



House and Land Packages Available in Lockerbie Estate



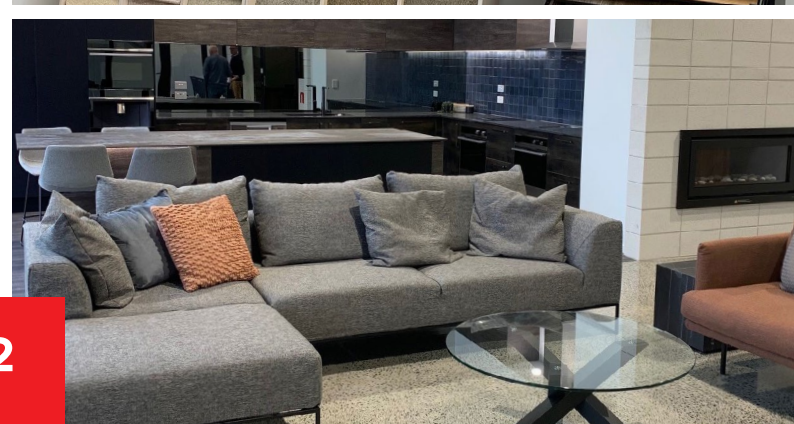


Studio J, is our selection centre. Open daily to the public and to all Jennian clients, it's the perfect selection centre. Studio J encompasses Jennian's standard, mid price and top-of-the-range options for everything from bench tops, tapware, bricks and vanities to flooring, window options, door handles and heating.

Clients can mix and match between price levels to suit their budget and needs, placing emphasis on the things that are most important to them. When you choose to build with us, you will have a personal consultation, so that you can truly experience all of the fabulous fixtures and fittings that are available to complete your dream home.

SEE TOUCH *Experience*

studio J



10 Great reasons to choose Jennian Homes

1. The Jennian 100% completion promise

The Jennian Homes Completion Promise states that “All Jennian Franchisees and the Franchisor pledge to complete the construction of your home to practical completion to meet the terms and conditions of your contract”. Other builders feel they need to make a big deal out of this. We just do it, as we have done consistently for over three decades.

2. No surprises

Watch out for low-ball Provisional and Prime Cost sums. Your Jennian franchisee can provide you with a fixed-price contract with quotes on everything above the floor slab—up front. You’ll know exactly what your dream home will cost before you sign the contract.

3. New Zealand suppliers of quality products

Beware of cheap materials from overseas suppliers that could cost you a lot more over the life cycle of your home. We deal with trusted New Zealand market-leading brands and suppliers, ensuring that everything that goes into your home is quality and backed by New Zealand market-leading brands and warranties.

4. Most awarded

Jennian Homes is New Zealand’s most awarded group of franchise builders in the RMB House of the Year awards. You can rest assured that all Jennian houses are built to an award-winning quality standard.

5. Industry-leading maintenance follow-up

Jennian Franchisees exceed the industry standard and now offer a truly industry-leading 36 Month Defects Warranty* for your increased protection and peace of mind. That’s a whopping 24 months longer than the current industry standard.

6. The best residential building contracts

We have worked with the Registered Master Builders Federation to achieve a building contract resulting in progress payments that equal the physical progress of the construction of your home. We only need your money to build your home. Other builders will often ask for more—you should ask why.

7. Future-Proof building

Put simply, future-proof building means having a home that is better to live in today and worth more in the future. We are industry leaders in pioneering the focus towards homes that are safer, warmer, healthier, more energy efficient and more comfortable to live in now and into the future.

8. Superior customer experience - forever

Building your home should be one of the greatest experiences you will ever have. We’ll ensure that you’re kept completely informed throughout the adventure and we’ll keep in touch long after you’ve moved in to your dream home.

9. Uncompromised quality

It can be the hidden things behind the walls that reflect the true quality of your home. The Jennian specification ensures that your home has quality plumbing, frames, insulation and wall linings.

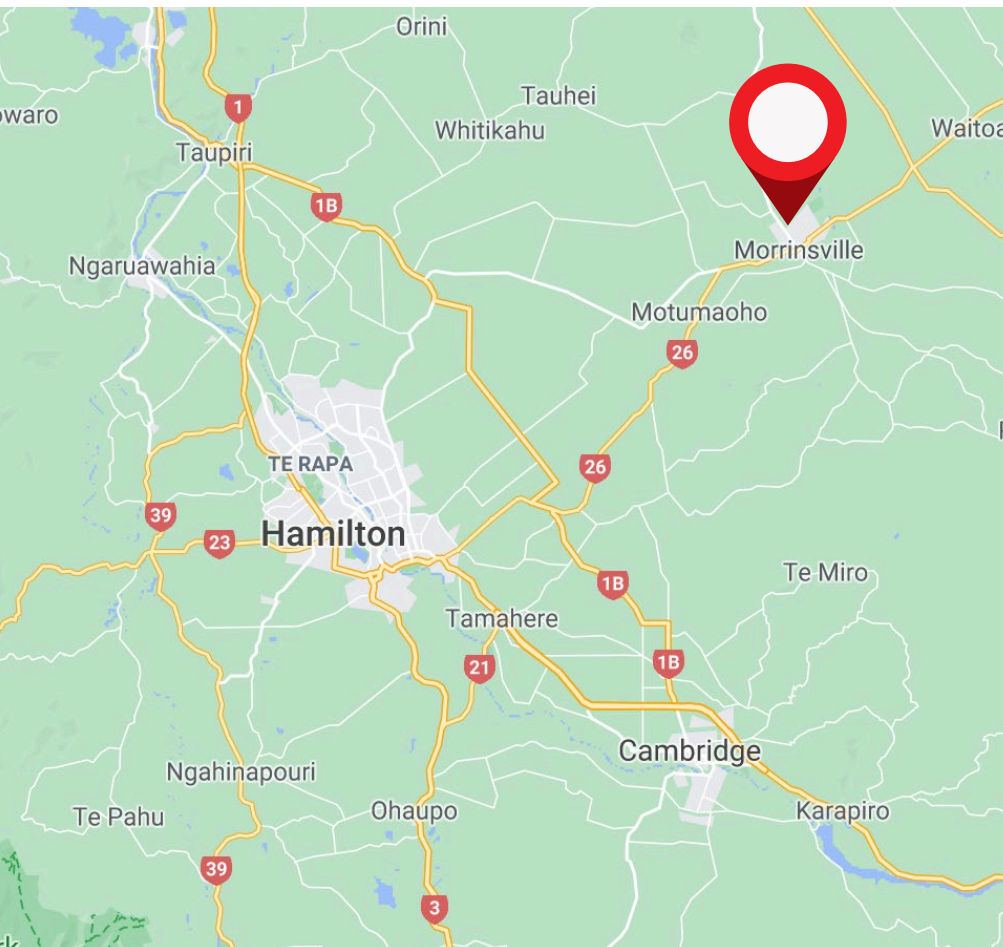
10. Become part of an iconic family

Jennian franchisees have been around for over three decades. Rest assured that your dream is safe with one of New Zealand’s most experienced franchise builders. Having built more than 10,000 homes for New Zealanders, we’re the name you can trust with your dream home.



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About Lockerbie



Stay connected...

An easy 30-minute drive from downtown Hamilton, Lockerbie Estate is perfect for people who want to stay connected to Hamilton but live in a small town where the sense of community is strong and the kids can walk to school or the park.

Easy, stress-free small town life combined with the low maintenance requirements of a new home means you'll have more time and headspace to enjoy your family, achieving the kind of balance we all want in our life.

Feel at home from day one...

Get back to what's really important. Escape the big smoke, spend more quality time with your family, and enjoy the type of down to earth community you only find in small towns like Morrinsville. Plus, with stunning views of the Kaimai Ranges and the great outdoors (literally) at your doorstep, you'll experience the peace and wellbeing that connecting with nature provides everyday.

A range of amenities...

There's access to schools, childcare

and spaces to play as well as a neighbourhood gourmet cafe. Morrinsville golf course is just 500 metres away. There's a wealth of ecological features surrounding the development including a large wetland system and trail network providing an outstanding recreational opportunity against nature's backdrop.

Location...

Morrinsville is located 25km east of Hamilton. Living at Lockerbie provides easy access to all the employment and recreational opportunities that the golden triangle has to offer.

Jennian Homes

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Choose a plan



Find a plan that you like
from our proven plans or
customise one to suit you.



George

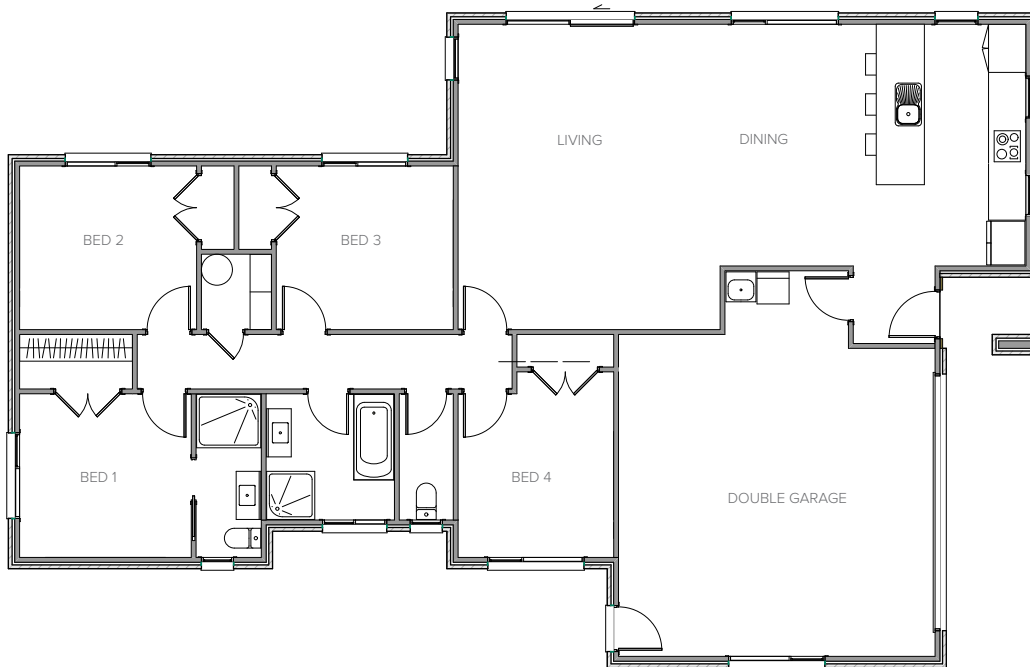
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Living	135.86m ²
Garage	37.85m ²
Total	173.71m²
Home Width	12.70m
Home Length	16.70m



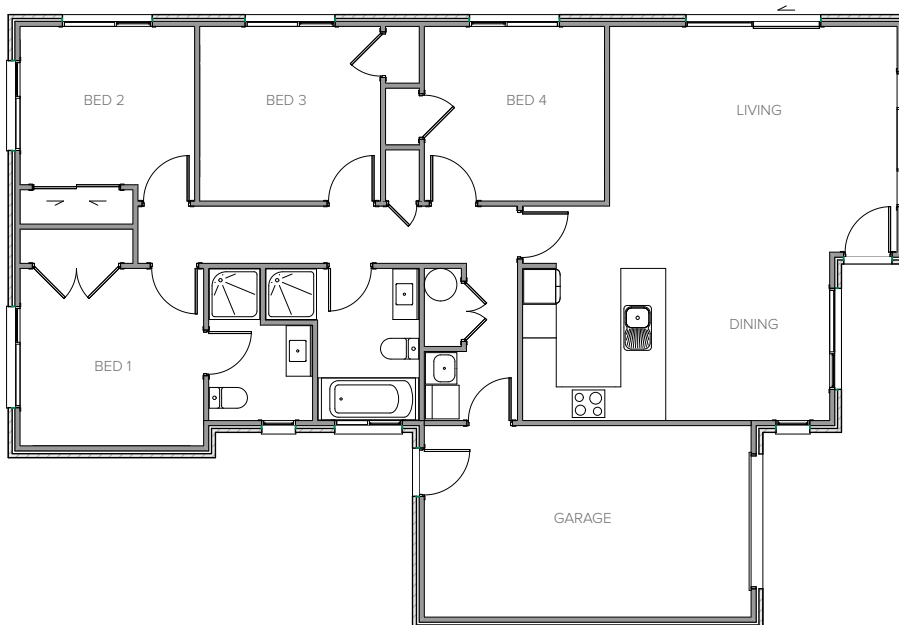
Alexandra



Living	139.91m ²
Garage	38.09m ²
Total	178.00m²
Home Width	12.00m
Home Length	19.00m



Edward 4

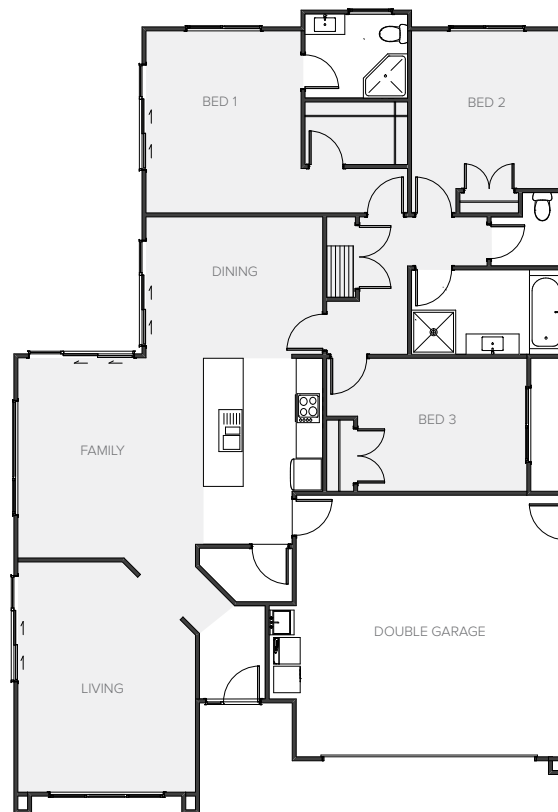


Living	116.65m ²
Garage	22.59m ²
Total	139.24m²
Home Width	10.70m
Home Length	15.80m



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Living	153.61m ²
Garage	40.25m ²
Total	193.86m²
Home Width	12.5m
Home Length	18.2m

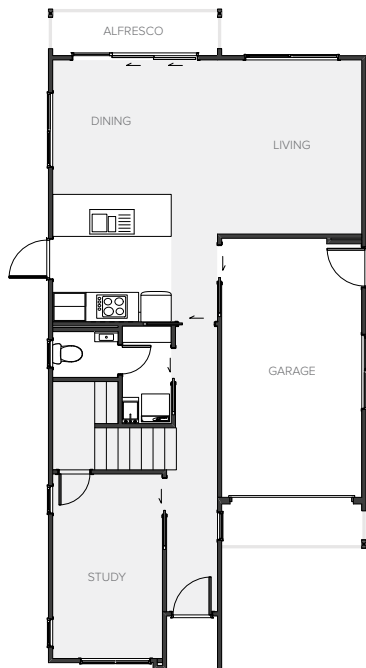
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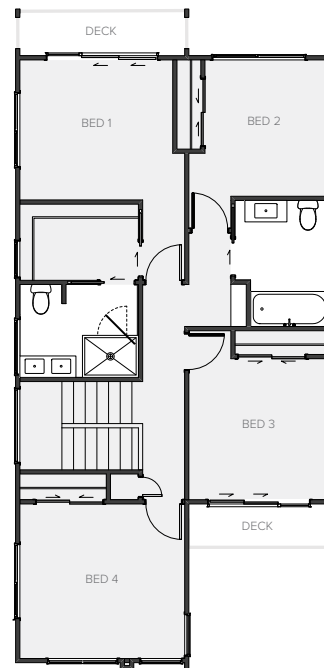
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GROUND FLOOR



FIRST FLOOR

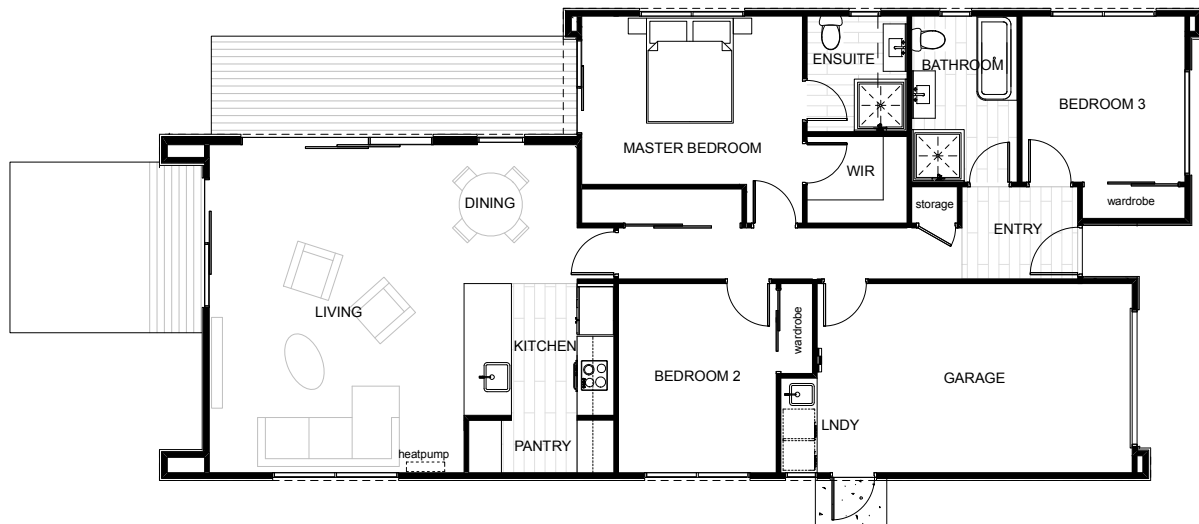


Living	153.61m ²
Garage	40.25m ²
Total	193.86m²
Home Width	12.5m
Home Length	18.2m

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Ravenswood



Living	135.86m ²
Garage	37.85m ²
Total	144m²
Home Width	8.8m
Home Length	19.75m

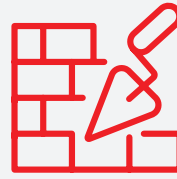
Standard Specifications Inclusions



10 year
Master Build Guarantee



Completion
Promise



3 Year Defects
Warranty



Over 35 years building
experience in the Waikato

EXTERIOR

- Foundations – Firth Rib-Raft finished concrete floor. Unpainted
- Installation of all drainage
- Timber Framing based on a high window zone as per NZS 3604 – 2.4m stud height
- Power/fibre and telephone from boundary to home service point
- Roof – long run coloursteel
- Fascia – Colorsteel 180mm
- Spouting – Colorsteel quarter round
- Downpipes – 80mm PVC unpainted
- Soffits – Smooth Hardiflex painted
- Weatherboards – James Hardies 180mm Linea
- Joinery – Double glazed to whole house (including garage)
- Joinery hardware – Miro range
- Front door – Latitude 8901000
- Front door handle- 600mm Pull Handle
- Garage door lock – Yale SYEDDB/NZ
- Garage Door- Allegra flat 4 Panel (Fully Insulated)

INTERIOR

- 10mm GIB to walls
- 13mm GIB to ceiling
- Insulation to walls 2.2 including Garage
- Insulation to ceiling 3.2 including Garage
- Alto coving
- 60mm Pine architrave & skirting's
- Flush panel doors with Jennian range of handles from Velocity
- Painted to level 4

KITCHEN

- Dimensioned & specification from Total Kitchens
- 20mm Silstone bench tops
- Glass splash back 900mm wide
- Fisher & Paykel appliances

ELECTRICAL

- LED down lights
- HPM Switchgear
- Selected Panasonic High Wall heat pump
- Gas Infinity hot water

BATHROOM AND ENSUITE

- 900mm Verona wall hung vanities
- 440mm basin to WC
- Selected tapware from Robertson's
- Athena showers
- Heat & light fan
- Cygnet Neu square toilets with soft close seats

WARDROBES

- Melamine solid shelving to walk-in wardrobe
- Ventilated wire shelf strip to all other wardrobes

FLOOR COVERINGS

- Jennian range of carpet & hard flooring supplied by Carpet Court
- 11mm Underlay

LANDSCAPING

- Construct a timber paling fence 1.8 tall
- Site clear and topsoil spread
- Cultivate, prep and hydro seed a rye/tallfescue lawn
- Box and lay half black concrete to patio, driveway and path incl. expansion cuts were required
- Supply and install double post letterbox
- Supply and install a double fold clothesline
- Supply and install x2 trees aprox 1-2m on planting

ADDED EXTRAS

- Fully insulated garage door and garage walls
- Digital key locks
- Stone benchtops to kitchen

*Specification subject to change

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How to purchase your section...

Step 1



Make contact with the local Jennian Waikato team to discuss buying and building in your desired area. They will send you an information pack and arrange a time for you to view the site and discuss prices and building options.

Step 2



Your Jennian Homes Consultant will follow up with you to discuss whether you wish to take the next step of selecting a section and signing a 'Sale and Purchase Agreement', conditional on due diligence for four weeks. This will hold the section for four weeks and allow you to undertake any research required to ensure you are able to build your new home on your selected lot within your budget.

Step 3



Upon acceptance of the offer, a Jennian Homes team member will contact you to arrange a consultation to begin the design process for your new home. Visit our Studio J for design ideas, choose from one of our many plans, talk to our team and discuss all your options to fit your budget.

Step 4



Upon finalising your building plans and confirming the cost of your intended new build home, you will confirm if you wish to do a stage claim build or a turn key contract. What's the difference you ask? Stage claim is where you purchase the section as per the 'Sale and Purchase Agreement' and then you pay for the construction of the new build home as it progresses in stages. A turn key contract is where you pay 5% of the total cost to build, including the land purchase and Jennian Homes Cambridge Limited fund the cost of the whole process. This option has a finance cost built into the turn key contract.

Step 5



Jennian Homes Cambridge will arrange signing of any additional paper work required and will then apply for building consent for your new home. Construction will commence when agreed between parties. Upon issue of code compliance, settlement can be expected approximately two weeks after. All homes come with a peace of mind '36 month Defects Warranty' and a '10 year Master Builders Guarantee'.

Contact your local Jennian Homes today!

Jennian Homes

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