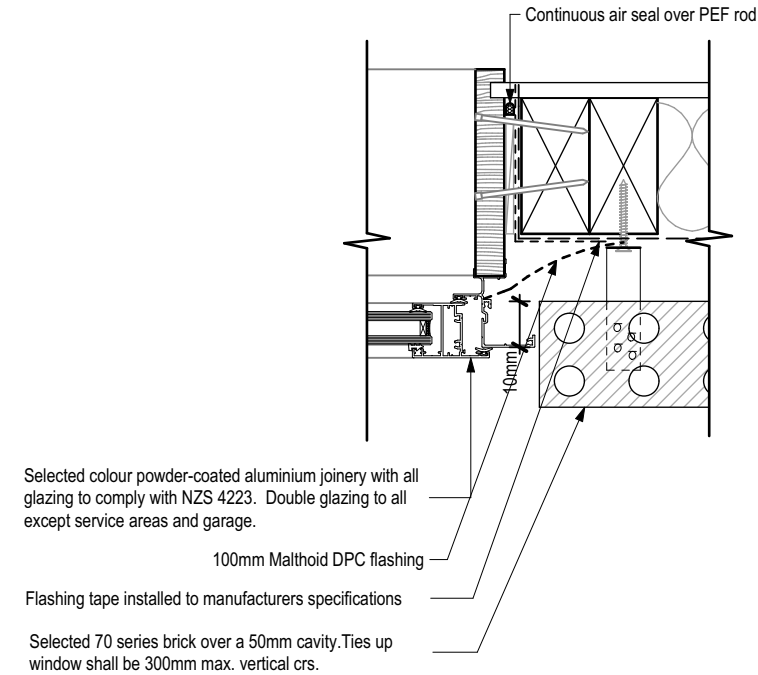
**Note:**  
-Steel angles to extend 100mm either side for opening spans less than 2m  
-Steel angles to extend 200mm either side for opening spans more than 2m



## Head

### 70 Series Brick - Window Details (Fairview)

SCALE 1:5 @A3



## Jamb

### 70 Series Brick - Window Details (Fairview)

SCALE 1:5 @A3

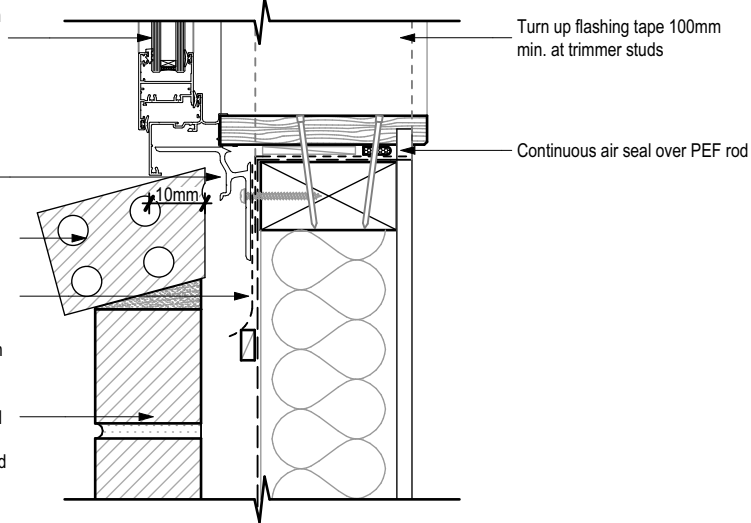
Selected colour powder-coated aluminium joinery with all glazing to comply with NZS 4223. Double glazing to all except service areas and garage.

WANZ support bar screw fixed to trimmer

Selected brick sill set to 15° minimum angle

Malthoid DPC flashing with kick out to extend 200mm each side of window

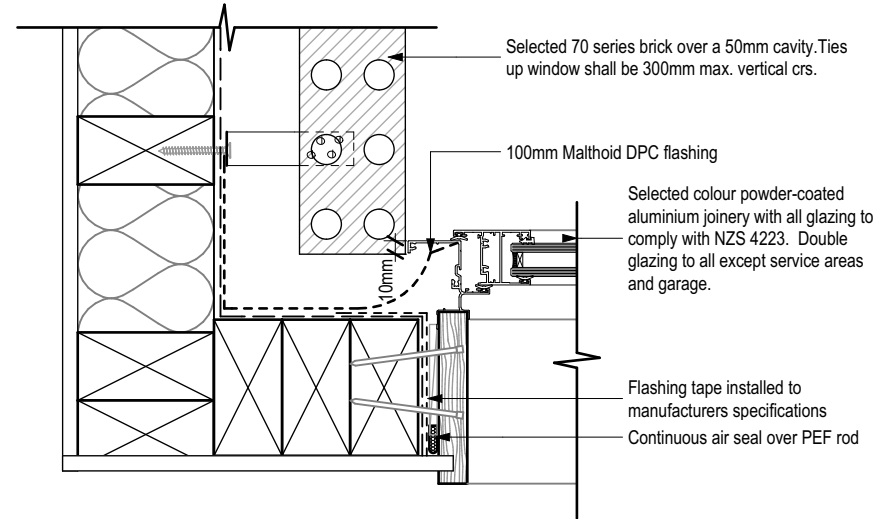
70 series brick veneer cladding over 50mm cavity with proprietary brick ties @ 600 horizontal crs and 400 vertical crs max.  
-Ties not more then 300mm or 2 courses from top and bottom of openings which ever is smaller,  
-Ties at the sides of the openings or at an unsupported edge shall be not be more than 300mm crs



## Sill

### 70 Series Brick - Window Details (Fairview)

SCALE 1:5 @A3



## Joinery junction

### 70 Series Brick - Window Details (Fairview)

SCALE 1:5 @A3

NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

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					AMENDMENT DATE: 11.05.2017	TECHNICIAN: C.J.	JOB # 4862	
					VERSION: V2	CODE: A		

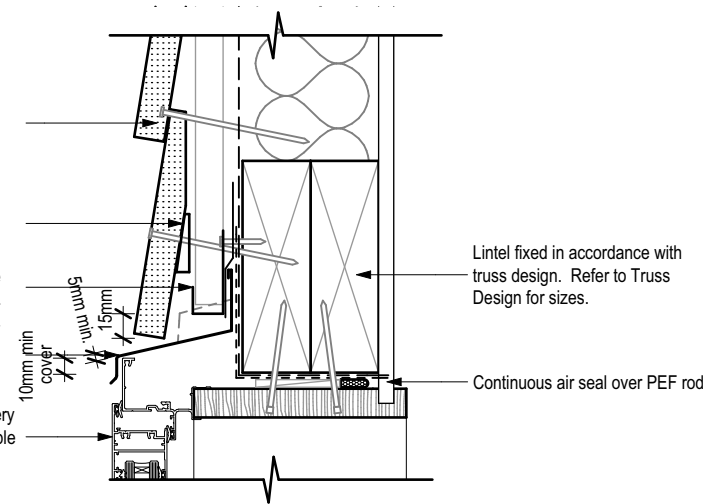
James Hardie Scyon Linea Board fixed in accordance with manufacturers specifications. Refer to supporting documents for further information.

25mm wide cant strip. H3.1 treated timber. Thickness to suit

PVC punched base cap, vermin strip to provide 1,000mm<sup>2</sup> of ventilation per lineal metre of wall.

Colour steel Head flashing 15° fall min. Ends of head flashing to be turned up 20mm. Colour to match selected joinery.

Selected colour powder-coated aluminium joinery with all glazing to comply with NZS 4223. Double glazing to all except service areas and garage.



Head

Linea Weatherboards - Window Detail ( Fair View)

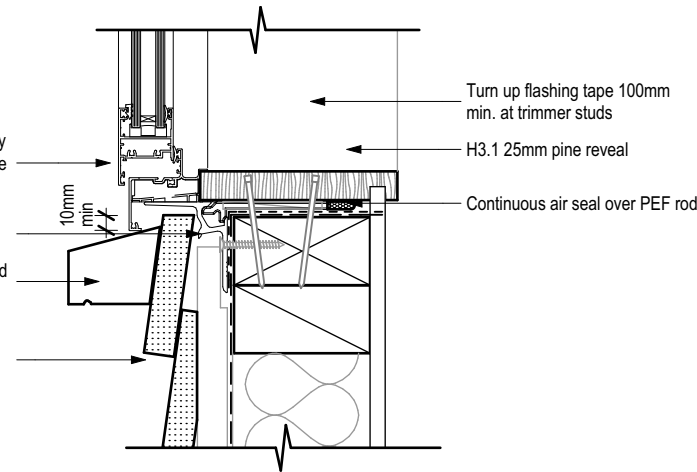
SCALE 1:5 @A3

Selected colour powder-coated aluminium joinery with all glazing to comply with NZS 4223. Double glazing to all except service areas and garage.

WANZ support bar screw fixed to trimmer

H3.1 treated timber planted sill or trim as required pre drill before fixing nail

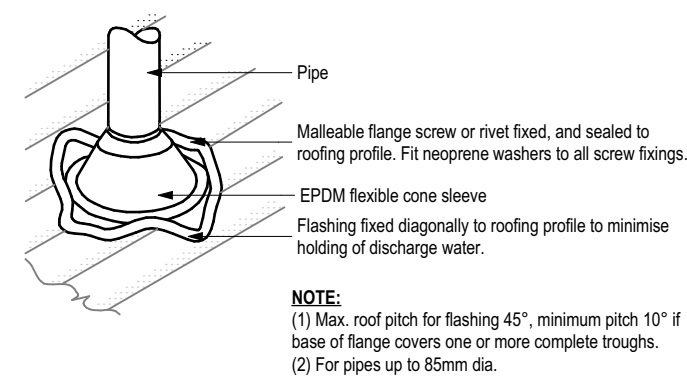
James Hardie Scyon Linea Board fixed in accordance with manufacturers specifications. Refer to supporting documents for further information.



Sill

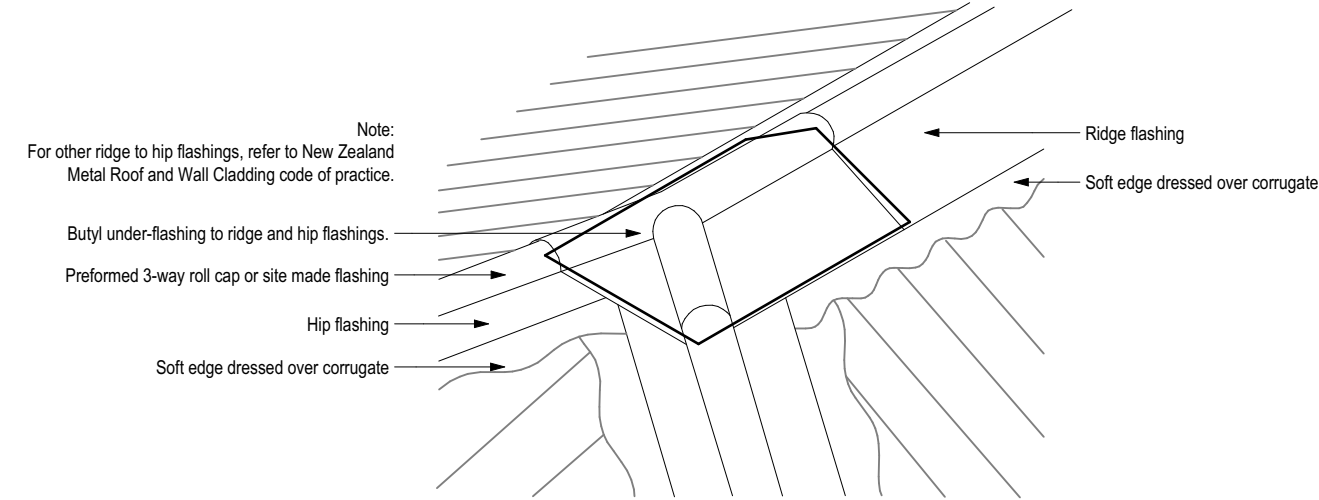
Linea Weatherboards - Window Detail ( Fair View)

SCALE 1:5 @A3



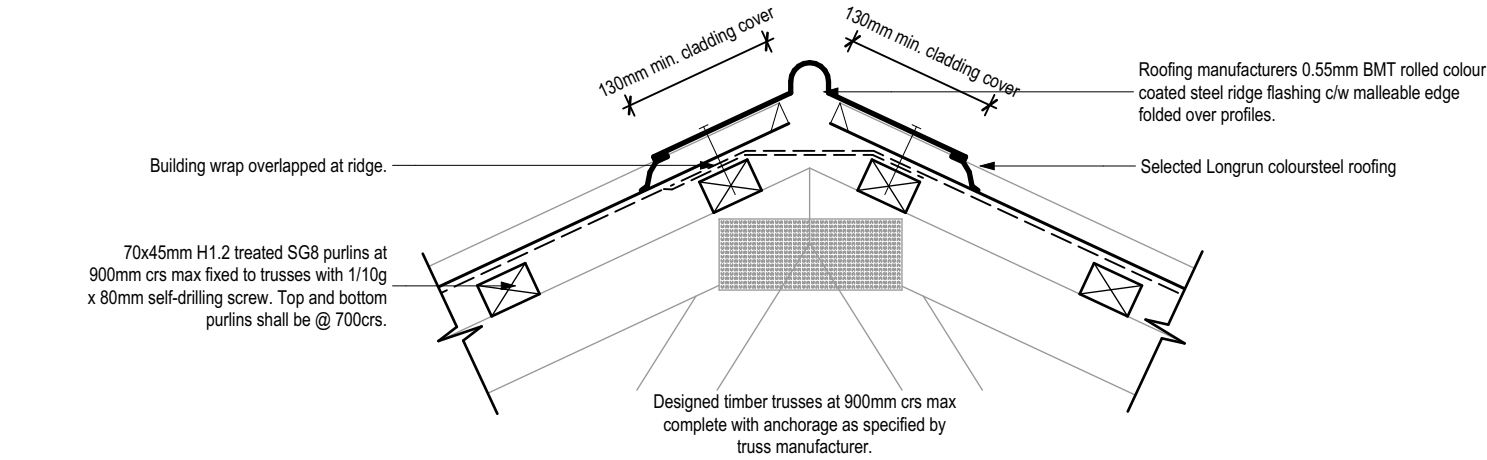
Roof Penetrations

SCALE 1:10 @A3



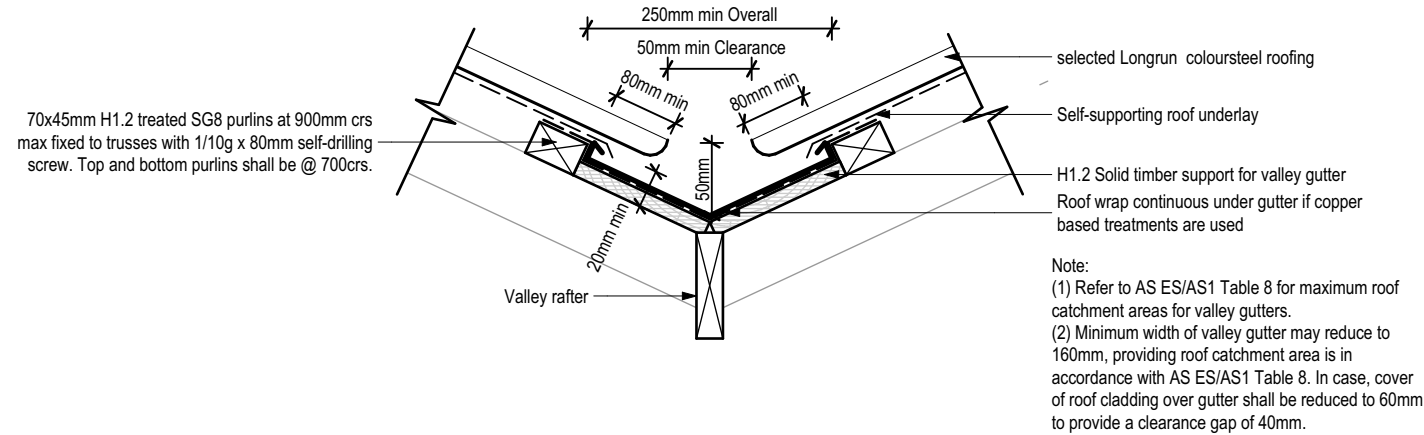
### Hip Junction

SCALE 1:10 @A3



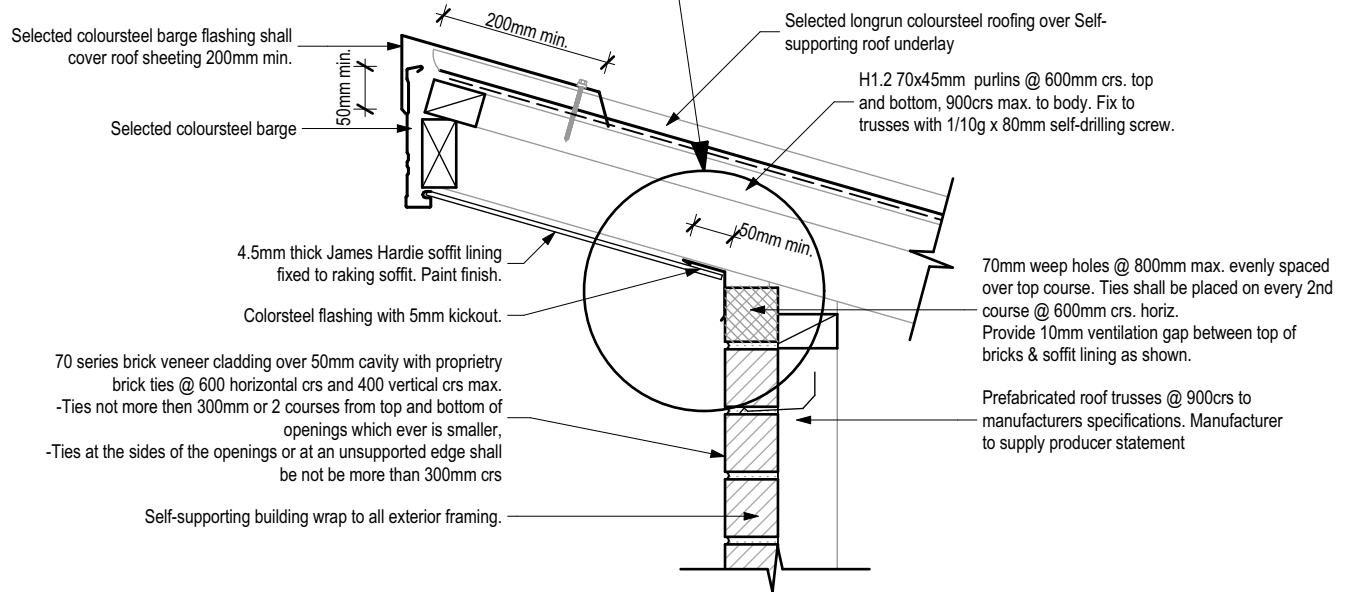
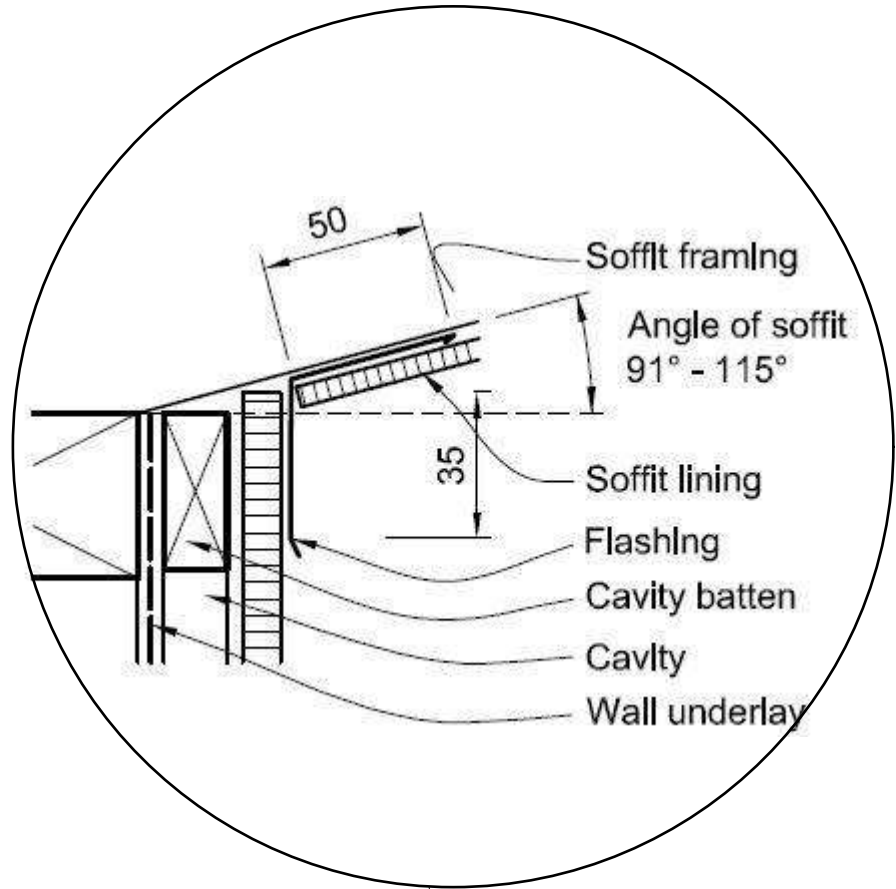
### Ridge Capping Details

SCALE 1:10 @A3



### Valley Gutter

SCALE 1:10 @A3



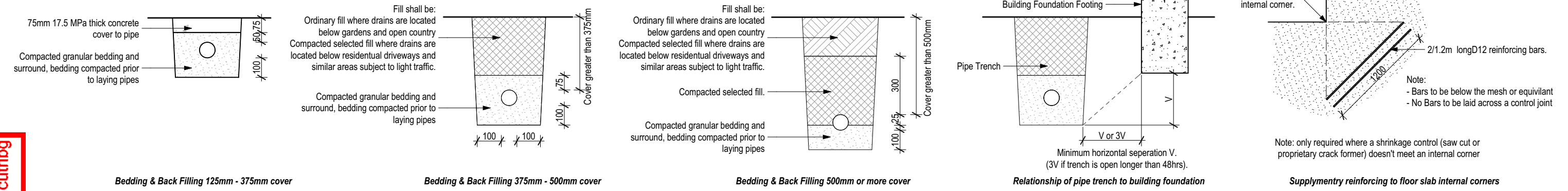
### 70 series Brick - Ranking Soffit

SCALE 1:10 @A3

NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

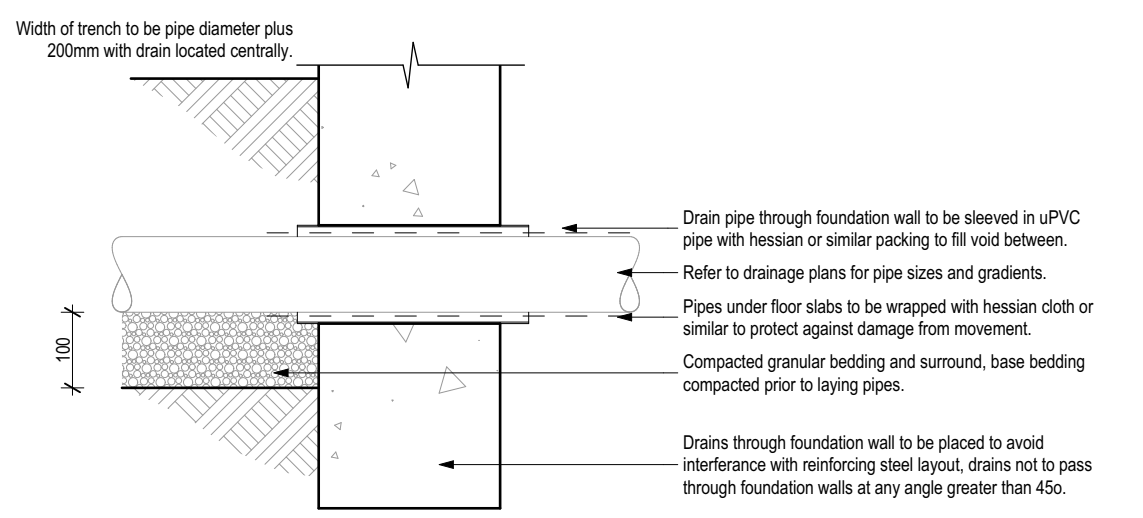
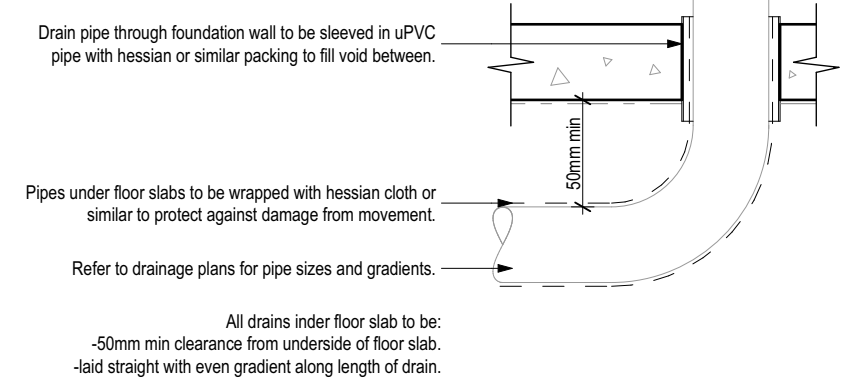
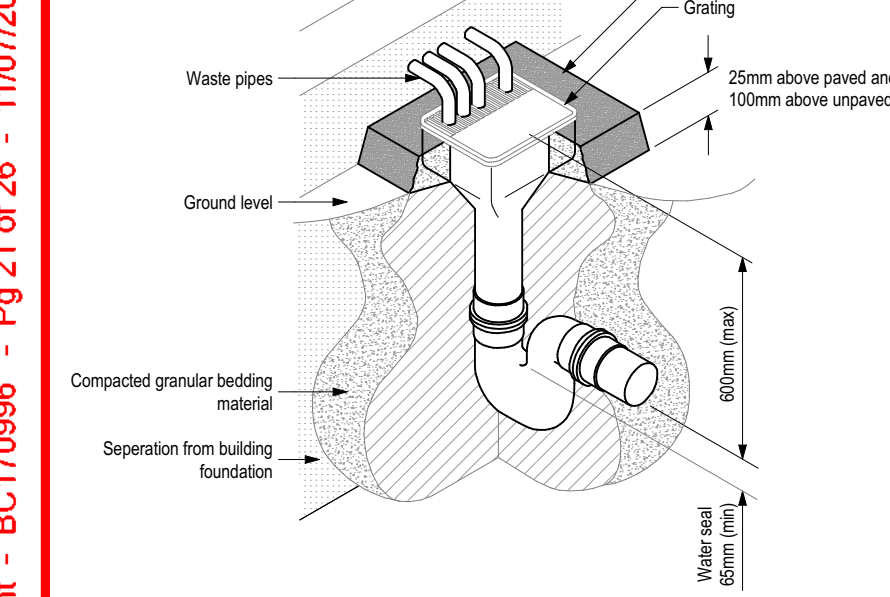
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						VERSION: V2 CODE: A	JOB # 4862	

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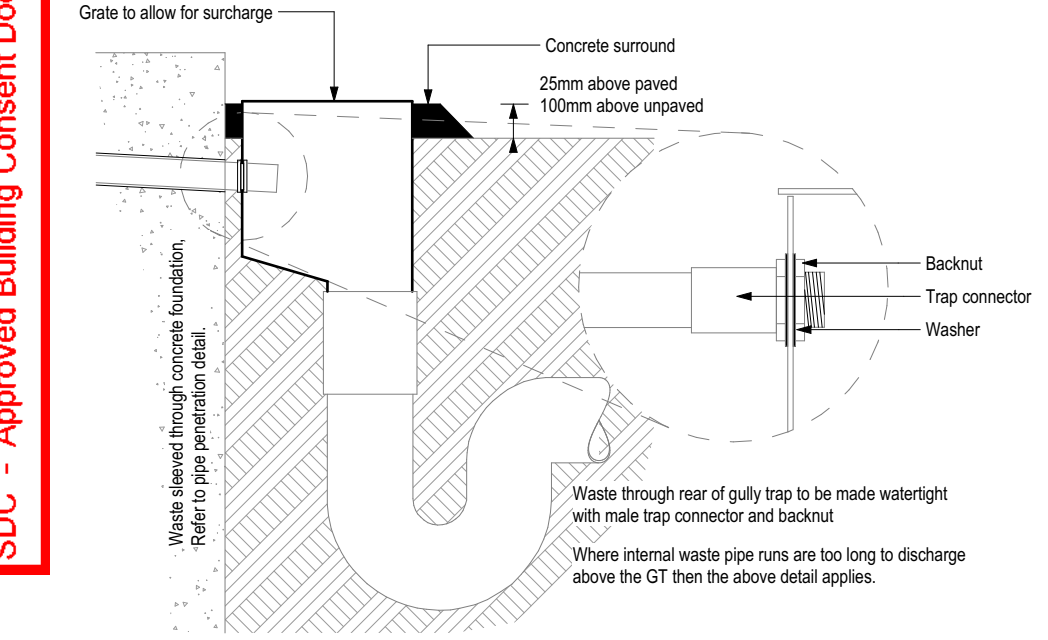
## Bedding & Back Filling

SCALE 1:20 @A3




## Slab Penetration

SCALE 1:10 @A3

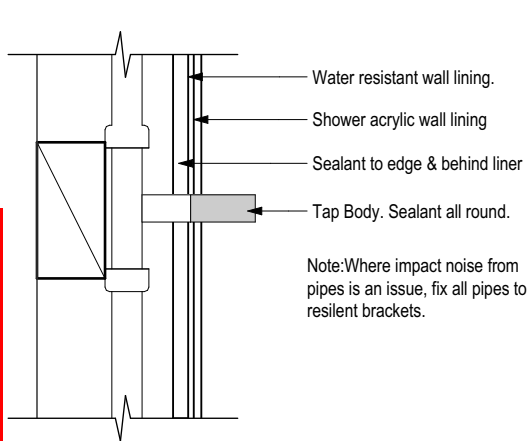


## Gully Trap

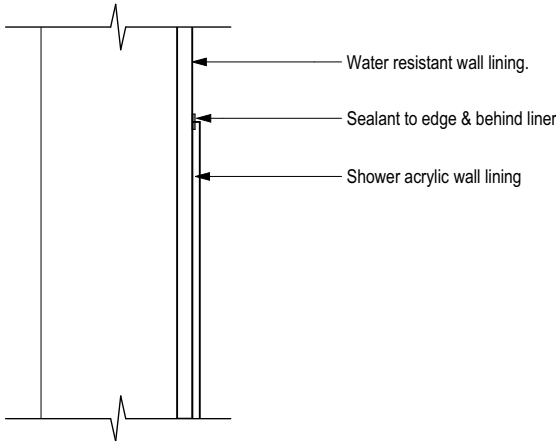
SCALE 1:50 @A3

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	AMENDMENT DATE: 11.05.2017	TECHNICIAN: C.J.	JOB # 4862					
	VERSION: V2	CODE: A						

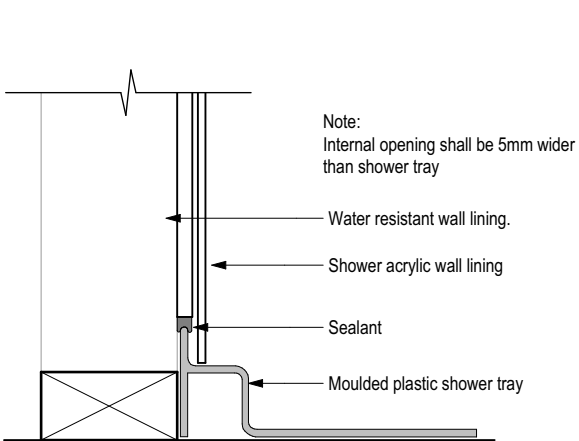




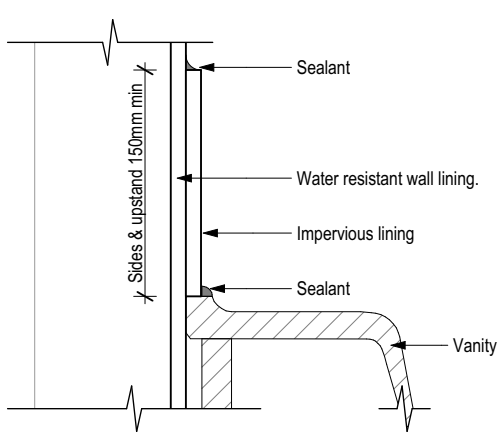
Pipe Penetration (Acrylic Shower)  
SCALE 1:5 @A3



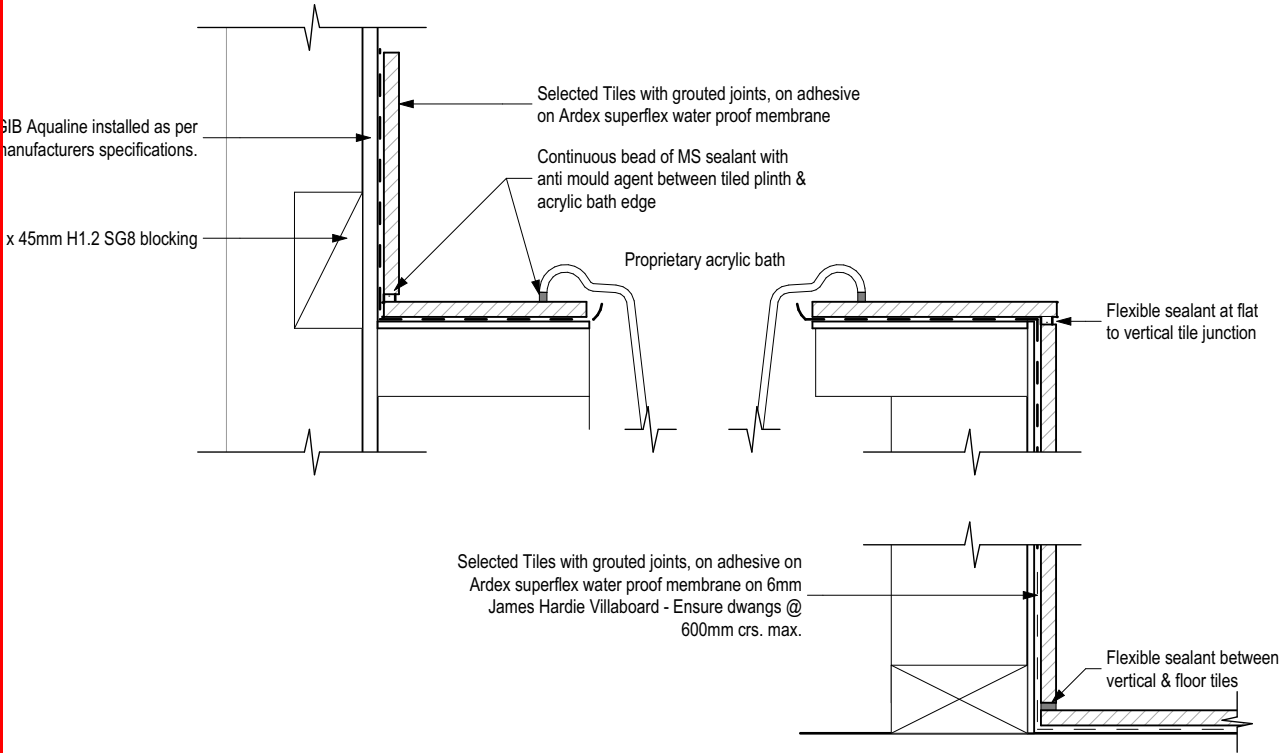
Acrylic to Wall Junction  
SCALE 1:5 @A3



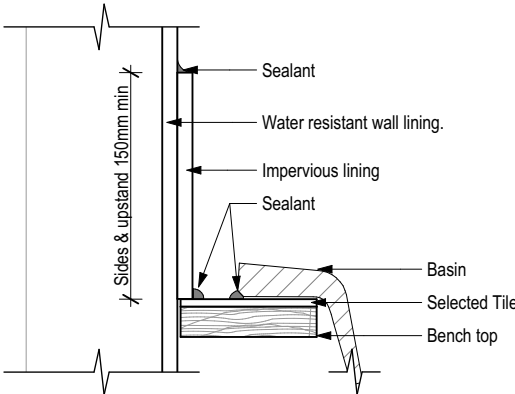
Acrylic Shower Base to Wall Junction  
SCALE 1:5 @A3



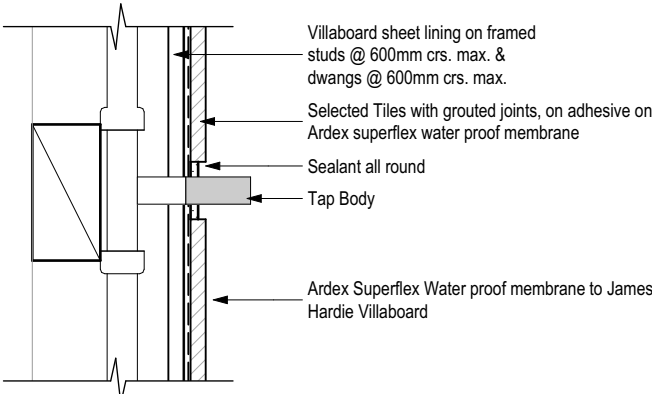
Vanity to Wall Junction  
SCALE 1:5 @A3



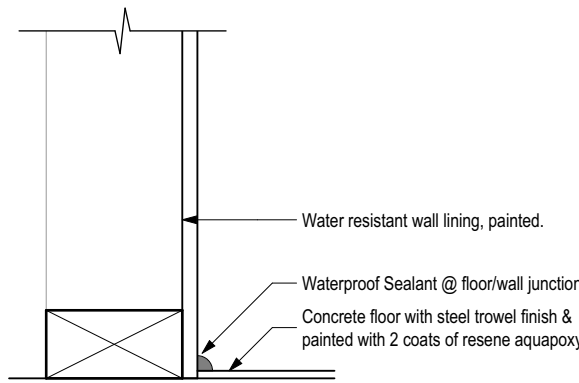
Acrylic Bath w/ The Surround to Wall Junction  
SCALE 1:5 @A3



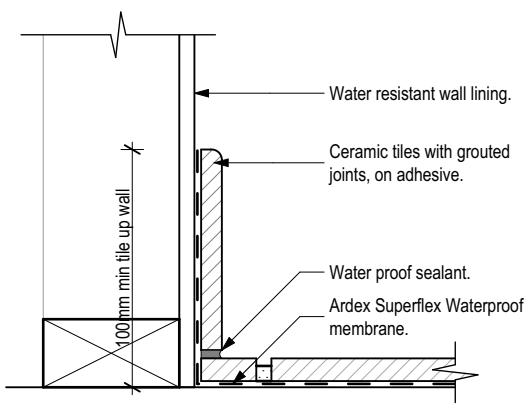
Basin Bench to Wall Junction  
SCALE 1:5 @A3



Pipe Penetration  
SCALE 1:5 @A3

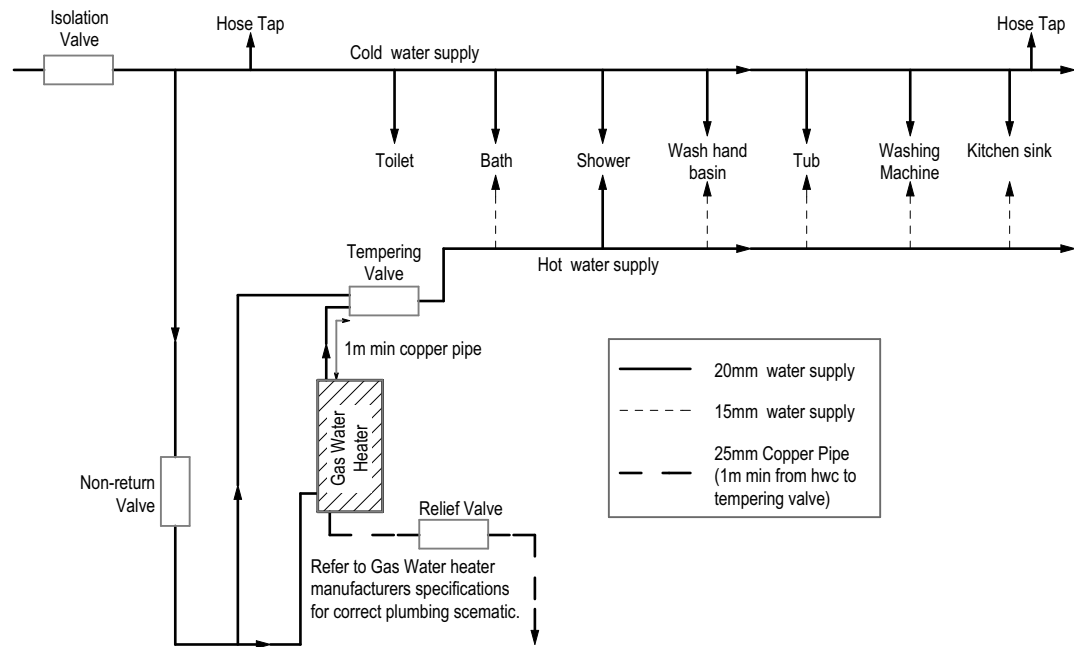


Concrete Floor to Wall Junction  
SCALE 1:5 @A3



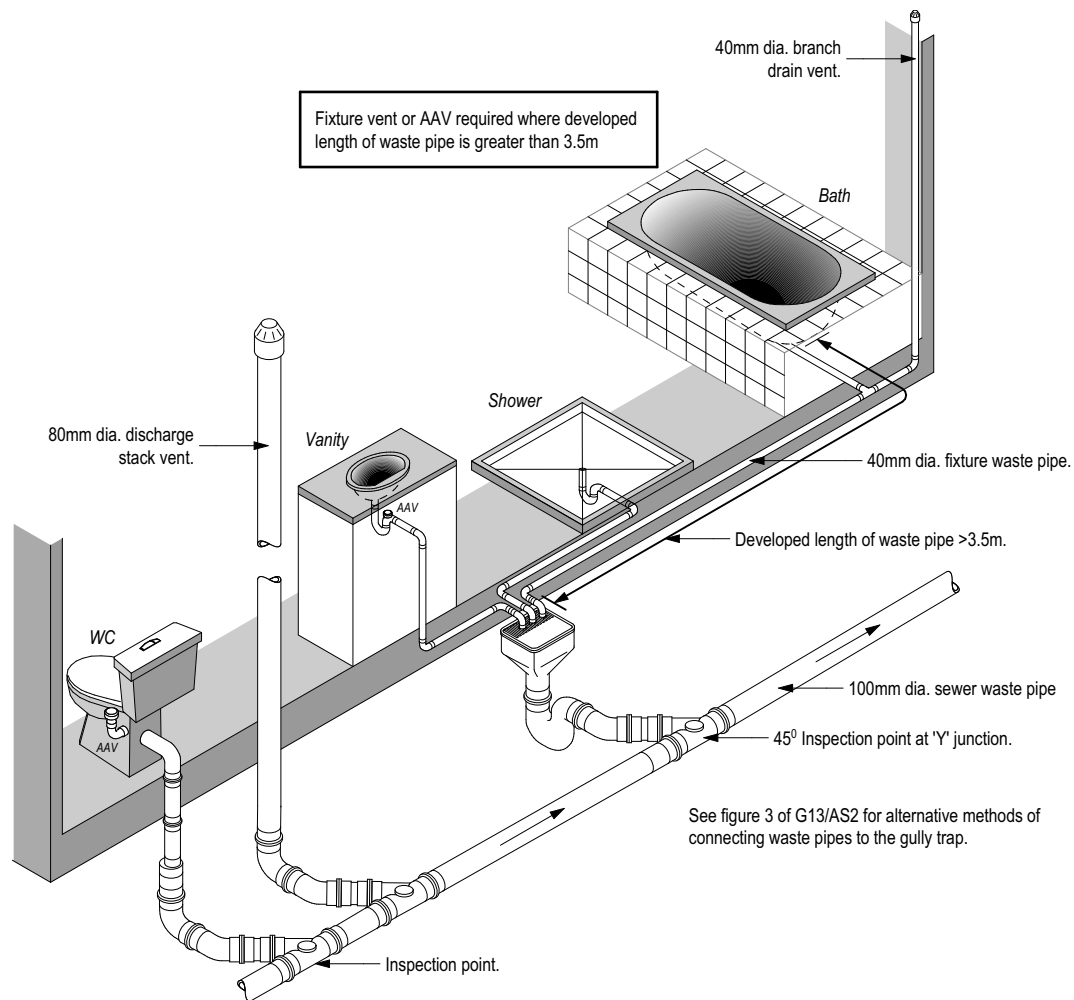
Tile floor to Wall Junction  
SCALE 1:5 @A3

 © Mike Greer Homes NZ Ltd PHONE: (03) 354 0166 I FAX: (03) 354 0167 ADDRESS: 8 Nazareth Ave Middleton Christchurch 8024 WEB: www.mikegreerhomes.co.nz	JOB TITLE: <b>TAYLOR &amp; O'NEILL</b>	DRAWING TITLE: <b>Details (Wet Area)</b>	LEGAL DESCRIPTION: LOT:37 DP:TBC STAGE 14 FLEMINGTON  CHRISTCHURCH	<b>NOTES:</b> - Subject to council approval - All measurements to be confirmed on site by the contractor prior to the commencement of work  © 2015 Mike Greer Homes NZ Limited. All rights reserved. No part of this work covered by copyright may be reproduced or copied in any form or by any means without the written permission of Mike Greer Homes NZ Limited	DATE OF ISSUE: 23.11.2016  AMENDMENT DATE: 11.05.2017	DESIGNER: JC TECHNICIAN: C.J.  VERSION: CODE: V2 A	SCALE: 1:5  JOB # 4862	SHEET:  <b>A5.08</b>
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### Gas Restraint

SCALE 1:50 @A3

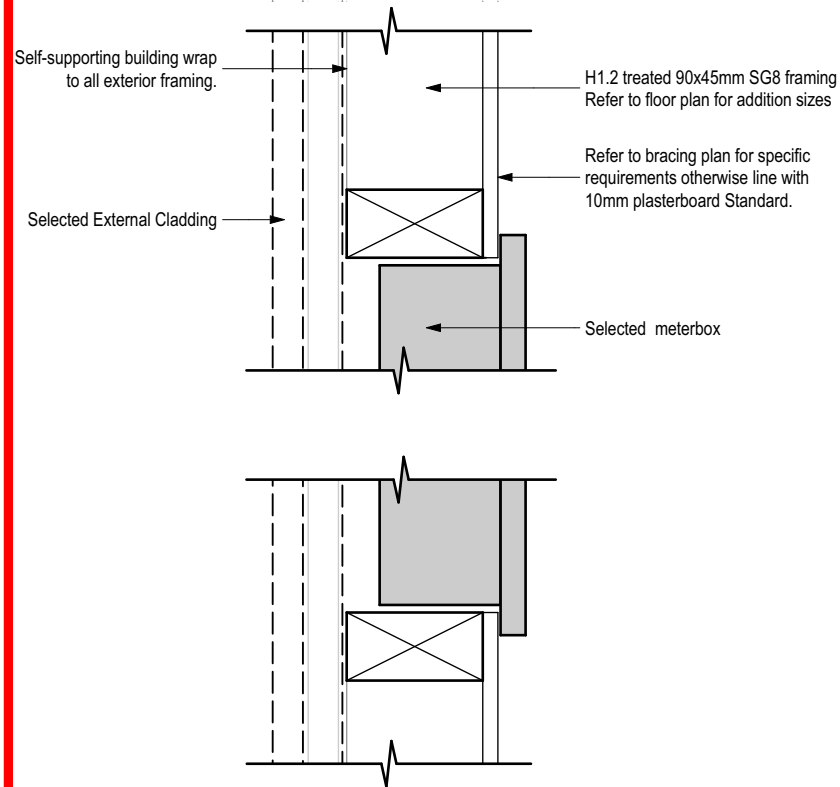


### Typical Plumbing Schematic

SCALE 1:50 @A3

NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS					
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	<b>AMENDMENT DATE:</b> 11.05.2017	<b>TECHNICIAN:</b> C.J.		<b>JOB #</b> 4862	
		<b>VERSION:</b> V2	<b>CODE:</b> A		

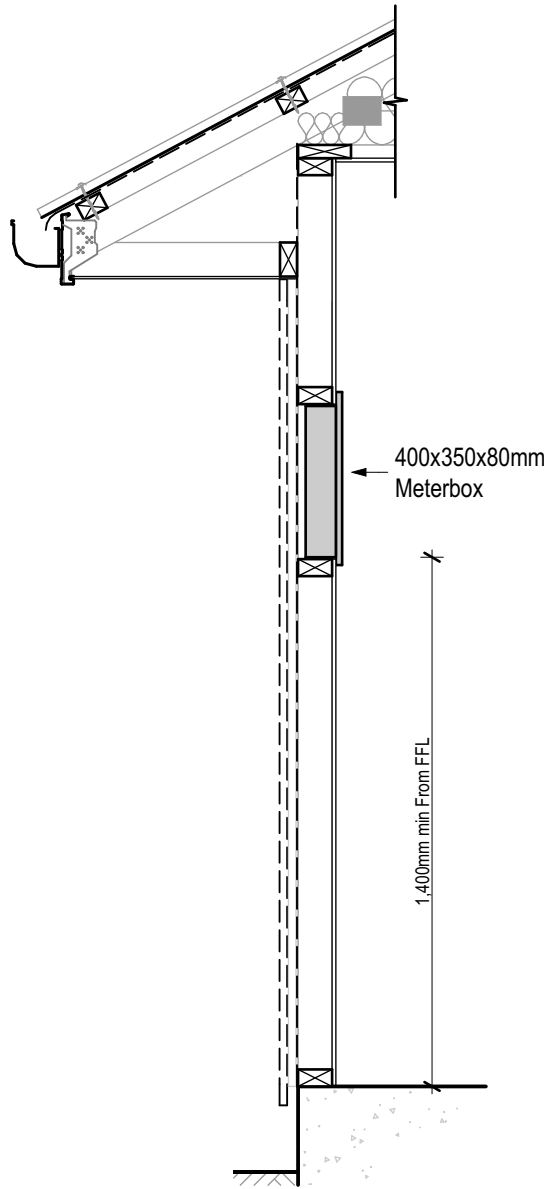
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Meterbox on uninsulated External Wall

Meterbox Internal Wall Detail

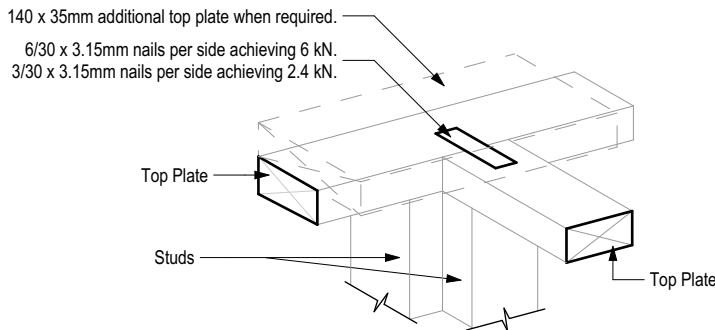
SCALE 1:5 @A3



External Section

Meterbox Internal Wall Section & Elevation

SCALE 1:20 @A3



CONNECTING TOP PLATES TO EXTERNAL WALLS - WALLS CONTAINING BRACING

NOTE: Each wall that contains one or more wall bracing elements shall be connected at top plate level, either directly, or through framing member in the line of the wall, to external walls at right angles to it. Top plate fixing of the capacity in tension or compression along the line of the wall bracing element are given as below"

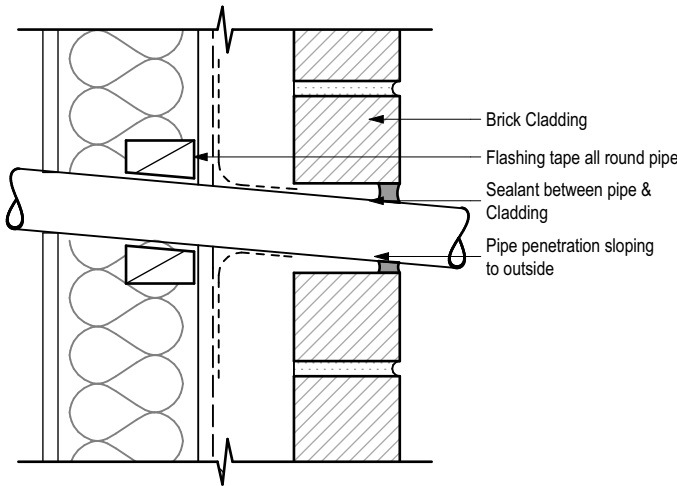
(a) For each wall containing bracing elements with a total of not more than 250 BUs, the fixing capacity shall be 6 kN.

(b) For each wall containing bracing elements with a total of more than 250 BUs, the fixing capacity shall be 2.4 kN.

Refer to NZS 3604:2011 clause 8.7.3.4

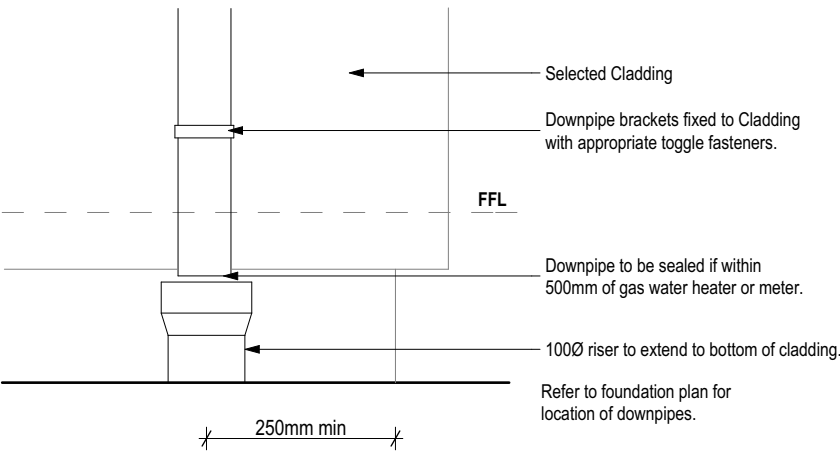
Top Plate Bracing

SCALE 1:10 @A3



70 Series Brick - Pipe Penetration

SCALE 1:5 @A3



Downpipe Corner Offset

SCALE 1:10 @A3

NOTE: THE SCHEDULE OF FIXTURES AND FITTINGS TAKES PRECEDENCE OVER THESE DRAWINGS

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	AMENDMENT DATE: 11.05.2017	TECHNICIAN: C.J.	JOB #					
	VERSION: V2	CODE: A	4862					



10/2011

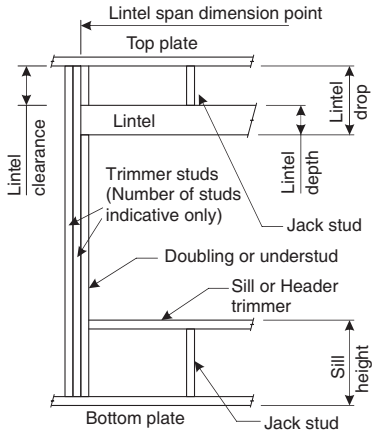


LINTEL FIXING SCHEDULE  
ALTERNATIVE TO TABLE 8.14 & FIGURE 8.12  
NZS 3604:2011

NOTE:

- ★ All fixings are designed for vertical loads only. Dead loads include the roof weight and standard ceiling weight of 0.20 kPa.
- ★ Refer to Table 8.19 NZS 3604:2011 for nailing schedule to resist horizontal loads.
- ★ These fixings assume the correct choice of rafter/truss to top plate connections have been made.
- ★ All fixings assume bottom plate thickness of 45mm maximum. Note: TYLOK options on timber species.
- ★ Wall framing arrangements under girder trusses are not covered in this schedule.
- ★ All timber selections are as per NZS 3604:2011.

DEFINITIONS



Lintel Supporting Girder Trusses:

Roof Tributary Area	Light Roof				Heavy Roof			
	Wind Zone				Wind Zone			
	L	M	H	VH	L	M	H	VH
8.6 m <sup>2</sup>	G	G	H	H	G	G	H	H
11.6 m <sup>2</sup>	G	H	H	H	G	H	H	H
12.1 m <sup>2</sup>	G	H	H	H	G	H	H	H
15.3 m <sup>2</sup>	H	H	-	-	G	H	H	-
19.1 m <sup>2</sup>	H	-	-	-	G	H	-	-
20.9 m <sup>2</sup>	H	-	-	-	H	-	-	-
21.8 m <sup>2</sup>	H	-	-	-	H	-	-	-
34.3 m <sup>2</sup>	-	-	-	-	H	-	-	-

- Notes:
- 1) Roof Tributary Area = approx. 1/2 x (Total roof area on girder and rafter trusses supported by lintel)
  - 2) Assumed girder truss is at mid-span or middle third span of lintel
  - 3) Use similar fixings for both ends of lintel
  - 4) All other cases require specific engineering design

SELECTION CHART FOR LINTEL FIXING

Lintel Span	Loaded Dimension (See Fig. 1.3 NZS 3604:2011)	Light Roof					Heavy Roof				
		Wind Zone					Wind Zone				
		L	M	H	VH	EH	L	M	H	VH	EH
0.7	2.0	E	E	E	E	F	E	E	E	E	E
	3.0	E	E	E	E	F	E	E	E	E	F
	4.0	E	E	F	F	F	E	E	E	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
0.9	2.0	E	E	E	E	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	E	F	F	F	E	E	E	F	F
	5.0	E	F	F	F	G	E	E	F	F	F
	6.0	E	F	F	G	G	E	E	F	F	G
1.0	2.0	E	E	E	E	F	E	E	E	E	F
	3.0	E	E	F	F	F	E	E	E	F	F
	4.0	E	F	F	F	G	E	E	F	F	F
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	E	F	F	G	G	E	E	F	F	G
1.2	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	E	E	F	F	F	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	E	F	F	G	G	E	E	F	F	G
	6.0	F	F	G	G	H	E	E	F	G	G
1.5	2.0	E	E	F	F	F	E	E	F	F	F
	3.0	E	F	F	F	G	E	E	F	F	F
	4.0	E	F	F	G	G	E	E	F	F	G
	5.0	F	F	G	G	H	E	E	F	G	G
	6.0	F	F	G	H	H	E	E	F	G	H
2.0	2.0	E	F	F	F	G	E	E	F	F	F
	3.0	E	F	F	G	G	E	E	F	F	G
	4.0	F	F	G	G	H	E	E	F	G	G
	5.0	F	F	G	H	H	E	E	F	G	H
	6.0	F	G	G	H	H	E	E	F	G	H
2.4	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	G
	4.0	F	F	G	H	H	E	E	F	G	H
	5.0	F	G	G	H	H	E	E	F	G	H
	6.0	F	G	H	-	-	E	E	F	G	H
3.0	2.0	E	F	F	G	G	E	E	F	F	G
	3.0	F	F	G	G	H	E	E	F	G	H
	4.0	F	G	G	H	H	E	E	F	G	H
	5.0	F	G	H	H	-	E	E	F	G	H
	6.0	F	G	H	-	-	E	E	F	G	H
3.6	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	F	G	H	H	E	E	F	G	H
	4.0	F	G	H	H	-	E	E	F	G	H
	5.0	F	G	H	-	-	E	E	F	G	H
	6.0	G	H	H	-	-	E	E	F	H	-
4.2	2.0	F	F	G	G	H	E	E	F	G	G
	3.0	F	G	H	H	-	E	E	F	G	H
	4.0	F	G	H	-	-	E	E	F	G	H
	5.0	G	H	H	-	-	E	E	F	H	-
	6.0	G	H	-	-	-	E	E	F	H	-
4.5	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	E	F	G	H
	3.4	F	G	H	H	-	E	E	F	G	H
	4.0	F	G	H	-	-	E	E	F	G	H
	5.0	G	H	-	-	-	E	E	F	H	-
4.8	2.0	F	F	G	H	H	E	E	F	G	H
	3.0	F	G	H	H	-	E	E	F	G	H
	3.2	F	G	H	H	-	E	E	F	G	H
	4.0	F	G	H	-	-	E	E	F	H	-
	5.0	G	H	-	-	-	E	E	F	H	-
6.0	G	H	-	-	-	-	E	E	F	H	-
	G	H	-	-	-	-	E	E	F	H	-

LINTEL FIXING OPTIONS

**TYPE E**  
1.4 kN

For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

**TYPE F**  
4.0 kN

For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

**TYPE G**  
7.5 kN

For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011

**TYPE H**  
13.5 kN

For fixing of jack studs to lintel & top plate, refer to Stud to Top Plate Fixing Schedule.

Stud numbers indicative only. Refer Table 8.5 NZS 3604:2011



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	11.05.2017	C.J.	4862	
		VERSION:	CODE:	
		V2	A	



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JOB TITLE:  
TAYLOR & O'NEILL

DRAWING TITLE:  
Lintel Fixings

LEGAL DESCRIPTION:  
LOT:37 DP:TBC  
STAGE 14 FLEMINGTON  
CHRISTCHURCH



NOTE

- Sizes shown above are rough opening sizes and & leaf sizes.
- Client to confirm window & door style & finishes.
- Confirm all opening sizes onsite prior to installation
- Refer to gound floor plan for accurate opening location.
- Joinery:
  - All exterior window and doors to be colorsteel powdercoated aluminium framed double glazing and dressed timber reveals unless noted otherwise. Refer to specification for full details.
- Internal Door Leaf Height: -Standard.
- Internal Door Leaf Width: -Typically 810mm (unless noted on plan).
- Typically 710mm (wet areas).
- Garage Door: -Coloursteel flat panel sectional.
- Lintels: -Refer to the Floor Plan for lintel sizes.
- Safety Glazing (SG): -To all windows less than 500mm above FFL, unless a transom is less than 1.0m from FL.
- To all windows in wet areas less than 1.6m above FFL.
- To all doors (bottom pane only where a transom is used.)
- Obscure Glazing (OB): -To Bathroom, Wc and Ensuite

Note:  
All doors & sliders are taken from **External Elevation**.  
All windows are taken from **External Elevation**.

Window & Door Layout Plan takes precedence over Window Schedule - Refer to Plan & Elevations for opening direction.

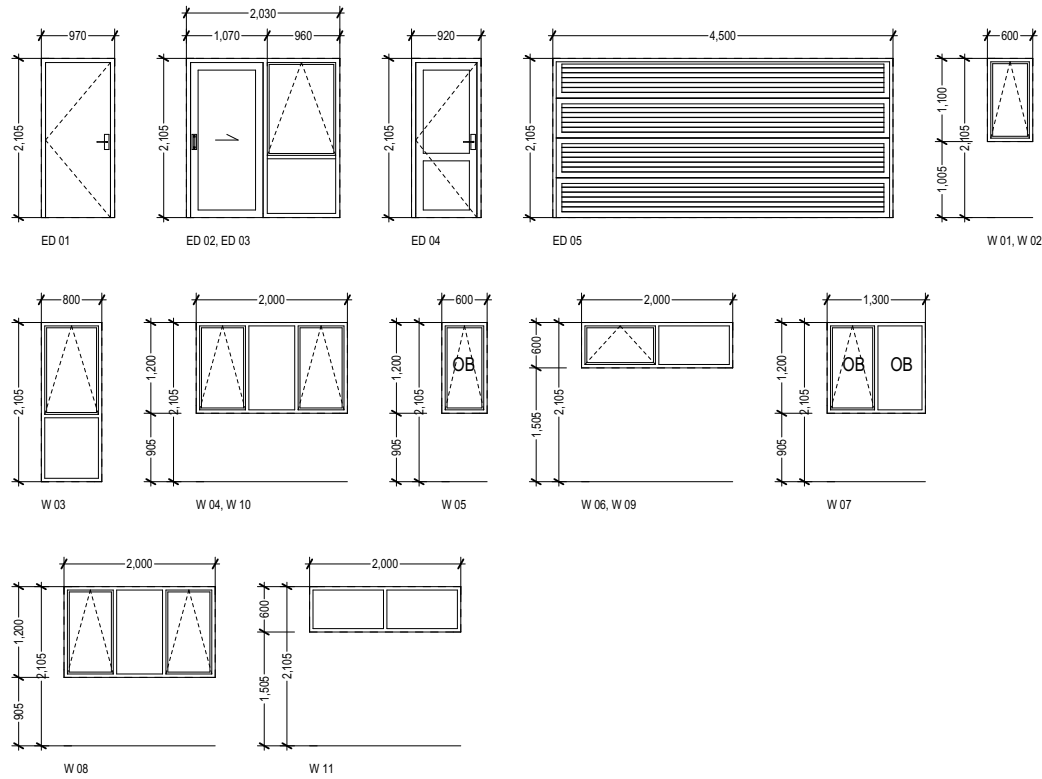
Natural Light:	Window Area/Room Area		
Rooms	Window Area (Glazed)	Room Area	Total
Kitch/Din/Living	7.61	41.62	18%
Entry	1.06	2.57	41%
Bedroom 1	4.09	13.5	30%
Bedroom 2	2.97	8.7	34%
Bedroom 3	2.02	9.27	22%
Bathroom	1.4	6	23%
Ensuite	0.57	4.14	14%

Ventilation:		Vented Area/Room Area	
Rooms	Window Area (Vented)	Room Area	Total
Kitch/Din/Living	6.27	41.62	15%
Entry	1.66	2.57	65%
Bedroom 1	3.53	13.5	26%
Bedroom 2	1.84	8.7	21%
Bedroom 3	1.35	8.7	16%
Bathroom	0.7	6	12%
Ensuite	0.57	4.14	14%

Standard glazing units used

- All Double Glazed Units**  
Comply with Table G2, NZS 4218:2004 & meet 0.26 (msqo C/W)
- Standard Unit**  
4mm Glass / 12mm Air Gap / 4mm Glass
- Slider Unit**  
5mm Glass / 8mm Air Gap / 5mm Glass
- Safety Panel**  
4mm Toughened / 8mm Air Gap / 6.38mm Laminate

Glazing and glazed openings to comply with NZS 4223.3:2016 Glazing in buildings - Part 3: Human impact safety requirements, NZS 4211:2008: Specification for preformance of windows and New Zealand Building Code Clauses: F2 Hazardous Building Materials & F4: Safety from Falling.



Door & Window Schedule  
SCALE @A3



## A BIT ABOUT ANDY

---

Andy Williams is not only the Business owner of Office Road Real Estate but is an award winning agent. Being awarded in the top 100 Agents in New Zealand by Rate My Agent in 2021. Andy is quickly building a great reputation with track record to boot.

Canterbury born and bred, Andy knows the ever-changing Christchurch well.

He started his career in Personal Training, so working closely with clients and helping them to achieve their own fantastic results is familiar territory to him.

Andy spent many years working in the construction sector focusing on sales and specifications, working alongside architects, developers and builders. This gave him a well-rounded understanding and sound knowledge of everything it takes to improve, build or maximise the potential of a property - from renovations to new builds and developments. It's this knowledge, experience and valuable contacts that gave Andy a strong advantage during his own property investment journey.

Fast forward to now and Andy's desire to help people achieve fantastic results remains the same, and together with his passion for property, it was a natural fit to start helping others with their own property journey.

Andy's approach is straightforward and genuine and he's prepared to have honest conversations to achieve the best possible results for all parties.

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