



24-26 Tui Street, Favona, Auckland

OFFICE / WAREHOUSE UNITS

Information Memorandum

Presented by:
Euroclass, February 2026

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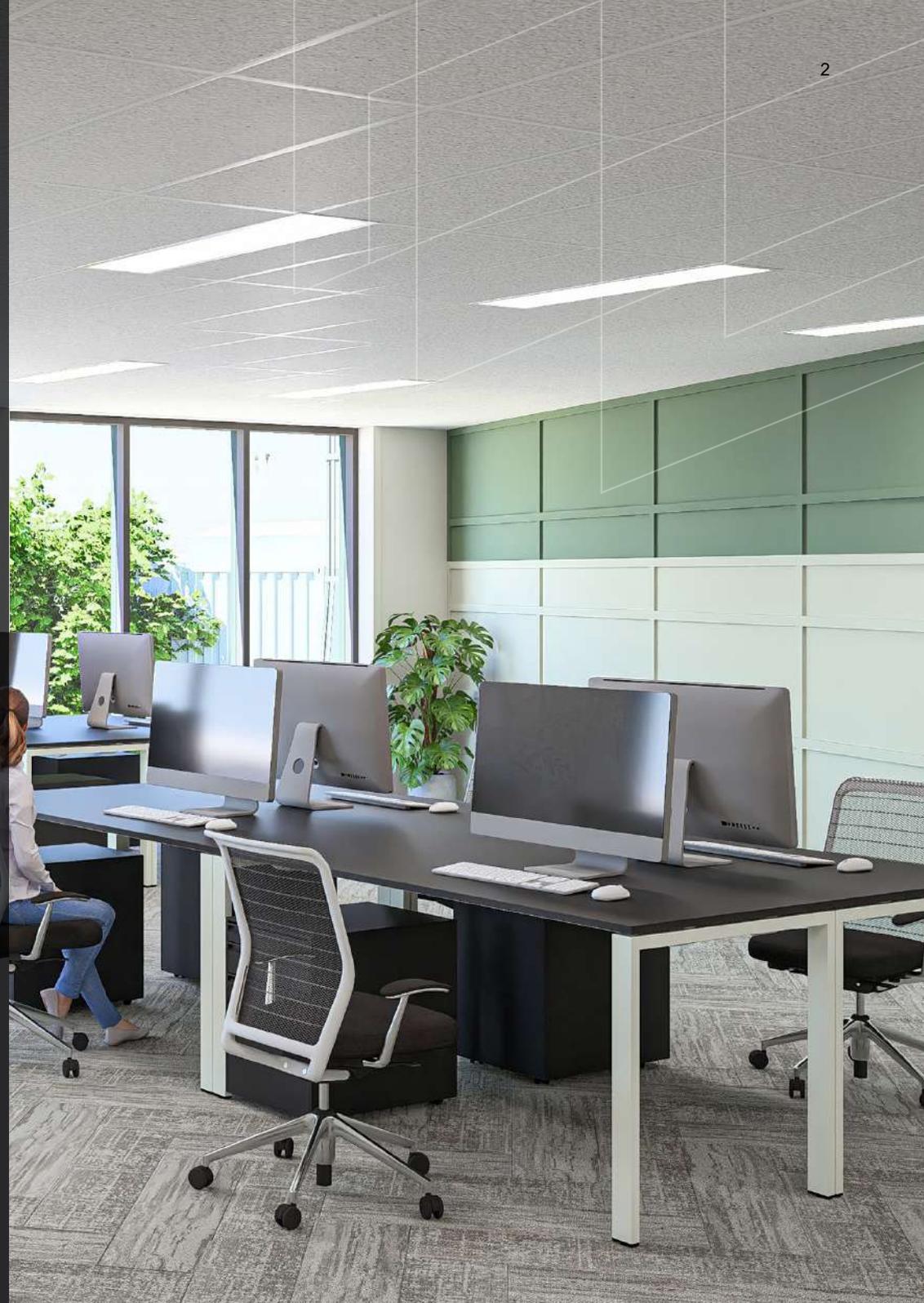
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design



develop



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About Euroclass

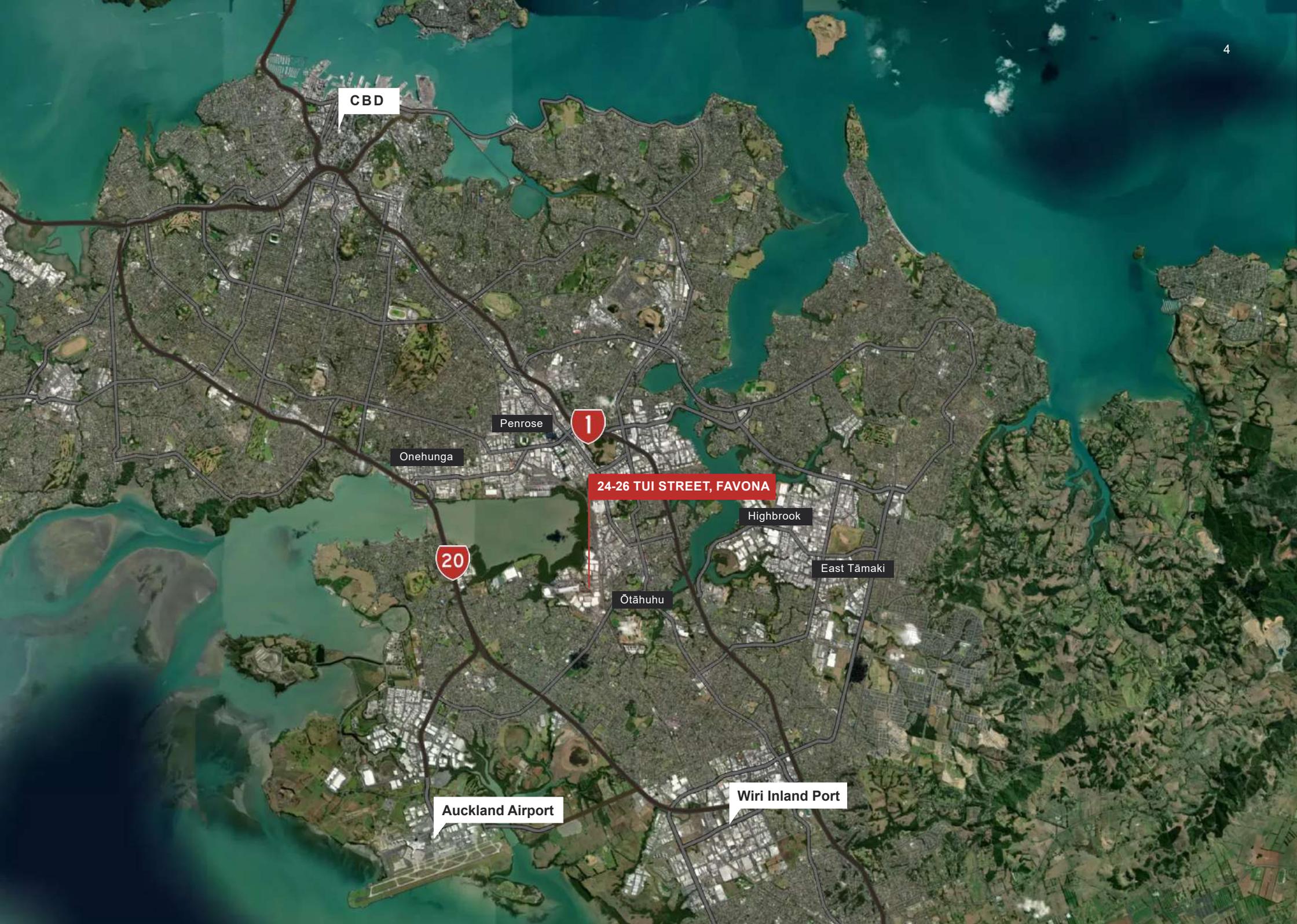
Euroclass is a family-run business that has been operating in New Zealand for over 40 years. We have completed over 300 projects around the country, with our main focus being commercial and industrial construction.

We offer a comprehensive service, from developing the concept to delivering the completed project. We manage the entire project with our civil and building arms, ensuring that the project is delivered on time, within budget, and to the highest standard. We focus on building long-term relationships with our clients and have completed projects for a wide range of tenants, investors, and owner-occupiers.

Our focus is on developing a deep understanding of our client's requirements to ensure that we deliver projects that meet their needs. We believe in a collaborative approach and work closely with our clients, consultants, and contractors to achieve the best possible outcome. Our aim is to deliver exceptional service, whether it's a design and build project or a turnkey development, that exceeds our client's expectations.

With Innovated buildings come Innovated partners, some of our clients are listed below:³





CBD

Penrose

Onehunga



24-26 TUI STREET, FAVONA

Highbrook

East Tāmaki

Ōtāhuhu



Auckland Airport

Wiri Inland Port

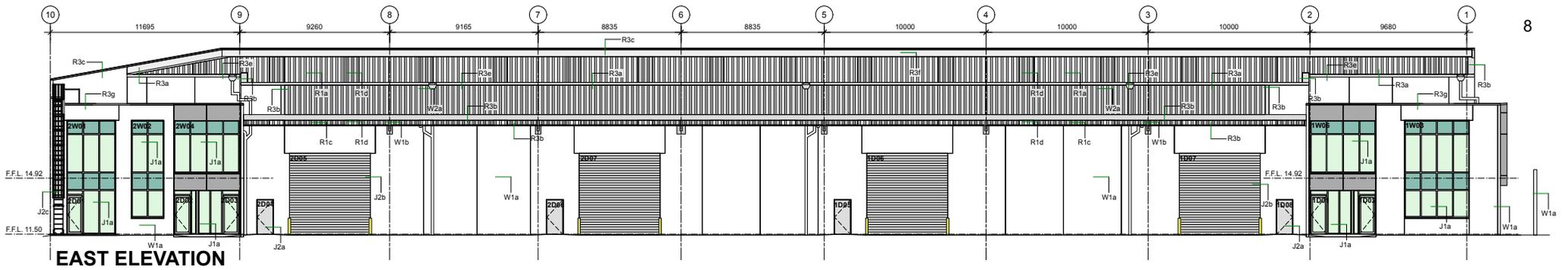
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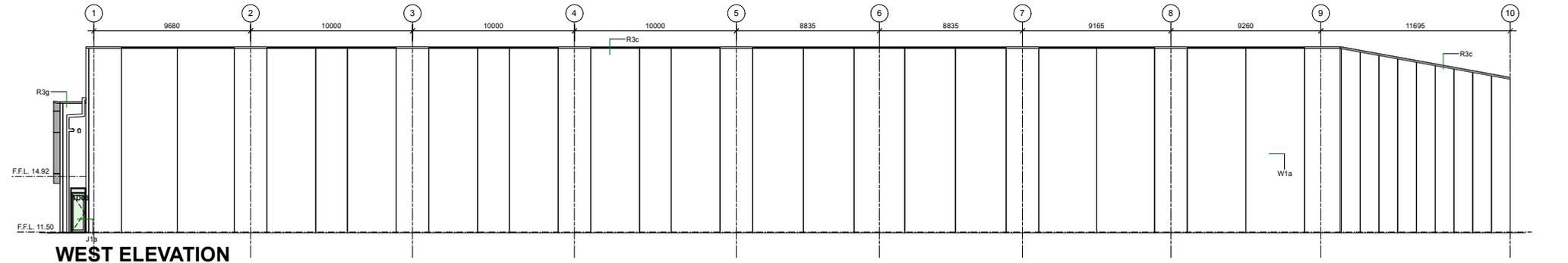


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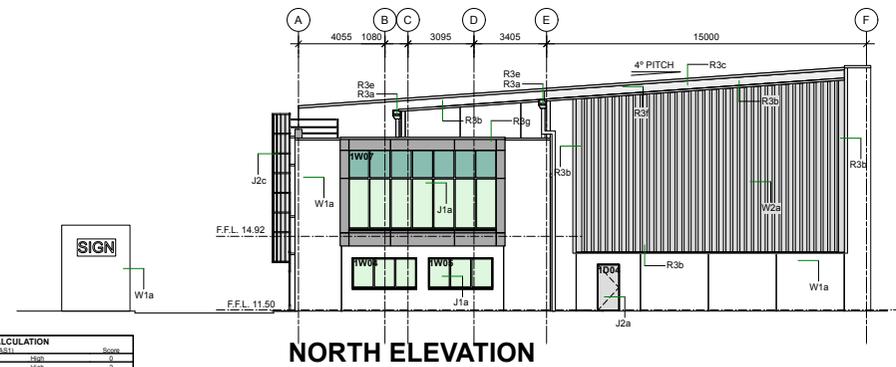




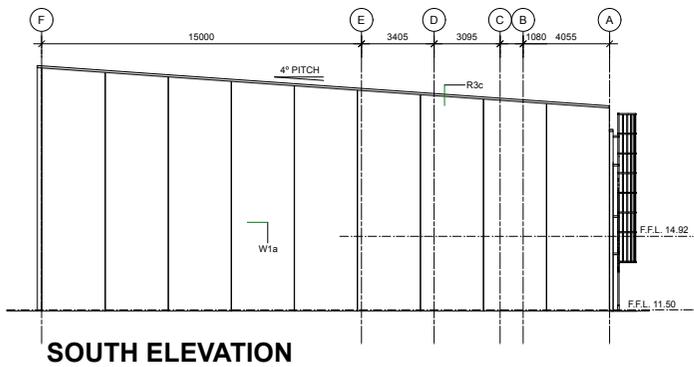
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

RISK MATRIX CALCULATION
 (TABLE 4.2 NZBC, E2(A)1)

Item	Score
Roof Slope	1
Number of Slopes	1
Overlapped Slopes	1
Roof Slope	1
Total Risk Score	8

RISK MATRIX COVERS WORST CASE ALL ELEVATIONS
 Selected Wall Cladding: Precast panel solid construction & Panelled Insulated RCP cladding on cavity system

FINISHES LEGEND
Keynote Text

J1a	R0.35 Selected powdercoated commercial 106mm & 132mm aluminium flush glaze joinery & hinged door leaves to offices. All glazing to be Low E3 double glazed Argon gas 'Light Green' body tint glass and compliant with NZS 4223, Parts 3 and 4. Back painted darker 'Light Green' body tint glass to ceilings/spandrel spaces.
J1c	Selected Residential Series window joinery to office fire alarm panel recessed in precast panel with clear annealed single glazing and compliant with NZS4223, Parts 3 and 4. Modified lockable Vynco HIBOX access enclosure to back of FAP panel.
J2a	Selected external prefinished Parkwood Commercial Garrison FL or similar aluminium panel bonded door in Box Frame 75mm with flange aluminium frame.
J2b	Apex electrically operated heavy duty roller shutter door with Enviroglide frame system with high mount roller for closer of shutter at head.
J2c	Monkeytype aluminium proprietary L202 Casped Ladder Warehouse Roof with walk off banner protection. Refer to Product Literature for manufacturer's specifications installation details.
R1a	0.55mm BMT Steel and Tube S1963 natural zincalume roofing laid over Thermakraft Thermabar 397 white cap foil and vapour control laminate underlay over Kiwimesh, fixed to manufacturers specifications.
R1c	0.55mm BMT Kiwi Roofing Smartdek 710 natural zincalume roofing with DRIPSTOP anticondensation membrane to underside to exposed breezeway, fixed to manufacturers specifications. No underlay under sheets.
R1d	Amplitude S13 Group 3 FR 3400gsm translucent sheeting to warehouse over Kiwimesh and Amplitude Webspan GC 3860gsm to canopy to match selected roofing profile, installed to manufacturers specifications at equal spacings as indicated on roof plan.
R3a	0.55mm BMT Colorsteel Endura eaves flashing into 0.55mm BMT 300 x 165 x 120mm Diamond Box 300 Colorsteel fascia gutter fixed on matching coloured hot dipped galvanised brackets.
R3b	0.55mm BMT folded Colorsteel flashings.
R3c	0.55mm BMT folded Colorsteel parapet cap flashing with 5° slope to inside.
R3e	0.75mm BMT folded Colorsteel rain water head with overflow and 1500 PVC downpipes securely fixed with purpose made brackets at 2000c/s max.
R3g	0.7mm BMT folded powdercoated aluminium parapet cap flashing with 5° slope to inside.
W1a	40MPa 165mm thick reinforced precast concrete panels typically to warehouse external walls with 170mm thick panels to warehouse dividing walls on Grids 6 & 200mm warehouse panels to Grid Line F where directly supporting rafters. 165mm & 150mm thick exterior & office/warehouse dividing walls & internal office walls. Panels 'natural' concrete finish typical with paint finish warehouse panels to face along Grids 1 & C and to office panels.
W1b	All canopy structure and braces to be unfinished 'natural' hot-dipped galvanised. All canopy purins & girts to be Z450 galvanised.
W2a	0.4mm BMT Steel & Tube S1963 Colorsteel vertical run cladding fixed to manufacturers specifications.

1 15/01/2026 ISSUED FOR CONSTRUCTION

REV	DATE	ISSUE
		STATUS CONSTRUCTION

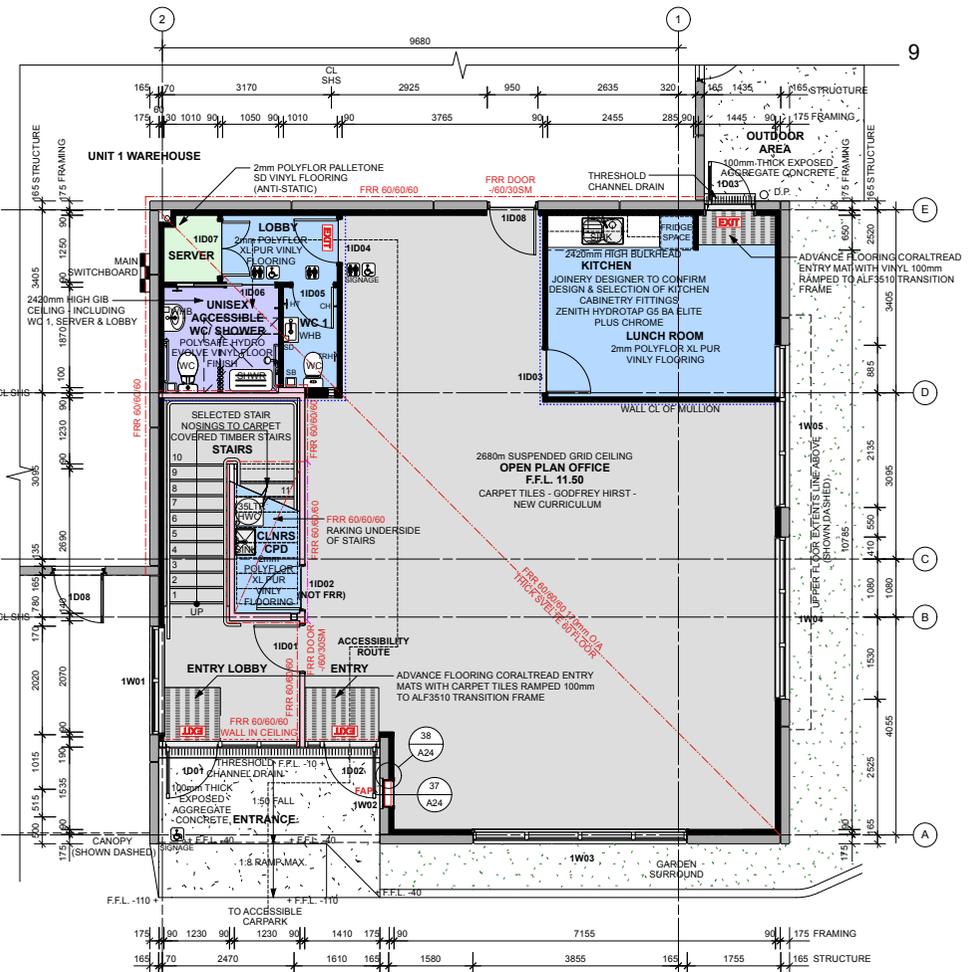
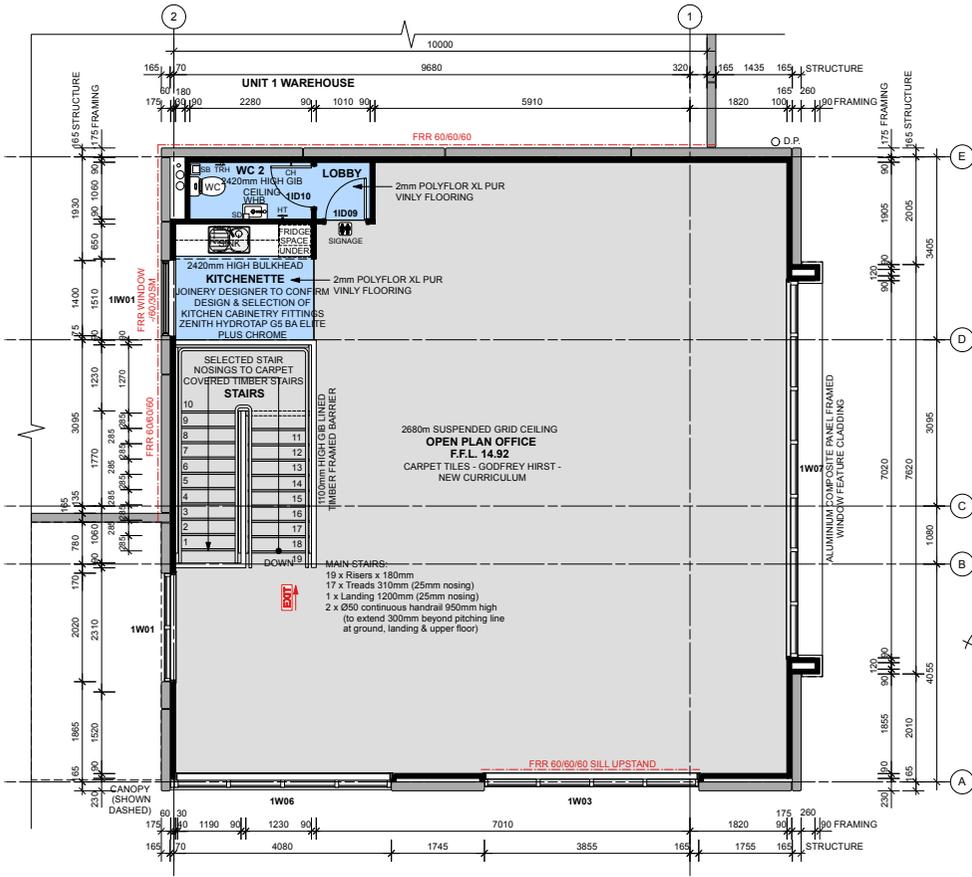
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PROJECT NAME
PROPOSED DEVELOPMENT
 24 - 26 TUI STREET
 FAVONA
 AUCKLAND

euroclass
 design | develop | deliver

DRAWING NAME	SCALE	DRAWN - SMP	DATE
ELEVATIONS	1:125 @ A1	SMP	15/01/2026

JOB REF.	DRAWING NO.	REV.
25 008	A12	1



UNIT 1 UPPER FLOOR OFFICE

UNIT 1 GROUND FLOOR OFFICE

OFFICE FIRE RATING KEY & NOTES:

- 60 MINUTE FRR WALLS INDICATED TO UNDERSIDE OF ROOF OR FIRE RATED FLOOR INCLUDE:
 - GBTL 90 - 13mm GIB FYRELIN EACH SIDE OF 90 x 45mm MIN. TIMBER FRAMING & 70 x 45mm SILL FRAMING UPSTAND
 - 150mm MIN. PRECAST PANEL WALLS (WITH OR WITHOUT GIB LININGS - NA)
- 60 MINUTE FRR WALLS INDICATED TO UNDERSIDE OF FIRE RATED FLOOR OR FIRE RATED CEILINGS INCLUDE:
 - GBTL 60 2S - 2 x 13mm GIB FYRELIN EACH SIDE OF 90 x 45mm MIN. TIMBER FRAMING
- 60 MINUTE ONE WAY FRR WALL IN CEILING SPACE ABOVE JOINERY TO UNDERSIDE OF FLOOR INCLUDE:
 - GBUM 60 & GBUC 60 - 2 LAYERS OF 13mm GIB FYRELIN TO INTERNAL SIDE & UNDERSIDE OF TIMBER LINTEL & 90 x 45mm MIN. TIMBER FRAMING
- 60 MINUTE FIRE RATED HORIZONTAL AREAS INDICATED & NOTED ON REFLECTED CEILING & FLOOR PLANS INCLUDE:
 - GBUC 90 - 2 x 13mm GIB FYRELIN TO 70 x 35mm MIN. TIMBER FRAMING/STRAPPING
 - SVLTE 60 CONCRETE FLOOR SYSTEM

FAP - FIRE ALARM PANEL

EXIT - PRIMARY EXIT SIGNAGE. DESIGN BY OTHERS TO F8A1

1/ INTUMESCENT PAINT SYSTEM TO ALL STEEL WORK WHERE INDICATED/ SPECIFIED BY ENGINEER TO ACHIEVE REQUIRED FRR

2/ THICKNESS OF WALL LININGS TO BE CONTINUOUS THROUGH TO NEXT WALL INTERSECTION TO ACCOMMODATE THE MINIMUM FIRE RATING REQUIRED.

3/ REFER TO OVERALL FLOOR PLAN FOR FIRE PROTECTION INFORMATION.

4/ PLANS & SECTIONS WHERE INDICATED REQUIRE GIB SMOKE OR FIRE RATED LINING SYSTEMS AS SPECIFIED

WALL FRAMING: - TO NZS 3604:2011 - TABLE 8.4

INTERIOR NON-LOADBEARING WALLS:

- TIMBER WALL FRAMING TO STUD WIDTH AS DIMENSIONED INDICATED

ON PLAN:

- 3.0m MAX. SPAN 90 x 45 H1 2 SGB STUDS AT 600CRS. NOGS AT 1350CRS MAX
- 3.3m MAX. SPAN 90 x 45 H1 2 SGB STUDS AT 400CRS. NOGS AT 1350CRS MAX
- 3.6m MAX. SPAN 90 x 45 H1 2 SGB STUDS AT 300CRS. NOGS AT 1350CRS MAX OR
- 3.9m MAX. SPAN 140 x 45 H1 2 SGB STUDS AT 600CRS. NOGS AT 1350CRS MAX
- 3.9m MAX. SPAN 90 x 45 H1 2 SGB STUDS AT 160CRS. NOGS AT 1350CRS OR
- 3.9m MAX. SPAN 90 x 45 H1 2 SGB STUDS AT 300CRS. NOGS AT 1350CRS

CEILING/ SOFFIT JOISTS: - TO NZS 3604:2011 - TABLE 10.3 - SGB

- 2.0m MAX. SPAN 90 x 45 H1 2 SGB JOISTS AT 900CRS MAX.
- 2.3m MAX. SPAN 90 x 45 H1 2 SGB JOISTS AT 600CRS MAX.
- 2.4m MAX. SPAN 90 x 45 H1 2 SGB JOISTS AT 480CRS MAX.
- 3.1m MAX. SPAN 140 x 45 H1 2 SGB JOISTS AT 900CRS MAX.
- 3.6m MAX. SPAN 140 x 45 H1 2 SGB JOISTS AT 600CRS MAX.
- 3.6m MAX. SPAN 140 x 45 H1 2 SGB JOISTS AT 480CRS MAX.
- 4.6m MAX. SPAN 190 x 45 H1 2 SGB JOISTS AT 600CRS MAX.

NOTE: FOR FRAMING TO PRECAST PANELS DESIGN HEIGHTS MAYBE DIVIDED BY INSTALLING A BOWMAC B176 BRACKET FIXED TO PRECAST PANEL AND EACH STUD AS DETAILED TO MAINTAIN REDUCED FRAMING SIZES/ SPACINGS.

SURFACE FINISHES SLIP & FIRE HAZARD SPECIFICATIONS:

TYPICAL CEILING	CEILING TILES	AMP THERMATEX THERMOFON	MGN
CEILING	PLASTERBOARD	CEILING PAINT D306	1-S
WALLS	PLASTERBOARD	Z1 LONE SHEEN D302	1-S
TRIM	TIMBER	LUSTACRYL D310	NA
DOORS	TIMBER	LUSTACRYL D310	NA
AMENITY CEILING	PLASTERBOARD	SPACECOTE LOW SHEEN D314K	1-S
WALLS	PLASTERBOARD	SPACECOTE LOW SHEEN D314K	1-S
TRIM	TIMBER	LUSTACRYL D310	NA
DOORS	TIMBER	LUSTACRYL D310	NA
ACCESS. SHWR WALLS	VINYL	POLYFLOR POLYCLAD PLUS	1

FLOORING CRITICAL RADIANT FLUX RATINGS (RAD. FLUX - kW/m²):

OFFICE OFFICE	CARPET TILES	GODFREY HIRST CURRICULUM	RAD. FLUX
HITCHENS & CLNRS	VINYL	POLYFLOR XL PUR	4.8
ACCESS WC/SHWR	VINYL - NON SLIP	POLYFLOR HYDRO EVOLVE	10.6
SERVER ROOM	VINYL - ANTI-STATIC	POLYFLOR PALLETONE SD	48.0

REFER TO SPECIFICATION FOR PRODUCT RATINGS INFORMATION/ TEST DATA.

AMENITIES FITTINGS KEY & NOTES:

- HT - HAND TOWEL RAIL/ STIRRUP
- TRH - TOILET ROLL HOLDER
- SB - SANITARY BIN
- SD - SOAP DISPENSER
- CH - COAT HOOK/ DOOR STOP

1/ ALL HYGIENE FITTINGS INDICATED & HEIGHTS SPECIFIED ARE FOR A GENERIC CONTRACTED HYGIENE PROVIDER.

2/ CONSULT WITH SUPPLIER FOR CONFIRMATION OF REQUIRED AND/OR APPROPRIATE MOUNTING POSITIONS & FOR NOGGING/ STUD SUPPORT WHERE REQUIRED.

SIGNAGE NOTES:

- 1/ SIGNAGE AS REQUIRED AND WHERE INDICATED SHALL BE MOUNTED BETWEEN 1400mm & 1700mm ABOVE FLOOR LEVEL
- 2/ ALL ACCESSIBILITY SIGNAGE SHALL HAVE CORRECT PROPORTIONAL LAYOUT, LETTERING AND COLOUR CONTRAST WITH BACKGROUND AS PER NZS4121:2001 SECTIONS 3.6 & 4.8
- 3/ ALL SIGNS, INFORMATION BOARDS AND ALL ELEMENTS OF ACCESSIBLE ROUTES ARE WELL ILLUMINATED
- 4/ FIRE EXIT SIGNS DESIGNED TO EMERGENCY LIGHTING DESIGN TO F8A1.1.

OFFICE LINING NOTES:

- 1/ FLOORING CONTRACTOR TO MAKE GOOD ALL JOINERY REBATES AND SUBSTRATE PREPARATION.
- 2/ WALL LININGS TO BE 10mm STANDARD GIB EXCEPT FOR FIRE RATED WALLS AS SPECIFIED & TILED KITCHEN SPLASHBACK & ACCESSIBLE WC/ SHOWER TO BE 10mm AQUALINE GIB LININGS WITH POLYFLOR POLYCLAD PLUS VINYL TO 2.0m HEIGHT WITH PAINTED (ENAMEL) 40 x 10 DRESSED F4 PINE BEVEL EDGED TRANSITION MOULD OVER TO FULL LENGTH OF ACCESSIBLE SHOWER WALLS.
- 3/ PAINTED (ENAMEL) 60 x 10 DRESSED F4 PINE BEVEL EDGED SKIRTINGS & ARCHITRAVES TYPICAL TO ALL WALL FRAMING & STRAPPING. (NO SKIRTINGS TO ACCESSIBLE WC/SHOWER AS SPECIFIED AS HAVING CONTINUOUS VINYL UP WALLS OR 10mm COVERED VINYL UPSTAND).
- 4/ 2.4m High 10mm STANDARD GIB CEILING TO AMENITIES & ADJOINING LOBBY & SERVER ROOM WITH 10mm AQUALINE TO ACCESSIBLE WC/SHOWER.
- 5/ ALL LIGHT SWITCHES SHALL ALIGN HORIZONTALLY WITH DOOR HANDLES.

ACOUSTIC WALL KEY:

- - 90 x 45 MIN. FULL HEIGHT WALL FRAMING TYPICALLY WITH 10mm MIN. STANDARD GIB LININGS EACH SIDE INSULATED WITH 90mm ACOUSTIC INSULATION.

NOTE: IN ADDITION TO WALLS INDICATED ACOUSTIC INSULATE ALL ADJOINING OFFICE AREAS, WC & ACCESSIBLE WC & SHOWER WALLS AND CEILINGS

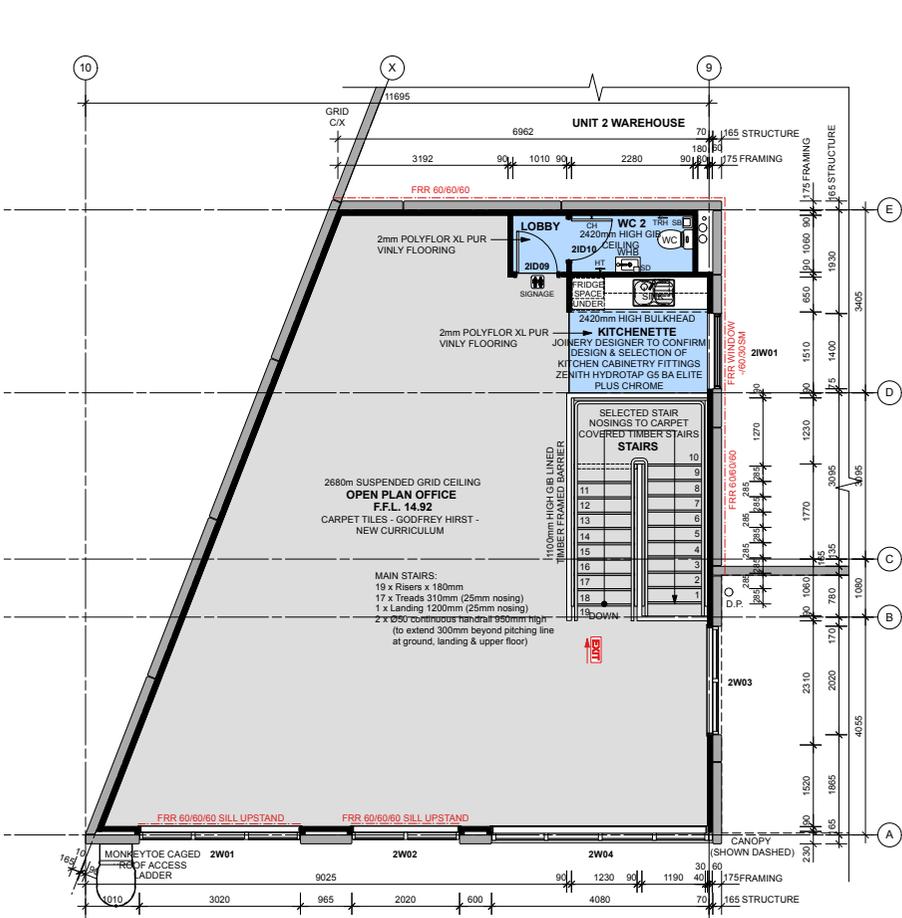
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		STATUS	CONSTRUCTION
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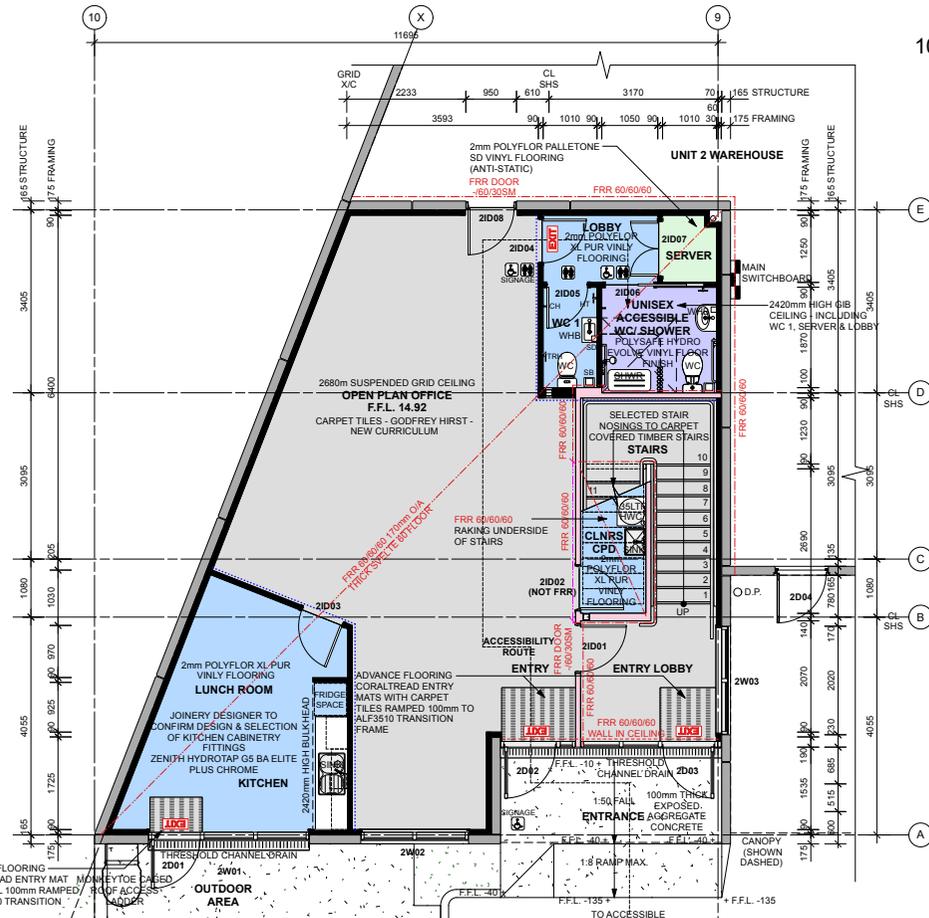
PROPOSED DEVELOPMENT
 24 - 26 TUI STREET
 FAVONA
 AUCKLAND



DRAWING NAME	UNIT 1 OFFICE FLOOR PLANS	JOB REF.	25 008
SCALE:	1:50 @ A1	DRAWING NO.	A05
DRAWN:	SMP	DATE:	15/01/2026
		REV.	1



UNIT 2 UPPER FLOOR OFFICE



UNIT 2 GROUND FLOOR OFFICE

OFFICE FIRE RATING KEY & NOTES:

- - - - - 60 MINUTE FRR WALLS INDICATED TO UNDERSIDE OF ROOF OR FIRE RATED FLOOR INCLUDE:
 - GBLT 60 - 13mm GIB FYRELINE EACH SIDE OF 90 x 45mm MIN. TIMBER FRAMING & 70 x 45mm SILL FRAMING UPSTAND
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SURFACE FINISHES SLIP & FIRE HAZARD SPECIFICATIONS:

WALL FINISHES	FIRE MATERIAL GROUP NUMBERS (MGN):	MGN	
TYPICAL CEILING	CEILING TILES	AMP THERMATX THERMOFON	1-S
CEILING	PLASTERBOARD	CEILING PAINT D306	1-S
WALLS	PLASTERBOARD	Z1 LINE SHEN D306	1-S
TRIM	TIMBER	LUSTACRYL D310	1-S
DOORS	TIMBER	LUSTACRYL D310	1-S
AMENITY CEILING	PLASTERBOARD	SPACECOTE LOW SHEN D314K	1-S
WALLS	PLASTERBOARD	SPACECOTE LOW SHEN D314K	1-S
TRIM	TIMBER	LUSTACRYL D310	1-S
DOORS	TIMBER	LUSTACRYL D310	1-S
ACCESS. SHWR WALLS	PVNYL	POLYFOR POLYCLAD PLUS	NA

FLOORING CRITICAL RADIANT FLUX RATINGS (RAD. FLUX - kW/m²):

OFFICE OFFICE	OFFICE OFFICE	OFFICE OFFICE	OFFICE OFFICE
OFFICE OFFICE	OFFICE OFFICE	OFFICE OFFICE	OFFICE OFFICE
OFFICE OFFICE	OFFICE OFFICE	OFFICE OFFICE	OFFICE OFFICE
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 3/ PAINTED (ENAMEL) 60 x 10 TYPICAL F4 PINE BEVEL EDGED SKIRTINGS & ARCHITRAVES DRESSED TO ALL WALL FRAMING & STRAPPING. (NO SKIRTINGS TO ACCESSIBLE WC/SHOWER AS SPECIFIED AS HAVING CONTINUOUS PVNYL UP WALLS OR 10mm COVERED PVNYL UPSTAND).
 4/ 2.4m High 10mm STANDARD GIB CEILING TO AMENITIES & ADJOINING LOBBY & SERVER ROOM WITH 10mm AQUALINE TO ACCESSIBLE WC/SHOWER.
 5/ ALL LIGHT SWITCHES SHALL ALIGN HORIZONTALLY WITH DOOR HANDLES.

ACOUSTIC WALL KEY:
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 NOTE: IN ADDITION TO WALLS INDICATED ACOUSTIC INSULATE ALL ADJOINING OFFICE AREAS, WC & ACCESSIBLE WC & SHOWER WALLS AND CEILINGS

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PROPOSED DEVELOPMENT
 24 - 26 TUI STREET
 FAVONA
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DRAWING NAME
UNIT 2 OFFICE FLOOR PLANS

SCALE: 1:50 @ A1

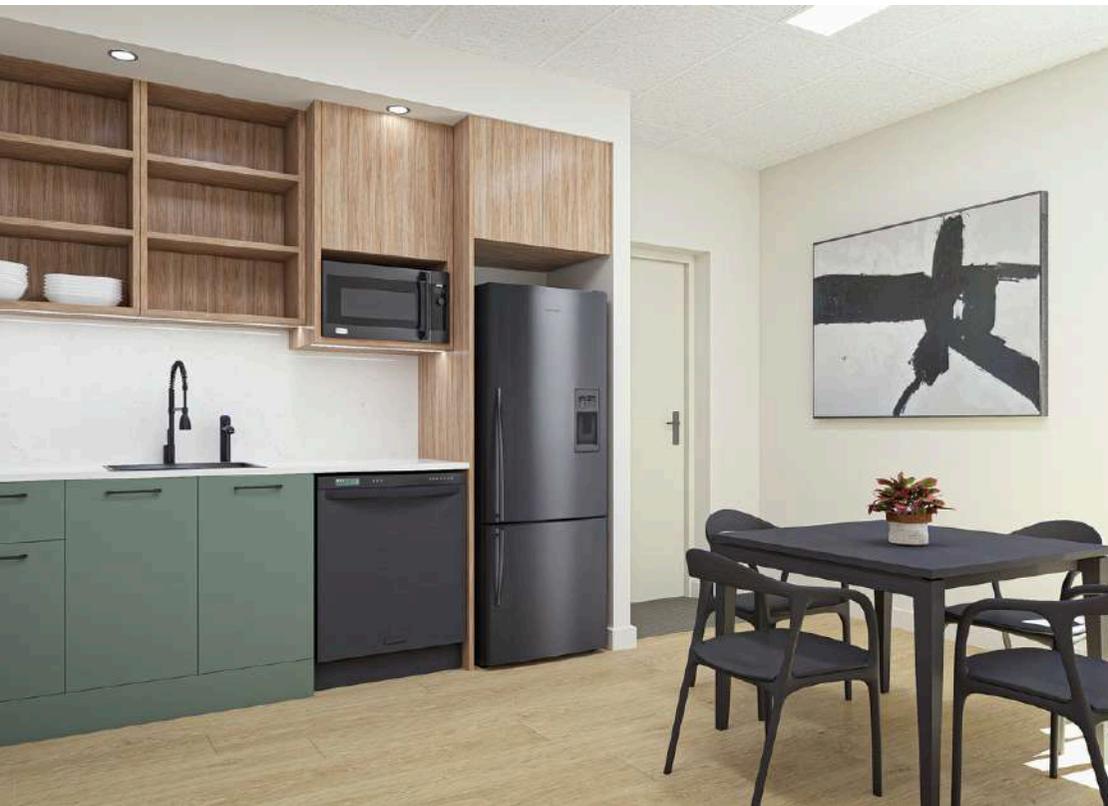
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 DATE - 15/01/2026

JOB REF. 25 008

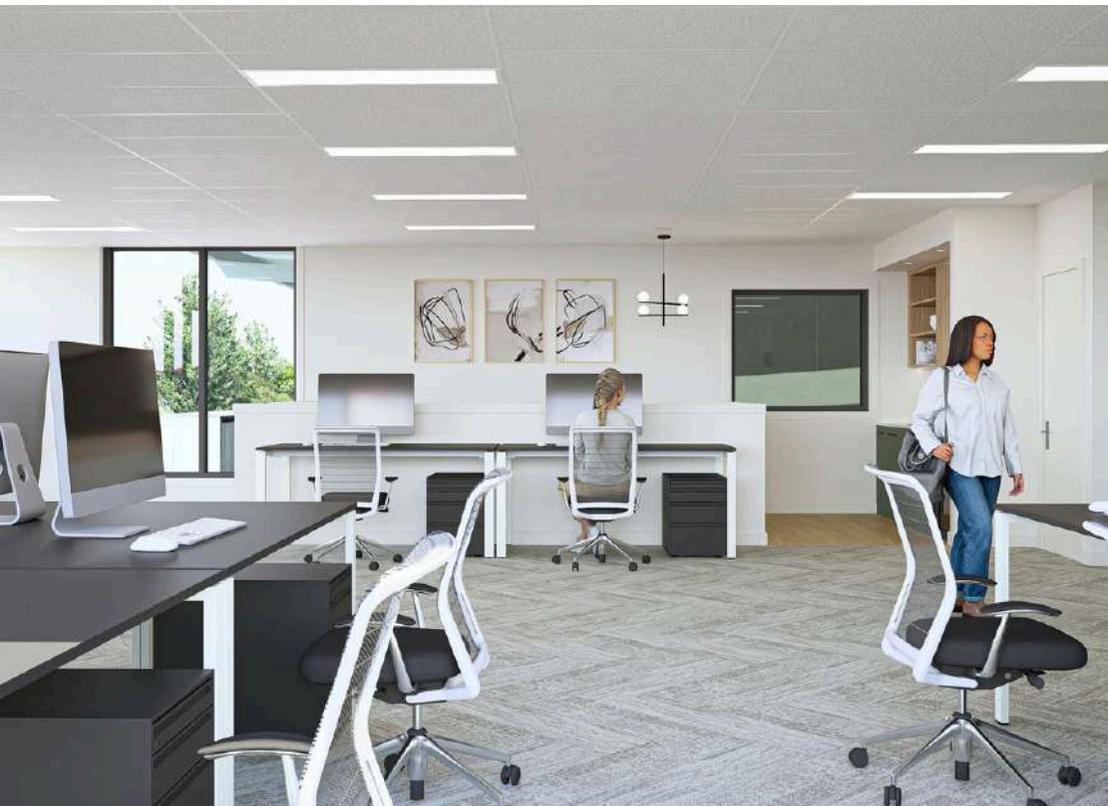
DRAWING NO. **A06**

REV. **1**

Unit 1 Interior Renders



Unit 1 Interior Renders



Unit 2 Interior Renders



Unit 2 Interior Renders



OUTLINE SPECIFICATION

Project: 24 - 26 Tui Street Units
Date: 22/08/2025

The following “outline specification” is a precise description of the construction elements, plumbing services, internal fitting out, sundry costs and contingencies provided and included for in the Design & Build proposal. Any specified product may be substituted with a comparable product with the same or better performance characteristics at the discretion of the main contractor.

The outline specification, the Prelim Issue plans (Ref 25 008 13/08/2025) attached hereto constitute the essential documentation to a bona fide tender. Each of the above documents should be read in conjunction with each other.

Contents:

Section 1	Preliminary & General
Section 2	Site Preparation
Section 3	Office – Basic Structure and Elements
Section 4	Warehouse – Basic Structure and Elements
Section 5	Internal Fitout and Finishes to the Offices
Section 6	Services
Section 7	External Works
Section 8	Exclusions + Clarifications
Section 9	Programme

1.1 Professional Fees (Design Consultants)

Allowance is included for professional fees associated with a structural engineering design and architectural design of the project by a registered engineer and architectural consultant. This also includes the fees of consultants required to provide reports to get the design complete.

1.2 Fire Design Summary (Fire Report)

Allowance is included for professional fees associated with the preparation of a fire design summary. The fire design will be prepared to allow for the greatest storage height allowed based on the building height and will generally be designed in accordance with the Verification Method C/VM2. Note as outlined in 8.1, sprinklers are excluded. There is no allowance for addressing inadequate firefighting water supply.

1.3 Geotechnical Report (Soil Report)

Allowance is included for the preparation of a geotechnical soil report by a registered engineer experienced in geotechnical engineering.

1.4 Cranes, Plant, Small Tools and Scaffolding

Allowance is included for the provision of all craneage, plant and equipment, all installed and operated in accordance with pertinent standards, codes and regulations and in accordance with local authority requirements.

1.5 Builders Site Services

Allowance is included for all necessary on-site sheds, fencing/hoardings, builders' sign, toilets, data, power, water supply and safety requirements.

1.6 Insurance

Allowance is included for contract works insurance, Professional Indemnity insurance, Public Liability insurance, accident compensation, tool and plant insurance.

1.7 Consent Fees

Allowance is included for building consent fees. No allowance for resource consent costs, development levies, infrastructure upgrades or compliance costs for special conditions are included in our offer.

1.8 Waste Disposal

Allowance is included for periodic cleaning up of the works of waste materials, and removal from site.

1.9 Final Clean Up

Allowance is included for final cleaning of the works and removal of waste and for final interior and exterior clean, including windows.

SITE PREPARATION

- 2.1 Demolition**
No allowance is included for demolition of any kind.
- 2.2 Excavation**
Allowance is included for excavation to levels to be specified in the detailed design and for all excess material to be removed from site and or relocated and compacted elsewhere on the site all in accordance with such pertinent standards, codes and regulations as may apply and to the satisfaction of the local authority.
- 2.3 Rock Excavation**
No allowance has been made for the excavation and removal of any solid rock. Solid rock is defined as rock which requires blasting or drilling and/or rock breaking and cannot be removed by a 12-tonne excavator machine.
- 2.4 Unsuitable Ground**
No allowance is included for the excavation and removal of unsuitable founding materials as determined and instructed by the Geotechnical Engineer.
- 2.5 Relocation of Existing Services**
No allowance has been made to relocate any existing services, sewer, stormwater lines or manholes, as may be required by local authority.

OFFICE – BASIC STRUCTURE AND ELEMENTS

3.1 Foundations

Allowance is included to construct 25 MPa in situ reinforced concrete strip footings, column pads, tie beams etc. all as designed and specified by the Registered Structural Engineer.

3.2 Floors

3.2.1 Ground Floor

100mm thick 25 MPa in situ reinforced concrete floor laid over polythene damp proof membrane over compacted hardfill. Polystyrene insulation placed under the concrete to achieve the thermal requirements. Concrete floor shall be power float finished to a smooth, dense, even surface. Construction joints and saw cuts as designed and specified by designer.

3.2.2 First Floor

30 MPa concrete floor on proprietary composite steel decking (Hibond or similar) as designed by registered engineer. Floor loading 3.0 kPa to the office slab.

3.3 Structure

Structural steel frames with rafters at a 4-degree pitch. Stud height 2.68m minimum from concrete floor to underside of ceiling. All structural frames shall be complete with all necessary transverse members, bracing etc and all as designed and specified by the structural engineer.

3.4 External Finishes

3.4.1 Precast Panels

40 MPa Concrete steel reinforced Precast Panels. Produced off-site in approved facilities under structural engineer's supervision.

3.4.2 Aluminium Composite Cladding

Prefinished Metal lightweight composite cladding with fire rated core. Provided by approved manufacturers and installers.

3.4.3 Windows & Glazing

All windows to be commercial quality powder coated aluminium frames double glazed with selected tinted glass.

3.5 Roof

3.5.1 Conventional Profiled Roofing.

0.55mm thick zincalume steel roofing either Dimond DP955 or Steel and Tube ST963 profile over minimum R5.0 fibreglass insulation over breather type roof underlay (Covertex 405 or similar) over galvanised wire netting over galvanised steel and/or timber purlins. Roofing sheets are thermally separated from the purlins by 20mm Thermax B (or similar) strips.

3.6 Gutters, Flashings & Downpipes

All external gutters are allowed to be Colourcote Zinacore or Colorsteel fascia gutters with PVC downpipes as designed. All internal gutters shall be 1.5mm Ardex butynol or similar lined plywood internal gutters complete with downpipes and overflow. Downpipes and/or rain heads used in main entrance area.

4.1 Foundations

Allowance is included to construct boxed in situ reinforced concrete strip footings, column pads, tie beams etc, all as designed and specified by the designer and their consultant registered structural engineer.

4.2 Floor

The floor shall be power float finished to a dense, smooth, even surface. The floor shall be coated with Ashfords or similar (surface hardener/dust sealer) on completion.

4.2.1 Post Tensioned Slab

150mm thick in post tensioned floor, 40 MPa concrete floor laid over polythene damp proof membrane over 150mm min compacted hardfill. Floor loading 25 kPa uniform floor load. Concrete finish to FM2 standard. The design of the slab will be carried out and supervised by specialist slab engineers and joints will be at locations specified by the consultant registered structural engineer. The perimeter of the slab will be protected by movement joints (Canzac, Danley or similar), steel cover plates and with aluminium angles to ensure the shrinkage of the slab is managed.

4.3 Structure

- 4.3.1** Structural steel mono pitch portal frames at 4 degrees pitch. Stud height to be 9.0m to top of portal knee and approximately 10.5m at the highest point. Clear span as per cross section.
- 4.3.2** All structural frames shall be complete with all necessary transverse steel members, bracing etc, all as designed and specified by the consultant registered structural engineer.
- 4.3.3** Precast Concrete Panels shall be designed by the Consultant Registered Structural Engineer. Walls on boundaries shall be full height as required by the NZ Building Code. The remaining walls not required to be fire rated shall be low height panels 2.7m high above floor level unless otherwise noted. Precast panels shall be jointed with flexible sealants.
- 4.3.4** Solar Panels. Structure will be designed to be able to withstand the weight of solar panels on the roof.

4.4 External Finishes

4.4.1 Precast Panels

Walls are natural finished unless noted otherwise.

4.4.2 Painted Precast Panels

Will be washed, then have one coat of concrete sealer and then two coat of Resene Lumbersider or equivalent. This is on grid lines 1 and C.

4.4.3 Structural Steel

- All external steel will be blasted and have a hot dip galvanised finish.
- All purlins and girts shall be galvanised cold rolled steel type.

4.4.4 Metal Cladding

0.4mm selected Colourcote Zinacore or Colorsteel Maxam metal profiled cladding fixed vertically on galvanised steel girts – standard colour range.

4.5 Roof

4.5.1 0.55mm zincalume roofing either Dimond DP955 or Steel and Tube ST963 profile laid over 397 thermobar whitecap paper (or similar product), over 150mm x 300mm galvanised wire mesh netting on top of the galvanised steel purlins.

4.5.2 Included is 1 strip of translucent sheeting per 5m run of roofing for natural lighting. Typically 2 per bay.

4.6 Gutters, Flashings & Downpipes

Exterior gutters shall be Colourcote Zinacore or Colorsteel Maxam finish, with uPVC, painted downpipes. Internal gutters shall be 1.5mm Ardex butynol or similar lined on plywood, complete with downpipes and overflows. All flashings to roofing shall be made from the same material as the roofing.

4.7 External Doors

4.7.1 4 x electrically operated Roller Shutter doors (5.0m wide x 5.0m high) provided by an industrial door specialist are included in our offer, powdercoated and with single phased motors. If required by the fire report, UPS devices may need to be installed on some of the roller doors which will be included.

4.7.2 External Roller doors to have 150mm diameter steel bollards each side.

4.7.3 5 x Aluminium powdercoated three-sided frame exterior personnel doors to warehouse. Legge 991 V31 individually keyed locks with Alpha 700 series handles fitted to the doors.

4.8 Internal Finishes

4.8.1 Warehouse side of the offices are to be natural finished precast.

4.8.2 No allowance has been made for any special finished to any surface including the back of cladding, inside face of precast and concrete floor, apart from the dust seal.

4.8.3 Structural Steel

All internal steel will be blasted and primed with Resene Steelfab or similar paint to 75 Microns thickness. All purlins and girts shall be galvanised cold rolled steel type.

4.8.4 Timber doors from the office into the warehouse are to be enamel paint finished. Kick plates will be installed on main throughfare routes.

4.9 Canopy

Canopy clearspan with a minimum height of 6.6m above FFL, cantilever design with hot dip galvanised rafters. 2 sheets of translucent roofing, per bay, as per warehouse roof. Includes 7 x LED lowbay lights to underside of canopy for night loading.

5.1 Partitions

5.1.1 Office Partitioning

Partitions to the office perimeter, lunchroom and amenities only.
Balance open plan (office partitioning can be provided by Euroclass if required)

5.1.2 Office Perimeter, lunchroom and amenities

Timber or steel partitions 2680mm high, 10mm Gibraltar board lining, flush stopped and paint finished.
(Note toilet amenities ceiling at 2.4m high)

5.2 Door Hardware

5.2.1 Offices etc

Cylinder Mortise latch sets (Legge Commercial 990 or similar Mortice with lever arm handles. Door closer allowed where necessary.
No allowance to master key door locks.

5.2.2 Toilets

Toilet indicator bolts allowed.

5.3 Sundry Hardware

5.3.1 Total 1 toilet roll holder per toilet cubicle

5.3.2 Total 1 mirror per each wash hand basin

5.3.3 Total 1 coat hook per toilet cubicle

5.3.4 Total 1 towel rail per each toilet room

5.4 Sundry Fittings

5.4.1 Water Closets

Total 6x (4 x separate and 2 x disabled persons toilets) white vitreous china wash down pans complete with low level flushing cistern (Clark Alto II or equivalent) complete with white plastic seat.

5.4.2 Wash Hand Basins

Total 6 x white wall mounted wash hand basins complete with hot and cold chrome single lever tap per basin.

5.4.3 Shower

Allowance for two showers in the disabled cubicle. This includes the required grab handles, seat and fabric curtain.

5.4.4 Hot Water Cylinder

Allow to install 2 x 135 litre mains pressure hot water cylinders.

5.4.5 Kitchen Boiler tap

1 x Hydrotap G5 B Classic Plus Chrome tap boiling unit under each kitchen bench included. 4 x total.

5.5 Floor Coverings

5.5.1 Carpet

A PC Sum of \$98.00 per m² laid for commercial carpet (40 oz Godfrey Hirst or similar laid by direct stick method)

5.5.2 Matwell

1 x 'Advance Flooring' CoralTread commercial entrance mat has been included. The allowance of \$98.00 per m² for all floor coverings includes the entrance matwells.

5.5.3 Vinyl (Amenities and Lunchroom)

2mm thick Polyflor commercial vinyl or similar. An allowance of \$98.00 per m² laid is included for floor coverings to the lunchroom and amenities.

5.6 Ceilings

5.6.1 Offices

1200mm x 600mm two-way white suspended ceiling system with 12mm (AMF Thermafon Thermatex or similar) mineral fibre tiles or 10mm paint finished Gib board.

5.6.2 Amenities

10mm thick Gib board painted ceiling.

5.7 Kitchen

- 5.7.1 Total 4 (2 x 2740mm & 2 x 2640mm) wide sink bench tops in Silestone Range and a matching splashback in Silestone Range
- 5.7.2 Prefinished Melamine cabinetry with under bench and overhead cupboards. 1 x rubbish bin and 1 x microwave box included in each kitchen.
- 5.7.3 Cupboard doors and drawer fronts in Melteca range
- 5.7.4 1 x lever action faucet installed to each sink. 4 x total.
- 5.7.5 2 x double power outlets above bench. Power outlets to client supplied appliances.
- 5.7.6 A provisional sum per kitchen of \$12,500.00 + GST has been included for kitchen cabinetry

5.8 Internal Finishes

All areas have been allowed to be painted.

- 5.8.1 Office gib walls and gib ceilings will have one coat of boardwall sealer followed by two coats of Resene Spacecoat Low sheen or equivalent.
- 5.8.2 Wet area gib walls and ceilings to have one coat of pigmented sealer followed by two coats of Resene Zylone sheen or equivalent.
- 5.8.3 Wood work; e.g. internal doors, frames, handrail capings, skirtings to have one coat of sealer then two coats of Resene Lystacryl or equivalent.

SERVICES

6.1 Plumbing

Allowance is included to lay two 25mm diameter watermains from the site boundary to the building. All sanitary fittings shall be connected to the mains water supply and drained to the council sanitary drainage connection. All hand basins, sinks, shall be connected to a hot water system. All materials and workmanship shall be in accordance with all applicable regulations, standards and to the satisfaction of the local authority.

6.2 Drainage

6.2.1 Stormwater

All downpipes shall be connected to an underground stormwater drainage system comprising PVC or concrete pipes, complete with all the necessary manholes, traps etc to discharge into the council stormwater system.

6.2.2 Sanitary Drainage

All sanitary fittings shall be connected to an underground sanitary drainage system comprising PVC pipes and complete with all necessary manholes, traps, vents etc and connected to the council sanitary drainage system.

6.3 Electrical

6.3.1 Mains Supply

Allowance is included to supply and lay two x 100amps per phase, 3 phase mains cable to the building and to supply 1 no mains switch/meter board. Included is a provisional sum for \$10,000 for your local electrical network provider to provide a plinth at the boundary.

6.3.2 Power Reticulation

Allowance is included for 40 No single phase double switched socket outlets to the office areas only. Wiring is included for the Hot Water cylinders.

Wiring is included for the single phase motorised roller doors.

6.3.3 Lighting

Offices (Generally)

1200 x 300 LED panel lights with diffusers to give lighting level of 500 lux maximum. Flush mounted.

6.3.4 Toilet/Amenity Areas LED
down lights included.

6.3.5 Warehouse
200w high LED Highbay lights 51 x quantity.

6.3.6 Exterior
Includes LED down lighting to the main entry, lowbay lighting to the canopy and 2 off 400w floodlights to building and yard.

6.4 Telephone & Data
Exclusion: The provision of all telephone systems, equipment and cabling shall be the responsibility of the client. Allowance is included for two x 50mm diameter PVC telecom duct.

6.5 Fire Protection
An allowance for a minimum of a type 2f (Manual fire alarm system with call points) fire alarm system is included. The alarm system shall be in accordance with the fire design summary as required by the NZ building code.

6.6 Air-Conditioning

6.6.1 Air-conditioning of the offices and ventilation of the toilet/amenity areas is included in our offer, all to comply with the NZBC to offices areas including lunchroom.

6.6.2 Design Parameters

Summer Outdoor conditions	26.5 deg C DB
	21.0 deg C WB
Indoor Temperature	22.0 deg C DB
Winter Outdoor conditions	7.0 deg C DB
	6.0 deg C WB
Indoor Temperature	21.0 deg C DB

Maximum deviation in temperature anywhere	1.5 deg C DB
Occupancy Rate	1 person / 10m ² 30
Total Power & Lighting Input	watts / m ² 0.60 or
Glass Shading Coefficient	better NC 35 and
Sound Levels between	NC 40

6.6.3 Fresh Air

Allowed to introduce fresh air at the rate of 1 litres/second/m² of floor area, or 10 litres/second/person, whichever is the greatest.

6.7 Security System/Data

No allowance is included for a security system or data.

CCTV

Allowance to install 4 x external cameras to provide visibility to the yards and coverage over the gates.

Access Control

Both office external doors and the warehouse personnel doors nearest to the offices will be fitted with electronic locks with swipe card and pin access capabilities.

Security

All external doors and office-to-warehouse doors will be fitted with reed switches connected to a security alarm.

Data

A main data cabinet will be installed in the server room along with the fibre ONT connection. 1 x double data outlet will be installed on each floor for printer connections and 2 x access points will be installed to provide wifi coverage throughout the office. A fibre link will be installed to a separate warehouse cabinet for future connections.

EXTERNAL WORKS

7.1 Yards, Car Parking & Drives

Included in our offer is to extend the formation of all yard area shown in the drawings. The warehouse yards to be 150mm 30 MPa reinforced concrete, placed over 150mm hardfill and finished with a light broom finish, and saw cut into rectangles as directed outside main warehouse only. The main front car park is in 30mm Hotmix M10 on 300mm subbase. The joints shall be unfilled. Slab free of any structural cracking but as concrete shrinks, minor shrinkage cracks are inevitable.

7.2 Car Park Marking

Allowance is included for marking out each car parking space in white marking paint, and yellow to disabled carparks.

7.3 Landscaping

A provisional sum allowance of \$20,000 is included to landscape the project.

7.4 Fencing & Gates

Included in our offer is for the supply and installation of standard black chain link security fencing to the perimeter with auto gates.

7.5 Hose Taps

Total 4 x 15mm diameter hose taps with vacuum breakers have been allowed for in our offer.

EXCLUSIONS AND CLARIFICATIONS

8.1 Exclusions

No allowance has been made for the following:

- GST
- Computer and data wiring
- Telecom and telephone works
- Fit out additional internal partitioning
- Office furniture / reception counter
- Whiteware / kitchen appliances
- Blinds and curtains
- Specialist equipment
- Additional wiring to the warehouse for power points, forkhoist charges, sub-boards etc.
- Corporate signage
- Flag poles etc
- Lockers
- Gas installation
- Any shelving whatsoever
- Fitout of any kind to warehouse
- Consent lodgement for racking, associated engineering, emergency lighting and fire report revisions
- Additional lighting to suit racking aisles
- Air-conditioning & Ventilation to the general warehouse
- Water and drainage reticulation inside the warehouse for manufacturing
- Sprinklers
- Resource Consent application, additional costs and conditions.
- Council reserve contributions
- Development levies
- Infrastructure upgrade levies
- Building Warrant of Fitness fees and ongoing compliance schedule costs
- Piling
- Contamination
- Unsuitable ground conditions
- Any service works outside the boundary, i.e. moving data pits, streetlights, cesspits etc
- No cable trunking included
- Access control to gates

8.2 Clarifications

Any variations to the contract shall be costed out and approved in writing by Client prior to being carried out.

PROGRAMME

9.1.1 Preliminary Programme

The following programme is an indication of the time that we would expect to achieve once all the contracts have become unconditional.
 Note: Euroclass can't be held responsible for delays in the consent phase – best endeavours only but we are not contractually liable.

9.1.2 Drawings		
Time from acceptance of our quotation		12 Weeks
9.1.3 Building Consent		
Time from lodgement with Local Authority		12 Weeks
9.1.4 Construction		
Time from Issue of Building Consent		32 Weeks
9.1.5 Total		
Total time from acceptance to completion		56 Weeks

Executive Summary

24-26 Tui Street, Favona, Auckland

As per drawings REF 25 008 A01-A30

Areas	Unit 1	Unit 2
Warehouse	1,005m ²	650m ²
Office	288m ²	230m ²
Canopy	185m ²	130m ²
Carparks	5	5
Yards	As drawn	As drawn

Design Rationale

This development comprises two industrial units within an established Industrial Zone in central Ōtāhuhu, Auckland

The buildings provide high-clearance industrial space with a 9.0 m knee height and mono-pitch roof to 10.5m, the boundary wall is designed without a portal leg to optimise site use support efficient operations.

A full-height precast concrete wall separates the units for fire, acoustic, and structural performance.

Both units include of a cantilevered canopies provide weather protection to access and loading areas without impacting circulation.

The office spaces are two levels and positioned to overlook operational areas, supporting safety and management efficiency.

The fully fenced site provides secure, controlled access consistent with industrial use.

Rental Rates

Unit 1	m ²	\$/m ²	Total	Unit 2	m ²	\$/m ²	Total
Warehouse	1,005m ²	\$245.00	\$ 246,225.00	Warehouse	650m ²	\$245.00	\$ 159,250.00
Office	288m ²	\$330.00	\$ 95,040.00	Office	230m ²	\$330.00	\$ 75,900.00
Canopy	185m ²	\$105.00	\$ 19,425.00	Canopy	130m ²	\$105.00	\$ 13,650.00
Carparks	5	\$25.00ea/week	\$ 6,500.00	Carparks	5	\$25.00ea/week	\$ 6,500.00
Total			\$ 367,190.00	Total			\$ 255,300.00

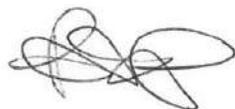
Commercial Terms

10 Year Lease to ADLS 2012 Fifth Edition
 Annual increase 3.5%
 Midterm review to market hard ratchet
 Bank bond for 12 months rental
 5+5 rights of renewal

Practical completion October 2026.



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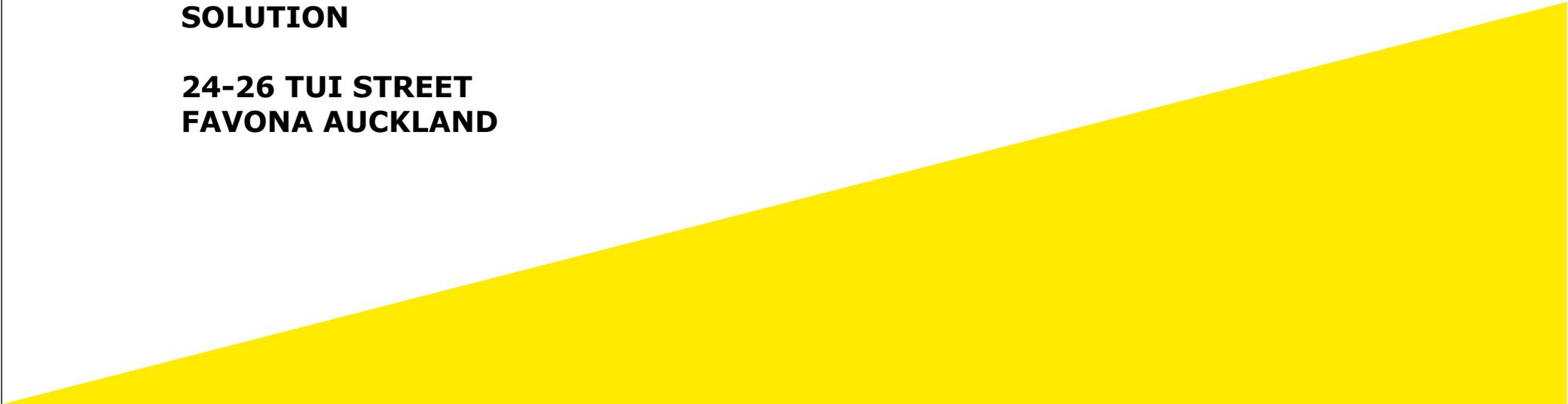


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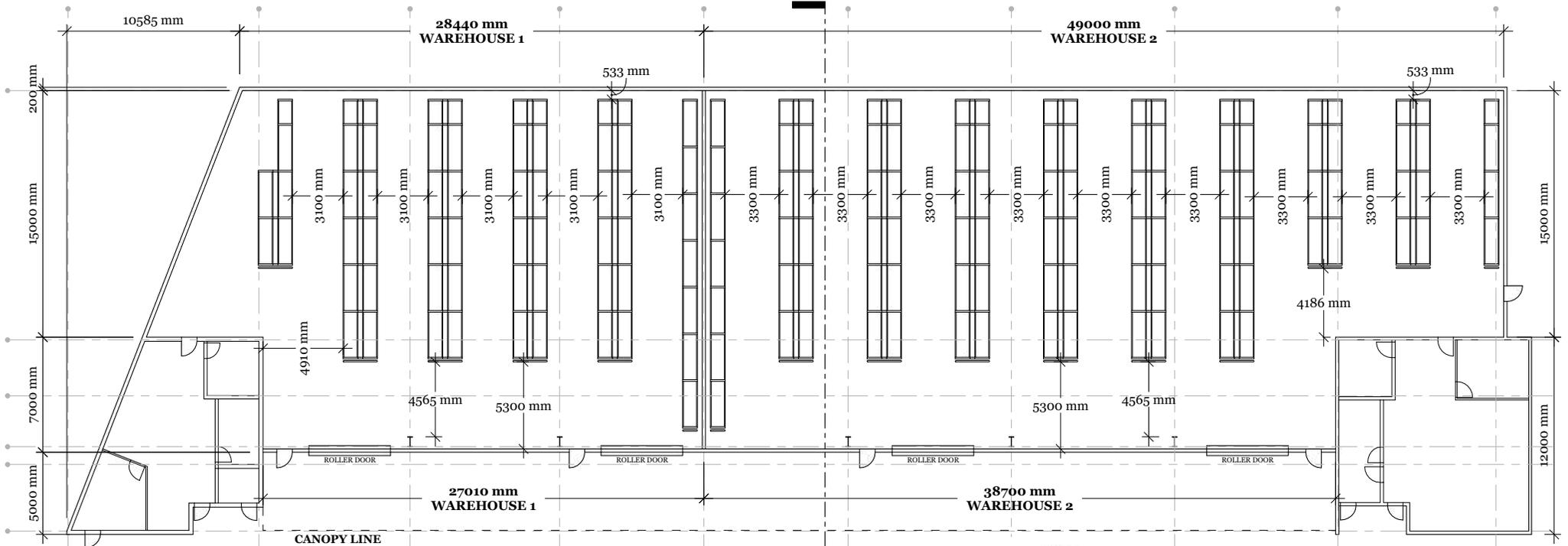
EUROCLASS

**PROPOSED WAREHOUSE STORAGE
SOLUTION**

**24-26 TUI STREET
FAVONA AUCKLAND**



PROPOSED LAYOUT 1



WAREHOUSE 1 CAPACITY: 565
 WAREHOUSE 2 CAPACITY: 905

TOTAL PALLET SPACES: 1470
 Spacing between racking is 300mm back-to-back

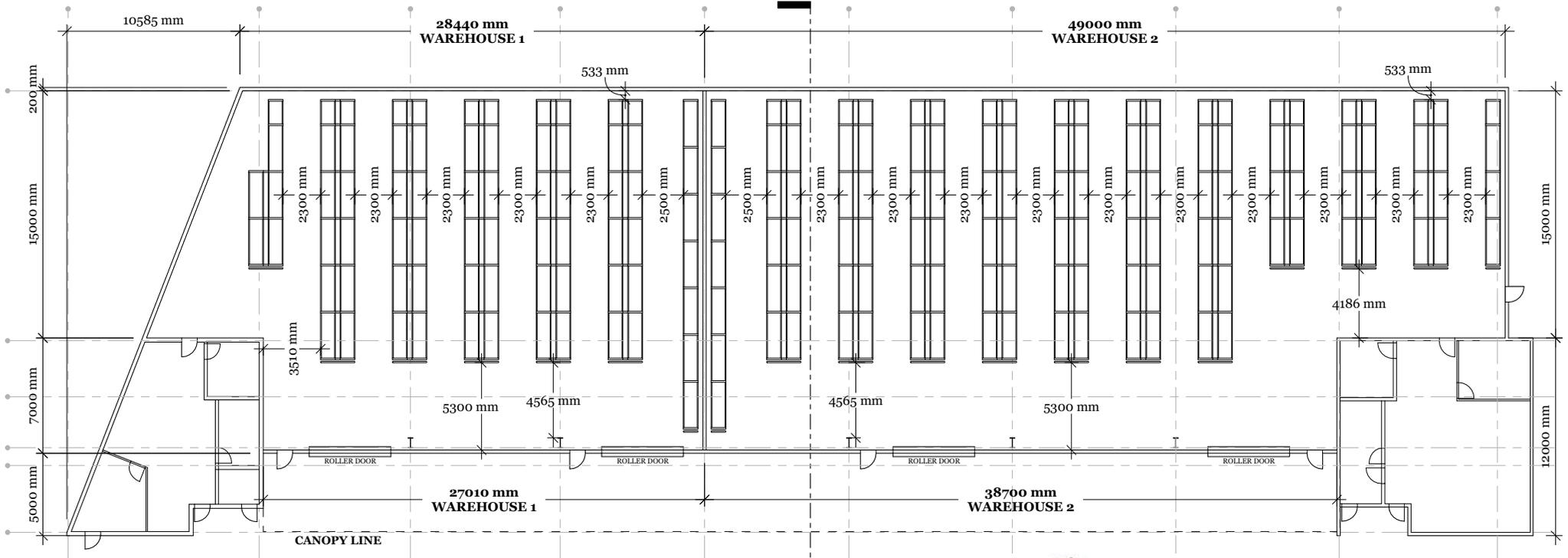
Capacity Calculations subject to hard measure and Fire & Egress Report



FLOOR PLAN - 3300 mm AISLE RACK-TO-RACK
 SCALE 1:250 @ A3

REVISIONS	
MM/DD/YY	REMARKS
1 13/11/2025	FIRST DRAFT COMPLETED BY ELLERY BONDOC
2	...
3	...
4	...
5	...

PROPOSED LAYOUT 2



WAREHOUSE 1 CAPACITY: 675
 WAREHOUSE 2 CAPACITY: 1085

TOTAL PALLET SPACES: 1760
 Spacing between racking is 300mm back-to-back

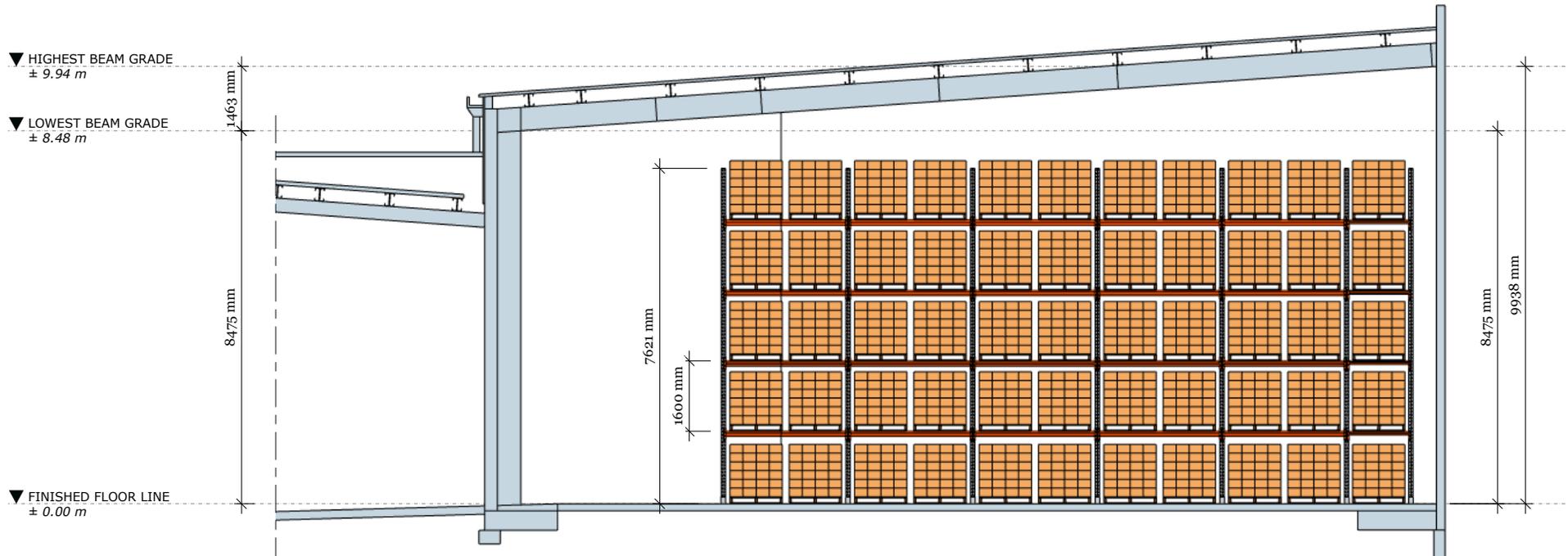
Capacity Calculations subject to hard measure and Fire & Egress Report



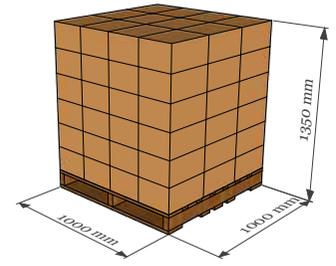
FLOOR PLAN - 2300 mm AISLE RACK-TO-RACK
 SCALE 1:250 @ A3

REVISIONS	
MM/DD/YY	REMARKS
1 13/11/2025	FIRST DRAFT COMPLETED BY ELLERY BONDOC
2	...
3	...
4	...
5	...

SHELVING DEPOT



BEAM SPACING: 1600 mm
 CLEARANCE BETWEEN LEVELS: 1480 mm
 PALLETS DRAWN AT 1350 mm HIGH



SECTION VIEW
 SCALE 1:100 @ A3



REVISIONS	
MM/DD/YY	REMARKS
1 13/11/2025	FIRST DRAFT COMPLETED BY ELLERY BONDOC
2	...
3	...
4	...
5	...

A 03

Sustainability in action

We are committed to:

Sustainable design principles from large-scale developments to single-building units

Implementation of comprehensive environmental management plans on development sites

Recycling of construction materials where possible, including in-house concrete recycling

Encouraging clients to consider additional design features to promote sustainability such as solar electricity, electric vehicle charging stations and rainwater utilisation

Continual education and training of employees and trades on waste minimisation

Maintaining a modern and efficient fleet of vehicles, plant and machinery

Utilisation of local suppliers and service providers to reduce environmental impact

Encouragement and support for industry development of sustainable construction methods

Feature Projects



Featurecraft, Hawkes Bay



Esko Safety, New Plymouth



Puretec, Hamilton



Cloke and BrandSpec, Auckland



Jones Trading Group, Auckland



Trade Depot, Hamilton

Euroclass Business Parks



Stonehill Business Park 2010 / 2025



Basalt Business Park 2016 / 2025



Building quality
since

1987



euroclass
design | develop | deliver

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