



*Welcome
to*
HUNUA VIEWS
DRURY, AUCKLAND



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Kiwi-owned and grown...

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WHAT WE OFFER

- Fixed price contracts
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- Quality features as standard
- Top 10 Group Home Builders
- Strong supply chain
- Underpinned by strong company values



Hunua Views

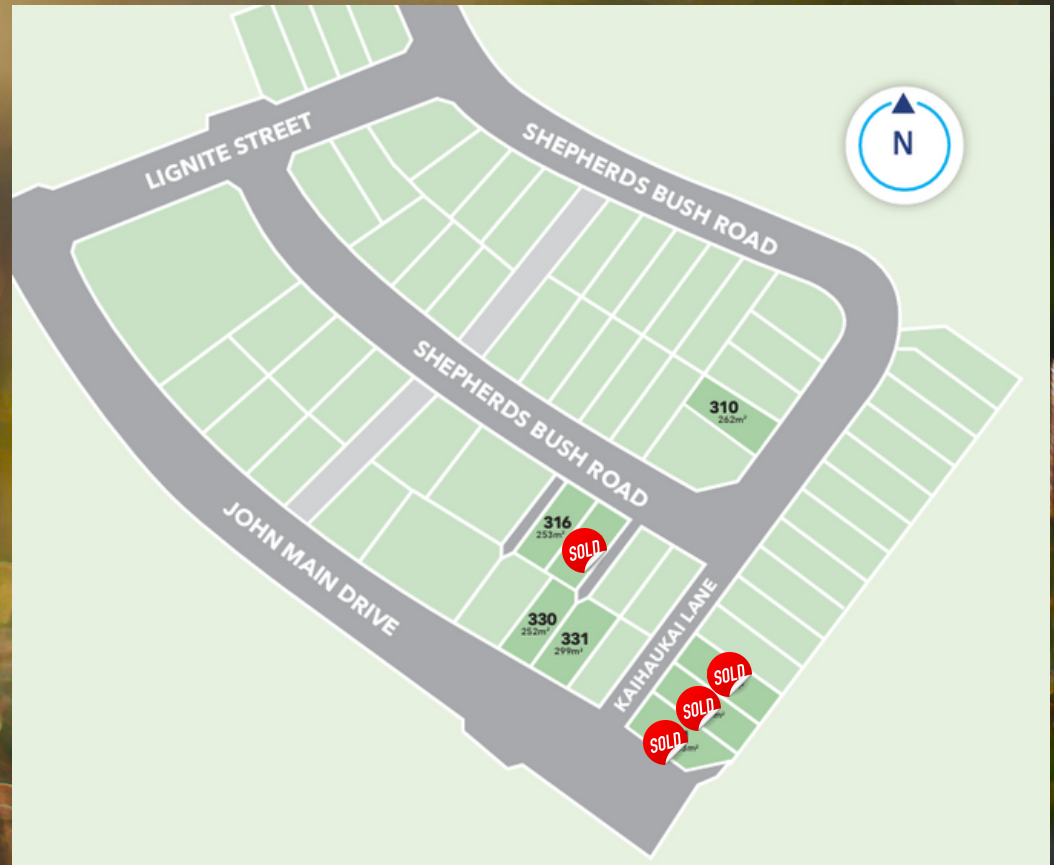
Hunua Views is a new neighbourhood in Auckland South that comprises 800 new homes and is set against the backdrop of the stunning Hunua Ranges which are just a short drive away.

With natural wetlands, streams and walkways woven throughout and expansive green spaces, there are unlimited recreational opportunities for the whole family to enjoy. Conveniently positioned to the east of Auckland's motorway, Hunua Views offers an escape from city congestion while remaining handy to everything you love about Auckland.

We have house and land packages available that are priced under \$1M and all come with our Fixed Price Guarantee – including completed landscaping and fencing – which means there are no hidden costs when you build with us.

Our packages include a two-storey and a single storey option, designed to accommodate everyone, no matter what your age, mobility, ability, or life stage is. Design features such as widening passages and doorways, lowering benches and switches or even designing a bathroom or wardrobe to suit, can really make life a whole lot easier.

Talk to us about your needs, we're here to help.













Kiwi-owned and grown...

Over the past 27 years, our ethic of hard work, quality workmanship, integrity, and value for money is still as strong within our company as the day we started. These solid ethical foundations and values have earned us an enviable reputation of being a company that has maintained the trust of our clients and partners – and has seen us flourish through the tough times. Today, we are among New Zealand's top 10 residential construction companies by volume, but we still believe in making the building process simple and stress-free for our clients. To achieve this we have developed streamlined processes, with a strong focus on quality control to negate price variations.

At Generation Homes, we value our people – our customers, joint venture partners, employees, suppliers, and contractors – knowing that they are our greatest asset. We listen to their needs and aim to exceed their expectations by removing potential frustrations and delivering on our promises with an individually tailored building schedule.

Our promise to you is to build quality homes on time and at a fixed price, guaranteed.

Thank you for considering Generation Homes for your new home builder.





Kiwi-owned and grown

Established in Tauranga in 1997, by Graham Hockly, an electrician, and David Mansel, a quantity surveyor, Generation Homes is one of the country's leading residential construction companies.

In 2007, we implemented a Joint Venture Partnership model, allowing us to expand into other parts of New Zealand. Our production build methodology, which enables us to complete builds in a set timeframe and at a fixed price, has helped us construct thousands of homes in communities across the country.

Our Joint Venture structure means that each partnership has a vested interest in the success and growth of the national business, while providing a financially stable business structure that has cemented our solid reputation for always paying our bills on time. Our vision is to be New Zealand's best project partner, and we are achieving this through collaboration both internally and with external partners.

Over the years, we have partnered with landowners and investors to develop residential communities exceeding \$2.5 billion to date.

Above: Founders and Directors David Mansel and Graham Hockly



Sean Bignell

Managing Director
Generation Homes Auckland South

Sean Bignell

Managing Director, Auckland South

Sean Bignell is our Managing Director for Auckland South. Large-scale infrastructure projects, complex financing, legal and commercial structures and partnering arrangements across government and the private sector are Sean's areas of specialisation.

He has worked in the construction and land development industry for over three decades, through numerous property cycles and is well aware of adapting to the dynamics of market conditions and future living needs and aspirations. This starts with the urban design and master-planning perspective, through to housing design and construction.

Understanding the setting, land constraints and opportunities are critical success factors, particularly in a large and diverse market such as Auckland. Aligning delivery with client expectations and providing an end-to-end positive customer experience is what he strives to achieve in all of our land development projects.

PHONE: 021 223 3263 EMAIL: seanb@generation.co.nz

Wayne Rhode

New Home Consultant, Auckland South

Formally qualified as a Civil Engineer, Wayne has been involved in the residential construction market for over 20 years as a top performing New Home Sales Consultant for most of that time. Wayne has worked directly with hundreds of families to realise their property dreams, from first home buyers through to investors and developers and including families wanting to build that special "piece". His depth of knowledge and experience positions him perfectly to be able to assist you with either a House and Land Package purchase, or a bespoke Design and Build home on that special piece of land that you own. Wayne also specialises in multi-unit development projects to maximise the potential of your current property, whether that be as simple as adding a minor dwelling onto your current property for extended family or a second income stream, right through to extensive multi-unit developments on your land.

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Our build capacity

Current pipeline

We are averaging just over two build starts per week.

Available capacity

At present, Generation Homes has the capability to commence at least four builds every week, and we have the potential to increase this number for larger-scale projects. If it aligns with your timeline, we can initially start with two build commencements per week.

Staff

Our Auckland South team is well-equipped to handle the upper range of your proposed builds, without compromising on our existing workload. Our team comprises skilled and experienced staff, and we have the necessary resources to deliver high-volume projects while maintaining our usual high standards.

Supply chain and contractors

Generation Homes has established strong relationships with all our suppliers and contractors, who are able to consistently supply us with the materials needed to build a high volume of homes. Our commitment to timely payment of invoices has helped foster these strong relationships. As a result, we have a robust supply chain that has priority over others, and access to quality contractors, which all ultimately benefits our clients. Our reputation and track record has also led to contractors and suppliers seeking out opportunities to work with us.



All-inclusive packages

Generation Homes Standard Features

Site works and floor

- Plans and Council building consent fee
- Certified building inspection fees including final COC
- 10 Year Master Build Guarantee
- Construction and liability insurance fees
- Site preparation
- Ribraft concrete floor

Construction

- All framing H1.2 timber
- Roof: metal tile — Coloursteel Colours
- Fascia/spouting — Coloursteel Colours
- Downpipes — Coloursteel Colours
- Exterior cladding — brick
- Standard 2.4m ceiling height unless shown on plan
- Automatic garage door — sectional ribline colour steel
- Windows — double glazed aluminium (garage single glazed)
- Obscure glass — cathedral (where applicable)
- Window reveals — pre-primed 18mm pine
- Entry door — powdercoated T&G with Boston Gripset hardware
- Sewer and storm water connected to existing connection
- Insulation — Pink Batts exterior walls (R2.2), ceiling (R3.2)
- No insulation to garage
- Soffits — white painted
- Other cladding — if shown on plans

Interior

- Walls — 9.5mm gib board stopped to level 4 paint finish
- Ceilings — 13mm gib board stopped to level 4 paint finish
- Bathrooms — Aqua-line gib board
- Interior doors — pine jambs with MDF flush doors
- Architraves — windows and doors 60mm single bevel edge
- Skirting — 60mm single bevel edge
- Scotia — None, square stopped
- Slimlines — Square stop to external corners
- Paint — all finished 3 coats — 1 Col to walls and lighter shade to ceilings
- Wire shelving to wardrobes, linen and store cupboards
- Hardware — interior door lever handles and door stops

Kitchen

- Custom built kitchen, design as per plan
- Cabinets — full-height to ceiling to 2.4m, white textured, low pressure laminate
- Doors — Melteca
- Bench tops — Formica 37mm
- Sink — stainless steel one and a quarter bowl sink insert
- Soft-close drawers
- Sink mixer — Englefield Studio Pin

Plumbing

- All polyethylene hot and cold water pipe work
- Two exterior hose taps
- Hot water cylinder — mains pressure 180 litre electric
- Super tub to laundry in garage

Appliances – Stainless steel

- Oven — Bosch 60cm HBF113BR0A
- Hob — Bosch 60cm Electric Touch PKE611K17A
- Rangehood — Ariston Power Pack 60cm ARU52AX-L
- Dishwasher — Bosch 60cm 6prg SMS4HTI01A

Bathroom/ensuite

- Tiled showers and skirtings
- Shower door — toughened glass
- Englefield Sudio Pin slide shower set
- Vanity — Raymor Boston wall hung (White)
- Single lever basin mixer
- Toilets — Mila Back-to-wall Toilet Suite 3.5L Flush
- Mirror — Frameless
- Toilet roll holders
- Inline extractor fan
- Heated towel rail to ensuite and bathroom (stainless steel)
- NB: Fully tiled walls and underfloor heating is an optional extra, please enquire for this upgrade



Electrical

- LED lights throughout house (including garage)
- Light outlets (as per electrical plan)
- Two-way light circuits (as per electrical plan)
- Power points (as per electrical plan)
- Television outlets (as per electrical plan)
- Television aerial (UHF)
- Telephone outlets x 1 (as per electrical plan)
- Smoke alarms
- Pre-wire for fibre optic

Heating

- Dual zone to meet accessibility living standards

Tiling & flooring

- Wall tiles — Behind hob
- Wall tiles - Vanity upstand
- Floor tiles — full length windows and doors
- Floor tiles — entry, kitchen, bathroom, ensuite and WC
- Carpet — Belgotex Liberty
- Garage floor — unpainted concrete finish
- Tiled Skirtings — bathrooms and WC
- 1 row of tiles behind laundry tub (2 sides)

Landscaping

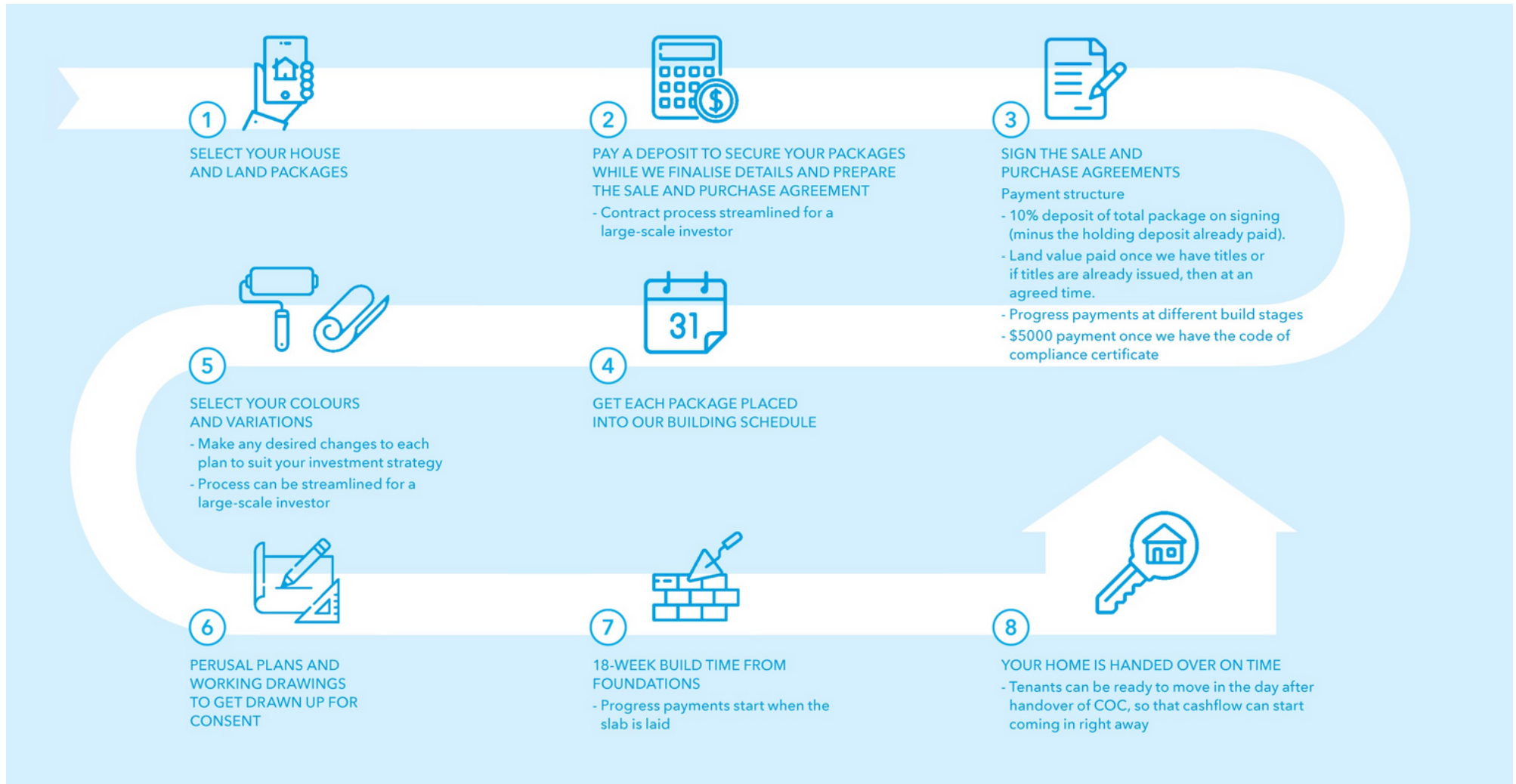
- Driveway - As per Hunua Design Guidelines
- Terraces and paths
- Planting
- Fence
- Lawns
- Clothesline - Hills

- Letterbox

Colour consultation

- A professional colour consultation is included

Process and build contract



FOR MORE
INFORMATION CONTACT

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VISIT US ONLINE
www.generation.co.nz

