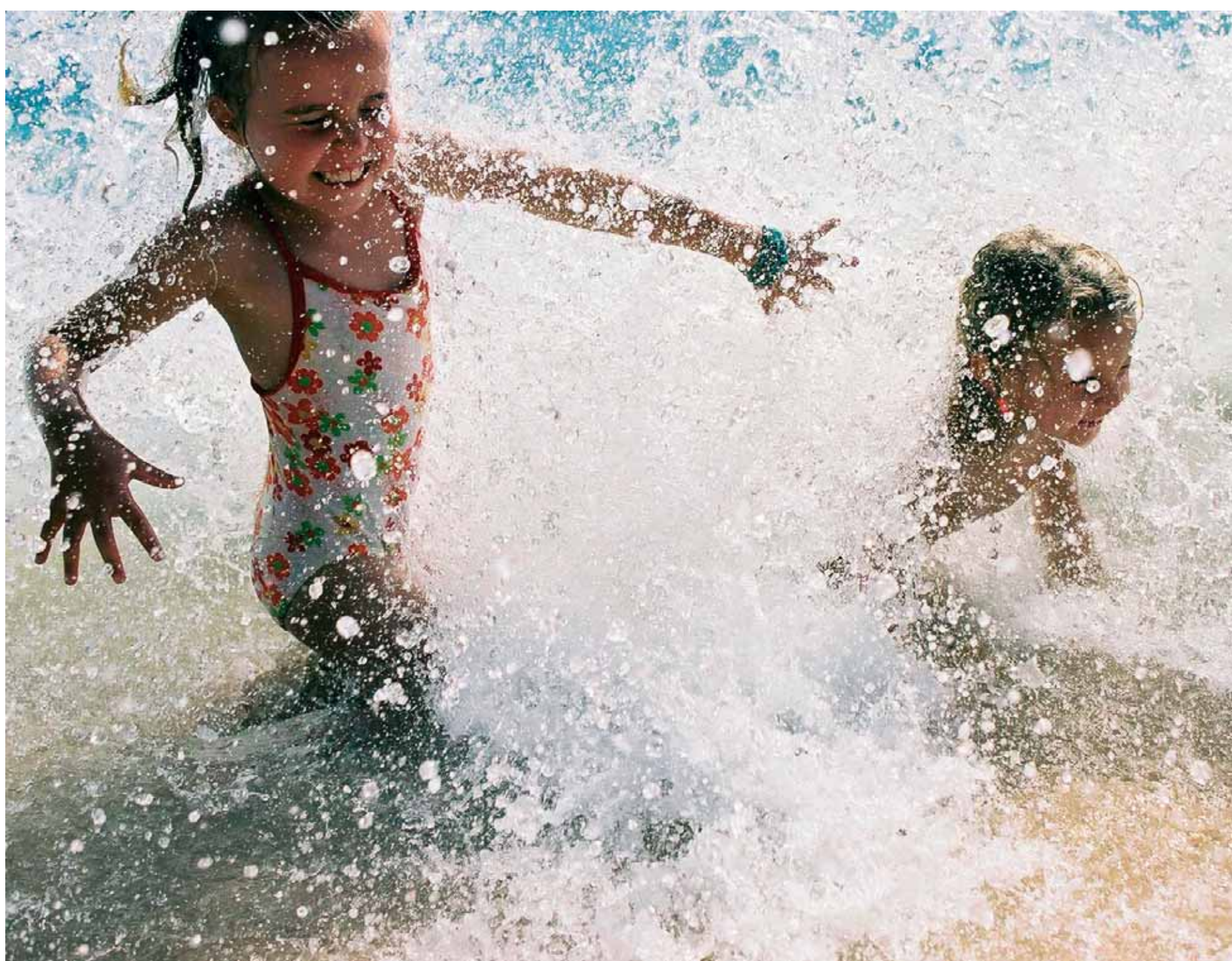


EUNOIA 
Means beautiful thinking





WHERE MEMORIES ARE MADE

INTRODUCTION

Holiday destinations around New Zealand allow us to truly celebrate our country's beautiful landscape. Bach ownership delivers the ideal of an uncomplicated life where the 'luxury of enough' is celebrated through a return to architecture that delivers style within simple and functional design.

Eunoia's vision is to revive the traditional bach structure in a way where environmental design and construction meets timeless authentic New Zealand architecture.

The first Eunoia range consists of four architecturally designed baches. These work successfully as individual buildings while

seamlessly merging as multiples on the same site through connecting decks.

Eunoia baches have been designed for maximum flexibility allowing clients to plan to their budget and lifestyles now, with the confidence of knowing there are solutions for future growth.

IN THE PROCESS
OF DESIGN WE'VE
ASKED QUESTIONS
ABOUT BACH
LIVING & TIMELESS
ARCHITECTURE
THAT'S AUTHENTIC
OF NEW ZEALAND

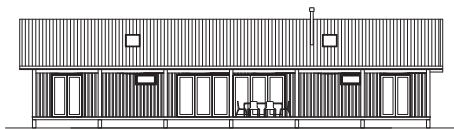




Eunoia Bach XL

SLEEPS	4 +
INTERNAL AREA	95m ²
ATTIC AREA	26m ²
DECK AREA	86m ²

Dimensions are indicative only and are rounded to the nearest m²



The Extra Large Bach model totals 207m², including 95m² of ground floor living and 26m² of attic space, front and rear decking/veranda measuring 86m² as the standard size.

The bach contains two bedrooms and two bathrooms, one bedroom designed as a Master with queen sized bed and ensuite, another designed for a king sized bed that splits into two singles.

A generous kitchen anchors the living space that includes the lounge and dining areas, a 6 metre bi-folding door that is flanked by an entertainment wall which holds a fireplace + built-in shelves for display items and hi-fi equipment. Opposite is a feature library wall.

The large external deck sits underneath a pergola structure that houses retractable sun and/or rain shades, creating an intimate setting between internal and external living.

XL Bach Features:

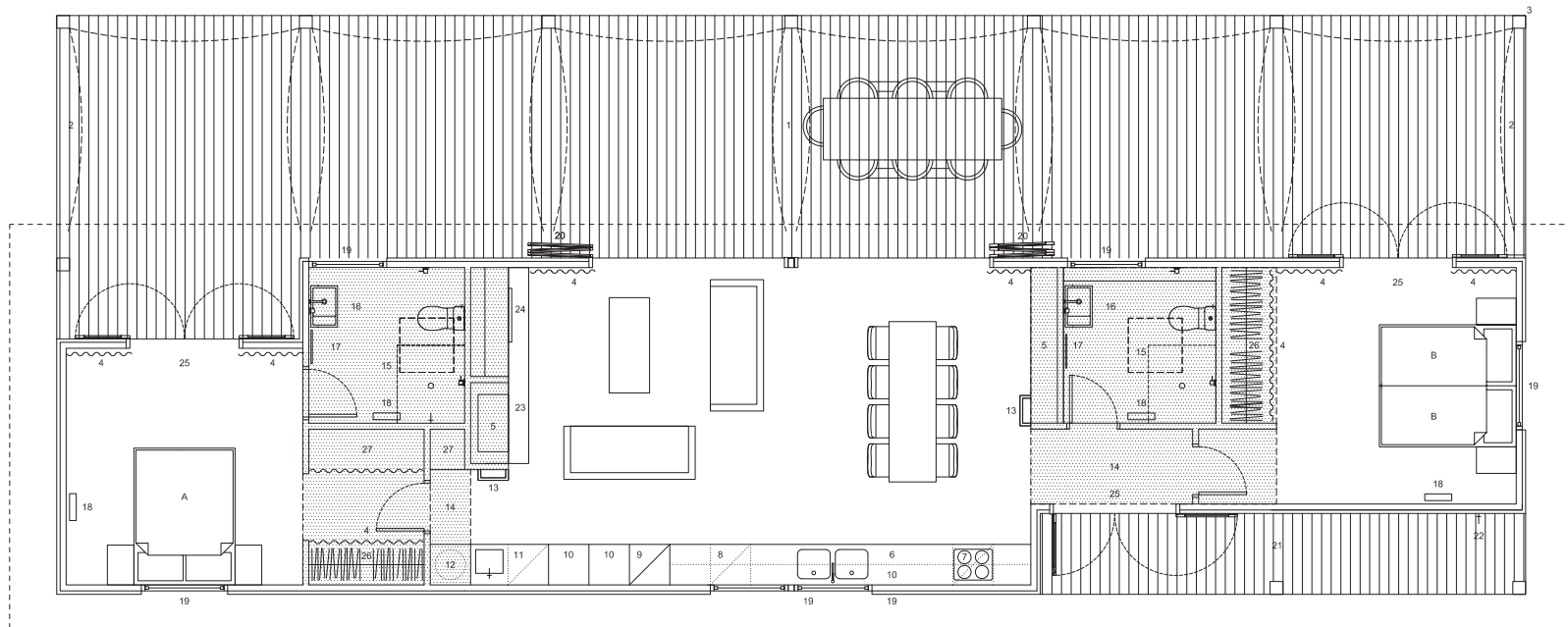
- Two bedrooms with french doors to deck area
- Two attic spaces with roof windows

- Two fully furnished bathrooms, one of which is ensuite to the Master
- Generous kitchen area, which includes oven, stove, range hood, double bay fridge / freezer and dishwasher, all of which are energy and water-efficient appliances
- Laundry, including combination clothes washer and dryer and tub
- Ample storage space throughout, including wardrobes and space for a hot water cylinder (if required)
- Living area contains lounge with fireplace and built-in shelving for flat screen TV and sound system equipment
- Dining area with pendant lightshade and feature library wall
- Opening bi-folding doors (6 metres) to large deck area
- Pergola with retractable sun and/or rain shades (optional)
- Gable roof with internal exposed beams, and windows within the apex of the gable in each bedroom offering natural light and views

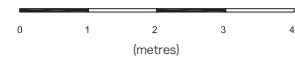


EUNOIA BACH XL - FRONT VIEW

EUNOIA BACH XL - PLAN



- | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------|---------------------------|-----------------------|------------|------------|------------|--------------------------|---------------|---------------------|------------|-----------------------------------|----------------------------------|------------|------------------------|--------------|-----------|-----------------------|-----------------|--------------------|------------------------------|--------------|---------|---------------|----------------------|-------------------------|--------------|-------------|
| 1. Deck | 2. Sail canopy (optional) | 3. Pergola (optional) | 4. Curtain | 5. Library | 6. Kitchen | 7. Stove with oven under | 8. Dishwasher | 9. Fridge / freezer | 10. Pantry | 11. Tub & washing machine / dryer | 12. Storage / hot water cylinder | 13. Ladder | 14. Attic above shaded | 15. Bathroom | 16. Basin | 17. Heated towel rail | 18. Wall Heater | 19. Opening window | 20. Glazed bi-folding window | 21. Verandah | 22. Tap | 23. Fireplace | 24. LCD TV / shelves | 25. Glazed french doors | 26. Wardrobe | 27. Storage |
|---------|---------------------------|-----------------------|------------|------------|------------|--------------------------|---------------|---------------------|------------|-----------------------------------|----------------------------------|------------|------------------------|--------------|-----------|-----------------------|-----------------|--------------------|------------------------------|--------------|---------|---------------|----------------------|-------------------------|--------------|-------------|



*Concept and dimensions are indicative only



EUNOIA BACH XL - LIVING AREA



EUNOIA BACH XL - LIVING AREA





EUNOIA BACH - STANDARD BEDROOM (XL.L)

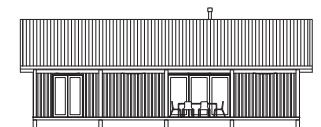


EUNOIA BACH XL - REAR VIEW

Eunoia Bach L

SLEEPS	8 +
INTERNAL AREA	65m ²
ATTIC AREA	12m ²
DECK AREA	56m ²

Dimensions are indicative only and are rounded to the nearest m²



The Large Bach model totals 133m², including 65m² of ground floor living, 12m² of attic space, front and rear decking/veranda measuring 56m² as the standard size.

The bach features a separate bedroom with wardrobe, bathroom, two double bunks and two single bunks both with built-in shelving for storage and books + windows for fresh air and views. The living space contains kitchen, dining, lounge and entertainment area including built-in shelving for display items and hi-fi equipment and fireplace. The bi- folding doors open to a generous deck and outdoor living area situated under a pergola structure. The pergola houses retractable sun and/or rain shades, creating an intimate setting between internal and external living.

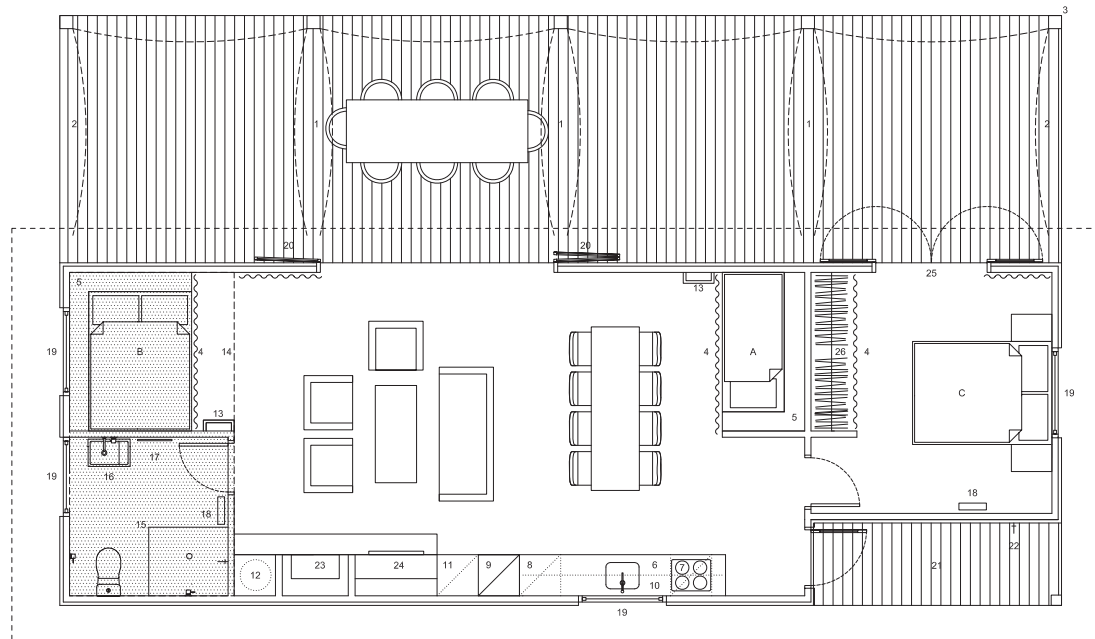
L Bach Features -

- One bedroom with french doors to deck area
- Two double bunks with built-in shelving and windows
- Two single bunks with built-in shelving
- An attic space with opening windows within the gable
- A fully equipped bathroom with shower, vanity and WC
- Kitchen and dining which includes oven, stove, range hood, fridge / freezer and dishwasher all of which are energy and water-efficient appliances
- Laundry cupboard which houses combination washing machine and dryer, and additional space for a hot water cylinder (if required)
- Living area adjacent to the kitchen features lounge with fireplace and built-in shelving for flat screen TV and sound system equipment
- Opening bi folding doors to large deck area
- Pergola with retractable sun and/or rain shades
- Gable roof with internal exposed beams, and windows within the apex of the gable offering natural light and views into the Master bedroom and attic space

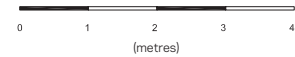


EUNOIA BACH L - FRONT VIEW

EUNOIA BACH L - PLAN



- | | | |
|---------------------------|----------------------------------|------------------------------|
| A. Bunk beds (x2) | 8. Dishwasher | 18. Wall Heater |
| B. Queen bunk beds (x2) | 9. Fridge / freezer | 19. Opening window |
| C. Queen bed | 10. Pantry | 20. Glazed bi-folding window |
| 1. Deck | 11. Washing machine / dryer | 21. Verandah |
| 2. Sail canopy (optional) | 12. Storage / hot water cylinder | 22. Tap |
| 3. Pergola (optional) | 13. Ladder | 23. Fireplace |
| 4. Privacy curtain | 14. Attic above shaded | 24. LCD TV |
| 5. Built-in shelves | 15. Bathroom | 25. Glazed french doors |
| 6. Kitchen | 16. Basin | 26. Wardrobe |
| 7. Stove with oven under | 17. Heated towel rail | |



*Concept and dimensions are indicative only



EUNOIA BACH - LIVING AREA & KITCHEN (L.M)



EUNOIA BACH - LIVING & DOUBLE BUNKS & ATTIC (L.M)

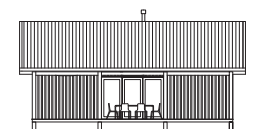


EUNOIA BACH L - REAR VIEW

Eunoia Bach M

SLEEPS	6 +
INTERNAL AREA	49m ²
ATTIC AREA	12m ²
DECK AREA	42m ²

Dimensions are indicative only and are rounded to the nearest m²



The Medium Bach model totals 102m², including 48m² of ground floor living and 12m² of attic space, front and rear decking/veranda that measures 42m² as the standard size.

The Medium Bach provides for both bed and bunk style sleeping, incorporating two double bunks and two single bunks. Each bunk features bookshelves and storage as well as windows for fresh air and views. The living space contains kitchen, dining, lounge and entertainment area including built-in shelves for books and hi-fi equipment and fireplace. The bi-folding doors open to a generous deck and outdoor living area situated under a pergola structure. The pergola houses retractable sun and/or rain shades, creating an intimate setting between internal and external living.

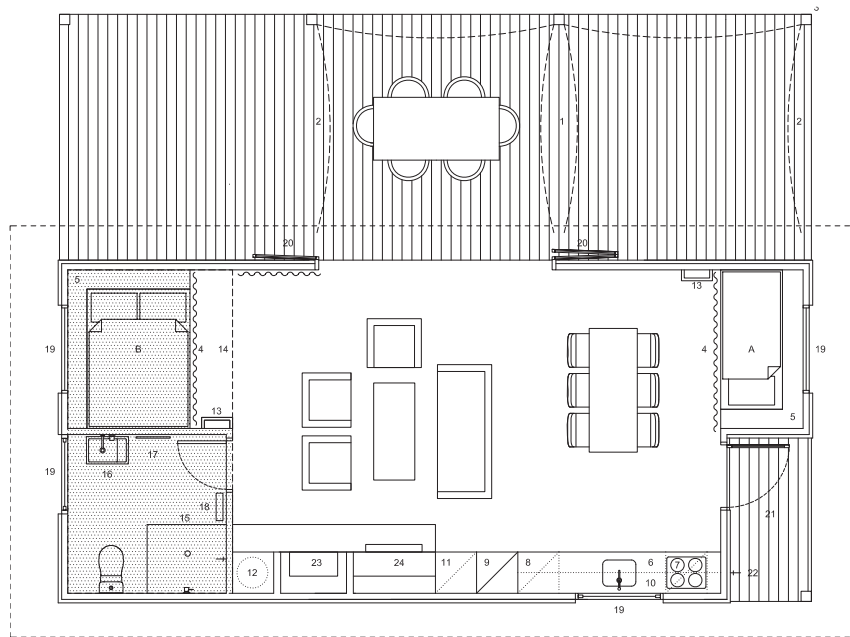
M Bach Features -

- Two double bunks with built-in shelves and windows
- Two single bunks with built-in shelves and windows
- An attic space with opening windows within the gable
- A fully equipped bathroom with shower, vanity and WC
- A kitchen and dining area that includes oven, stove, range hood, fridge / freezer and dishwasher, all of which are energy and water-efficient appliances
- Laundry cupboard which houses combination washing machine and dryer and additional space for a hot water cylinder (if required)
- The living area adjacent to the kitchen contains lounge and entertainment and fireplace with built in shelving for flat screen TV and sound system
- Opening bi-folding doors to large deck area
- Pergola with retractable sun and/or rain shades
- Gable roof with internal exposed beams, and windows within the apex of the gable offering natural light and views into the living area and attic space

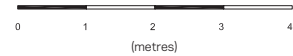


EUNOIA BACH M - FRONT VIEW

EUNOIA BACH M - PLAN



- | | | |
|---------------------------|----------------------------------|------------------------------|
| A. Bunk beds (x2) | 9. Fridge / freezer | 19. Opening window |
| B. Queen bunk beds (x2) | 10. Pantry | 20. Glazed bi-folding window |
| 1. Deck | 11. Washing machine / dryer | 21. Verandah |
| 2. Sail canopy (optional) | 12. Storage / hot water cylinder | 22. Tap |
| 3. Pergola (optional) | 13. Ladder | 23. Fireplace |
| 4. Privacy curtain | 14. Attic above shaded | 24. LCD TV / Shelves |
| 5. Built-in shelves | 15. Bathroom | |
| 6. Kitchen | 16. Basin | |
| 7. Stove with oven under | 17. Heated towel rail | |
| 8. Dishwasher | 18. Wall Heater | |



*Concept and dimensions are indicative only



EUNOIA BACH - STANDARD BATHROOM (XL.L.M.S)



EUNOIA BACH M - LIVING & SINGLE BUNKS

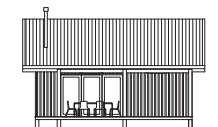


EUNOIA BACH M - REAR VIEW

Eunoia Bach S

SLEEPS	4 +
INTERNAL AREA	37m ²
ATTIC AREA	12m ²
DECK AREA	33m ²

Dimensions are indicative only and are rounded to the nearest m²



The Small Bach model totals 82m², including 37m² of ground floor living and 12m² of attic space, front and rear decking/veranda that measures 33m² as the standard size.

The bach is designed as a bunkhouse to be added to an existing dwelling, or purchased in combination with one of our other baches, or as a complement to caravan or tent accommodation. The bach features two sets of single bunks with built-in shelving, storage, and windows for fresh air and views as well as a generous fully equipped bathroom. The attic space enjoys a large opening window to capture sunshine and views. The kitchen features oven, stove, range hood, dishwasher, fridge / freezer, laundry and storage. The living area also features a fireplace and entertainment area, with built-in shelving for books and hi-fi equipment.

The bi-folding doors open to a deck and outdoor living area situated under a pergola structure. The pergola houses retractable sun and/or rain shades, creating an intimate setting between internal and external living.

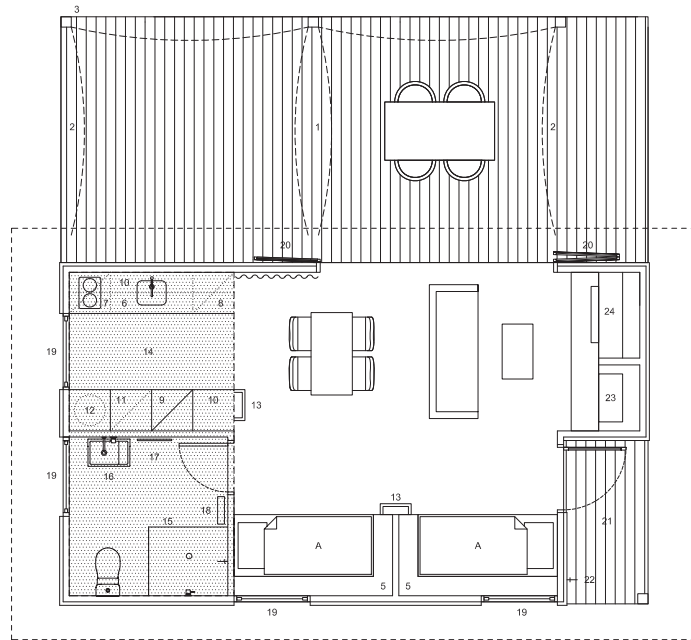
S Bach Features -

- Four single bunks with built-in shelving and windows
- An attic space with opening windows within the gable
- A fully equipped bathroom with shower, vanity and WC
- Kitchen which includes oven, stove, range hood, fridge / freezer and dishwasher, all of which are energy and water-efficient appliances
- Laundry cupboard which houses combination washing machine and dryer and additional space for a hot water cylinder (if required)
- Living area includes lounge, entertainment area, fireplace, built-in shelving and an area flat screen TV
- Opening bi folding doors to large deck area
- Pergola with retractable sun and/or rain shades
- Gable roof with internal exposed beams, and windows within the apex of the gable offering natural light and views into the living area and attic space

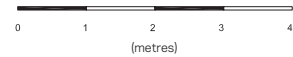


EUNOIA BACH S - FRONT VIEW

EUNOIA BACH S - PLAN



- | | | |
|---------------------------|----------------------------------|------------------------------|
| A. Bunk beds (x2) | 10. Pantry | 20. Glazed bi-folding window |
| 1. Deck | 11. Washing machine / dryer | 21. Verandah |
| 2. Sail canopy (optional) | 12. Storage / hot water cylinder | 22. Tap |
| 3. Pergola (optional) | 13. Ladder | 23. Fireplace |
| 4. Privacy curtain | 14. Attic above shaded | 24. LCD TV / shelves |
| 5. Built-in shelves | 15. WC / open shower | |
| 6. Kitchen | 16. Basin | |
| 7. Stove with oven under | 17. Heated towel rail | |
| 8. Dishwasher | 18. Wall Heater | |
| 9. Fridge / freezer | 19. Opening window | |



*Concept and dimensions are indicative only





EUNOIA BACH S - SINGLE BUNKS



EUNOIA BACH S - REAR VIEW



LIVING BACHES



EUNOIA BACH - STANDARD BEDROOM (XL.L)

BASE MODEL OUTLINE SPECIFICATIONS

STRUCTURAL / FRAMING:	Timber framing with steel cleats
ROOFING:	Corrugated metal
EXTERNAL WALLS AND FINISH:	Ply cladding with board and batten finish
DECKING:	Timber frame and decking
PERGOLA:	Timber
EXTERNAL DOORS:	Aluminium bi-folding and/or french doors to deck, single side-hung entry door
WINDOW AND DOOR GLAZING:	Double-glazing
INSULATION:	Insulation to external walls, ceilings and underfloor
INTERNAL WALLS AND FINISHES:	Timber framing, smooth finished ply panels sealed or whitewash finish. HardiGlaze lining to bathroom
INTERNAL DOORS:	Paint quality hollow-core doors with good quality hardware
FLOOR FINISHES:	Wood laminate
CEILING FINISHES:	Smooth finished ply panels sealed or whitewash finish
KITCHEN JOINERY:	Kitchen joinery to have selected timber veneer fronts, melamine carcass and stainless steel worktops
BATHROOMS:	Vitreous china whiteware, tapware with chrome waste outlets, glass shower with base
VENTILATION & HEATING:	Mechanical ventilation to bathrooms, bathroom heater and heated towel rail, fireplace in the living area, wall mounted electric heaters in bedrooms
ELECTRICAL:	Quality electrical fittings and lights and RCD outlet in each bathroom

IN ADDITION

If a client wishes to add any additional features, we would be happy to help. Below are some suggestions

ELECTRICAL:	Smart wiring
COMMUNICATION:	5 cable wiring for Internet services
HEATING:	Heat pump / underfloor in bathroom (only for tiles) / wetback system for wood burner or fireplace
VENTILATION:	Ceiling fans in living and/or bedrooms
PERGOLA:	Cotton sunshade and/or canvas rain shade
FLOOR FINISHES:	Carpet in the bedrooms
FIRE:	Sprinkler system (optional)
SECURITY:	4 zone home system (optional)
PLUMBING:	Outdoor bath, shower, sink

Disclaimer: We will endeavour to supply the specifications as described herein. If we cannot for reasons that are out of our control we will discuss the options with our clients and agree to replace the product with one of equal or similar quality.

THE COMPANY

The word Eunoia (pronounced "EU.NO.IA") means "Beautiful Thinking", and is the shortest word in the English language that contains all five vowels.

Eunoia is a collective of architects, designers, project marketing specialists, builders, and project managers who specialise in the art of bach design and construction.

Eunoia have the expertise and experience to manage all aspects of each bach project.

These services include:

- Development planning
- Resource Consent application
- Building Consent application
- Site works
- Construction
- Interior design services
- Landscape design services
- Project marketing services
- Graphic design and architectural rendering services
- Real Estate services

DIRECTORS - AUCKLAND

Harriet Compton Richards

MAS ETH Zurich BArch(Hons 1) BAS

Harriet's area of specialisation is sustainable, modular design and modern methods of construction. Building on sustainable building methodology experience obtained in Europe, her work has been focused on providing environmentally fitting commissions within the New Zealand context with a particular focus on housing and interiors.

She is a member of the NZ Timber Design Society Management Committee, the New Zealand Institute of Architects (NZIA), and holds an ongoing position as a Senior Design Tutor and Critic at The University of Auckland School of Architecture and at AUT University. Harriet is a director of Young + Richards Ltd.

Elvon Young

MArtDes(Hons) BArch(Hons) BAS BCom

Elvon has a background in Marketing, Architecture and the Arts. He has been involved in many competition winning architectural projects. Elvon specialises in digital and parametric design methodologies. In addition he is an exhibited artist, with his most recent works exhibited at the City Gallery Wellington and named 2008 best interior designer by Urbis magazine.

Elvon is a past President of the Auckland Architecture Association (AAA), a member of the New Zealand Institute of Architects (NZIA), the Designers Institute of New Zealand (DINZ) and holds a long-standing tenured position at AUT University as Senior Lecturer. Elvon is a director of Young + Richards Ltd.

DIRECTORS - CHRISTCHURCH

Chris Herbert

Dip Ag AREINZ

Within a career that spans over thirty years Chris has cemented his place as one of New Zealand's most respected property marketing professionals. He is a specialist within the accommodation and tourism industry and many of the developments he has managed have become New Zealand landmarks.

The vast experience he has gained working alongside architects / builders and the public has been brought to bear on all aspects of the Eunoia product to ensure clever and practical design combined with enduring style and flair.

James Herbert

AREINZ

James has had significant branding and project-marketing experience working alongside Chris Herbert in a range of high-end lifestyle property developments based in the South Island. As CEO of Eunoia, James has a strong vision for combining architecture and environmental design to the New Zealand holiday destination.

Blair Brown

Blair has a background in landscape design and in recent years has concentrated on project management of small to large-scale property projects. Services provided have included all aspects of land development and project management from conception to completion. It has always been Blair's desire to be involved in projects, which have empathy with their environment, and where there is pride of ownership for all involved.

QUALITY

MATERIALS, FIXTURES, FITTINGS AND EQUIPMENT

Where possible all building materials, fixtures, fittings and equipment are sourced from New Zealand companies with reputations for quality products and guarantees to support. All guarantees on materials, fixtures, fittings and equipment are passed onto our clients.

Eunoia project manage the construction and installation of each bach to ensure a sensible timeframe is achieved and our high standards are met.

ARCHITECTURALLY DESIGNED & ENGINEERED

Harriet Compton Richards and Elvon Young are highly qualified and are bound by a professional code of ethics. Their architecture and design practice Young + Richards Ltd is supported by both the New Zealand Institute of Architects and the Designers Institute of New Zealand.

Each bach is specifically placed onsite by our designers to capture the best aspects of the land and ensure the correct orientation for views, sunshine, and shading and blocking of wind using the natural environment.

Each bach has been specifically engineered by our registered engineers Structure Design Ltd for New Zealand conditions. Simplicity, elegance, efficiency of structure and construction, and waste minimisation are core to our design.

NEW ZEALAND BUILDING CODE COMPLIANCE

Our baches are built in accordance with the New Zealand Building Code; they have been professionally designed and engineered by New Zealand Registered Architects and Engineers, and come with individually signed producer statements.

BUILDING GUARANTEE

Our preferred builders will provide a guarantee on workmanship through either members of the Certified Builders Association of New Zealand or the Master Builders Federation.

ENVIRONMENTAL DESIGN

Our baches are intelligently designed and constructed to reduce our impact on the environment, by using sustainable resources and processes that are environmentally responsible and non-pollutant. Where possible we source materials locally from New Zealand companies.

Key environmental aspects incorporated into Eunoia Baches include:

ENERGY

- Energy efficient light bulbs and fittings
- Energy efficient/low energy-rated appliances
- Gas or electric hot water heating (option / choice)
- External walls and ceilings are provided with wool insulation, which have a high R Value* and are also allergen free
- Underfloor insulation made from 100% polyester, which is allergen free and recyclable
- Double glazing to all windows and doors
- Site specific placement of bach for maximum sun and natural shelter
- Efficient wood burners with wetback for water heating (optional)
- Inverter heat pumps can be added for those cold winter destinations (optional)
- Solar panels as well as hot water heating options can be also be added (optional)

WATER

- Efficient low water use appliances
- Water purifiers featured in each kitchen
- Efficient water fixtures including toilets, showers etc
- Rainwater collection tanks (optional)
- Grey water recycling systems can be incorporated (optional)

WASTE

- FSC (Forestry Stewardship Council) timber for framing, external cladding, internal wall linings and joinery is always used
- Offsite construction and modular design minimise material waste
- Composting toilets can be used instead of septic tanks (optional)
- Pole and pile foundations help reduce the need for disturbing natural flora and fauna

EMISSIONS

- Low VOC* plyboard and paints
- Clean air approved wood burners (optional)

CARBON

- By using FSC New Zealand timber we are helping remove carbon dioxide from the atmosphere
- Using recycled building materials where possible
- Endeavouring to supply locally where possible, trying to minimise population from transport

IN ADDITION

If any client wishes to add on photovoltaic solar power or grey water recycling, composting toilet or any product to tailor to personal environmental standards or site requirements, Eunoia are keen to help clients develop these aspects further.

* R (Resistance) Value is the measure of how effective the insulation will be. For cold winter destinations we will increase the R Value.

* VOC (Volatile Organic Compounds) are organic chemical compounds that have high enough vapour pressures under normal conditions to significantly vaporise and enter the atmosphere.

PURCHASING PROCESS

1. SALES

- Initial inquiry
- Meeting to discuss options
- Onsite meeting (if required)
- Timeframe for completion is indicated
- Construction and management agreement is signed (conditional on building consent being granted)
- A signing fee is required. This amount will cover all anticipated costs prior to, and including the issue of building consent

2. PLANNING

- Site visit by architects, project manager, builder, land surveyor, geotechnical engineer (if required)
- District and Regional Plan review
- Project Information Memorandum (PIM) application
- Resource Consent work (if required)
- Building Consent application
- Progress payment is required for “confirmation” of contract, which is upon the issue of building consent
- Construction and management agreement is deemed unconditional

3. CONSTRUCTION

- Materials are ordered and off-site construction begins
- Earthworks / site-works are undertaken (if required)
- Site services (such as power) is undertaken (if required)
- Progress payment(s) on construction milestones
- Building is finished
- Certificate of compliance is issued by our architects
- Eunoia's Project Manager and team inspect and sign off the bach when it has met Eunoia's exacting standards
- Building certificate is issued by the local council
- Final payment is required for “Code of Compliance Certificate” - This payment will be the balance remaining to pay, plus or minus any difference between forecasted and actual PC Sums

4. MAINTENANCE PERIOD

60-day maintenance period begins from the issue of architect's code of compliance. Note: Contractually Eunoia is obligated to fix any defects, which were not picked up and fixed in their report and corrected at that time.

Please note: This process is tailored to your individual requirements. Generally we would require 3 - 5 payments at various construction milestones over the course of your contract. All funds are held in an independent trust account, specifically for your project.

FAQ

How many Eunoia bach plans do you have?

The Eunoia Bach range consists of 4 architecturally designed bach plans. These work successfully as individual buildings while seamlessly merging as multiples on the same site through connecting decks -

Eunoia Bach XL - Sleeps 4 +

207m² in total - Internal 95m² - Attic 26m² - Deck 86 m²

Eunoia Bach L - Sleeps 8 +

133m² in total - Internal 65m² - Attic 12m² - Deck 56m²

Eunoia Bach M - Sleeps 6 +

102m² in total - Internal 49m² - Attic 12m² - Deck 42m²

Eunoia Bach S - Sleeps 4 +

82m² in total - Internal 37m² - Attic 12m² - Deck 33m²

Note: Dimensions have been rounded to nearest m² and are indicative only and subject to change.

What are the fixed costs included in the Construction Contract?

- Site-specific architects fees
- Structural engineer's report
- Foundations for a typically flat site
- All materials, fixtures, fittings and equipment
- Builders / Labour / Sub trades
- Project Management services to completion

Generally these costs form the largest sum of a construction contract and can be the hardest to control.

We guarantee these are fixed from the day of signing.

What Provisional Costs (PC Sums) could be included in the Construction Contract?

Provisional Costs Sums are costs that together we have agreed to outsource on your behalf but that we cannot control the exact outcome of. We will obtain estimates and quotes but we cannot predict the exact final cost of the work until the final bill has been presented. For all PC Sums we work on an open book policy, charging a 10% management fee for overseeing consultants / subcontractors.

Some examples of PC Sums are:

- Obtaining documentation such as a Project Information Memorandum (PIM)
- Site Surveyor's Report
- Geotechnical Engineer Report
- Transport requirements such as helicopters or barges
- Specialist site visits required by architects or engineers
- Resource Management application and management
- Building Consent application and management
- Infrastructure work such as civil engineering or power, water and sewerage etc
- Additional foundation work for a sloping site
- Demolition or deconstruction of an existing building
- Off-the-grid additions such as solar power, septic tank, rainwater collection, grey water recycling, generator etc
- If required, design fees such as variations or interior design services or landscape design

We will endeavour to confirm all PC Sums in your construction contract as accurately and efficiently as possible.

How economical are Eunoia Baches?

In pricing our baches we believe we have achieved a balance between style, quality and value through intelligent design and construction. We believe a Eunoia Bach should provide the owner with a building that will grow in value and promote your underlying land value.

What services does Eunoia provide?

We work in conjunction with our consultants to offer the full services of a property development company in partnership with you the landowner. These include:

- Development planning
- Resource Consent application
- Building Consent application
- Site works
- Construction
- Interior design services
- Landscape design
- Project marketing services
- Graphic design and architectural rendering services
- Real Estate services

Can I vary the Eunoia Bach floor plans?

The short answer is yes. However, the floor plans have been well considered for functionality and value. Variations to any plan may incur additional costs in design and any materials and labour. Please feel free ask.

FAQ

What standard choices do I have in individualising my Eunoia Bach?

- Exterior colour - We suggest white, black, grey and russet red as shown but are happy to work with you on this
- Interior colour - We suggest white walls and natural ply board ceilings (as shown in the XL Bach) or an all whitewashed ply board interior (as shown in the L, M & S Baches)
- Bathroom - Would you like tiles or rubber flooring? Tiles are more expensive due to the cost of labour. Both are very good, durable products
- Wood burner or open fire - Of course this will depend on restrictions as set by your district council

These choices, in conjunction with your style of interior furnishings, have the greatest impact on individualising your bach to look unique.

Can I upgrade fixtures, fittings or chattels in my Eunoia Bach?

Yes, if you would like to upgrade any of the fixtures, fittings or chattels then please let us know. Eunoia have an excellent quality base model fit-out package for each bach, however we understand some customers may not be as budget conscious as others. We are happy to work with you to upgrade your bach by providing higher-end specifications to meet your style.

Can I add on to your base models?

Yes, externally you may wish to add on an outdoor shower, bath, or sink for gutting fish. Internally you may wish to add a heat pump or carpet for cold winter destinations. You may be considering solar panels and grey water recycling. Anything is possible and we are keen to help further.

Can I work with your interior designers to furnish my Bach?

Eunoia's design directors are available to help you furnish your bach. Our designers have put together a range of furniture and objects that fit well with our baches and that can be tailored to your taste.

Are Eunoia Baches designed to be purchased as both singular and multiple buildings?

The four Eunoia Baches work successfully as individual buildings while seamlessly merging as multiples on the same site through connecting decks. Eunoia baches have been designed for maximum flexibility allowing you to plan to your budget and lifestyle today, with the confidence of knowing there are solutions for future growth.

Can Eunoia provide garaging or a boatshed?

Yes, we provide for any type of garage or boatshed for your site and include this in your contract, to be built at the same time as your bach.

What deposit should I expect to pay?

We require a minimum of 10% deposit, which is held in our solicitors trust account until your building certificate has been issued. Progress payments are required throughout the construction phase. Please find more details herein.

How long will I have to wait before my bach is finished?

Generally we should be able to have your bach onsite and completed within 3 months from the issue of a building consent. A better indication will be given once we have discussed your site requirements and location.

Are Eunoia Baches kitset or modular buildings?

Eunoia Baches are architectural pre-designed structures, which are placed on your land as site-specific buildings. They are quality buildings that are designed to be architecturally pleasing, functional, and environmentally conscious.

Do you have Eunoia Baches already built and available for sale?

We work closely with our clients and it is possible that we may know of someone who we have built a bach for that wishes to sell. Please feel free to enquire.

I want to buy a Eunoia Bach but have not found the right section as yet. Can you help?

Eunoia has working relationships with landowners all over New Zealand and can help you search for an ideal section in your preferred location.

How can I be confident that Eunoia produce quality baches?

- Architecturally designed by Harriet Richards & Elvon Young; both hold Master's degrees in art and architecture and are members of the New Zealand Institute of Architects
- The materials used are high quality and supplied by New Zealand companies
- Eunoia Baches are built in accordance with the New Zealand Building Code
- Our preferred builders are trade-qualified builders and will provide a guarantee on workmanship through either the Certified Builders Association or Master Builders Federation

FAQ

Where will Eunoia build in New Zealand?

Our company is set up to construct in partnership with qualified builders in any destination in New Zealand.

Are Eunoia Baches going to be warm?

Each bach features double-glazing in all windows and doors. The walls and ceilings are insulated with high 'R Value' woollen insulation, and underfloor with 100% polyester. Wall heaters feature in each bedroom. The wood burner or open fire are chosen to adequately heat the living area. Heat pumps can be added to the living areas in colder destinations.

What is Eunoia's point of difference?

- We specialise in the field of design and construction of baches in remote New Zealand locations
- Eunoia Baches are architecturally designed structures, which are placed on your land as site-specific buildings. They are quality buildings, designed to be architecturally pleasing, functional, and environmentally conscious
- Eunoia can manage all aspects of your project on your behalf allowing you to bank your project under one construction agreement
- We have an empathy for the environment and timeless style
- Through experience we have a true understanding about all aspects of property value
- We understand the New Zealand property market and real estate marketing

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