

# Crosby Street

Vale



# Introducing Vale.

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For further information please  
visit our website at:

[www.valeproperty.co.nz](http://www.valeproperty.co.nz)

Vale is a boutique property development company delivering affordable, architecturally-designed homes in sought-after locations. We believe in carefully considered design and materials which ensures high standards of low maintenance construction, resulting in homes which provide excellent liveability and sound long-term investments for both owner-occupiers and investors.

All of our developments are bespoke and individually designed. We use simple, minimalist architecture that draws on the latest design trends without going over the top. This results in sleek, visually-pleasing developments which complement existing streetscapes and make strong, yet understated architectural statement.

We also firmly believe in providing highly functional homes that suit today's contemporary lifestyles. Smart storage, private outdoor courtyards/gardens, and carparks/garages are included with the vast majority of the homes that we develop.

In this way, we aim to deliver high-quality homes that will stand the test of time and provide benchmark standards of comfortable and healthy living for generations to come.

# Contents.

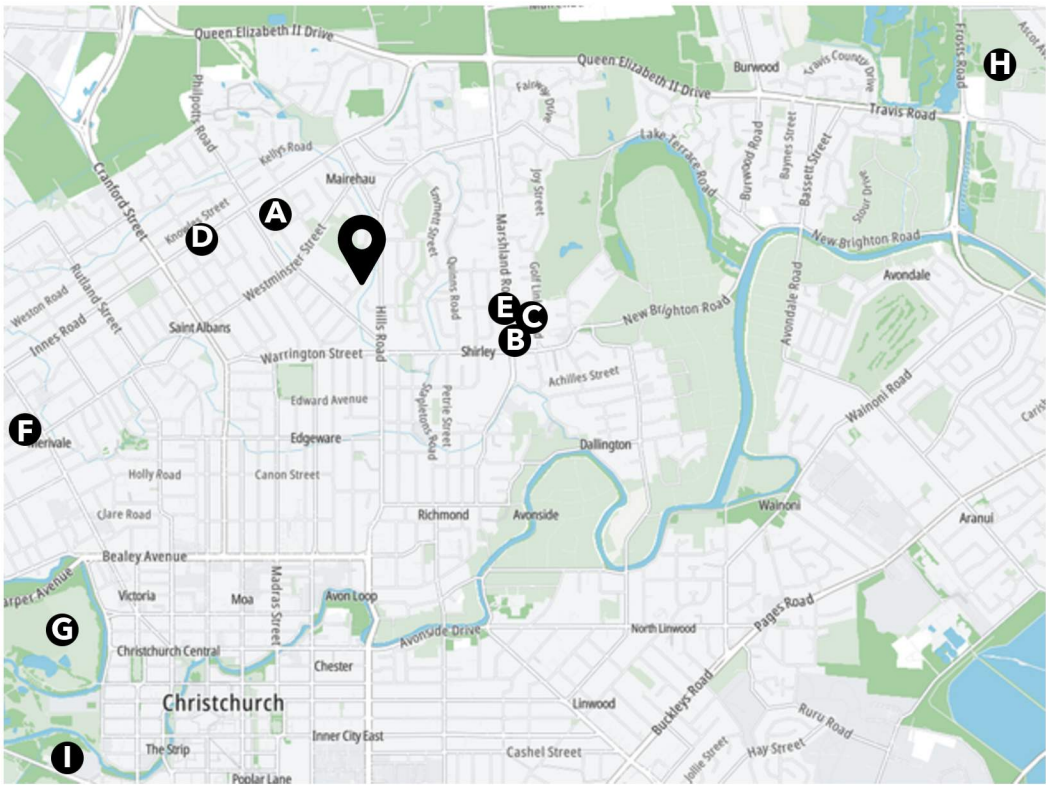
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## 26 Crosby Street, Mairehau, Christchurch

Positioned in a highly popular suburb close to multiple amenities, Vale’s new development at 26 Crosby Street blends stunning architecture, spacious living and convenience. These four homes, each offering a ground floor and first floor bedroom, two bathrooms, a study nook and dedicated car park, have been expertly devised by Figure & Ground to Vale’s exacting standards.

Sustainability, build quality and longevity are embodied in these new homes, which also feature striking full-height vaulted ceilings to enhance the overall sense of space and light. This development will provide a beautiful new addition to the local streetscape and raise the bar for effortless contemporary living.

Map.



Mairehau Primary School	A	17 min walk	3 min drive
The Palms Shopping Centre	B	22 min walk	4 min drive
Woolworths The Palms	C	24 min walk	5 min drive
Innes Rd Medical Rooms	D	26 min walk	4 min drive
Shirley Library	E	26 min walk	5 min drive
Merivale Mall	F	40 min walk	6 min drive
Hagley Park North	G		9 min drive
Taiaora QEII Recreation and Sport Centre	H		11 min drive
Christchurch Hospital	I		14 min drive
Bottle Lake Forest			12 min drive
Christchurch International Airport			18 min drive

Located in the heart of one of Christchurch’s most popular cluster of suburbs, this area offers a long list of amenities that make it highly sought after among families, professionals and retirees. Close to The Palms and the Northern Motorway for easy access to shopping, services and destinations to the north of Christchurch, 26 Crosby Street is also well served by bus stops, parks and schools. As well as the multiple shops, food outlets and supermarkets nearby, enjoying the outdoors is a breeze with the Avon River/Ōtākaro riverside paths, Bottle Lake Forest and New Brighton Beach all easily accessible.

Artists Impressions.



2 2 1

Vale’s focus on selecting carefully thought-out materials and finishes is anchored in our requirement for long-lasting, low-maintenance performance, sitting alongside high aesthetic value.



Completed Homes.



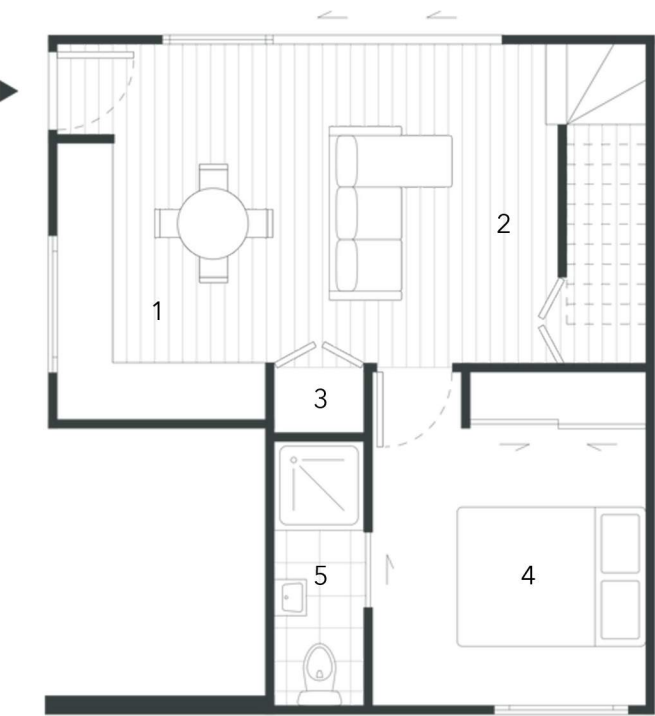


Completed Homes.



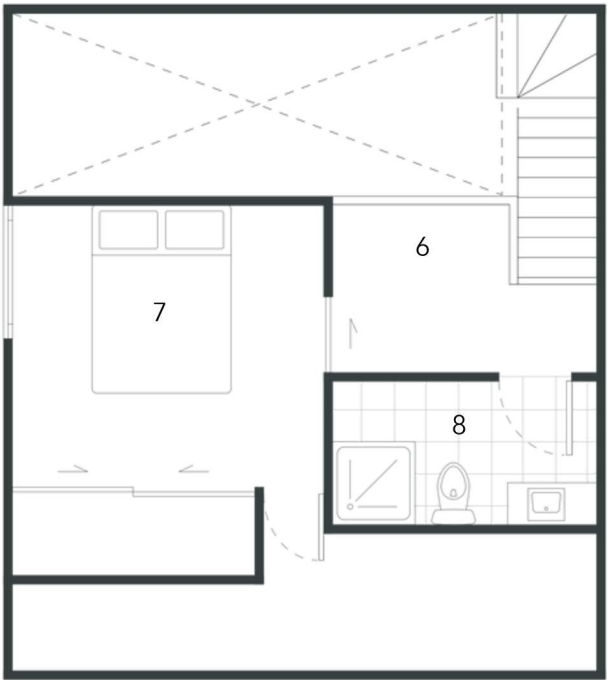
# Floor Plans.

Unit 1



Ground Floor

Ground Floor Area: 47m<sup>2</sup>  
First Floor Area: 39m<sup>2</sup>  
Total Area: 86m<sup>2</sup>



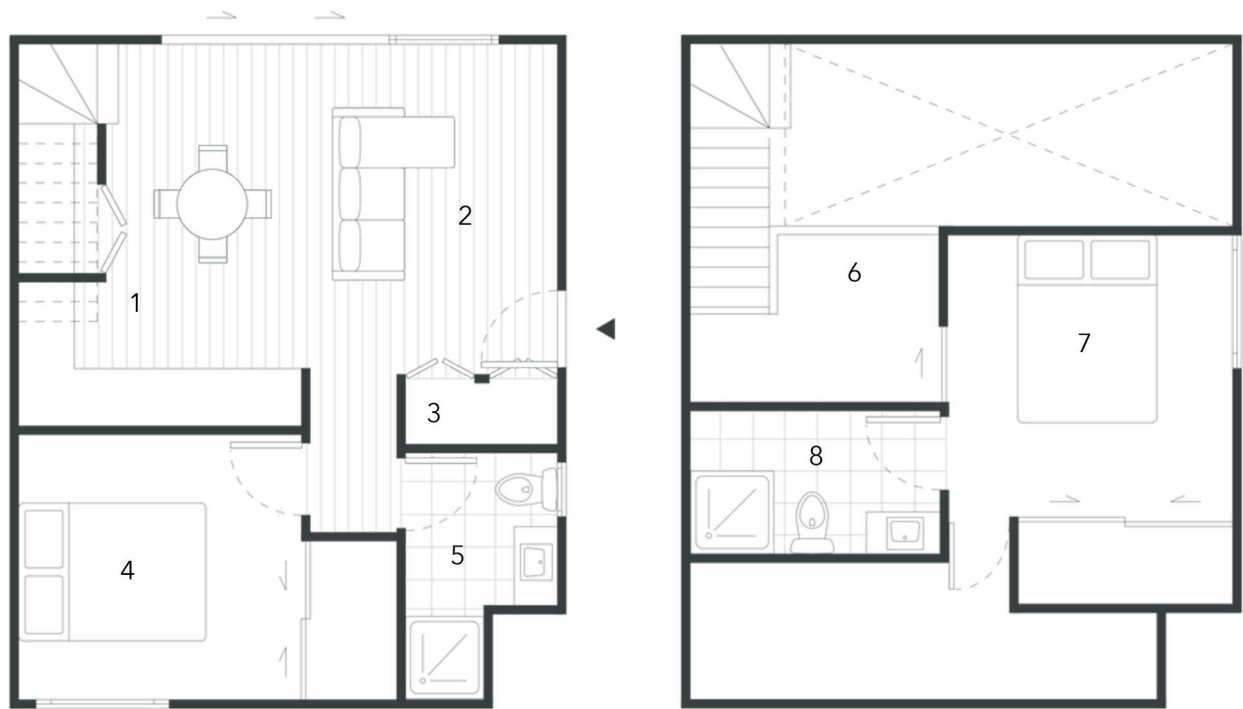
First Floor

- 1 Kitchen/Dining
- 2 Living Room
- 3 Laundry
- 4 Bedroom 1
- 5 Ensuite
- 6 Study
- 7 Bedroom 2
- 8 Bathroom



# Floor Plans.

Units 2 & 4



Ground Floor

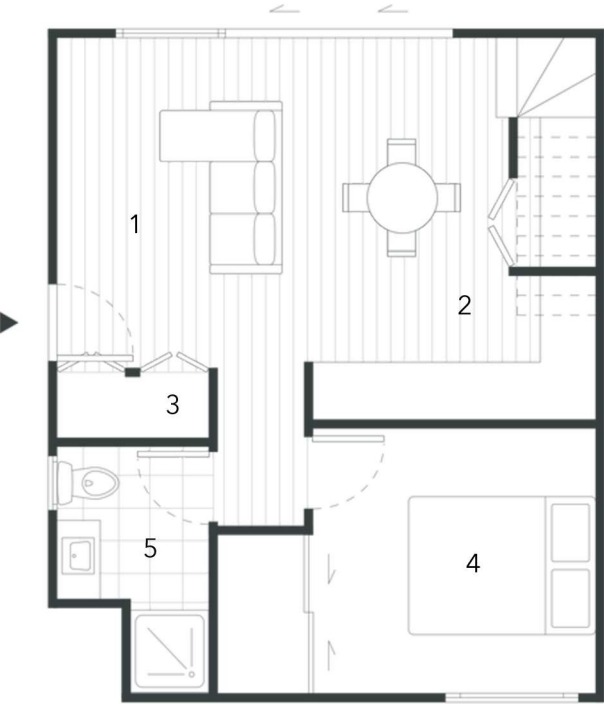
First Floor

Ground Floor Area: 49m<sup>2</sup>  
First Floor Area: 35m<sup>2</sup>  
Total Area: 84m<sup>2</sup>

- 1 Kitchen/Dining
- 2 Living Room
- 3 Laundry
- 4 Bedroom 1
- 5 Bathroom
- 6 Study
- 7 Bedroom 2
- 8 Ensuite

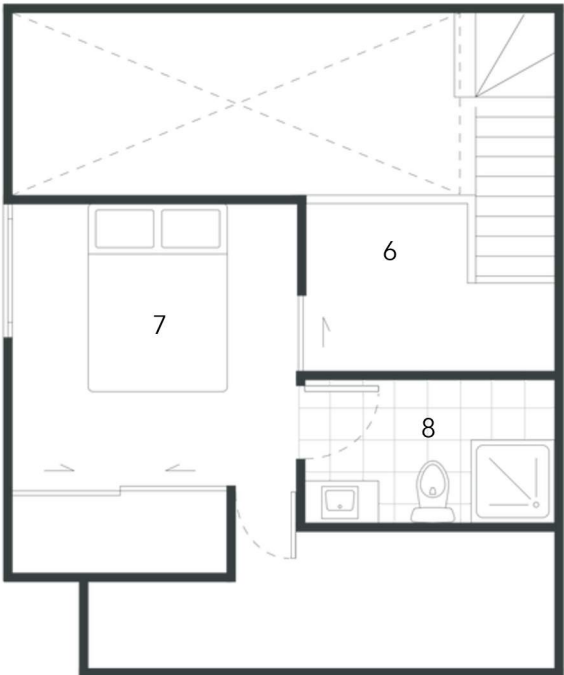
# Floor Plans.

Unit 3



Ground Floor

Ground Floor Area: 49m<sup>2</sup>  
First Floor Area: 35m<sup>2</sup>  
Total Area: 84m<sup>2</sup>



First Floor

- 1 Living Room
- 2 Kitchen/Dining
- 3 Laundry
- 4 Bedroom 1
- 5 Bathroom
- 6 Study
- 7 Bedroom 2
- 8 Ensuite

Property Schedule.

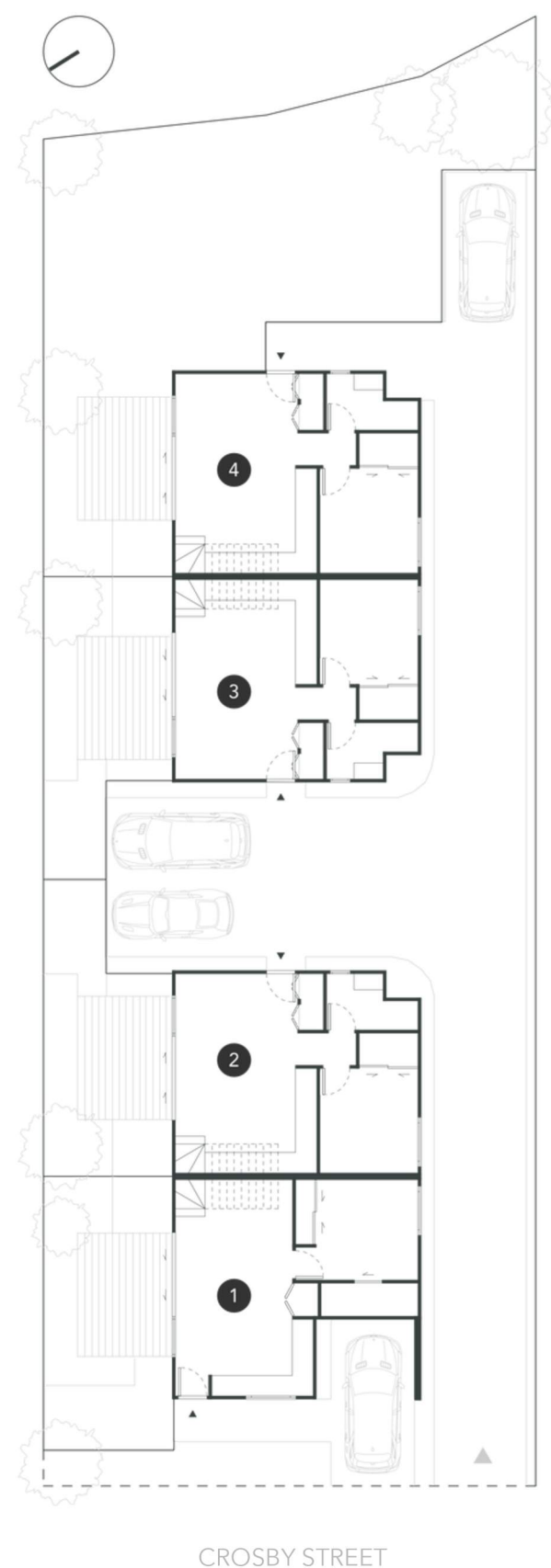
Unit	Bedrooms	Bathrooms	Study	Garage/Carpark	Floor Area (m <sup>2</sup> )	Site Area (m <sup>2</sup> )
1	2	2	1	Carpark	86	120
2	2	2	1	Carpark	84	161
3	2	2	1	Carpark	84	139
4	2	2	1	Carpark	84	236

Artists Impressions.





Site Plan.



We have carefully considered the optimum site layout for 26 Crosby Street, limiting the number of homes to just four. This ensures the residents of each home can enjoy easy access, generous private outdoor spaces and the convenience of a dedicated on-site car park.

## Why Vale.

Our focus is on quality materials and great workmanship. We are determined to build homes that are above the industry standard, and you can see that commitment through every home we have completed.



Sleek, timeless, and low maintenance cladding for a visually striking and contemporary aesthetic: Dimond Heritage Tray, Viblock KiwiBrick, Cedar Weatherboards.



Private courtyard gardens that are fully landscaped and low maintenance, with a focus on easy care native plantings to create your own urban oasis.



All of our homes come with either garages or dedicated parking spaces, as well as bike storage and security lighting.



Warm and beautiful timber flooring, and Fisher & Paykel appliances with warranties. Our kitchens include tile splashbacks, as well as soft closing doors and drawers.



Professionally designed featuring durable and long lasting stone bench tops. We use well-designed tapware to reduce water wastage without compromising on pressure.



Low VOC paints from the environmental range, energy efficient LED lighting and spacious bedrooms with storage including functional wardrobe systems.



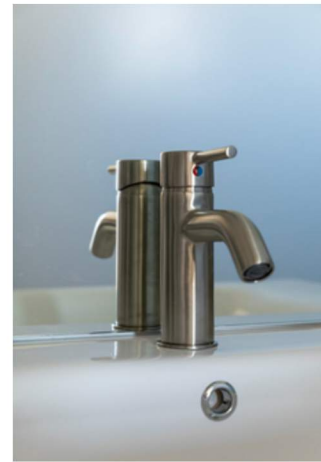
Wifi-controlled heat pumps which are ideal for the winter. We often add study nooks in our homes to cater for hybrid working conditions.



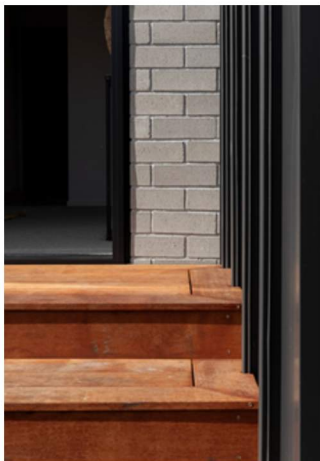
Double glazed windows with blinds for solar control and heat loss reduction, feltexgreen carpets for warmth and environmental sustainability.



Contemporary, professionally designed bathrooms that showcase tiling and frameless glass showers with dual shower heads.



We take pride in creating a luxurious space where you can get ready for the day, pamper yourself, or decompress and relax.



Patio doors are well positioned to maximise natural light and indoor-outdoor flow. Durable finishes of exposed aggregate or timber decking provide a functional and stylish outdoor setting.



Our focus on liveability is followed through in the layout and functionality of our developments. Our designs ensure privacy is maintained for our owners/occupants while the common areas are kept tidy and well presented.



# Specification.

## General

Materials and Workmanship	The proposed work shall comply with the following requirements: a. Statutory Laws and Regulations b. The Building Act c. Local Authority Bylaws d. New Zealand Building Code: Acceptable Solutions e. Health & Safety & Employment Act f. Appropriate NZ Standards
Ownership Structure	Fee Simple

## Construction

Foundation	Enhanced concrete foundation slab supported on reinforced gravel raft, rebate window and door joinery
Framing	90 x 45 SG8
Intertenancy Wall	GIB Barrier System
Joists	240 x 45 SG8
Flooring	20 mm Strandboard, H3 treated to wet areas
Insulation	Glass wool insulation Wall - R2.8 Ceiling - R3.6 (Flat), R6 (Skillion) Intertenancy Wall - R2.2

## Exterior

Roof	Colorsteel corrugated iron
Fascia & Gutter	Colorsteel gutters (1/4 round) w 80 mm dia. Colorsteel downpipes
Exterior Cladding	Brick Veneer - Brickworks La Paloma Lorca Colorsteel Tray - Colorsteel Sandstone Grey
Window and Door	Thermally broken, low-e double glazed - argon gas filled powder coated aluminium
Joinery Entry Door	Aluminium w digital touch pad door lock
Garage Door	N/A

## Interior - General

Door Hardware	Lever action handles - Brushed satin chrome
Internal Doors	Pre-hung door - Paint finish flush MDF Hollowcore Cavity Slider Door - Paint finish flush MDF Hollowcore Wardrobe Slider Door - Paint finish GIB/MDF
Blinds	Roller blinds with block out fabric
Electrical	LED recessed light fittings, double plate powerpoints, Cat 6 data cabling - Living & master bedroom
Flooring	Carpet - Carpet with foam underlay - Bedrooms, hallway & stairs Laminate - Kitchen & living Tiles - Ceramic tiles (incl. tile skirting) - Bathroom, ensuite

**Interior - General (continued)**

Heating	Daikin Hi-Wall heat pump w WiFi adapter - Kitchen / Living
Skirting	60 mm bevelled MDF, ceramic tile skirting to wet areas
Wall Linings	GIB
Wardrobe Joinery	Melamine hanging/shelving unit
Water Heater	180L hot water cylinder

**Kitchen**

Benchtop	Acrylic, stone
Kitchen Joinery	Melamine carcass
Doors & Door Fronts	Melamine
Handles	Aluminium - Brushed satin
Kitchen Mixer	Uno Goose Neck - Chrome
Splashback	Ceramic tiles
Appliances	Oven - Fisher & Paykel - OB60SC7CEX2 Cooktop - Fisher & Paykel - CI604CTB1 Rangehood - Fisher & Paykel - HP60IDCHEX4 Dishwasher - Fisher & Paykel - DD60SAX9

**Bathroom**

Shower Base	Acrylic/Ceramic tiles
Shower Walls	Ceramic tiles (floor to ceiling) w niche
Shower Glazing	Frameless glass
Shower Mixer	Uno - Chrome
Shower Rose & Slide	Elementi Splash Plus column shower - Chrome
Toilet	Back to wall
Vanity	Unit 1 - Primo - Piccolo 450 wall hung Units 2, 3 & 4 - Primo Milan Arco 750 wall hung 2 drawers
Vanity Mixer	Uno wall mounted - Chrome
Mirror	Unit 1 - Progetta Mia Mirror Cabinet 450 Units 2, 3 & 4 - Primo Una Mirror Cabinet 750
Heated Towel Rail	Heated towel rail - Chrome

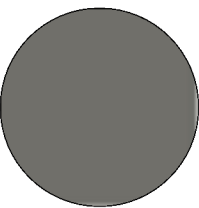
**Ensuite**

Shower Base	Acrylic/Ceramic tiles
Shower Walls	Ceramic tiles (floor to ceiling) w niche
Shower Glazing	Frameless glass
Shower Mixer	Uno - Chrome
Shower Rose & Slide	Elementi Splash Plus column shower - Chrome
Toilet	Back to wall
Vanity	Primo Milan Arco 750 wall hung 2 drawers
Vanity Mixer	Uno wall mounted - Chrome
Mirror	Primo Una Mirror Cabinet 750
Heated towel rail	Heated towel rail - Chrome

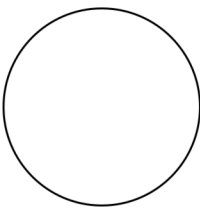
# Colour Schedule.

## Exterior

Roof, Fascia, Gutter & Downpipes	Colorsteel Sandstone Grey
Soffit	Resene Alabaster
Exterior Cladding	Brick - Brickworks - La Paloma Lorca
	Colorsteel Tray - Colorsteel Sandstone Grey
Window and door Joinery	Colorsteel Sandstone Grey
Entry Door	Colorsteel Sandstone Grey
Garage door	Colorsteel Sandstone Grey



Colorsteel  
Sandstone Grey



Resene Alabaster



Brickworks  
La Paloma Lorca

Our expert interior design team has curated a calming palette of muted neutrals, designed to be timeless and welcoming. Together with cleverly combined textural elements such as timber, carpet and tiling, our colour schemes and finishes create a warm aesthetic, inviting you to unwind and feel completely at home.



# Colour Schedule.

## Interior - Option one

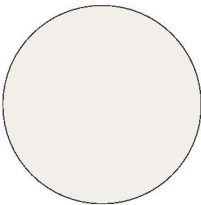
Carpet	Belgotex Forest Grove - Mosman
Vinyl Planking	Quickstep Laminate - Classic - Raw Oak
Paint	
Celing, Doors & Reveals	Resene Quarter Merino
Walls	Resene Half Merino
Kitchen	
Bench Top	Kleenstone Cava Polished
Door & Drawer Fronts	Prime Panels Melamine - Tahoe Walnut, Bestwood Melamine - Urban Velvet
Splashback	D_Segni - Osso 100 x 100 w Mapei 110 Manhattan grout
Bathroom	
Tiling	Floor - Ibla Linfa Natural 600 x 600 w Mapei 110 Manhattan grout Shower Walls - Ibla Linfa Natural 600 x 600 w Mapei 110 Manhattan grout, D_Segni - Osso 100 x 100 w Mapei 110 Manhattan grout
Vanity	Prime Panels Melamine - Tahoe Walnut



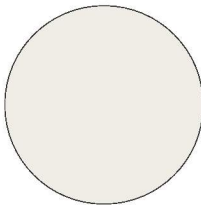
Belgotex Forest Grove Mosman



Quickstep Laminate Classic Raw Oak



Resene Quarter Merino



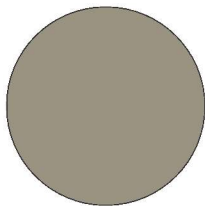
Resene Half Merino



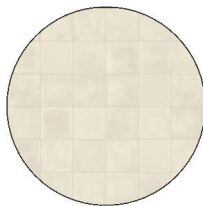
Kleenstone Cava Polished



Prime Panels Melamine Tahoe Walnut



Bestwood Melamine Urban Velvet



D\_Segni Osso



Ibla Linfa Natural

# Colour Schedule.

## Interior - Option two

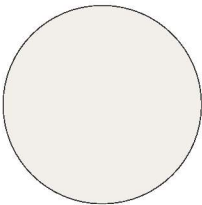
Carpet	Belgotex Forest Grove - Mosman
Vinyl Planking	Quickstep Laminate - Classic - Raw Oak
Paint	
Celing, Doors & Reveals	Resene Quarter Merino
Walls	Resene Half Merino
Kitchen	
Bench Top	Kleenstone - Carbon Polished
Door & Drawer Fronts	Melteca Melamine - Borders Oak Organic Finish, Melteca Melamine - Storm Pearl
Splashback	Appiani Seta Fumo 50 x 100 w Mapei 119 London Grey grout
Bathroom	
Tiling	Floor - Cashmere Nero Microtec 600 x 600 w Mapei 119 London Grey grout Shower Walls - Cashmere Nero Microtec 600 x 600 w Mapei 119 London Grey grout, Wabisabi Nero w Mapei 119 London Grey grout
Vanity	Melteca Melamine - Borders Oak Organic Finish



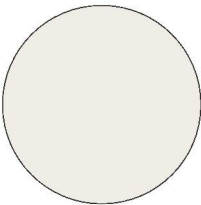
Belgotex Forest Grove Mosman



Quickstep Laminate Classic Raw Oak



Resene Quarter Merino



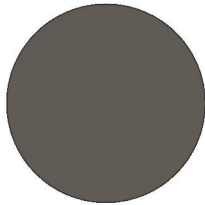
Resene Half Merino



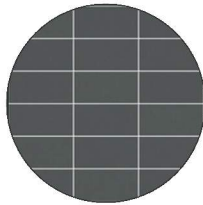
Kleenstone Carbon Polished



Melteca Melamine Borders Oak Organic Finish



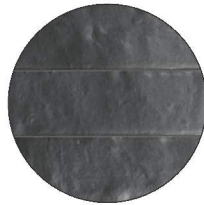
Melteca Melamine Storm Pearl



Appiani Seta Fumo



Cashmere Nero



Wabisabi Nero

# Colour Schedule.

## Interior - Option three

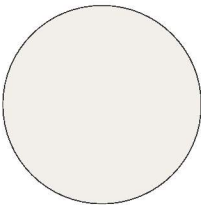
Carpet	Belgotex Forest Grove - Mosman
Vinyl Planking	Quickstep Laminate - Classic - Raw Oak
Paint	
Celing, Doors & Reveals	Resene Quarter Merino
Walls	Resene Half Merino
Kitchen	
Bench Top	Kleenstone - Vortex Polished
Door & Drawer Fronts	Melteca Melamine - Classic Oak Puregrain, Melteca Melamine - Bayleaf
Splashback	Cinca Mosaic - Blue Grey 25 x 25 w Mapei 110 Manhattan grout
Bathroom	
Tiling	Floor - Terrazzo White Matt 600 x 600 w Mapei 110 Manhattan grout Shower Walls - Terrazzo White Matt 600 x 600 w Mapei 110 Manhattan grout, Flores Cement Gloss 60 x 246 (Vertical stack) w Mapei 110 Manhattan grout
Vanity	Melteca Melamine - Classic Oak Puregrain



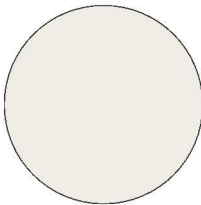
Belgotex Forest Grove Mosman



Quickstep Laminate Classic Raw Oak



Resene Quarter Merino



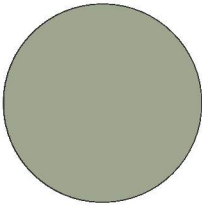
Resene Half Merino



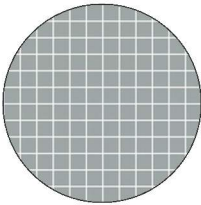
Kleenstone Vortex Polished



Melteca Melamine Classic Oak Puregrain



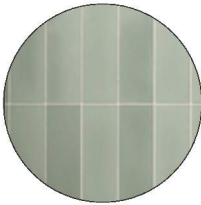
Melteca Melamine Bayleaf



Cinca Mosaic Blue Grey



Terrazzo White Matt



Flores Cement Gloss



Colour Schedule.



# Chattels.

## Exterior

Letter box
Clothes line
Aerial

## Interior

Appliances	Cooktop
	Dish Drawer
	Oven
	Rangehood
Roller blinds with blackout fabric	
Fixed floor coverings	
Light fittings	
Heat pump and remote x1	
Heated towel rail x2	
Smoke alarms	

## Warranty.

Vale offers a one year defects remediation period and a 10 year structural warranty on all new homes built, as per the New Zealand Building Act. This provides our buyers with protections that include ensuring our work complies with the New Zealand Building Code, quality workmanship, and with regards to the materials that we use.

The team at Vale are engineers who have completed hundreds of civil, geotechnical and structural jobs in the last decade being both residential and commercial, largely in technical and challenging post-quake Canterbury. This means we're used to adhering to strict regulations and codes, and also to seeking out the best builders and contractors who complete work to the highest standards.

At Vale, we build homes with the long term in mind. We seek out high quality and tested products, which require low maintenance over time. Our suppliers have their own warranties for these products, and buyers are also protected by New Zealand's consumer laws.

We will rectify any work that was a result of us (not wear and tear) within the one year defects remediation period. After this we will assist you in getting your home rectified if there are warranty issues that arise. We will provide you on completion a digital (and hardcopy, if you wish) information package on all the warranties that cover your new home (which will include warranties to the materials, products and systems in your home).

Do we offer a Master Build Guarantee?

A Master Build Guarantee provides protection for consumers who engage a builder or contractor to work on their home or property. Typically, this uses a progress payment structure where consumers pay their bill at key project milestones. This protects the consumer if the builder or contractor is unable to complete the project for whatever reason. We think the Master Builders Guarantee is a great product, but not necessarily designed for developers, so we are not part of the scheme. Instead of taking progress payments like the Master Build Guarantee, we protect our buyers by requesting a 10% deposit which is held in our solicitor's trust account until settlement, when the remaining balance is due. This way, if the project is never completed for whatever reason, the money would simply be returned to them, alleviating the risk of the builder defaulting on work.