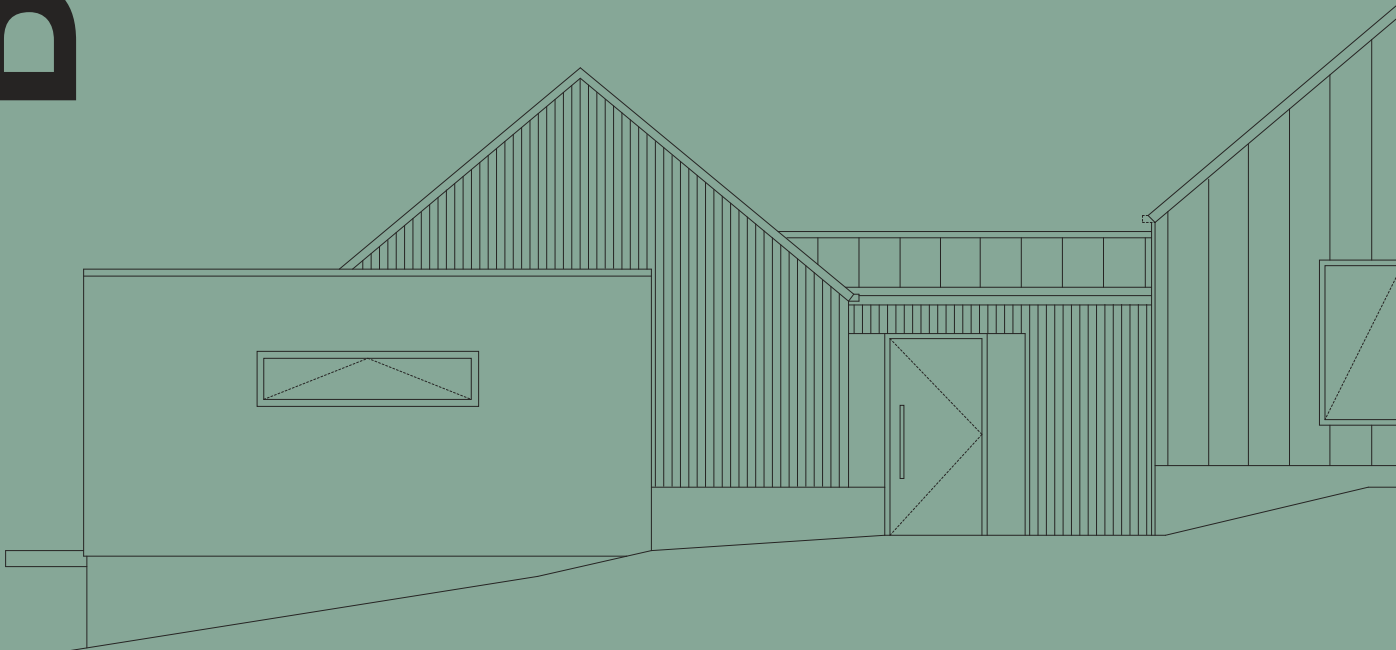


Bowenvale Ave

Vale



Introducing Vale.

For further information please visit our website at:

www.valeproperty.co.nz

Vale is a property development company delivering 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, so they don't have a cookie-cutter look. 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.

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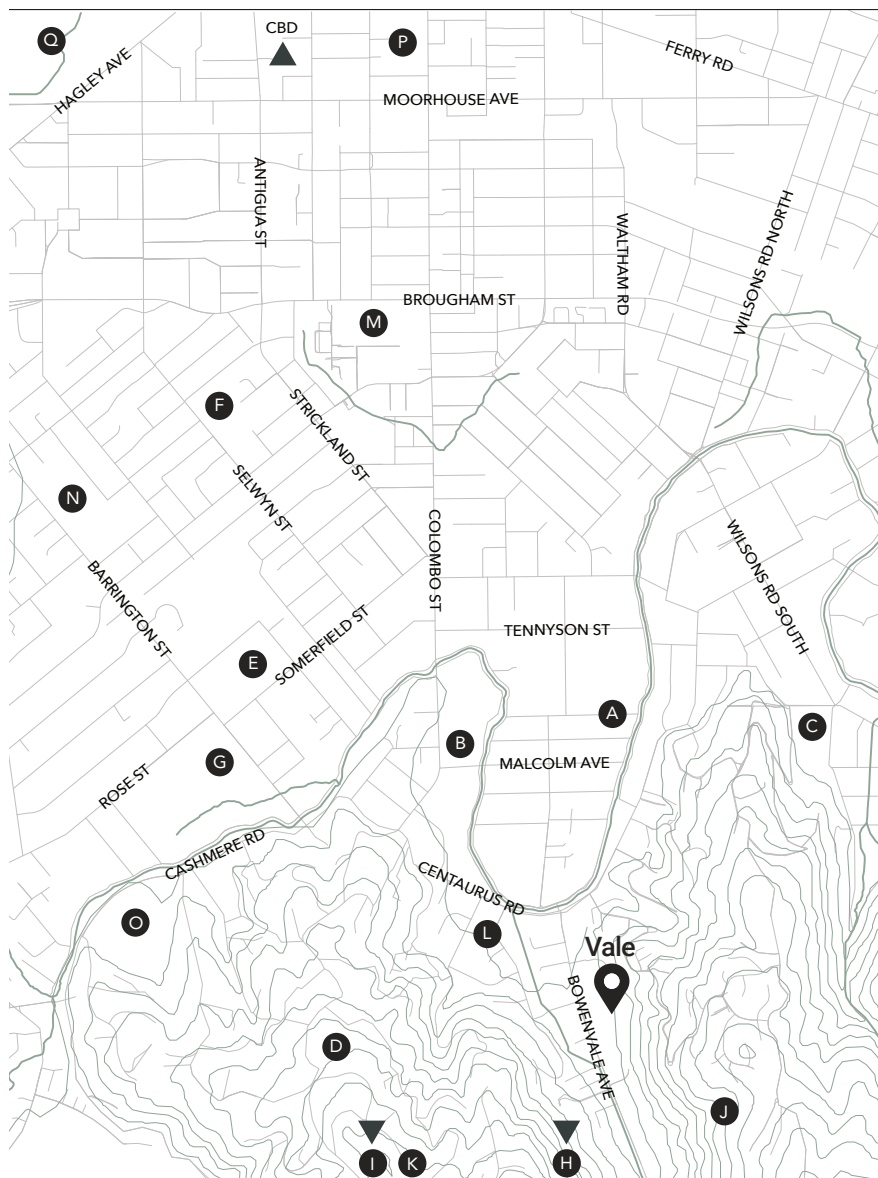
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59 Bowenvale Avenue, Cashmere, Christchurch.

Nestled into the sought-after, sunny west facing slopes of Bowenvale Valley, this highly anticipated development of six architectural homes offers executive family living in a secluded location.

Enjoy peace and privacy at the foot of the Port Hills recreation reserves, all within easy reach of shops, quality schools and bus stops in the thriving community of Cashmere.



Schools.

Beckenham Primary School *	A	24 min walk	5 min drive
Thorrington School *	B	21 min walk	5 min drive
St Martin's School	C	36 min walk	6 min drive
Cashmere Primary School *	D	35 min walk	6 min drive
Somerfield School	E	40 min walk	8 min drive
Christchurch South Intermediate *	F	50 min walk	8 min drive
Cashmere High School *	G	37 min walk	7 min drive

* In Zone

Amenities.

Victoria Park	H	37 min walk	10 min drive
Christchurch Adventure Park	I	57 min walk	12 min drive
Tussock Hill Vineyard	J	36 min walk	8 min drive
Sign of the Takahe	K	37 min walk	7 min drive
Holliss Reserve	L	13 min walk	3 min drive
Sydenham Park	M	48 min walk	8 min drive
Barrington Park / Mall	N	49 min walk	9 min drive
Princess Margaret Hospital	O	41 min walk	7 min drive
South City Shopping Centre	P	60 min walk	13 min drive
South Hagley Park	Q	80 min walk	14 min drive
Christchurch CBD	-	-	17 min drive

Artists Impressions.



4  2.5  2 x 

These contemporary homes draw on classic building forms with an up to the minute aesthetic, using a combination of exterior materials selected for their visual appeal as well as long-lasting, low-maintenance characteristics.



Completed Projects.



223 Peterborough Street



223 Peterborough Street



223 Peterborough Street



223 Peterborough Street



236 Salisbury Street



30 Allard Street

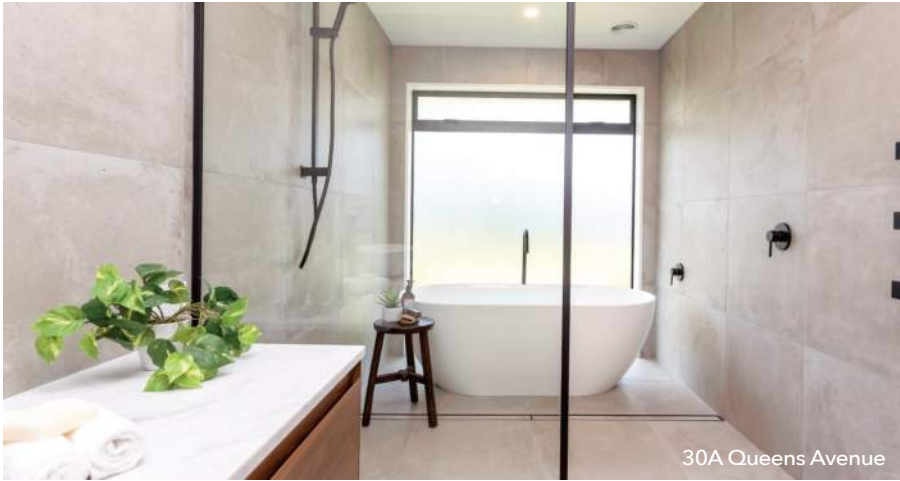


327 Cambridge Terrace



327 Cambridge Terrace

Completed Projects.



30A Queens Avenue



30A Queens Avenue



30 Rutland Street



30 Rutland Street



30 Rutland Street



30 Rutland Street



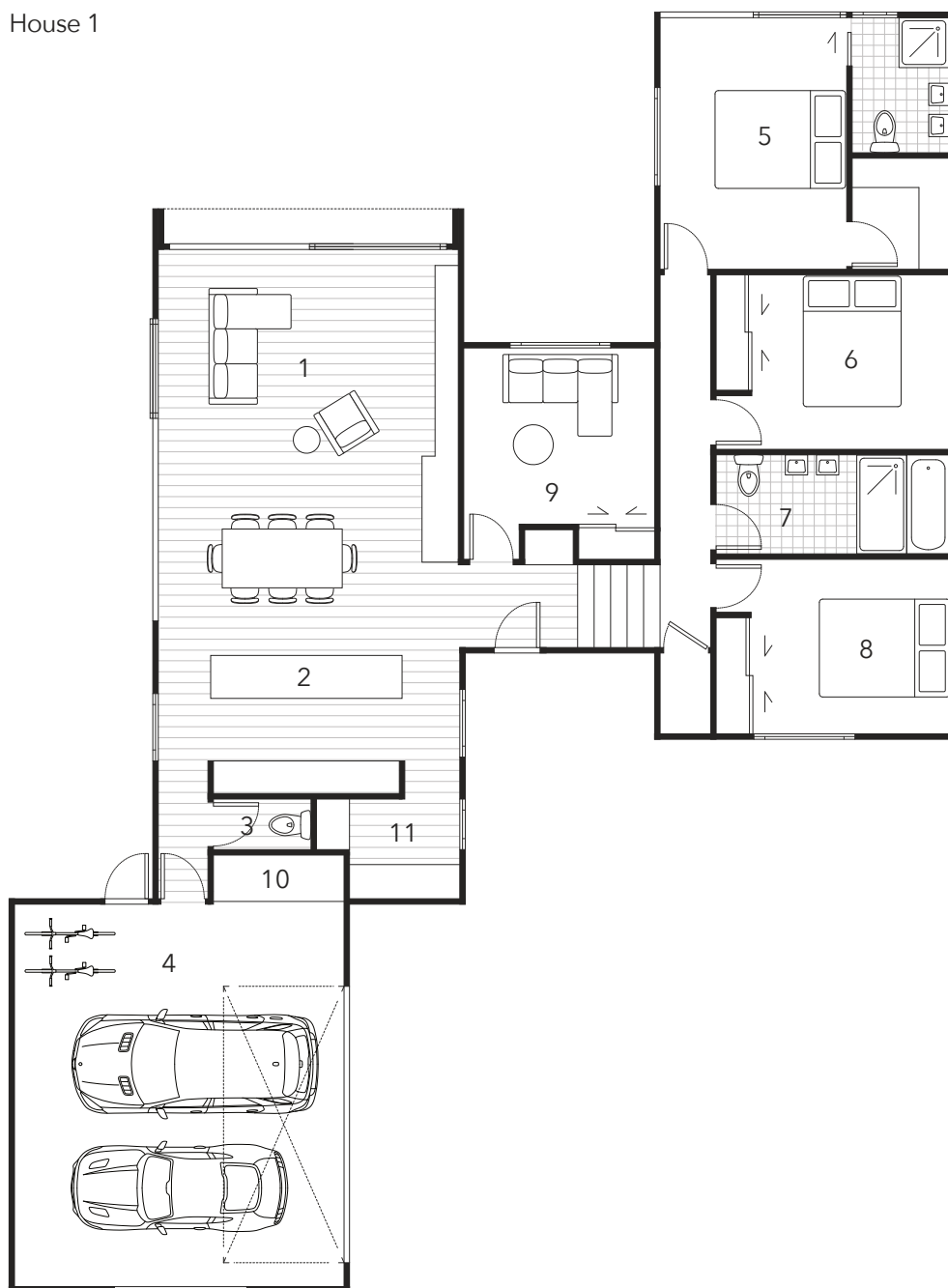
30 Rutland Street



30 Rutland Street

Floor Plans.

House 1



Bedrooms: 4
 Bathrooms: 2.5
 Garage: 2 x Car

- 1 Kitchen/Dining
- 2 Living Room
- 3 Bathroom
- 4 Garage/Laundry
- 5 Master Suite
- 6 Bedroom 2
- 7 Main Bathroom
- 8 Bedroom 3
- 9 Snug or Bedroom 4
- 10 Laundry
- 11 Scullery

Floor Area: 205m²
 Site Area: 927m²

Each home includes all the features discerning buyers demand of new, contemporary homes. Vale has left no stone unturned when it comes to attention to detail, incorporating quality finishes, study nooks, spacious pantries, walk-in wardrobes and internal-access garaging. Light-flooded, open-plan living rooms open out onto expansive decking, inviting effortless entertaining or just relaxing in your tranquil haven.

Site plan.



Six three-bedroom homes with option of snug or fourth bedroom, designed for contemporary living, are set across generously-proportioned sites. These exemplary family homes maximise space and light, drawing the full benefit of the gently sloping site and the sheltered, north and west-facing aspect.

Why Vale? Our focus is on quality materials and great workmanship. We 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.



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



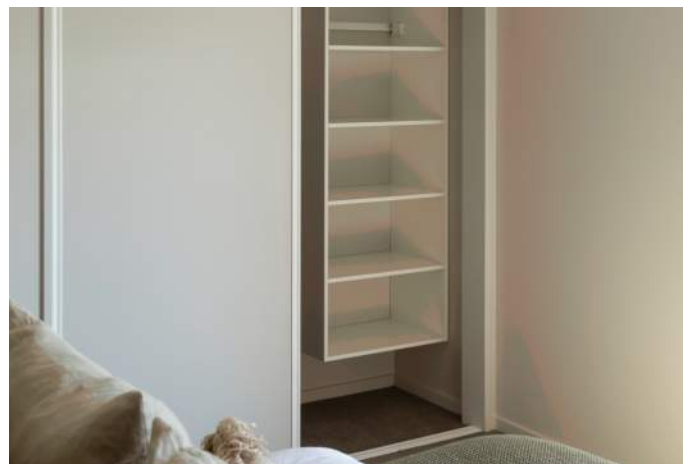
Contemporary, professionally designed bathrooms that showcase tiling and frameless glass showers with dual shower heads.



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



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



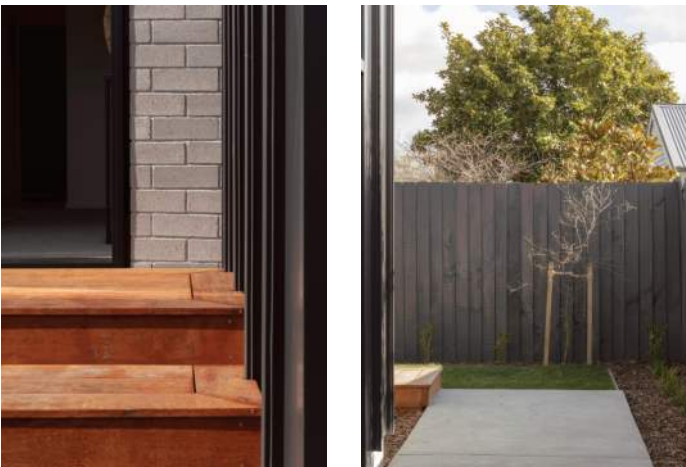
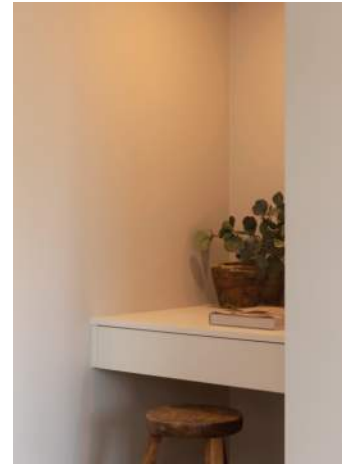
Low VOC paints from the environmental range, energy efficient LED lighting and spacious bedrooms with storage including functional wardrobe systems.



Our focus on livability 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.



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



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

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
Framing	140 x 45 SG8 w 2400 mm ceiling height
Insulation	Glass wool insulation Wall - R2.6 Ceiling - R4

Exterior

Roof	Heritage Tray
Fascia & Gutter	Colorsteel gutters w 80 mm dia. Colorsteel downpipes
Exterior Cladding	Cedar vertical weatherboards, Heritage Tray, Rockcote Cerano
Window and Door Joinery	Double glazed, powder coated aluminium
Entry Door	Aluminium
Garage Door	Colorsteel sectional door w opener & remotes - smooth

Interior - General

Door Hardware	Lever action handles 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, TV aerial outlets - Living & master bedroom Underfloor Heating - Bathroom & ensuite
Flooring	Carpet - Carpet with foam underlay - Living, bedrooms, hallway & stairs Timber Planking - Kitchen, living, entry Tiles - Bathroom & ensuite - Ceramic tiles with ceramic tile skirting
Heating	Ducted heat pump
Skirting	60 mm bevelled MDF, ceramic tile skirting to wet areas
Wall Linings	GIB
Wardrobe Joinery	Melamine hanging/shelving unit
Water Heater	300L hot water cylinder

Kitchen

Benchtop	Stone
Kitchen Joinery	Melamine carcass
Doors & Door Fronts	Melamine
Kitchen Mixer	Uno goose neck - Brushed Nickel
Splashback	Ceramic tiles
Appliances	Oven - Fisher & Paykel Cooktop - Fisher & Paykel Rangehood - Fisher & Paykel Dishwasher - Fisher & Paykel

Bathroom

Bath	Freestanding
Bath Mixer	Uno
Bath Spout	Uno
Shower Base	Ceramic tiles
Shower Walls	Ceramic tiles (floor to ceiling)
Shower Glazing	Frameless glass
Shower Mixer	Uno - Brushed Nickel
Shower Head (ceiling)	Splash Plus Round 250mm - Brushed Nickel
Shower Rose & Slide	Splash Plus Round Slide - Brushed Nickel
Toilet	Back to wall
Vanity	1500 wall hung 2 drawers - Melamine French Oak
Vanity Mixer	Uno curved spout - Brushed Nickel
Mirror	Mirror cabinet
Heated Towel Rail	Heated towel rail - Brushed Nickel
Toilet Roll Holder	Heiko - Brushed Nickel

Ensuite

Shower Base	Ceramic tiles
Shower Walls	Ceramic tiles (floor to ceiling)
Shower Glazing	Frameless glass
Shower Mixer	Uno - Brushed Nickel
Shower Rose & Slide	Splash Plus Round Column - Brushed Nickel
Toilet	Back to wall
Vanity	1500 wall hung 2 drawers - Melamine French Oak
Vanity Mixer	Uno curved spout - Brushed Nickel
Mirror	Mirror cabinet
Heated Towel Rail	Heated towel rail - Brushed Nickel
Toilet Roll Holder	Heiko - Brushed Nickel

WC

Toilet	Back to wall
Vanity	500 wall hung - Melamine French Oak
Vanity Mixer	Uno curved spout - Brushed Nickel
Mirror	Polished edge to align with vanity top of internal door
Toilet Roll Holder	Heiko - Brushed Nickel

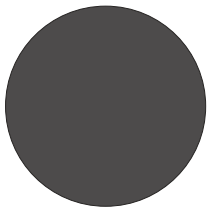
Colour Schedule

Exterior - Gable

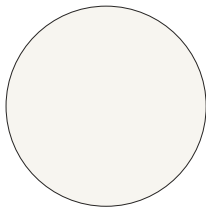
Roof, Fascia, Gutter & Downpipes	Colorsteel Flaxpod
Soffit	Resene Double Alabaster

Exterior Cladding

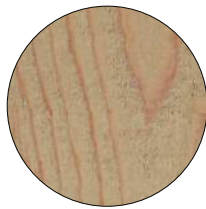
	Cedar vertical weatherboard - Resene Wood-X Avalanche
	Heritage Tray - Colorsteel Flaxpod
	Rockcote Cerano
Window and Door Joinery	Colorsteel Flaxpod
Entry Door	Colorsteel Flaxpod
Garage Door	Colorsteel Flaxpod



Colorsteel
Flaxpod



Resene Double
Alabaster



Resene Wood-X
Avalanche

Colour Schedule

Interior

Carpet Dwelling - Godfrey Hirst - Twyne - Silver Jewel w 11mm 130kg underlay - Living (mat), bedrooms, hallway & stairs

Timber Planking Forte Urban Copenhagen - Entry, kitchen & living

Kitchen

Bench Top 12mm Tristone - Alexandrite

Door & Drawer Fronts Melteca Seal Grey, Melteca Classic Oak Puregrain

Splashback 300 x 75 white tiles vertical stack with grey grout

Bathroom/Ensuite

Tiling Floor - Pietre Di Gri Bianco 595 x 595 (grout colour to match tile)
Walls - Pietre Di Gri Bianco 595 x 595 (grout colour to match tile) & Zellige Gesso Gloss 100 x 100 (grout colour to match tile)

Paint

Ceiling, Doors & Reveals Resene Double Alabaster

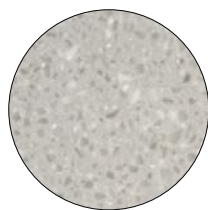
Walls Resene Sea Fog



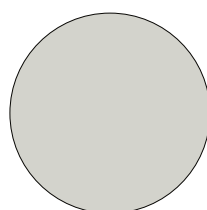
Twyne
Silver Jewel



Urban
Copenhagen



Alexandrite



Seal Grey



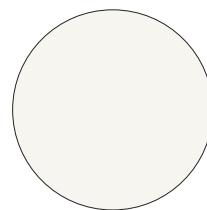
Classic Oak
Puregrain



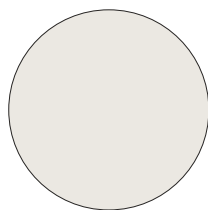
Pietre Di Gri
Bianco



Zellige Gesso
Gloss



Resene Double
Alabaster



Resene Sea Fog

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

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.