



**ÖKO
KONSTRUKT**
Certified Passive Houses



About Öko Konstrukt

Öko Konstrukt specialises in the construction of high quality certified Passive Houses and Homestar rated homes in the greater Auckland area. Utilising the latest European technologies and products, and with expert knowledge in Passive House construction and project management of premium dwellings, we build world-class homes that are super-efficient and comfortable to live in.

Choose from a range of pre-designed homes and concepts or let us guide your project from concept through to completion. If you have existing plans, we may be able to adapt these to Passive House requirements.

Öko Konstrukt is a preferred builder in Milldale, Millwater and Weiti Bay with access to builder's terms on land purchases.

Certified Builder

Öko Konstrukt is a member of the Certified Builders Association, and with that comes assurance of fair and comprehensive contracts which protect all parties. For further peace of mind, projects are covered by the Halo 10 year Guarantee. Halo is underwritten by the largest insurance

underwriters in the world and is the most comprehensive ten-year residential building guarantee on the market today.

PassivHaus | Passive House

Passive House design and modelling allows us to predict the superior performance of your home, then provide assurance through rigorous third-party verification. It provides a healthy and comfortable living environment for you and your family while also reducing your running costs by as much as 80%. Furthermore, there are the long term benefits of resilience, guaranteeing no internal condensation and reducing CO₂ output over the lifetime of the building. Comfortable, healthy,

efficient, secure and quiet - it is the standard to which every home in New Zealand should be built.

Homestar

While Passive House certification primarily focuses on energy modelling and design, Homestar allows us to work with you on considering a much more extensive range of decisions when building. Homestar is an independent, national rating tool developed here in New Zealand by the New Zealand Green Building Council (NZGBC). It focuses on essential areas of a sustainable building such as construction waste, water use, materials, lighting, innovation and more.



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Weiti Bay Lot 121



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Concept only. Changes may be required for building or resource consent. Pricing indicative based on final specification.



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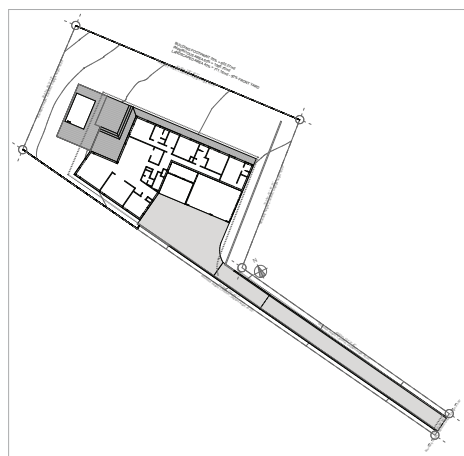
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A quality masonry Passive House within the exclusive gated Weiti Bay development. A wide range of community amenities which will include mountain bike club and tracks, horse stables, boat sheds with water access, fitness centre and conservation centre.



- Gross floor area 370m².
- Net floor area 325m² (liveable space excluding walls).
- Large 1,778m² site with elevated aspect.
- Izodom insulated concrete formwork (solid masonry) construction.
- Four bedrooms plus office, or fifth guest bedroom.
- Four bathrooms.
- Dedicated home cinema room.
- Triple car garaging with generous off-street parking.
- Feature timber detailing around entranceway & green vestibule from garage.
- Cathedral ceilings in living area and bedrooms.
- Scullery off kitchen and separate central laundry.
- Generous indoor-outdoor flow through two large double lift & slide door units.
- Expansive decks, louvretec roof, swim spa or pool. Fully landscaped.
- External access from bedrooms to covered porch.
- Standing seam (tray) roofing with Abodo vertical cladding.
- Balanced German heat recovery ventilation with additional heating/cooling for total comfort control.
- German super-efficient hot water heat pump.
- Wood with aluminium skin triple glazed "tilt or turn" German manufactured doors & windows.
- German manufactured kitchen & bathroom joinery, appliances & tapware.



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Weiti Bay Lot 132



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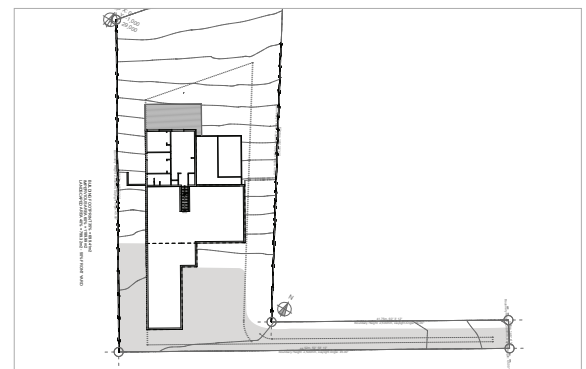
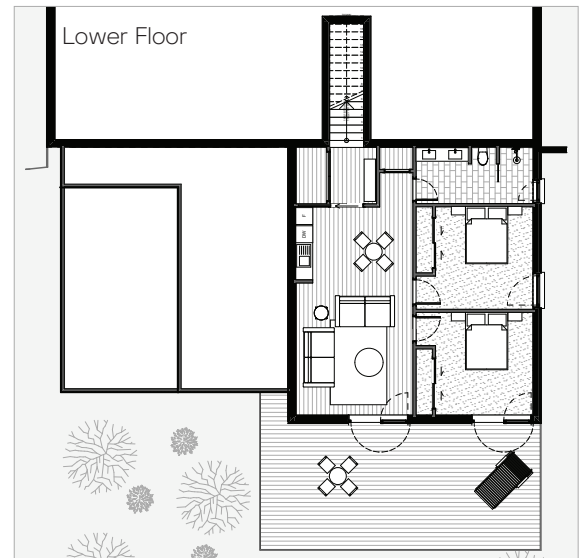


Entrance Floor

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A quality masonry Passive House within the exclusive gated Weiti Bay development. A wide range of community amenities which will include mountain bike club and tracks, horse stables, boat sheds with water access, fitness centre and conservation centre.

- Gross floor area 469m² over two stories.
- Net floor area 416m² (liveable space excluding walls).
- Large 1,998m² site with elevated aspect.
- Izodom insulated concrete formwork (solid masonry) construction.
- Five bedrooms plus office, or six bedrooms.
- Three bathrooms plus separate powder room.
- Dedicated home cinema room.
- Triple car garaging, workshop area, and generous off-street parking.
- Cathedral ceilings in living area and master bedroom.
- Scullery and separate central laundry off kitchen.
- Generous indoor-outdoor flow from lounge via large double lift & slide door unit, or from media room or master.
- Downstairs outdoor living through second living area or bedroom.
- Large decks, louvretex roof, swim spa or pool. Fully landscaped.
- Standing seam (tray) roofing, Abodo vertical weatherboards and schist cladding.
- Balanced German heat recovery ventilation with additional heating/cooling for total comfort control.
- German super-efficient hot water heat pump.
- Wood with aluminium skin triple glazed "tilt or turn" German manufactured doors & windows.
- German manufactured kitchen & bathroom joinery, appliances & tapware.



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