

PROJECT INFORMATION MEMORANDUM No. 206863

Section 33, Building Act 2004



Gore
District Council

29 Civic Avenue
P O Box 8
GORE
Phone (03) 209 0330
Fax (03) 209 0357

The Owner:

Name of Owner:

Gardyne Leslie Rowland

Gardyne Rosina Joy

Mailing address:

244 Richardson Road

RD 6

GORE 9776

Phone numbers:

Landline:

Mobile:

Daytime:

After hours: **208 9054**

Facsimile number:

Email address:

Contact Details:

Contact name:

Gardyne Leslie Rowland

Mailing address:

244 Richardson Road

RD 6

GORE 9776

Phone numbers:

Landline:

Mobile:

Daytime:

After hours: **208 9054**

Facsimile number:

Email address:

The Building:

Street address of building:

176/-244 RICHARDSON RD, GORE

Legal description of land where building is located:

LOT 1 DP 11321 SECS 757-762 PT SECS 754-756 BLK LXX HOKONUI SD

Valuation No: 29390 / 43900

Description of Building Work:

This PIM is issued for the following building work:

Demolition of existing house & construction of a new dwelling

This Project Information Memorandum is issued under Section 33 of the Building Act 2004 and includes all information known to this authority.

This Project Information Memorandum is subject to the following conditions.

Wind zone for this site is High.

Clear of Inundation

Snow Zone : 5

Snow Loading : 1 kPA

Rural Zone.

Water Supply for Fire Fighting

New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008. The relevant requirements with the Code of Practice in this case are:

A) The installation of a dedicated fire fighting water supply of at least 20,000 litres within a 30,000 litre tank within 90 meters of any dwelling. Alternatively, a 7,000 litre fire fighting reserve can be provided for each dwelling in association with a domestic sprinkler system. Storage may be above or below ground.

B) Heavy-duty vehicle access a minimum of 4.5 metre wide and 11 metre long to a connection site on a hardstand area suitable for a fire service appliance parking. Access shall be maintained at all times to the hardstand areas. The connection site shall be within 6 metres of the water source.

C) Connections that are compatible with the Fire Service equipment. The fittings are to comply with the following standard, being either:

- 70mm instantaneous couplings (female) to NZS 4505, or**
- 100mm and 140mm suction coupling (female) to NZS 4505 with the hose tail of the same diameter as the threaded coupling, e.g. 140mm coupling to have 140mm hose tail.**

Compliance with the Code at this stage is voluntary, but to ensure adequate fire fighting protection you are recommended to comply with these requirements. Compliance with the standard will become compulsory on all new houses erected in rural areas once Council adopts the draft Subdivision and Land Development Bylaw.

You should advise Council's Planning Department, for our records, your intention in this regard.

Attachments:

There are no attachments with this Project Information Memorandum



Amanda Hannam

Issuing Officer

On behalf of: Gore District Council

Date: 14 July 2011



MINOR VARIATION

I Maggie De Vadder acting as authorised
~~agent~~/owner of property at (address): 176 Richardson Road

Request a minor variation for the following items under Building Consent No:
206863

Items to be considered for minor variation are: COASTER HEATER.

Signed: [Signature] Date: 22/7/2014

OFFICE USE ONLY

This request is approved with the following limitations and or exclusions:

- 1.
- 2.
- 3.
- 4.
- 5.

Signed: [Signature] Date: 22.07.14
Building Control Officer

Fee \$	Date:	Receipt No:
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June 2012
V3 9872

HEADER WAS TO BE ON PLANS BY AP DESIGN AND
ON ORIGINAL CONSENT
FRAE MOTTS HOMES

14 July 2011

Jared Lane
AP Designs Ltd
1200 Main North Road
Belfast
CHRISTCHURCH

Dear Jared

**NEW DWELLING
BC 206863 - 176 RICHARDSON ROAD, GORE**

I refer to the building consent to erect a new dwelling at your property on Richardson Road. This proposal has been reviewed to ensure compliance with all Council's planning regulations. One issue arises with regard to fire fighting.

The site plan provided with the Building Consent shows that water storage will be provided on the site. I wish to draw to your attention the requirements of the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.

The relevant requirements with the Code of Practice in this case are:

- A. The installation of a dedicated fire fighting water supply of at least 20,000 litres within a 30,000 litre tank within 90 meters of any dwelling. Alternatively, a 7,000 litre fire fighting reserve can be provided for each dwelling in association with a domestic sprinkler system. Storage may be above or below ground.
- B. Heavy-duty vehicle access a minimum of 4.5 metre wide and 11 metre long to a connection site on a hardstand area suitable for a fire service appliance parking. Access shall be maintained at all times to the hardstand areas. The connection site shall be within 6 metres of the water source.
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Compliance with the Code at this stage is voluntary, but to ensure adequate fire fighting protection it is recommended compliance with these requirements. Compliance with the standard will become compulsory on all new houses erected in rural areas once Council adopts the draft Subdivision and Land Development Bylaw. That is expected to occur next month.

Should you require any clarification of the matters referred to in this letter do not hesitate to contact me 03 2090330.

Yours faithfully

Rosie Given

RESOURCE MANAGEMENT PLANNER

PROJECT INFORMATION MEMORANDUM No. 206863

Section 33, Building Act 2004



29 Civic Avenue
P O Box 8
GORE
Phone (03) 209 0330
Fax (03) 209 0357

The Owner:

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Gardyne Rosina Joy

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Attachments:

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Amanda Hannam

Issuing Officer

On behalf of: **Gore District Council**

Date: **14 July 2011**

Gore District Council

PIM

Issuing Process Sheet

(to be filed with the Building Consent Application)

To be used as an aid, by the Building Control Officer, when processing Building Consents at the Processing table

- It is expected that there will be a tick in every line and that this will indicate that the BC application complies with the New Zealand Building Code. If it doesn't comply leave the line blank until it does.
- The shaded areas are not to be filled in.
- This document is to be used for all Building Consent applications.

Owners Name: Gardyne Leslie Rowland
Project Location: 176/-244 RICHARDSON RD, GORE
Proposed job: Demolition of existing house & construction of a new dwelling
Date: 7/5/2011

PIM INFORMATION DETAILS				BUILDING CATEGORIES				
Wind Zone	Medium (50)	High (51)	Very High (52)	SPECIFIC DESIGN		App	Ins	Date
Inundation	1	2	3	4	28	40	Other (detail)	
Snow Loading	5 (53)	0/5kPA (54)	1kPA (55)	Specific Design (56)				
Zoning	Residential (62)	Commercial (63)	Industrial (64)	Rural (61)				Initial
Potential contamination	NOT KNOWN							
Location to mines or quarry's	NOT KNOWN							
Heritage information					Compliance Schedule required: Y / N			
Essential Services Information	none				New or amended			
Vehicle access details	existing from Richardson Rd				Financial Contribution required: Y / N			
Planning requirements	176 - Fire Fighting				Invoice generated: Y / N			

Documents to be contained on Property file with this consent:	YES	N/A
Application Form		
Plans & Specifications (site specific, stamped and signed)		
Processing Check Sheet		
Producer Statements		
Enquiries relevant to consent		
PIM (once granted)		
Building Consent (once granted)		
Copies of all inspection notes (including any notices to fix issued)		
Energy Certificates		
Field Sheet		
Application for CCC		
Copy of CCC		
Additional information (specify)		
As Built Plans		

OK TO APPROVE & GRANT ~~CONSENT~~ PIM

YES /

NO

Approving Officers Signature & Date

Checked by BCM: _____ Date: _____

Reason if no: _____

Are there consent conditions: Y ☐ N ☒

ADVICE NOTES:

~~92~~ ~~96~~ ~~174 (public)~~ ~~175 (residential)~~ **176 (Fire Fighting)**

(delete if not applicable)

4500 LITRE SEPTIC TANK WITH FILTERED OUTLET - SOAKAGE FIELD - 80m OF FIELD TILES
TRENCH DRAIN MINIMUM.
Roading 168, 169, 170, 172, 173.
The dwelling indicated

	Clause	Items	Alternative solution	N/A	Complies		Comments Including Endorsements, Conditions & Requirements NOTE:- there must be comments
					P & D	Build	
PIM	S31 - S39	Have you filled in PIM			☒	☒	
BA 2005	S47	Does this application need to go to the NZFS – DRU?					
	S71 - 74	Building on land subject to natural hazards (eg inundation)					No
	S75 - 83	Building on 2 or more allotments					No
	S112	Alterations to existing Buildings					
	S100 – 107	Is a compliance schedule required					Yes / No / Needs amending
	S114 – 116	Change of use				☒	No
	S118	Assess and Facilities – does the building need them					
	S122	Is it an earthquake prone building					
	S222	Required inspections marked on site Inspection report sheet					
B1	Structure	Foundations					
		Floor & Sub-Floor					
		Wall Framing					
		Roof Framing					
		Trusses require a fully developed design					
		Other (please specify)					
B2	Durability						
C1	Outbreak of Fire	Solid Fuel Appliances					
		Oil or Gas Appliances					
C2	Means of Escape	Single Escape					
		Exits					
		Travel Distance					
C3	Spread of fire	External fire separation					
		Internal Fire separation					
		Fire protection systems					
		Smoke Control					
C4	Structural stability During Fire						
D1	Access Routes	Disabled access					
		Stairs, Handrails					
		Slip resistant Surfaces					
		Lift required					
D2	Mechanical Installations for Access	Producer Statement required					
E1	Surface Water	Confirm FFL is min. 200mm above the 2%event level					
		Hard surface areas					
		Drainage system					

	Clause	Items	Alternative solution	N/A	Complies		Comments Including Endorsements, Conditions & Requirements NOTE:- there must be comments
					P & D	Build	
E2	External Moisture	Risk Matrix					
		Cavities					
		Materials					
		Penetrations/openings Flashings					
E3	Internal Moisture	Impervious, Overflow, Thermal resistance, Ventilation					
F1	Hazardous Agents on site	MWH via the PIM					
F2	Hazardous Building Materials	Glazing					
F3	Substances & Processes	Hazardous Substances PIM note (9)					
		Trade waste					
		Gas, Solid, Liquid					
F4	Safety from Falling	Barriers					
		Restrictors					
F5	Construction & Demolition Hazards	PIM note (13) or schedule of proposed safety procedures					
F6	Lighting for Emergency	Possible compliance schedule					
F7	Warning Systems	Possible compliance schedule					
		Smoke alarm					
F8	Signs						
G1	Personal Hygiene	Number of fixtures					
		Location of fixtures					
		Type of fixtures					(Mens / Womens / Uni / Accessible)
G2	Laundering	Number of facilities					
G3	Food preparation and prevention of contamination	Personal Services, Offensive trades, commercial food premises - Send to EHO					
G4	Ventilation	Natural, Mechanical, gas- fuel appliances					
35	Interior Environment	Heating, Space and Accessibility requirements					
G6	Airborne & Impact Sound	STC, IIC					
G7	Natural Light	% of glass, Visual awareness					
G8	Artificial Light	Access routes, Common spaces, exits					
G9	Electricity	Is it part of this BC application – PS1					
G10	Piped Services	Fuel gas only – all others alternate solution					
G11	Gas as an Energy Source	Is it part of this BC application. AS1 / NZS5261					
G12	Water	Back flow prevention					
		Cold Water					
		Hot Water					
		Non-Potable					
G13	Foul Water	Drainage					
		Sanitary Plumbing					
		Septic tank					

	Clause	Items	Alternative solution	N/A	Complies		Comments Including Endorsements, Conditions & Requirements NOTE:- there must be comments
					P & D	Build	
G14	Industrial Liquid Waste	Containment, Disposal					
		Trade waste					
G15	Solid Waste	Storage					
		Access					
		Design					
H1	Energy Efficiency	R – value building					
		R – value plumbing					
Have you Stamped the plans and specification							
Have you signed the plans and specification							
Have you signed the application form							
Consent documents sorted ready for issuing							

Date Requested	Details Information Requested	Date Received	Info Adequate		Date Re-requested	Officers Initials
			YES	NO		

Producer Statements received from: (name)	Date Author Checked	Adequate		Officers Initials
		YES	NO	

Peer Review sent to:	Date sent	Date review received	Officers Initials

CONSENT CONDITIONS:	(These can only be the 5 prescribed conditions as allowed under the Building Act)

APPLICATION FOR PROJECT INFORMATION MEMORANDUM ~~and/or~~ ~~BUILDING~~ **CONSENT**

Section 33 or Section 45, Building Act 2004

I request that you issue a
☐ Building Consent & PIM
☐ Building Consent Only
☒ PIM Only
 For the building work described
 in this application



Consent No: 206863

The Owner

Under Section 33 or 45 of the Building Act 2004, the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

Full Name(s): Maggie & Yves Obus

Contact Person: Maggie Obus

Postal Address: 86 Ruia Street
Gore

Daytime Contact Phone: 0273566366 -

Cell Phone: Fax:

Email: mag-d3v@hotmail.com

Evidence of Ownership: CT ☐ Other

The Building

Project Location (street address): 176 Richardson
Road Gore

Legal Description

Valuation Number: 29390 44100

Lot: DP:

Section: 762 Block: LXX

Survey District: Hokonui

If an Existing Building

Building Name: N/A

Number of Levels: 1

Level/Unit Number: N/A

Current, lawfully established use: (include number of occupants per level and per use if more than one e.g. boarding house, domestic dwelling, hotel, motel, office, commercial)

domestic dwelling

Year first constructed: 1910
(approx date is acceptable eg.c1920, or 1960-1970)

Project

- ☒ New or Relocated Building ☐ Alteration
☐ Heating Appliance ☐ Addition
☒ Demolition ☐ Change of Use

Detailed Description of Intended Work: Demolition
of existing house and the
construction of a new dwelling
on the same site.

Intended Use: (eg domestic dwelling, hotel, motel office)

domestic dwelling Is this a change of use? ☐ Y ☒ N

Estimated Value of Work (incl GST): \$ 250,000

The value of building work shall be the aggregate of values, determined in accordance with Section 10 of the Goods and Services Tax Act 1985, on all goods and services to be supplied for that building work.

Intended Life: ☒ Indefinite (but not less than 50 years)
☐ Specified as years

Floor Area (m2): Existing 120m²
 Ground Floor 108m²
 First Floor
 Garage
 Area of Addition
 Total Floor Area

Tick if this project includes any of the following:

- ☒ Septic Tank ☐ Solar Hot Water
☒ Rainwater Tank ☒ Heating Appliance

Heater Details

Are you removing an existing fire? ☒ Y ☐ N

If yes, what room and what type: open fires

Have you shown position of smoke alarms? ☒ Y ☐ N

- ☐ New Unit ☐ Second Hand Unit
☒ Free Standing Unit ☐ Inbuilt Unit
☐ Wetback

If wetbacked, is the hot water cylinder open vented? ☐ Y ☐ N
 Provide details of tempering valve location.

Fuel Type

- ☐ Multifuel ☐ Diesel
☒ Wood ☐ Other

Make/Model of Unit: T.B.C

Thores 30/06/2011
 Signed by or on behalf of the Owner Date

PERSONNEL – Please complete as far as possible

Agent
Full Name(s): <u>Jared Lane AP Design Ltd.</u>
Contact Person: <u>Jared Lane</u>
Postal Address: <u>1200 main North Road,</u> <u>Belfast, Christchurch</u>
Daytime Contact Phone: <u>03 942 1977</u>
Cell Phone:
Fax:
Email: <u>Jared@apdesign.co.nz</u>
Relationship to Owner: <u>Architectural Designer</u> (State details of the authorisation from the owner to make the application on the owner's behalf)

Builder
Full Name(s):
Company:
Postal Address:
Daytime Contact Phone:
Cell Phone:
Fax:
Email:
Signature:

Certifying Plumber and/or Certifying Drainlayer
Full Name(s):
Company:
Postal Address:
Registration Number:
Daytime Contact Phone:
Cell Phone:
Email:
Signature:

Architect
Full Name(s):
Company:
Postal Address:
Daytime Contact Phone:
Cell Phone:
Fax:
Email:

Engineer
Full Name(s): <u>John Spence</u>
Postal Address:
Registration No: <u>#35414</u>
Daytime Contact Phone: <u>379 2734</u>
Cell Phone: <u>021 226 3687</u>
Fax:
Email:

Certifying Gasfitter
Full Name(s):
Postal Address:
Registration No:
Daytime Contact Phone:
Cell Phone:
Fax:
Email:

Electrician
Full Name(s):
Postal Address:
Registration No:
Daytime Contact Phone:
Cell Phone:
Fax:
Email:

LBP/Other
Full Name(s):
Postal Address:
Daytime Contact Phone:
Cell Phone:
Registration Number:
Email:

Other
Full Name(s):
Postal Address:
Daytime Contact Phone:
Cell Phone:
Fax:
Email:

The Building work will comply with the Building Code as follows:

Clause <i>Tick relevant clause No. of Building Code</i>	Means of Compliance <i>Refer to relevant compliance documents or detail or alternative solution in plans/specifications</i>			Waiver/Modification required <i>State nature of waiver or modification of building code</i>
	Acceptable Solutions			
☒ B1 Structure	☒ B1/AS1 ☒ NZS3604	☐ B1/AS2 ☐ NZS1170	☐ B1/AS3 ☐ NZS4229 ☒ Alternative Solution	<i>PS for Fraemohs System.</i>
☒ B2 Durability	☒ B2/AS1 ☐ NZS3604	☐ NZS3101	☐ NZS3602 ☐ Alternative Solution	
☒ C1 Outbreak of fire	☐ C/AS1	☐ NZS 2918	☐ Alternative Solution	
☐ C2 Means of escape	☐ C/AS1		☐ Alternative Solution	
☐ C3 Spread of fire	☐ C/AS1		☐ Alternative Solution	
☐ C4 Structural stability during fire	☐ C/AS1		☐ Alternative Solution	
☐ D1 Access routes	☐ D1/AS1	☐ NZS4121	☐ Alternative Solution	
☐ D2 Mechanical installations for access	☐ D2/AS1 ☐ NZS4332	☐ D2/AS2 ☐ EN81	☐ D2/AS3 ☐ EN115 ☐ Alternative Solution	
☒ E1 Surface water	☒ E1/AS1	☐ AS/NZS3500.3	☐ Alternative Solution	
☒ E2 External moisture	☒ E2/AS1	☐ Specific design & testing	☐ Alternative Solution	
☒ E3 Internal moisture	☒ E3/AS1		☐ Alternative Solution	
☐ F1 Hazardous agents on site	☒ F1/AS1		☐ Alternative Solution	
☒ F2 Hazardous building materials	☒ F2/AS1	☐ NZS4223	☐ Alternative Solution	
☐ F3 Hazardous substances and processed	☐ F3/AS1		☐ Alternative Solution	
☐ F4 Safety from falling	☐ F4/AS1	☐ FSP Act	☐ Alternative Solution	
☒ F5 Construction and demolition hazards	☒ F5/AS1		☐ Alternative Solution	
☐ F6 Lighting for emergency	☐ F6/AS1		☐ Alternative Solution	
☒ F7 Warning systems	☒ F7/AS1	☐ NZS4512	☐ Alternative Solution	
☐ F8 Signs	☐ F8/AS1		☐ Alternative Solution	
☒ G1 Personal hygiene	☒ G1/AS1		☐ Alternative Solution	
☒ G2 Laundering	☒ G2/AS1		☐ Alternative Solution	
☒ G3 Food preparation & prevention of contamination	☒ G3/AS1		☐ Alternative Solution	
☒ G4 Ventilation	☒ G4/AS1	☐ AS1668.2	☐ Alternative Solution	
☒ G5 Interior environment	☒ G5/AS1		☐ Alternative Solution	
☐ G6 Airborne and impact sound	☐ G6/AS1		☐ Alternative Solution	
☒ G7 Natural light	☒ G7/AS1		☐ Alternative Solution	
☒ G8 Artificial light	☒ G8/AS1	☐ NZS6703	☐ Alternative Solution	
☐ G9 Electricity	☐ G9/AS1		☐ Alternative Solution	
☐ G10 Piped services	☐ G10/AS1	☐ NZS5261	☐ Alternative Solution	
☐ G11 Gas as an energy source	☐ G11/AS1		☐ Alternative Solution	
☐ G12 Water supplies	☐ G12/AS1 ☐ G12/AS2	☐ AS/NZS3500.1	☐ AS/NZS3500.4 ☐ Alternative Solution	
☒ G13 Foul water	☒ G13/AS1 ☐ G13/AS3	☐ G13/AS2 ☐ G13/VM4	☐ Alternative Solution ☐ ASNZS 3500.2	
☐ G14 Industrial liquid waste	☐ G14/AS1		☐ Alternative Solution	
☐ G15 Solid waste	☐ G15/AS1		☐ Alternative Solution	
☒ H1 Energy efficiency	☒ H1/AS1 ☐ ALF Design Manual	☐ NZS4218 ☐ NZS4243	☐ NZS4214 ☐ Alternative Solution	
☐ BCH Back Country Hut	☐ BCH/AS1			
☐ SH Simple House	☐ SH /AS1			
☐ Multiproof	☐ Multi use Certificate No.			

Council Use Only

	Y	N/A
Application Form Complete	☒	☐
Site Plan	☒	☐
Elevations	☐	☐
Floor Plan (existing, proposed, new)	☐	☐
Truss Details	☐	☐
Producer Statement	☐	☐
Specification (job specific)	☐	☐
Heater Installation & Flue Details	☐	☐
Plumbing & Drainage Plans	☐	☐
3 Complete Sets of Documents	☐	☐
PIM (transportable)	☐	☐

The above is satisfactory for this application to be accepted for processing: ☒ Y ☐ N Date: 4/7/11

First Point of Contact

☐ Owner ☐ Agent

Consent posted to

☐ Owner ☐ Agent

Consent Fees

Building Consent	\$	
Accreditation Levy	\$	
BRANZ Levy	\$	
DBH Levy	\$	
Street Asset Deposit	\$	
Resource Consent	\$	
Other PIM ONLY	\$	150.00
Total Fee Payable	\$	150.00

Receipt Number 340741

Cash/Chq/Eftpos/EB

Consent paid for by:

☐ Owner ☐ Agent ☐ Other

	Checked	Date	NA
Building Control Department	<u>SWC</u>	<u>3-1-12</u>	
Plumbing and Drainage	<u>Lester</u>	<u>06-07-11</u>	
Roading Department	<u>AK</u>	<u>14-07-11</u>	
Water/Utilities Department			
Parking Department			
Planning Department	<u>RDR</u>	<u>12-7-11</u>	
Fire Service			
External Engineer			

	Yes	No
Compliance Schedule Required	☐	☒
Section 37 Notice Required	☐	☒
Section 72 - 75 Notice Required	☐	☒

Approved for Issue:

Officers Signature

Date

31-1-12

Project Details

The project involves the following matters (tick each applicable box, if any, and attach relevant information in triplicate)

- ☒ Location in relation to legal boundaries
- ☐ Building work over or adjacent to any road or public place
- ☒ Disposal of stormwater and wastewater
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermain
- ☒ Provisions to be made in the demolition work for the protection of public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

Project Information Memorandum

- ☐ Subdivision
- ☐ Alterations to land contours
- ☐ New or altered connections to public utilities
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Other matters known to the applicant that may require authorisations from territorial authority (specify):

Vehicle Access

Street Crossing	New	☐	Existing	☐
Rural Access	New	☐	Existing	☒
Rapid No. Required	Yes	☐	No	☐

Utilities

New Water Connection	Yes	☐	No	☒
New Sewage Connection	Yes	☐	No	☒
New Stormwater Connection	Yes	☐	No	☒

Compliance Schedule Details

Does this building have a Compliance Schedule? ☐ Y ☒ N
If yes, please supply your Warrant of Fitness and a copy of your Compliance Schedule.

Is this an amendment to an existing Compliance Schedule? ☐ Y ☒ N
If yes, please complete and attach the Compliance Schedule Specified System Form.

If no, do you require a new Compliance Schedule? ☐ Y ☒ N
If yes, please complete and attach the Compliance Schedule Specified System Form.

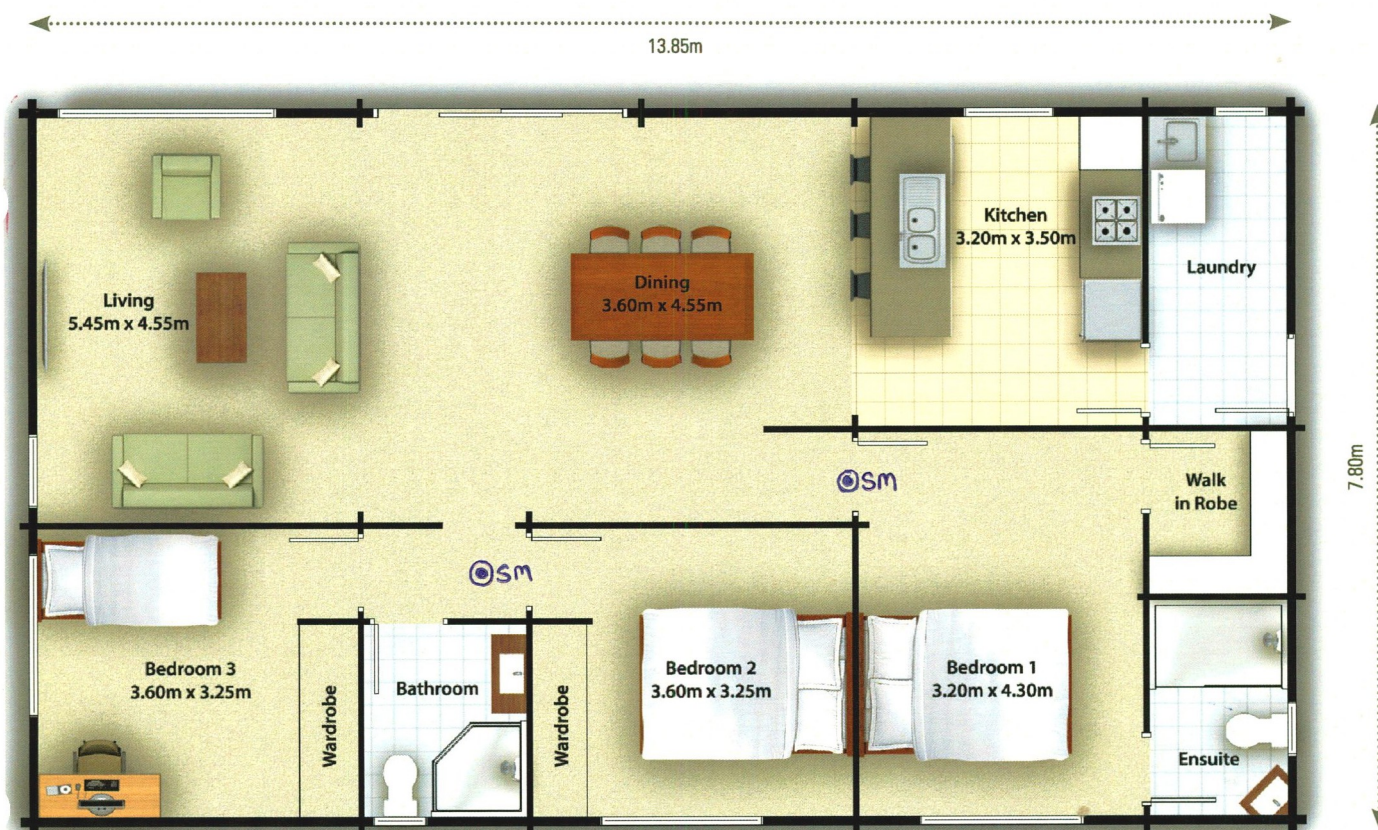
The following documents are attached to this application:

- Plans & Specifications (list): YES
- ☐ Project Information Memorandum
- ☐ Development Contribution Notice
- ☐ Certificate attached to Project Information Memorandum

Weka 3BRM - 108m²

This efficient and comfortable design with open plan kitchen/dining living area, allows you to enjoy all the warmth and passive solar benefits of a great northerly aspect. Main bedroom comforts include walk in robe and en-suite, and the second bathroom/toilet is conveniently located between the remaining two bedrooms. The easy flow island kitchen with breakfast bar is handily located to the separate laundry that also offers a good space for wet boots, coats and storage of your choice. An excellent rural home or for gardeners or practical home owners.

Talk to us about adding your preferred decking, pergolas, verandas or internal access garage.



Features

- 3 bedrooms
- Open plan living
- Ensuite & walk-in wardrobe
- 2 bathrooms
- 2 toilets
- Separate wet area laundry
- Trussed roof with flat gib ceilings

⊙ = Smoke Detector.



Map title here.

Date: 21/06/2011

Scale 1:1129

Ref:

NORTH
PO Box 8, Gore
Ph (03) 209 0330
www.goredc.govt.nz


Gore
District Council



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952




R.W. Muir
Registrar-General
of Land

Search Copy

Identifier **SL8C/23**
Land Registration District **Southland**
Date Issued 20 July 1987

Prior References

SLPR51/178

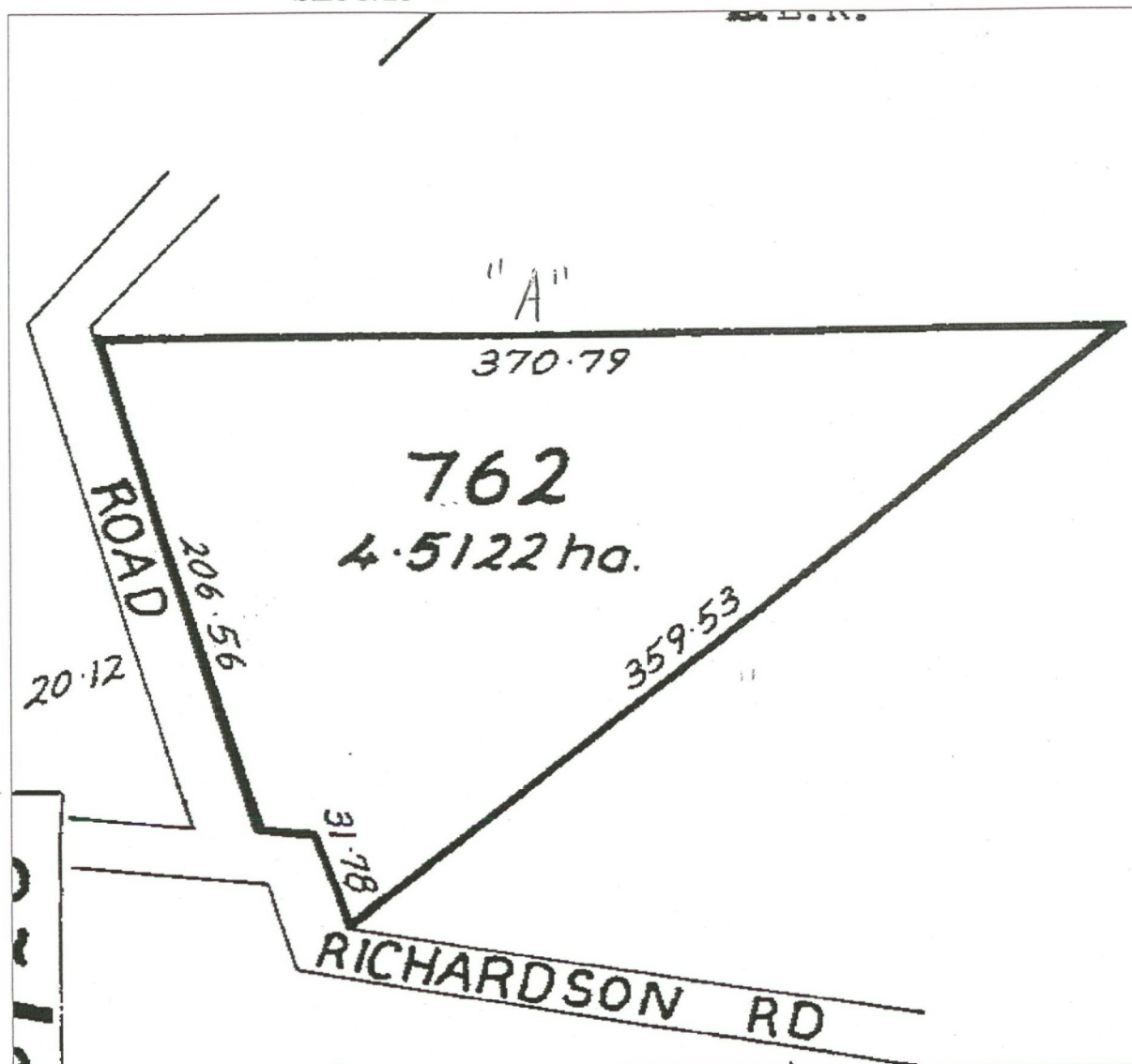
Estate	Fee Simple
Area	4.5122 hectares more or less
Legal Description	Section 762 Block LXX Hokonui Survey District

Proprietors
Leslie Rowland Gardyne and Rosina Joy Gardyne

Interests
Subject to Section 8 Mining Act 1971
Subject to Section 5 Coal Mines Act 1979

Identifier

SL8C/23



Yves Obus

Maggie De Vadder

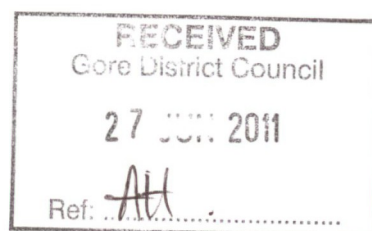
86 Ruia Street

Gore

027 3566 366 Yves

021 0538 129 Maggie

mag_d3v@hotmail.co.nz



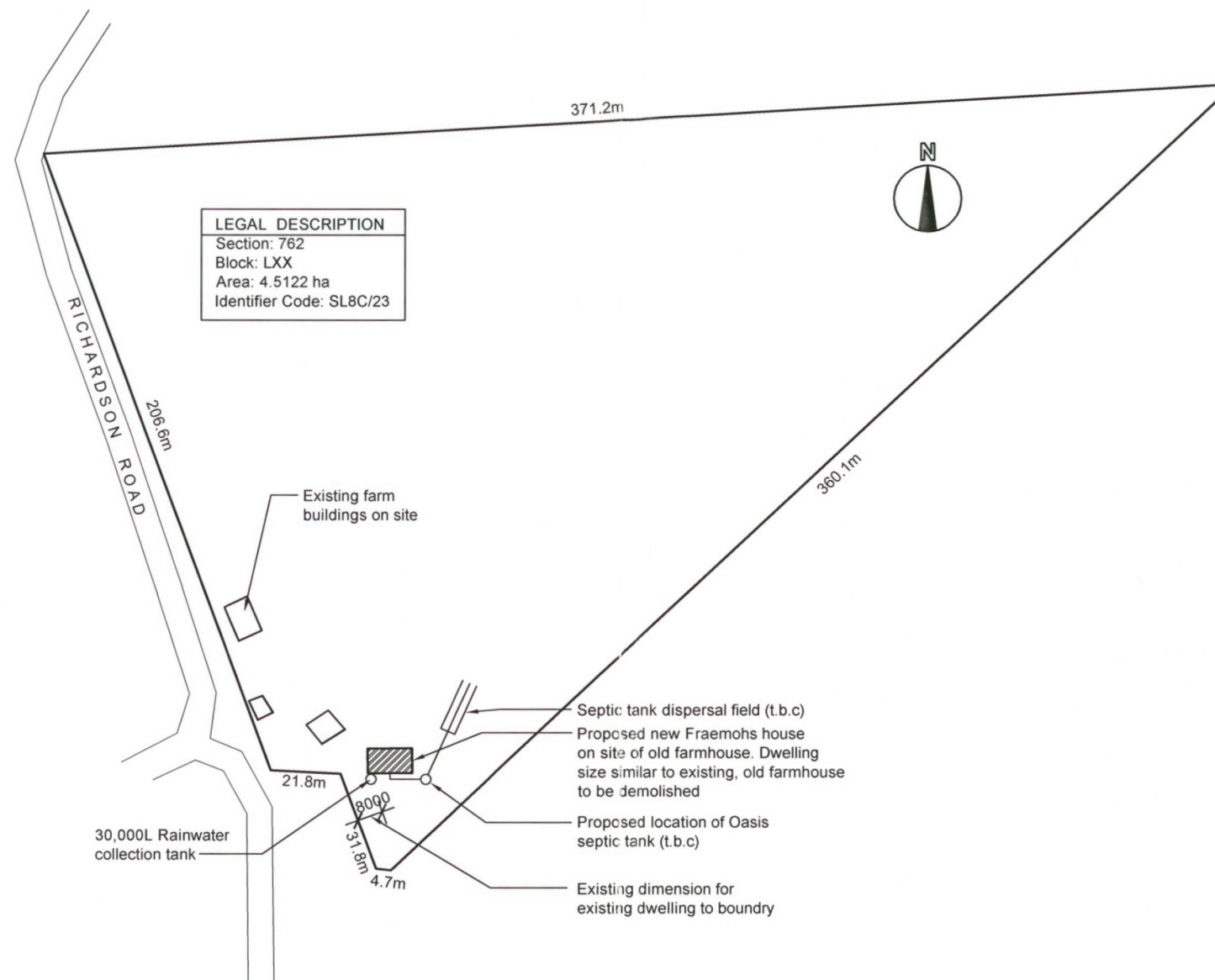
Concerning property at 176 Richardson Road





Street view Richardson Rd 176





LOCATION PLAN

1:2000

PIM ONLY

GORE DISTRICT COUNCIL		
Consent No. 206863		
Building	14/2/11	RP
Plumbing	NA	
Drainage	06-07-11	RP
Planning	12.7.11	RP
Roading	14-07-11	RP
Utilities		
Reserves		
Licensing		
Parking		
Date	Initials	

AMENDMENT		BY	
Amendment - R0	Date - -	DESIGN	-
Description - -		DRAWN	BT
		CHECKED	-
NOTES		APPROVED	Date

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FRAEMOHS HOMES

SOLID TIMBER • ECO-FRIENDLY

Free Phone 0800 80 98 99 | www.fraemohs.co.nz

TITLE FRAEMOHS HOMES NEW WEKA KITSET ####. CHRISTCHURCH			
Site Plan			
STATUS FOR REVIEW		WALL THICKNESS 95	
SCALE	PLOT DATE	JOB NUMBER	SHEET
As Noted @ A3	1 July 2011	1234	100.1
		REVISION R 0	

E:\PROJECTS\0 FRAEMOHS\176 Richardson Road Gore\Sheets\765-100.1 Site Plan.dwg ORIGINAL SHEET SIZE A3 (420x297)

ADDENDUM TO AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

Approved by the Real Estate Institute of New Zealand Incorporated and by Auckland District Law Society Incorporated

Before signing the agreement to which this addendum relates, the parties should seek professional advice regarding the GST treatment of the transaction. This treatment depends upon the GST information supplied by the purchaser and could change before settlement if that information changes.

VENDOR: *Leslie Rowland & Rosina Joy Gardyne*
 PURCHASER: *Yves Peter Jeanine Obus & Maggie De Vadder*
 PROPERTY ADDRESS: *176 Richardson Road NO 6 RD GORE*

GENERAL TERMS OF SALE

Clause 14 of the General Terms of Sale is deleted and the following clauses are added:

"17.0 Zero-rating

- 17.1 The parties warrant that the particulars stated in Schedule 2 are correct at the date of this agreement.
- 17.2 Where the particulars stated in Schedule 2 indicate that at settlement:
- (1) The vendor is a registered person or will be a registered person;
 - (2) The recipient is a registered person or will be a registered person;
 - (3) The recipient intends to use the goods supplied under this agreement for making taxable supplies; and
 - (4) The recipient does not intend to use the property as a principal place of residence by the recipient or a person associated with the recipient under section 2A(1)(c) of the GST Act -
- GST will be chargeable on the supply under this agreement at zero per cent pursuant to section 11(1)(mb) of the GST Act.
- 17.3 If GST is chargeable on the supply under this agreement at zero per cent pursuant to section 11(1)(mb) of the GST Act, then on or before settlement the purchaser will provide the vendor with the recipient's registration number if it is not included in Schedule 2.
- 17.4 If any of the particulars stated by the purchaser in Schedule 2 should alter between the date of this agreement and settlement, the purchaser shall notify the vendor of the altered particulars as soon as practicable and in any event no later than two working days before settlement. The purchaser warrants that any altered particulars will be correct as at the date of the purchaser's notification. If the GST treatment of the supply under this agreement should be altered as a result of the altered particulars, the vendor shall prepare and deliver to the purchaser or the purchaser's lawyer an amended settlement statement if the vendor has already tendered a settlement statement, and a credit note or a debit note, as the case may be, if the vendor has already issued a tax invoice.
- 17.5 Unless the context otherwise requires, words and phrases used in subclauses 17.1 to 17.4 and in Schedule 2 shall have the same meaning as those words and phrases have in the GST Act.

18.0 Supply of a Going Concern

- 18.1 If there is a supply under this agreement to which section 11(1)(mb) of the GST Act does not apply but which comprises the supply of a taxable activity that is a going concern at the time of the supply, then, unless otherwise expressly stated herein:
- (1) Each party warrants that it is a registered person or will be so by the date of the supply;
 - (2) Each party agrees to provide the other party by the date of the supply with proof of its registration for GST purposes;
 - (3) The parties agree that they intend that the supply is of a taxable activity that is capable of being carried on as a going concern by the purchaser; and
 - (4) The parties agree that the supply made pursuant to this agreement is the supply of a going concern on which GST is chargeable at zero per cent.
- 18.2 If it subsequently transpires that GST is payable in respect of the supply and if this agreement provides for the purchaser to pay (in addition to the purchase price without GST) any GST which is payable in respect of the supply made under this agreement, then the provisions of clause 13.0 of this agreement shall apply."

Schedule 2

(GST Information)

1. The vendor is registered under the GST Act or will be so registered at settlement.	Yes/No ☒
2. The vendor's registration number (if already registered): 61 - 856 - 129	
3. The purchaser is registered under the GST Act or will be so registered at settlement.	Yes/No ☒
4. The purchaser's registration number (if already registered):	
5. The purchaser's full name: Yves Peter Jeanine Obus & Maggie De Vadder	
6. The purchaser's address: % 86 Ruia Street Gore	
7. The purchaser intends at settlement to use the goods supplied under this agreement for making taxable supplies.	Yes/No ☒
8. The purchaser intends at settlement to use the property as a principal place of residence by the purchaser or a person associated with the purchaser under section 2A(1)(c) of the GST Act.	Yes/No ☒
9. The purchaser intends to direct the vendor to transfer title to the property to another party ("nominee").	Yes/No
10. If the answer to question 9 is "Yes":	
(a) The nominee is registered under the GST Act or is expected by the purchaser to be so registered at settlement.	Yes/No
(b) The nominee's registration number (if already registered):	
(c) The nominee's full name:	
(d) The nominee's address:	
(e) The purchaser expects the nominee to intend at settlement to use the goods supplied under this agreement for making taxable supplies.	Yes/No
(f) The purchaser expects the nominee to intend at settlement to use the property as a principal place of residence by the nominee or a person associated with the nominee under section 2A(1)(c) of the GST Act.	Yes/No

2.2.8 Monitoring

Within the area notated "Hokonui Hills Significant Landscape", Council will monitor:

- (1) The number of resource consents approved and compliance with resource consent conditions.
- (2) The number of community complaints.
- (3) Land use changes.
- (4) The number and type of buildings erected.

2.2.9 Rule

Within the area notated "Hokonui Hills Significant Landscape" on the Planning Maps, the following is a **discretionary activity**:

- (1) Farm quarry or quarrying activities.
- (2) Commercial Forestry and Woodlots.
- (3) Earthworks associated with the construction of any road or track greater than 7 metres in width, or requiring more than 2 metres of cut or fill for a total distance greater than 100 metres.
- (4) Earthworks, other than those associated with the tilling of the soil, fencing or pest plant management, and not provided for by (3) above, exceeding:
 - (a) more than 100 linear metres in any direction; or
 - (b) 2 metres in depth in the case of excavation; or
 - (c) 3 metres in height in the case of stockpiles or fill; or
 - (d) 50 cubic metres in volume.
- (5) The erection of any building or structure, except for buildings or structures (other than dwellings) associated with the pastoral farming of that land.
- (6) The erection of any building or structure where the external building materials or finish results in reflective glare.

2.2.10 Information to accompany resource consent applications

In addition to all matters referred to in Section 1.3 in this District Plan, an application for a resource consent under this section shall contain:

- (1) A plan showing the property boundaries and extent of land



- contained within the outstanding natural feature and landscape.
- (2) A description of the activities that it is proposed to undertake and the reasons why these must be undertaken within the outstanding natural feature and landscape.
 - (3) A description of other locations for carrying out the activities and the reasons why these are not being adopted.
 - (4) An assessment of the environmental effects of the proposed land use activity on the outstanding natural feature and landscape, with particular regard to physical impacts on the natural feature and landscape and visual impacts from other locations, including distant views.
 - (5) A record of the consultation, if any, with the Department of Conservation, Te Rūnanga o Ngāi Tahu and Environment Southland.
 - (6) A description of the measures proposed to be taken to avoid, remedy or mitigate any adverse effects.



Further Conditions of Sale

19.0 Warranties – The vendors warrant that in respect of the property.

- (a) The vendors hold all resource consents and permissions necessary to permit the use of the property for the activities currently being undertaken.
- (b) No claims, prosecutions or legal proceedings of any kind have been brought to its knowledge threatened against the vendors in respect of the vendors use or ownership of property.
- (c) The vendors are not aware of any aspect of the vendors use or non-use or any former owners use or non-use or any contemplated use of the property which may reasonably be expected to give rise to claims, prosecution or legal proceedings against either of the parties: and
- (d) "As far as the vendors are aware no portion of the property has ever been used as a landfill or dump to receive refuse or waste (except for occasional and immaterial random disposal by individuals) and there is no toxic or hazardous waste stored, installed, generated or transported from or disposed of in or on the property".
- (e) The vendors shall sign such papers or documents as are necessary to enable the transfer to the purchaser or such of the Resource Consents and permissions as are selected by the Purchaser for that purpose.
- (f) The vendors warrant that all mechanical, electrical, electronic and other working equipment fixtures and fittings shall be in full operative order on the date of settlement.

20.0 Good Husbandry – The vendor shall properly farm the property and attend to the livestock in accordance with the accepted and usual practices of the district in so far as those practices relate to the operations and work being carried out on the property and in particular will not overstock the property or do anything to impoverish the soil or remove any improvement or fixture from the property. To maintain the property during the year to a standard as inspected by the purchaser.

21.0 The parties record that where in relation to this agreement it is necessary to determine "the acquisition price" for the purposes of Section EW32 and EZ48 of the Income Tax Act 2007, the consideration payable pursuant to this agreement is the "lowest price" that they would have agreed upon for the sale and purchase of the land in terms of sub-paragraph (c) in the definition of "core acquisition price" in Section EZ48 of the Income Tax Act 2007.

22.0 The parties declare that this transaction is entered into at "arms length" and upon the best basis for each party to enable a Sale and Purchase to proceed and be completed and that there is no intention to create any accruals tax liability.

23 The purchasers acknowledge the property is within the area notated "Hokonui Hills Significant Landscape" and building a house is a discretionary activity. Y0

24 The vendors agree at their cost to employ Clarke Fortune McDonald to peg the boundary line marked "A" on the title map and further at their cost employ a contractor to erect a new stock proof boundary fence in a workman like manner in the correct position prior to settlement. Y0

25 The purchasers hereby acknowledge and accept that the buildings do not have permits or consents. Y0

26 This Agreement is subject to and conditional upon the Purchasers obtaining all necessary consents and permits from the Gore District Council to enable them to build a dwelling satisfactory to themselves in all respects on or before 29 July. Y0



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952

Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **SL8C/23**
Land Registration District **Southland**
Date Issued 20 July 1987

Prior References

SLPR51/178

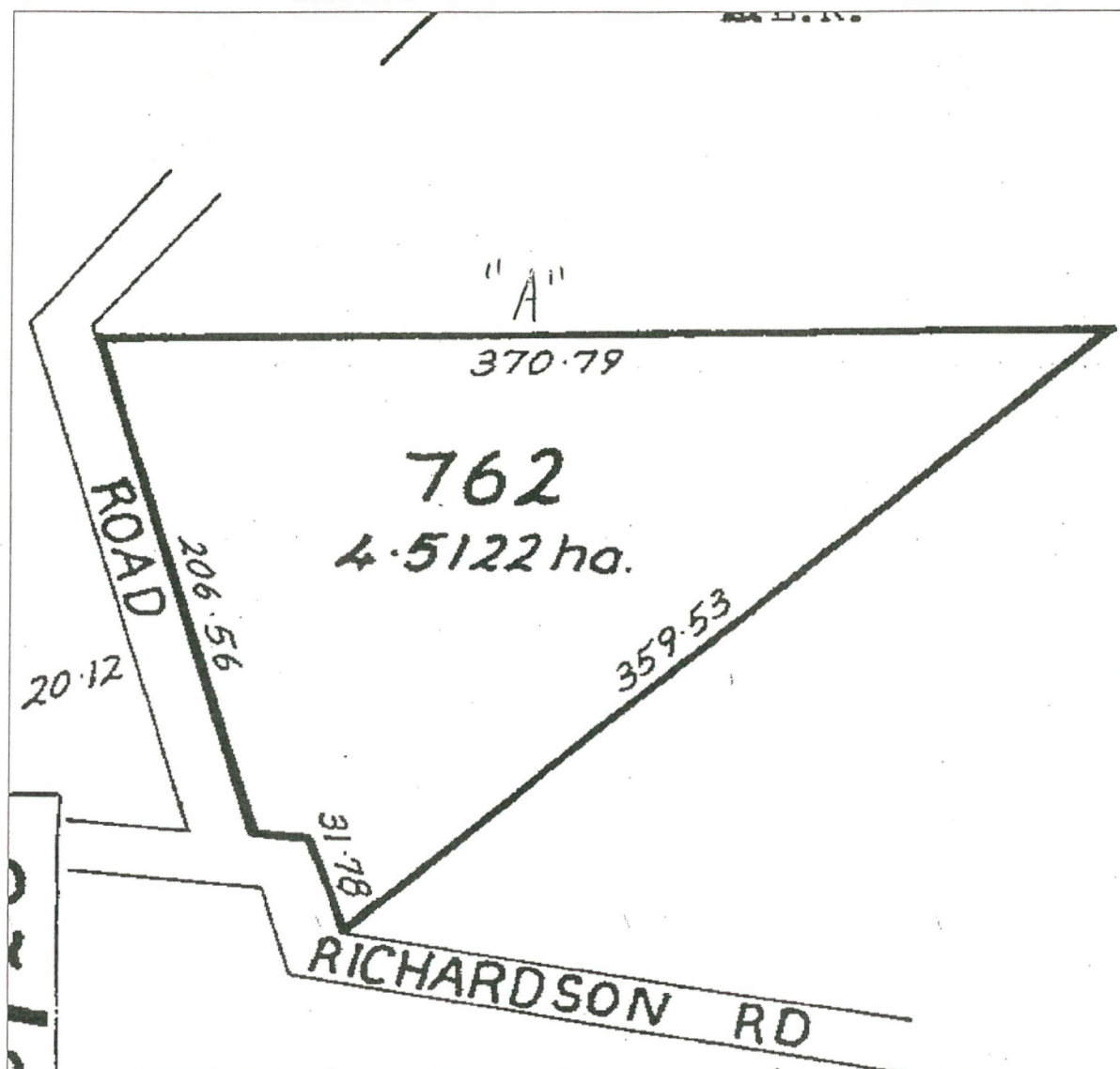
Estate	Fee Simple
Area	4.5122 hectares more or less
Legal Description	Section 762 Block LXX Hokonui Survey District

Proprietors

Leslie Rowland Gardyne and Rosina Joy Gardyne

Interests

Subject to Section 8 Mining Act 1971
Subject to Section 5 Coal Mines Act 1979



FURTHER TERMS OF SALE**SCHEDULE 1**

List all chattels included in the sale
(strike out or add as applicable)

Stove Fixed floor coverings Blinds Curtains Drapes Light fittings

WARNING *(This warning does not form part of this agreement)*

This is a binding contract. **Read the information set out on the back page before signing.**

Where this agreement relates to the sale of a residential property and this agreement was provided to the parties by a real estate agent, or by a licensee on behalf of the agent, the parties acknowledge that they have been given the guide about the sale of residential property approved by the Real Estate Agents Authority.

Signature of vendor(s)

Signature of purchaser(s)

.....
.....
.....

BEFORE SIGNING THE AGREEMENT

- It is recommended both parties seek professional advice before signing. This is especially so if:
 - there are any doubts. Once signed, this will be a binding contract with only restricted rights of termination.
 - the property is sold as a going concern.
 - Property such as a hotel or a farm is being sold. The agreement is designed primarily for the sale of residential and commercial property.
 - the property is vacant land in the process of being subdivided or there is a new cross lease or unit title to be issued. In these cases additional clauses may need to be inserted.
 - there is any doubt as to the position of the boundaries.
 - the purchaser wishes to check the weathertightness and soundness of construction of any dwellings or other buildings on the land.
- The purchaser should investigate the status of the property under the Council's District Plan. The property and those around it are affected by zoning and other planning provisions regulating their use and future development.
- The purchaser should investigate whether necessary permits, consents and code compliance certificates have been obtained from the Council where building works have been carried out. This investigation can be assisted by obtaining a LIM from the Council.
- The purchaser should compare the title plans against the physical location of existing structures where the property is a cross lease or unit title. Structures or alterations to structures not shown on the plans may result in the title being defective.
- In the case of a unit title, the purchaser should check the minutes of past meetings of the body corporate and inquire whether there are any issues affecting the units and/or the common property and whether the body corporate holds funds or has imposed or proposed levies for deferred maintenance of, or remedial work to, the common property.
- The vendor should ensure the warranties and undertakings in clauses 6 and 8:
 - are able to be complied with; and if not
 - the applicable warranty is deleted from the agreement and any appropriate disclosure is made to the purchaser.
- Both parties should ensure the chattels list in Schedule 1 is accurate.
- If the property is sold as a "going concern", the vendor should ensure the purchase price is stated on the front page as "PLUS GST (if any)".

THE ABOVE NOTES ARE NOT PART OF THIS AGREEMENT AND ARE NOT A COMPLETE LIST OF MATTERS WHICH ARE IMPORTANT IN CONSIDERING THE LEGAL CONSEQUENCES OF THIS AGREEMENT.

PROFESSIONAL ADVICE SHOULD BE SOUGHT REGARDING THE EFFECT AND CONSEQUENCES OF ANY AGREEMENT ENTERED INTO BETWEEN THE PARTIES.

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

© This form is copyright to the Real Estate Institute of New Zealand Incorporated and Auckland District Law Society Incorporated

DATE:

VENDOR:

LR RJ GARZYNE

Contact Details: 208 9054

VENDOR'S LAWYERS:

Firm: Smith Wood & Woods

Individual Acting: Lisa Grace

Contact Details: 208 9184

PO Box 18 GORE

PURCHASER:

VPS 0605 - M De Vadder

Contact Details: 027 3566 366
021 0538 129

PURCHASER'S LAWYERS:

Firm: Smith Wood & Woods

Individual Acting: Lisa Grace

Contact Details: 208 9184

PO Box 18 GORE

REAL ESTATE AGENT:

Agent's Name: Allan Young

Manager:

Salesperson:

Contact Details: Licensed Under REAA 2008



REINZ

crt

REAL ESTATE LTD

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

This form is approved by the Real Estate Institute of New Zealand Incorporated and by Auckland District Law Society Incorporated.

DATE:

VENDOR: Leslie Rowland Gardyne & Rosina Joy Gardyne

PURCHASER:

Yves Peter Jeanine Obus & Maggie De Vadder
1/86 Ruia Street GORE.

PROPERTY

Address: 176 Richardson Road No 6 RD GORE.Estate: FEE SIMPLE ~~LEASEHOLD~~ ~~GROSSLEASE (FEE SIMPLE)~~ ~~GROSSLEASE (LEASEHOLD)~~
~~STRATUM IN FREEHOLD~~ ~~STRATUM IN LEASEHOLD~~ (if none is deleted fee simple)

Legal Description:

Area (more or less): 4.5122 HA Lot/Flat/Unit:

DP:

Unique Identifier or CT:

Being Section 762 Block LXX Hokonui Survey District.SL8C/23**PAYMENT OF PURCHASE PRICE**Purchase price: \$ 125,000(One hundred & twenty five thousand dollars)Plus GST (if any) ~~OR Inclusive of GST (if any)~~

If neither is deleted the purchase price includes GST (if any).

+ GST

GST date (refer clause 13.0):

Deposit (clause 2.0): \$ 12,500 Payable to CRT Real Estate Trust Account upon
this contract becoming unconditional

Balance of purchase price to be paid or satisfied as follows:

(1) By payment in cleared funds on the settlement date which is

OR

(2) In the manner described in the Further Terms of Sale.

Possession Date:Interest rate for late settlement: 14 % p.a.**POSSESSION**Possession date (clause 3.0): 5 working days after this Agreement becomes unconditional.
29 July 2011 or earlier by mutual agreement**CONDITIONS (clause 9.0)**

Finance condition

LIM required:

Yes/No

Lender:

Amount required:

OIA Consent required: Yes/No

Finance date:

Land Act/OIA date:

TENANCIES (if any)

Name of tenant:

Vacant.

Bond:

Rent:

Term:

Right of renewal:

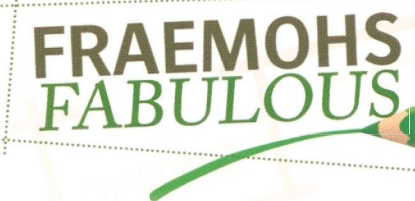
SALE BY:**crt**

REAL ESTATE LTD

Licensed Under REAA 2008

Licensed Real Estate Agent

It is agreed that the vendor sells and the purchaser purchases the property, and the chattels listed in Schedule 1, on the terms set out above and in the General Terms of Sale and any Further Terms of Sale.



Modern or traditional style solid wood homes.
Quick to build, superbly warm, low maintenance, eco superior
and with three design-build categories in a variety of styles.



SHOWHOME AND OFFICE:
1200 Main North Road, Bridgend, Belfast, Christchurch, New Zealand
P: 0800 80 98 99 E: manager@fraemohs.co.nz

SHOWHOME OPEN 7 DAYS



www.fraemohs.co.nz



www.fraemohs.co.nz

Where it all began

Beautiful New Zealand timber, grown in sustainable, renewable forests is at the heart of every Fraemohs home.

Monni Fraemohs arrived in New Zealand from Denmark and was so taken by our natural environment and the plentiful supply of exotic timber for construction, he quickly realised the advantages and benefits of designing and building stylish natural wood homes for New Zealanders from their own home-grown resource.

Established in 1968, Fraemohs Homes has designed, manufactured and erected thousands of homes across New Zealand as well as across the world.

The warmth, beauty, longevity and sheer versatility of Fraemohs homes are legendary and they are as popular today as they were when Monni Fraemohs founded the company four decades ago.

A reputation of innovation

Fraemohs Homes has built a reputation for innovation and quality craftsmanship. Using one of our plans, or working from your own design, Fraemohs combines all the quality, precision and convenience of a factory-produced, ready-to-assemble dwelling, with the freedom to have the style of home you really want.

The versatility of wood

Fraemohs solid wood homes are the perfect answer for our modern world as they use the best material nature provides – one that's renewable, eco-friendly and locks up harmful carbon.

Solid wood is ideal for buildings of all descriptions and for all locations – modern city homes, apartments, rural lifestyle homes, lodges, cottages, mountain chalets and holiday homes by the sea.

The durability of solid wood also makes Fraemohs construction popular for commercial use and helicopter packs demonstrate its versatility for easy, convenient delivery for remote or difficult access projects.



Commercial

Motels, lodges, cabins, offices, education facilities.

The unique features of Fraemohs solid timber buildings make them ideal for commercial applications, particularly in the accommodation sector.

Many projects have been undertaken for schools, government departments and other private and public organisations such as Howick Country Lodge, Portage Hotel, Youth Hostel Mount Cook and St Andrews College Castle Hill Lodge.

Fraemohs solid timber buildings provide a striking point of difference and a memorable experience for guests.

Export

Fraemohs has been successfully exporting homes around the world including to Japan, Australia, Fiji and the Pacific Islands, for more than 25 years.

The team at Fraemohs has developed systems and procedures to make the exporting of homes as easy as it is to build them. Kitsets can be customised to suit client requirements and comprehensive, documented check procedures are employed to ensure strict quality control standards are met and that all components are included to assure easy assembly on arrival.

Kitsets can be despatched in either 20' or 40' containers and packaging is designed for efficient shipping and ease of unloading.

The choice is yours

With Fraemohs The Choice Is Yours as to how you build your new home.

1. Kitset

Take on the once in a lifetime experience of building your own home. Fraemohs supply a ready to build project pack complete with detailed instructions and Toolkit, and you do the rest. Kitsets are delivered in weatherproof labelled packs and every board is numbered for easy identification. A Fraemohs Project Manager will be available throughout the project to provide support.

2. Kitset with Fraemohs Assistance

We can provide qualified, experienced Fraemohs building staff to assist you at various stages of the kitset. For example, we can help you set out the foundation and lay the first board and then come back to assist with the roof.

3. Fully Built

Sit back and relax, we'll build it for you.

Further, our plans are arranged in 3 categories to make selection easier.

Visit our web site or call us for more information on our friendly Build Process.

FRAEMOHS Easy Build

Easy Build

- Affordable quality

Proven one to four bedroom plans that look great and are very easy to live in. Simplicity of design means the Easy Build series is ideal as a kitset project either for you or your builder. Standard plans mean faster build time and lower cost - without sacrificing the quality and warmth of a solid wood home.

FRAEMOHS Lifestyle Plus

Lifestyle Plus

- Modern or traditional, your plan or ours

Select from our range of plans or add your own design features and additions to suit your living style. Whether large or small, for city, rural or holiday locations, your solid timber Fraemohs home will look superb!

Some Lifestyle Plus plans are also suitable as kitsets or we can provide a builder to assist with construction.

FRAEMOHS Fraemohs Select

Fraemohs Select

- Special homes with eco-friendly features

Full design and build service, from ultimate holiday homes to modern family homes to traditional Canadian-style solid timber alpine chalets. The Fraemohs Select range includes stylish architectural features and special energy efficient and eco-friendly design components - double insulated walls, solar panels, rain saver systems and eco-decking. We can also include landscaping plans to complement the designs. We build your dream.



You can build it yourself

Kitset Pack

A Fraemohs Easy Build Kitset contains the following:

- Fraemohs solid timber exterior and interior walls
- Double glazed aluminium exterior joinery
- Coloursteel roof including gutters and downpipes
- Roof structure including trusses, purlins, battens and fascia
- Pergolas and verandahs including laminated timber posts
- Gib board ceilings
- Insulation
- Kitchen
- Plumbing fittings (excludes piping and your choice of hot water)
- Interior joinery including doors, wardrobes and wardrobe organiser
- Paint and stain
- All fixings, sealants, adhesives and hardware required for assembly
- Toolkit and step by step assembly instructions

Visit our website or call for a full specification schedule.

Timber Floor Pack

Our standard Easy Build plan range assumes a concrete floor (not included) but a timber floor pack is available as follows:

- Timber piles
- Bearers and joists
- Particle board flooring
- Underfloor insulation
- Decking, steps and balustrades if required
- Fixings

Easy steps towards your new home

■ Initial consultation and estimate

Following an initial consultation we will prepare a concept drawing and preliminary estimate at no charge.

■ Detailed plans and pricing

Development of the concept including a site visit and finalising the price may incur a charge (Plan Fee) depending on the work involved.

■ Building contract and manufacture

The next step is the building contract. A deposit is payable on finalising the contract, followed by scheduled payments during the manufacture and construction of your new home.

■ Kitset options

For kitsets, payment in full is required prior to despatch from our factory. We can also arrange delivery and insurance for you if you wish.



The benefits of Fraemohs solid wood homes

Enjoy warm living, durability and low maintenance plus the added satisfaction that you are living in an eco-friendly dwelling built using New Zealand Pine, a home-grown renewable New Zealand resource.

■ Practical

Fraemohs homes are known to be warm, stable, durable and low maintenance. They easily take the hard knocks of life and solid timber walls make it easy to affix furniture.

■ Stylish

There are many designs and options to suit your lifestyle. Solid wood has a timeless beauty and complements all décor preferences. You can also include feature ceiling and wall coverings for added variety if required.

■ Relaxed living

Solid timber homes are very soundproof creating an atmosphere that is calm and relaxing. This benefit is popular in Europe where some places now require childcare centres to be constructed of solid timber.

■ Healthy

Timber is a natural material and studies have shown that the thermal mass (the capacity of material to store and exchange heat) of solid timber helps control indoor humidity and temperature, both day and night.

■ Eco-friendly

During their lives, trees absorb carbon from the atmosphere helping reduce the effects of global warming. Solid wood homes lock up this carbon for the life of the building.

■ Energy efficient

Studies indicate building with solid wood can result in energy savings of up to 24% compared with timber frame buildings with similar insulation. You'll enjoy the lower heating bills!

■ Great strength and dimensional stability

Our Fraemohs factory kiln dries the timber before it is laminated to ensure a wall won't twist or warp. The timber is then precision pre-cut and H3.1 treated against rot and insect attack, using only bio-degradable substances and no heavy metals - as close as you can get to eco-friendly.

■ Structural performance and durability

Our build code assures careful attention to the application of waterproof membranes, flashings and window, door and service penetrations. Steel rods inserted within walls also assist structural integrity. Fraemohs homes are extremely earthquake and storm resistant.

■ Fast to build

Fraemohs homes arrive on site in manageable, weather-proof, wrapped packages. The pre-sanded wall boards are all numbered and ready to erect, minimising the time and labour required on site.

Member of the Solid Wood Group

Fraemohs Homes actively supports the promotion and building of solid wood homes. Check out www.solidwood.co.nz for more information on the benefits of solid wood.