



Pacific Gardens

a new home for you

Masterplan



Stage 1 Plan



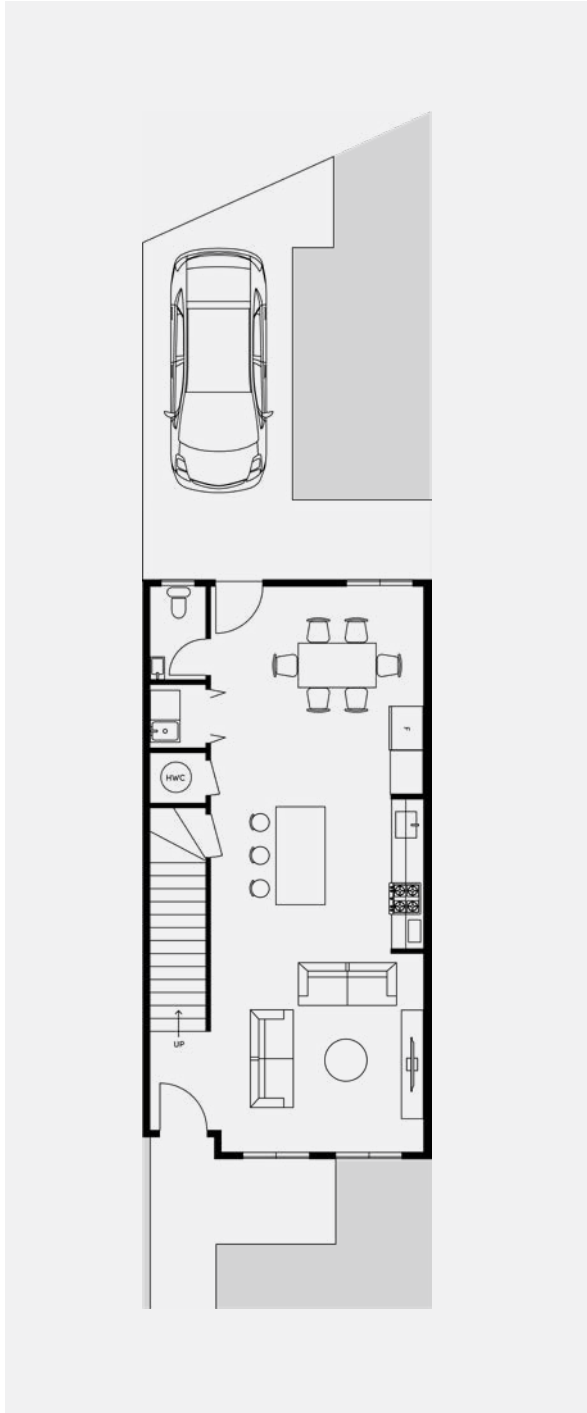
Typicals

Typical B

0 1 2 3m



Ground Floor



First Floor



Home: 107m²
Site: 110m²

Applies to Unit **B1, B2, B3**

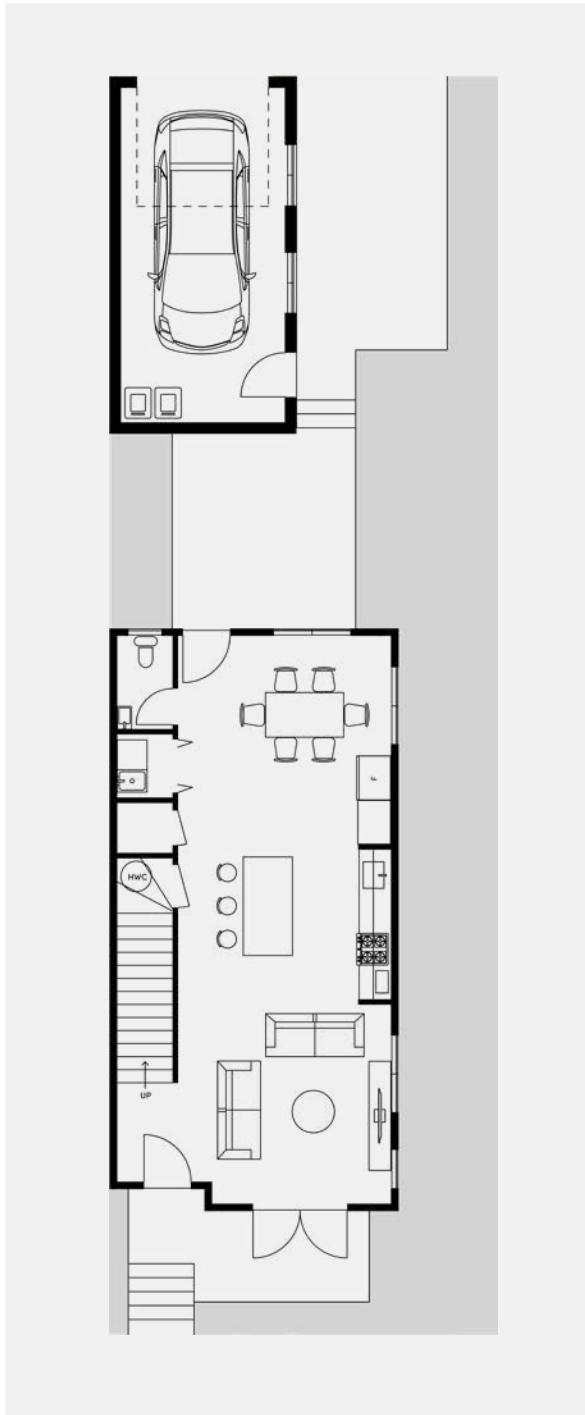
Typical layouts only. Landscaping, lot dimensions and colours are indicative only. Designs for specific homes are available on request.

Typical C

0 1 2 3m



Ground Floor



First Floor



Home: 106m²
Site: 147m²

Applies to Unit **C2, C3, C4**

Typical layouts only. Landscaping, lot dimensions and colours are indicative only. Designs for specific homes are available on request.

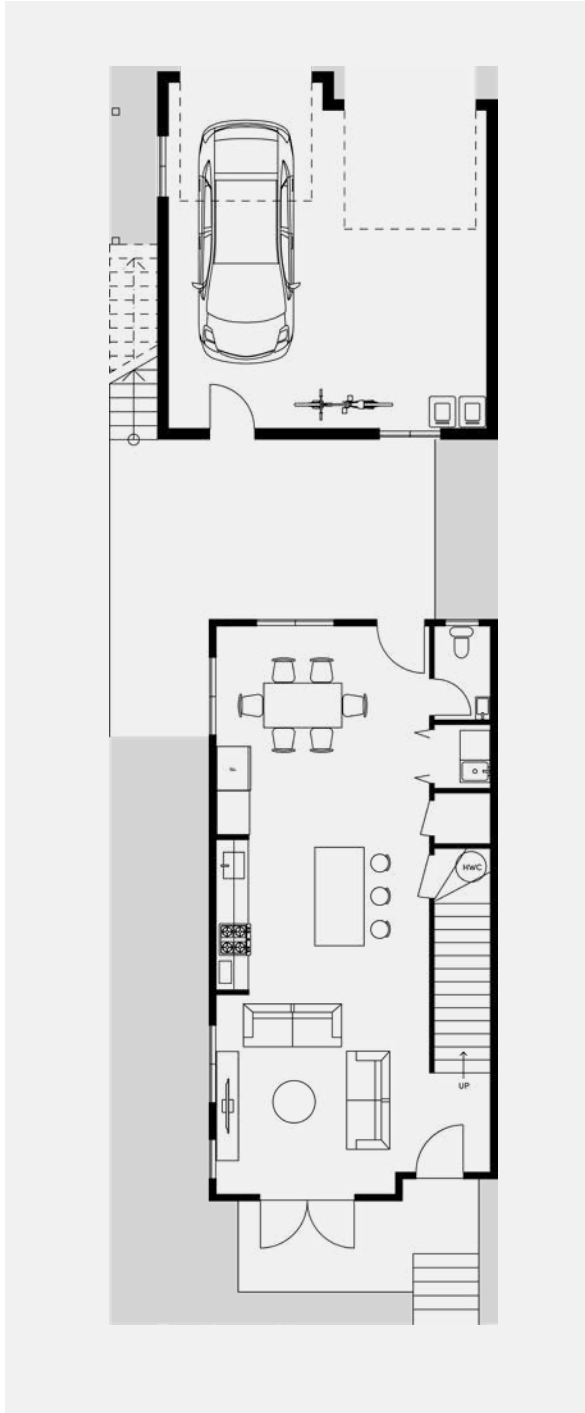
Pacific Gardens

Typical C1

0 1 2 3m



Ground Floor



First Floor



2

4

3

2

Home: 106m²
Site: 163m²
Garage: 75m²

Applies to Unit C1

Typical layouts only. Landscaping, lot dimensions and colours are indicative only. Designs for specific homes are available on request.

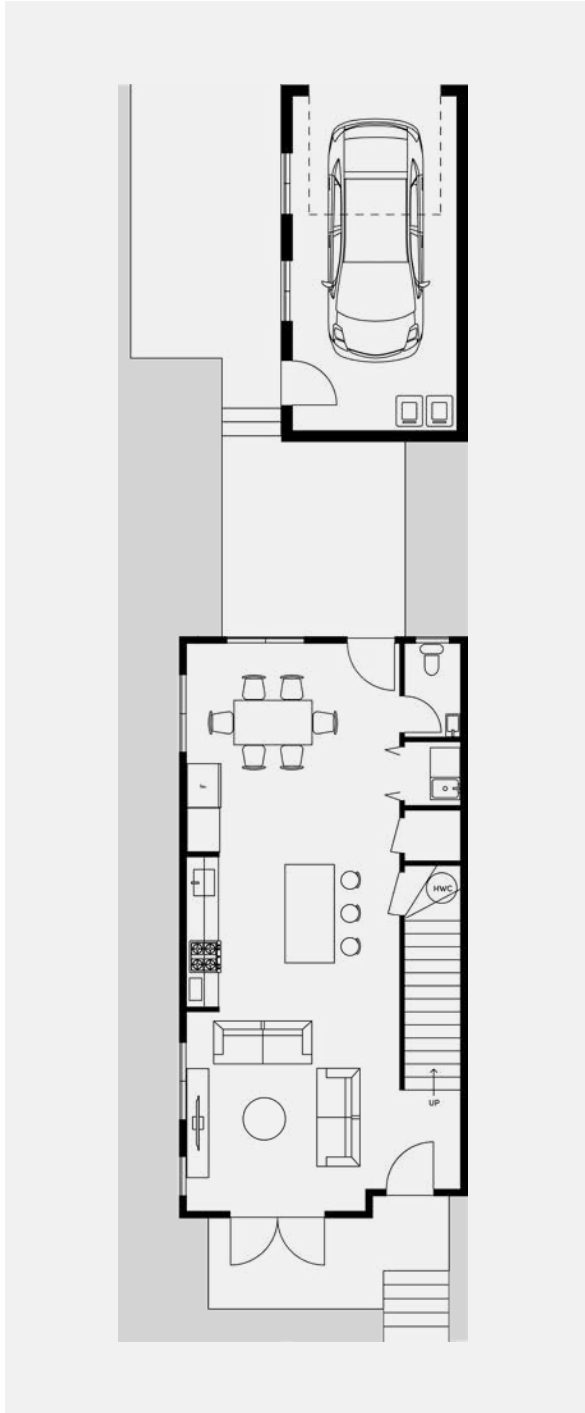
Pacific Gardens

Typical D

0 1 2 3m



Ground Floor



First Floor



Home: 106m²
Site: 147m²

Applies to Unit **D1, D2, D3, D4**

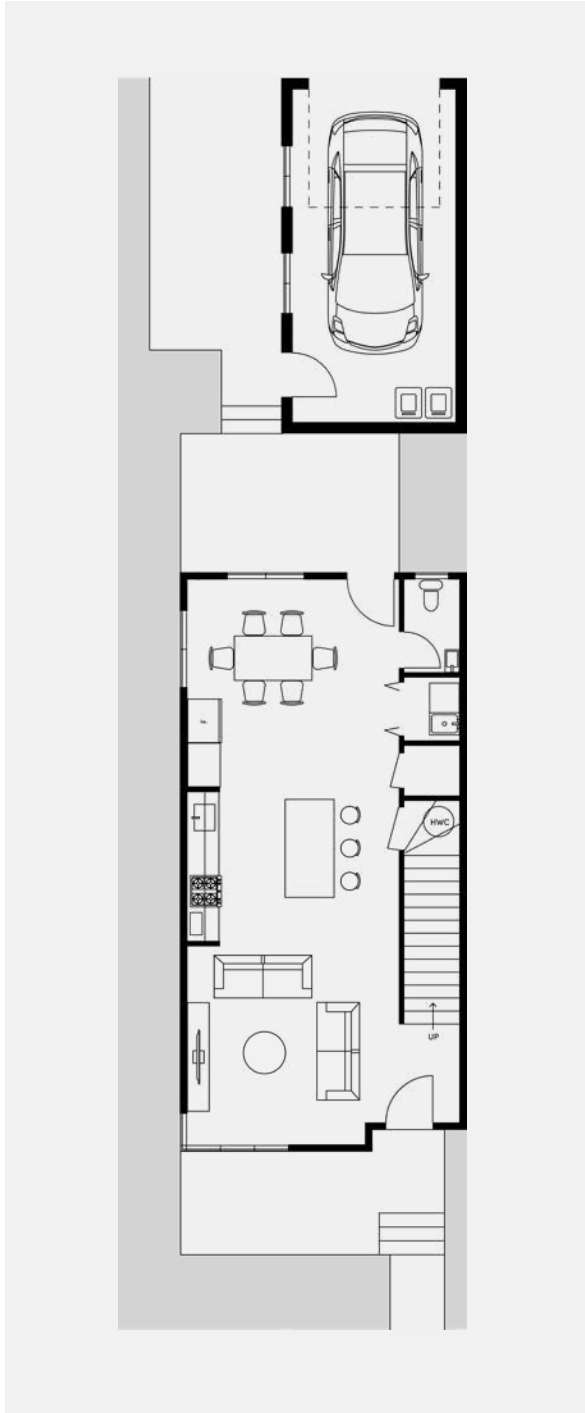
Typical layouts only. Landscaping, lot dimensions and colours are indicative only. Designs for specific homes are available on request.

Typical E

0 1 2 3m



Ground Floor



First Floor



2



3



2



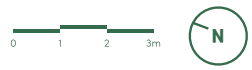
1

Home: 106m²
Site: 147m²

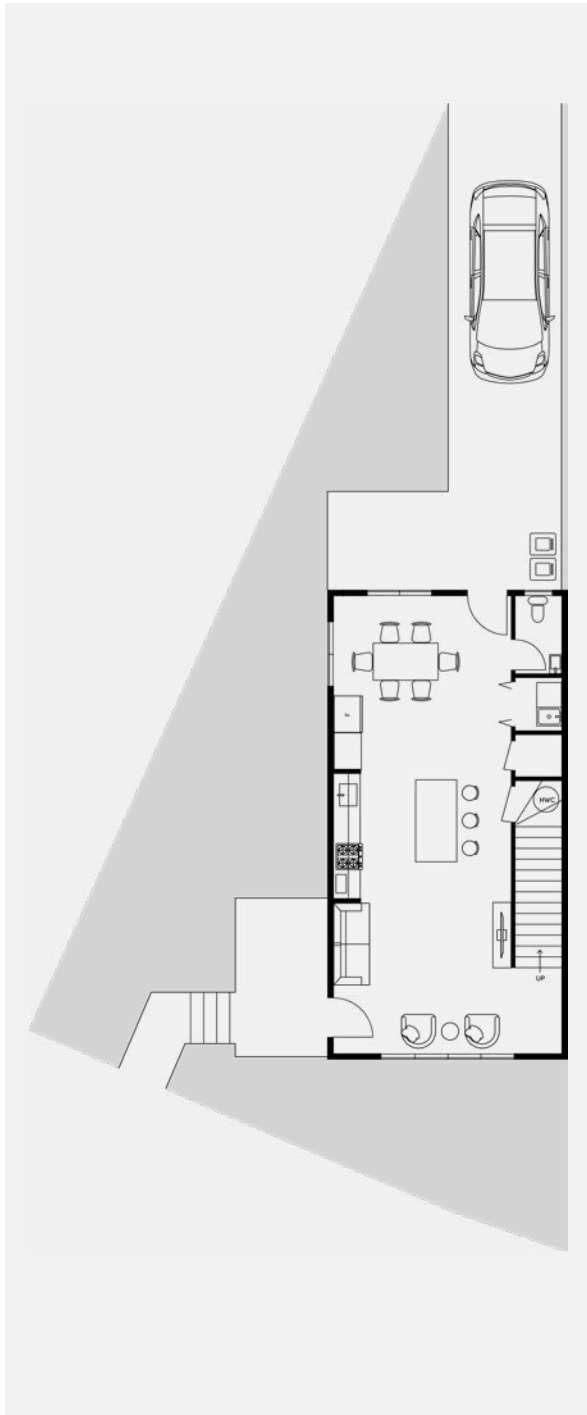
Applies to Unit **E1, E2, E3**

Typical layouts only. Landscaping, lot dimensions and colours are indicative only. Designs for specific homes are available on request.

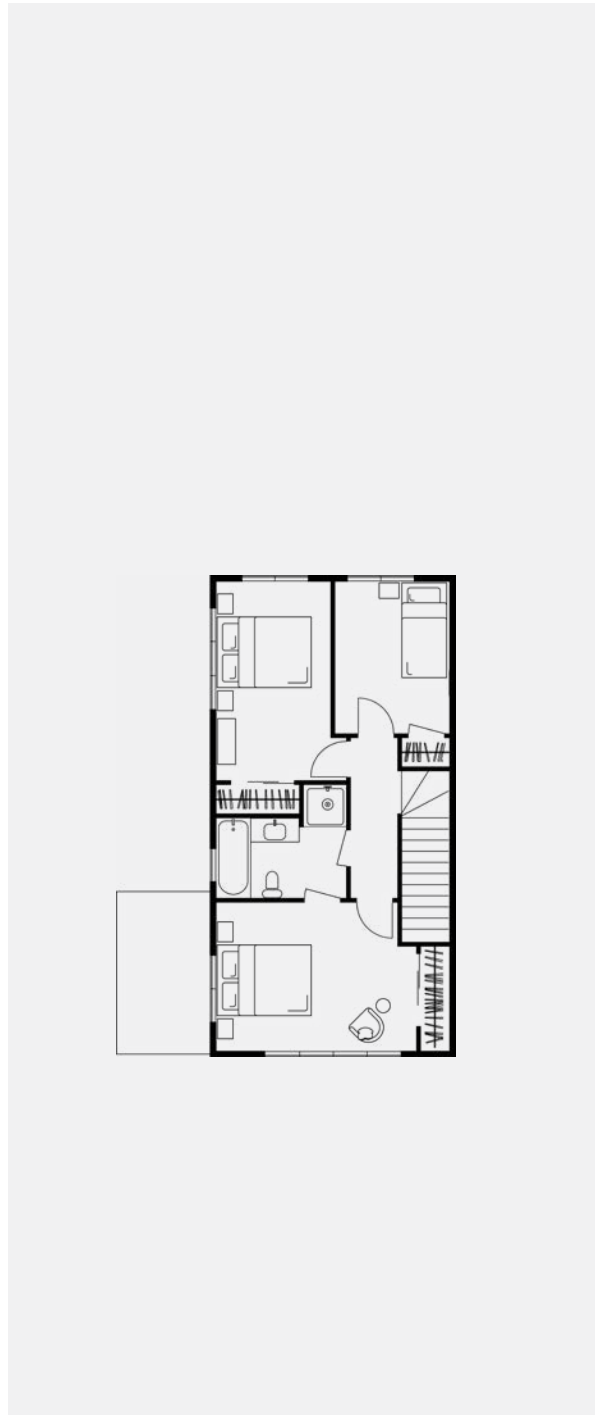
Typical F



Ground Floor



First Floor



Home: 103m²
Site: 181m²

Applies to Unit **F1**

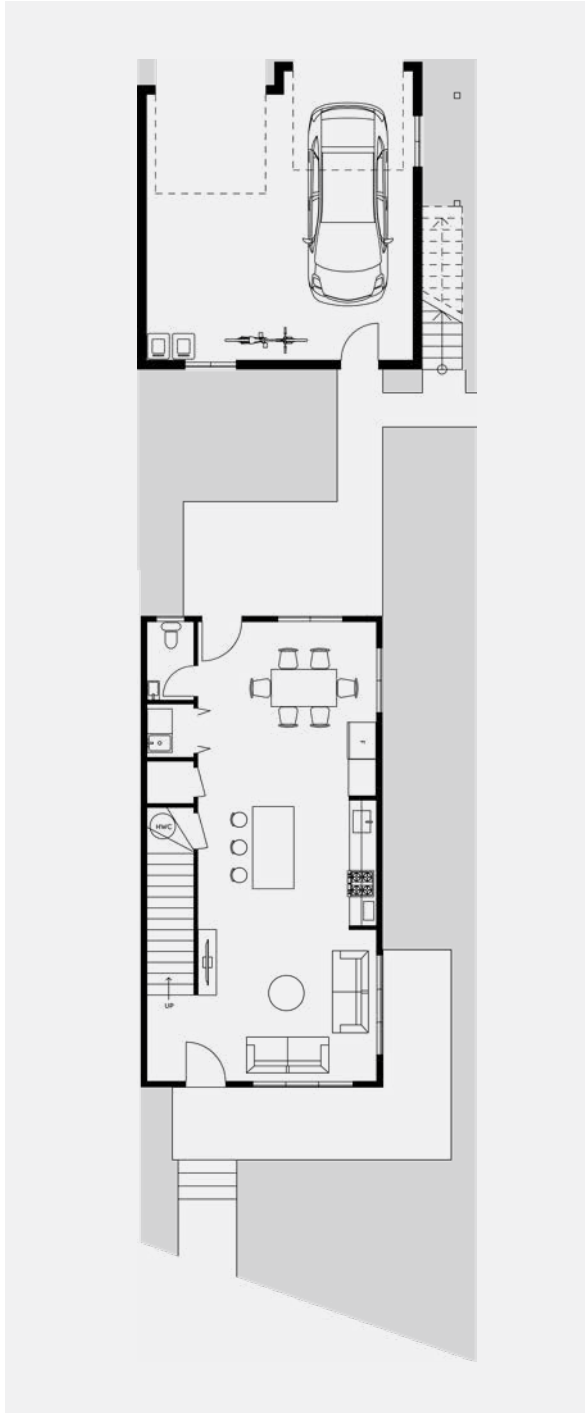
Typical layouts only. Landscaping, lot dimensions and colours are indicative only. Designs for specific homes are available on request.

Typical F2

0 1 2 3m



Ground Floor



First Floor



Home: 103m²
Site: 201m²
Garage: 75m²

Applies to Unit F2

Typical layouts only. Landscaping, lot dimensions and colours are indicative only. Designs for specific homes are available on request.

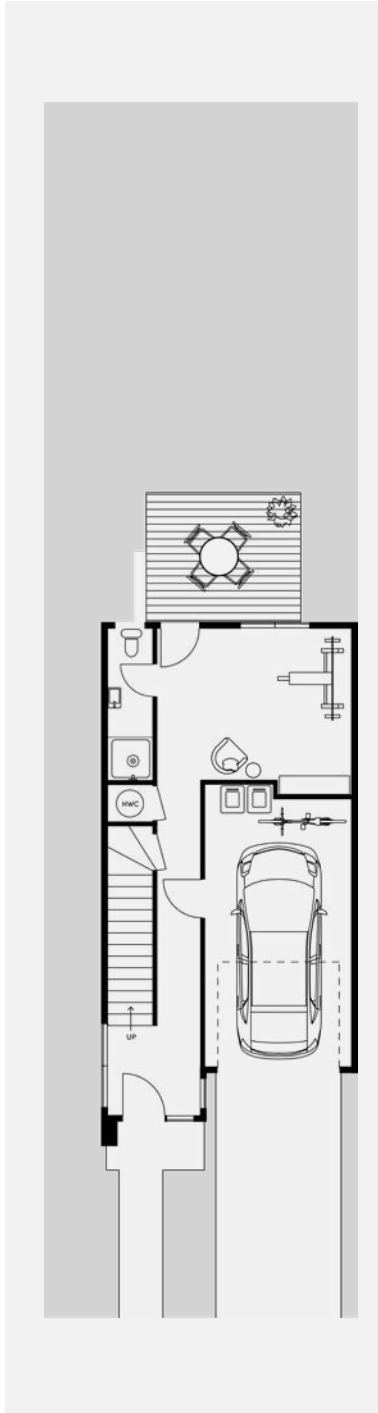
Pacific Gardens

Typical G

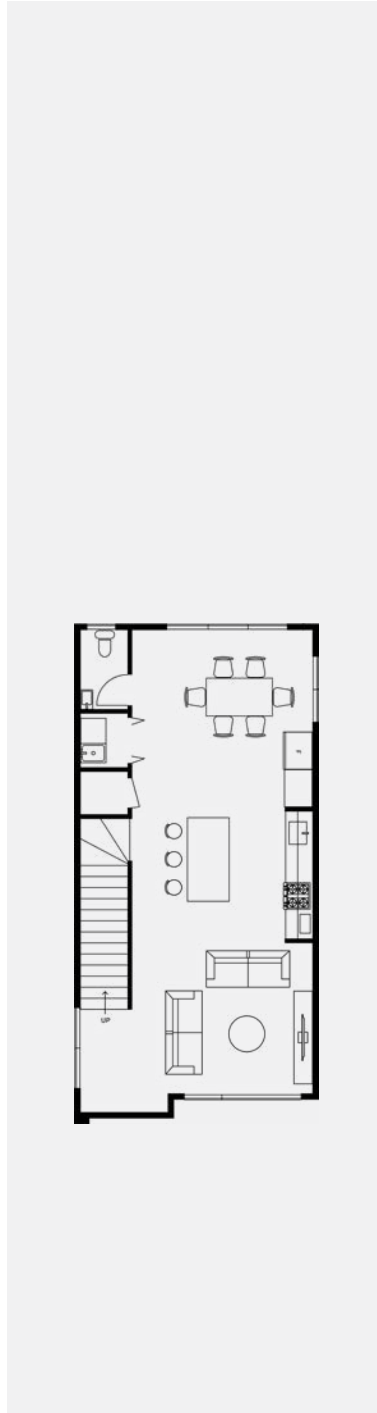
0 1 2 3m



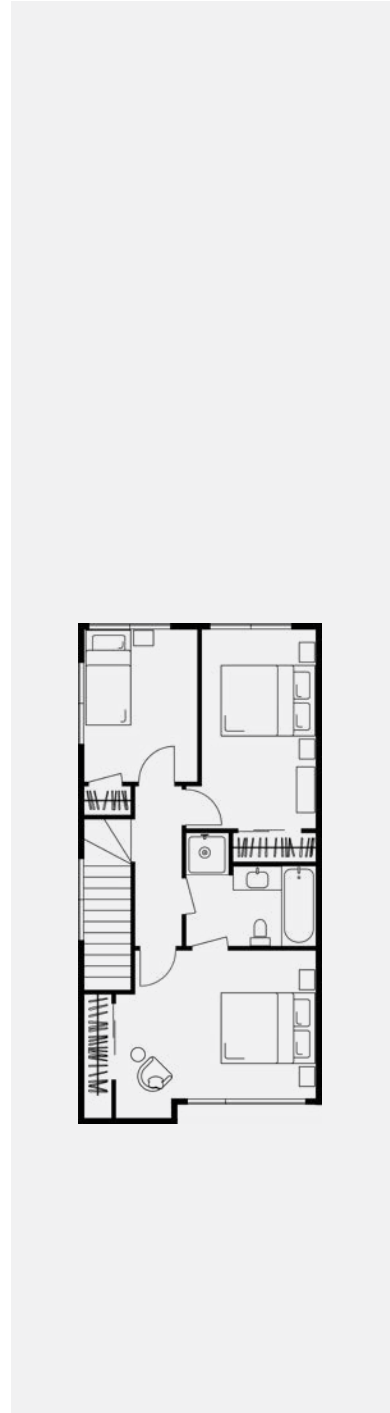
Ground Floor



First Floor



Second Floor



2



3



3



2

Home: 152m²
Site: 161m²

Applies to Units **G1, G2, G4, G5, G7**

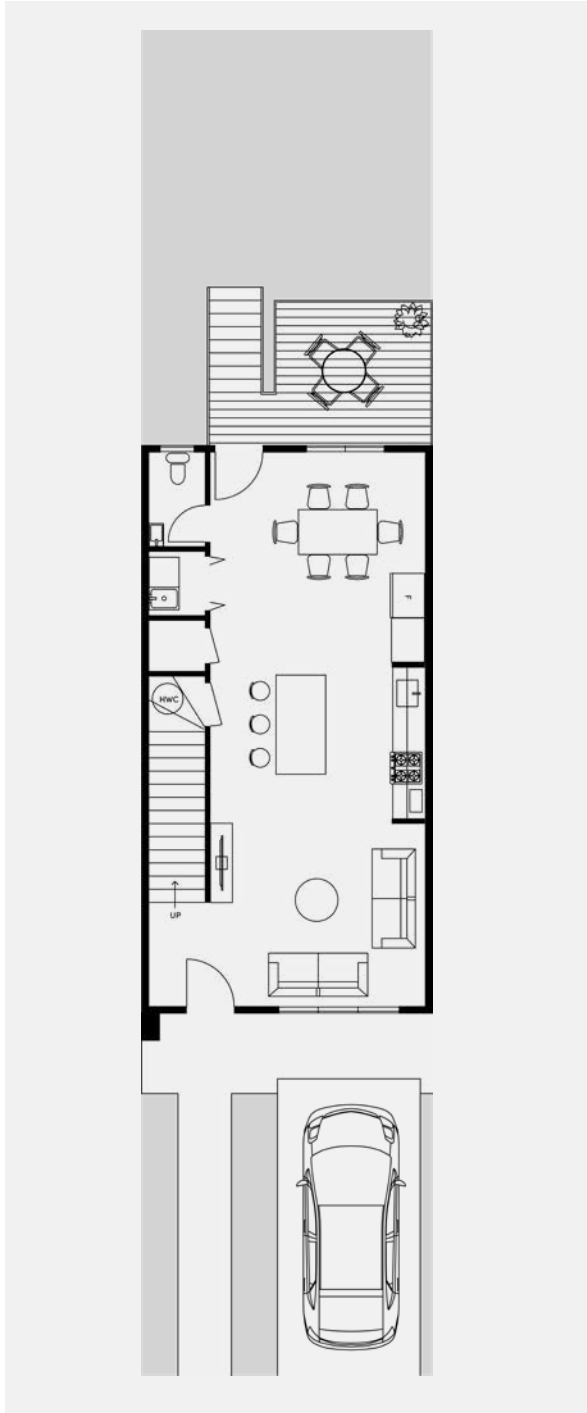
Typical layouts only. Landscaping, lot dimensions and colours are indicative only. Designs for specific homes are available on request.

Typical G3, G6

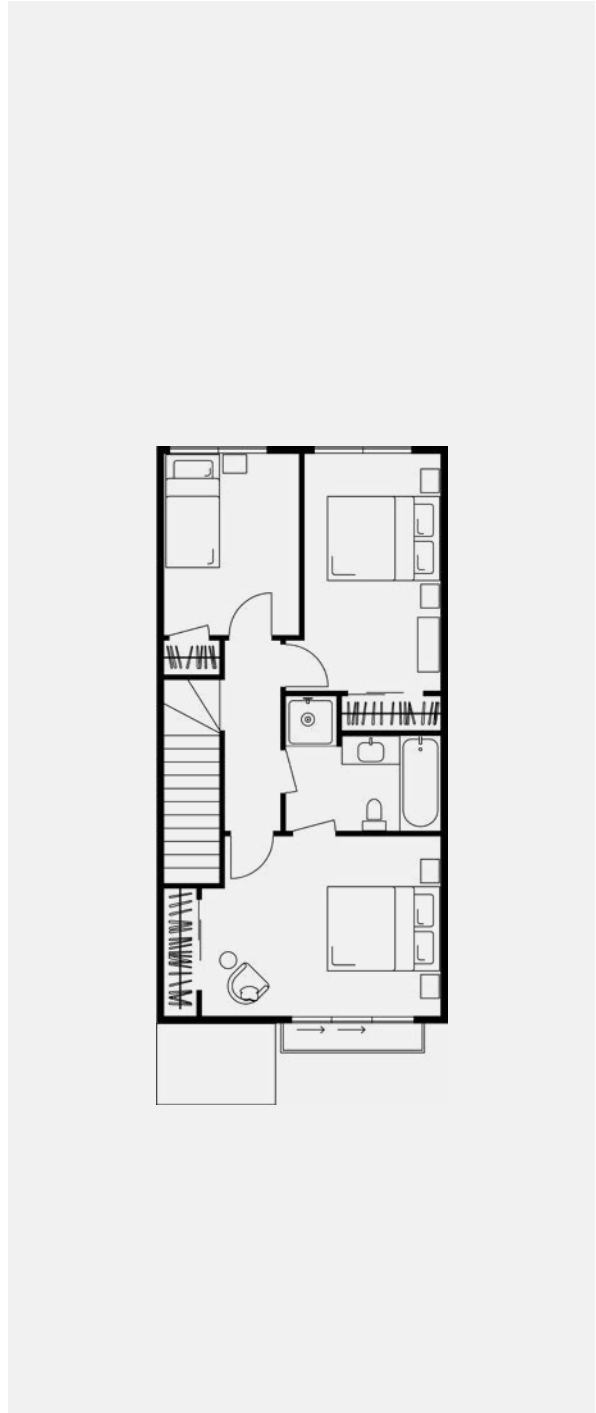
0 1 2 3m



Ground Floor



First Floor



Home: 105m²
Site: 132m²

Applies to Units **G3, G6**

Typical layouts only. Landscaping, lot dimensions and colours are indicative only. Designs for specific homes are available on request.



Specifications

Exterior



Floor Structure

- Concrete floor slab to garages and ground floor
- Suspended upper floor joists with particle board or ply flooring

Walls

- Timber framed walls and trusses
- Gib inter tenancy wall or equivalent

Cladding

- Brick and weatherboards (timber or linear or similar) on a cavity system

Roof

- Prefinished profiled metal or long-run roofing with associated flashings on roof underlay

Soffits

- Fibre cement sheet soffit with PVC soffit jointers with paint finish

Fascia

- Powder coated steel fascia with steel gutters and PVC downpipes

Entry Door

- Feature front door in powder-coated aluminium joinery. With digital door lock.

Windows/ Doors

- Selected powder-coated aluminium heavy residential sections.

Garage

- Automatic opening sectional door with 2 remotes and wall mounted hard wired switch.

Balcony

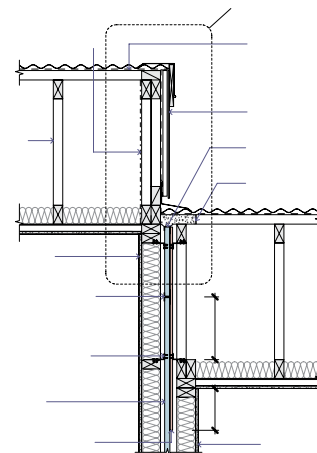
- Selected timber decking with vertical metal balustrades where applicable.

Front Yard

- Concrete entry footpath and/or selected paving
- Low maintenance ground cover, hedging and feature planting to gardens
- Mains pressure hose tap
- Letter box at front boundary

Private Rear Courtyards

- Carpark space to rear yard in exposed aggregate concrete
- Precast concrete pavers or in-situ concrete patio
- Fully fenced including gate to where shown
- Foldup clothesline mounted to fence
- Mains pressure hose tap
- Low maintenance ground cover, hedging and feature planting to gardens



Disclaimer: This is a preliminary document prepared prior to the commencement of construction for marketing purposes. Should a product become unavailable the developer reserves the right to make changes to these specifications at their discretion, however it will be with another product that is of similar standard and style.



Interior

Flooring

Lounge:

- Residential heavy-duty carpet on 120kg underlay, with smooth-edging, to areas as defined on plans

Kitchen & dining:

- 1900x190mm solid engineered wooden flooring

Laundry & WC:

- Full bodied ceramic floor tiles, with 100mm timber skirting

Bedrooms & stairs:

- Residential heavy-duty carpet on 120kg underlay, with smooth-edging, to areas as defined on plans

Bathroom & ensuite:

- Full bodied ceramic floor tiles, wall tiles up to ceiling

Interior Linings

- Plasterboard walls and ceilings stopped and painted to level 4 finish
- Water resistant plasterboard to all bathrooms and wet areas
- Insulated to exceed current NZ Standards for thermal insulation (R3.6 to roof and 2.4 to external walls)
- Pine skirting's - Paint finish
- 55mm classic gib cove throughout paint finish
- Ceiling heights as per drawing

Doors

- Hollow core doors, paint finished
- Door Hardware – Satin chrome lever action

Internal Hand Rails

- Timber or powder-coated aluminium handrails

Electrical

Lounge Area:

- Minimum 2 x double power points and 1 x TV

Dining area:

- Minimum 1 x double power points

All Double Beds:

- Minimum 1 x double power points

Kitchen:

- Minimum 1 x double power points

Laundry:

- Minimum 1 x double power points

Bathroom:

- Minimum 1 x double power points with RCD, 1 x heater towel rail direct connection

TV:

- Minimum Wall outlets are provided in living area, 1 x bedroom and level 1 living rooms

Lighting (generally)

Lounge:

- 4 x recessed LED downlights

Kitchen:

- 2 x recessed LED downlights

Dining:

- 2 x recessed LED downlights

Bedrooms:

- 2 x recessed LED downlights

Front Door:

- 1 exterior soffit downlight or wall light on motion sensor

Rear Courtyard:

- 1 exterior wall light

Mechanical Ventilation

- 1x ducted extract from each bathroom, laundry to external vent

Fire protection

- Battery smoke alarm to meet code requirements

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Kitchens, bathrooms, & laundry

Kitchen Fittings

Features:

- Pantry cupboard, storage cupboards and/or drawers, hob, oven, microwave shelf and cupboards, pull out drawer with proprietary bin inserts or under sink door mounted bin

Mechanisms:

- Metal cabinetry hinges, selected chrome finish pull handles

Cabinetry:

- Laminate finish

Bench Top:

- Engineered Stone, 20mm thickness

Sink:

- Stainless steel sink

Splash backs:

- Tiled

Kitchen Tap:

- Englefield milano kitchen mixer

Kitchen Appliances

Oven:

- Fisher and Paykel stainless steel wall oven, built in. 60cm

Hobs:

- Fisher and Paykel Induction cooktop
– 60cm, 4 hob

Range Hood:

- Fisher and Paykel Built-in stainless steel ducted extraction power pack

Dishwasher:

- Fisher and Paykel 60cm stainless steel

Plumbing Fixtures

Hot Water Cylinder:

- 180 Litre Hot Water Cylinder

Bathroom fittings

Vanity:

- 900 Engfield double drawer salty elm wall hung vanity, Englefield milano basin mixer

WC:

- 400mm sapphire wall hung white vanity

Shower:

- Frameless shower panel and door
- Englefield studio shower slider with englefield milano shower mixer

Bath:

- Acrylic Bath, bath spout in polished chrome

Misc Fittings:

- Toilet roll holder in polished chrome

Heated towel rail:

- 400W Chrome finish heated towel rail to each bathroom

Mirror:

- Fixed mirror mounted above vanities in all bathrooms

Laundry & Storage:

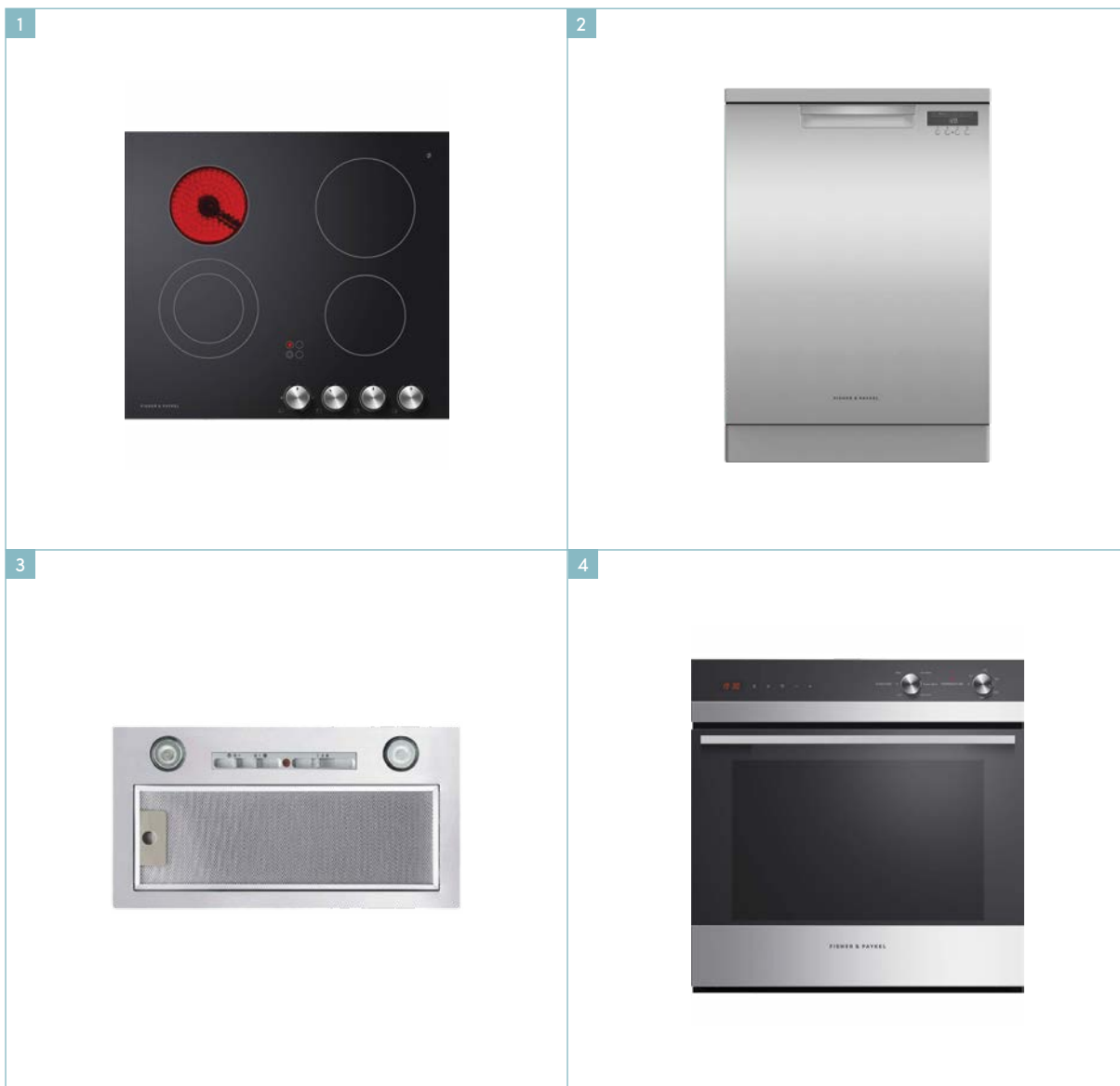
Laundry:

- Laundry areas incorporate services connections for washing machine

Tub:

- Slim, seamless stainless steel tub for easy cleaning and durability

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1. Electric Cooktop

60cm 4 Zone, Dual Element (CE604CBX2)

The Fisher & Paykel dial control 60cm 4 zone electric cooktop is designed for easy everyday cooking.

- A compact cooking area with four cooking zones including a dual element
- High speed ribbon elements heat up quickly for ideal heat distribution
- Elements that glow red until they are safe to touch
- Ceramic glass with black glass

2. Dishwasher

15 Place Settings (DW60FC2X1)

This Fisher & Paykel Dishwasher provides a superior wash with 3 phase filtration and is designed to match the Fisher & Paykel family of kitchen appliances.

- 6 wash programs to suit any load from Delicate to Heavy
- Auto-sensing option for easy operation
- Stainless Steel

3. Rangehood

60cm Built-in Integrated (HP60ICSX2)

These integrated rangehoods are hidden from view. They are easy to install and efficiently remove steam, smoke, and lingering odours.

- Brushed Stainless Steel

4. Built-in Oven

60cm 85L, 5 Function (OB60SC5CEX1)

This Fisher & Paykel 60cm, 85L built-in oven with five functions gives you a spacious cavity to suit your cooking needs.

- 85L total capacity
- Five oven functions including Fan Bake and Pastry Bake
- CoolTouch door effectively keeps in heat to improve energy efficiency
- Brushed Stainless Steel with black glass

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Master Build 10-Year Guarantee

Our homes hold a Master Build 10-Year Guarantee developed in New Zealand, for New Zealand homes.

Only a Registered Master Builder can offer you the peace of mind of a Master Build 10-Year Guarantee.



Master Build 10-Year Guarantee

The protection provided by our Guarantee gives you peace of mind and it also makes good financial sense:

- If something does go wrong with your build, your Guarantee kicks in and we will step in to help you get your home finished to the highest standard
- It adds value to your property
- It's fully transferable if you decide to sell
- It helps finance your build, as most banks require it

The Master Build 10-Year Guarantee is designed to ensure you have the protection you need:

- Workmanship and Materials: Your home is covered for defects in workmanship and materials for two years after your building work is completed.
- Structural Defects: You're protected for any structural defects including weathertightness issues (rot and fungal decay) for 10 years from the date your Guarantee is accepted.



The page features a solid olive green background. It is decorated with several dark green leaf icons: one in the top right corner, one in the top left, one in the middle right, one in the bottom left, one in the bottom right, and one in the bottom center.

Finishes

Light Finish



-
1. Bathroom wall & floor tile 2. Timber flooring 3. Carpet
4. Benchtop 5. Cabinetry 6. Kitchen splashback 7. Wall paint

Light Finish

Paint colours

Ceilings

Resene Quarter Rice Cake

Doors, Architraves, Skirting Boards

Resene Quarter Rice Cake

Semi Gloss

Walls

Resene Rice Cake

Fixtures

Carpet

Feltex Okiwi Bay Nixon 0540

Timber Floor

Esta Parket Oak Town/ Nb 1Strip

Uv Oil Finish

Bathroom Tiles – Walls & Floor

Niagara Ivory 600 x 600

Benchtop

Caesarstone Snow

Kitchen Cabinets

Melteca Waxed Maple Puregrain

Kitchen Splashback

Zola Bianco Matt Bevel 100 x 200



Stage 1 Kitchen

Dark Finish



1. Bathroom wall & floor tile 2. Timber flooring 3. Carpet
4. Benchtop 5. Cabinetry 6. Kitchen splashback 7. Wall paint

Pacific Gardens

Dark Finish

Paint colours

Ceilings

Resene Eighth Thorndon Cream

Doors, Architraves, Skirting Boards

***Resene Eighth Thorndon Cream
Semi Gloss***

Walls

Resene Half Thorndon Cream

Fixtures

Carpet

Feltex Okiwi Bay Stone 0745

Timber Floor

***Baltic Wood
European Oak Rustic***

Bathroom Tiles – Walls & Floor

Concreto Cinza 600 x 600

Benchtop

Caesarstone Urban

Kitchen Cabinets

Melteca Licorice Linea - Pearl

Kitchen Splashback

Marlow Cloud Matte 75 x 300



Stage 1 Kitchen



Financials

Rental Appraisals

Appraisal by:



LOT	Bedrooms	Bathrooms	Carpark	Garage	Rumpus incl Bathroom	Rent
Block B						
B1	3	1.5	1			\$600.00 – 630.00
B2	3	1.5	1			\$600.00 – 630.00
B3	3	1.5	1			\$600.00 – 630.00
Block C						
C1	3	1.5	1			\$600.00 – 630.00
C2	3	1.5	2			\$630.00 – 660.00
C3	3	1.5	1			\$600.00 – 630.00
C4	3	1.5	1			\$600.00 – 630.00
Block D						
D1	3	1.5	1			\$600.00 – 630.00
D2	3	1.5	1			\$600.00 – 630.00
D3	3	1.5	1			\$600.00 – 630.00
D4	3	1.5	1			\$600.00 – 630.00
Block E						
E1	3	1.5	1			\$600.00 – 630.00
E3	3	1.5	1			\$600.00 – 630.00
E3	3	1.5	1			\$600.00 – 630.00
Block F						
F1	3	1.5	1			\$600.00 – 630.00
F2	3	1.5	1			\$600.00 – 630.00
Block G						
G1	3	1.5		1	1	\$670.00 – 700.00
G2	3	1.5		1	1	\$670.00 – 700.00
G3	3	1.5	1			\$650.00 – 680.00
G4	3	1.5		1	1	\$670.00 – 700.00
G5	3	1.5		1	1	\$670.00 – 700.00
G6	3	1.5	1			\$650.00 – 680.00
G7	3	1.5		1	1	\$670.00 – 700.00

Disclaimer:

This appraisal of 'Pacific Gardens' market rent is given in good faith based on market information at the date of appraisal. This appraised rent reflects what the property should be marketed at to generate offers from suitable tenants. The ultimate rent achieved may differ from the amount indicated in the appraisal.

No warranty is given by Bayleys or its agents on the achievement or otherwise of the appraised market rent or to any person who places reliance on the information contained in this report. It is highly recommended to obtain new appraisals every six months as there are, from time to time, changes in the market and potential changes to the development itself.

The physical characteristics of the property and its surround can have a significant bearing on the rent achieved. The appraised market rent provided by Bayleys is not a Registered Valuer's rental assessment. We recommend you seek advice from a registered Valuer when making decisions on your rental property.

Renting your property involves a number of factors including achievable rent, tenure of tenancy, creditworthiness of tenant, and upkeep of property.

This appraisal is provided to the addressee only, and that no liability will be assumed for any reliance placed on the appraisal by any other party.

Rental Appraisals

We have appraised the below properties and based on the recently achieved rents in the area, present competition, and market conditions, we believe the property can be competitively marketed in the stated range.

Appraisal by:



Block B

Townhouse B1

- 106m² two level end Townhouse with all day sun
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- One car pad

\$540.00-\$560.00

Townhouse B2

- 107 m² middle Townhouse
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- One car pad

\$540.00-\$560.00

Townhouse B3

- 106 m² two level end Townhouse with patio and morning sun
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- One car pad

\$540.00-\$560.00

Block C

Townhouse C1

- 106 m² two level end Townhouse with all day sun
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- Double garage with studio

\$600.00-\$620.00

Townhouse C2

- 107 m² two middle Townhouse
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- Two car pad

\$540.00-\$560.00

Townhouse C3

- 107 m² two level middle Townhouse
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- Two car pad

\$540.00-\$560.00

Townhouse C4

- 106 m² two level end Townhouse with morning sun
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- Single garage plus OSP

\$580.00-\$600.00

Block D

Townhouse D1

- 106 m² two level end Townhouse
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- Single garage and OSP

\$580.00-\$600.00

Townhouse D2

- 107 m² two level middle Townhouse with morning sun
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- Two car pads

\$540.00-\$560.00

Townhouse D3

- 107 m² two level middle Townhouse
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- Two car pads

\$540.00-\$560.00

Townhouse D4

- 106 m² two level end Townhouse with morning sun
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- Single garage plus OSP

\$580.00-\$600.00

Rental Appraisals

Block E

Townhouse E1

- 106 m² two level end Townhouse with all day sun
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- Single garage and OSP

\$580.00-\$600.00

Townhouse E2

- 107 m² two level middle Townhouse
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- Two car pads

\$540.00-\$560.00

Townhouse E3

- 106 m² two level end Townhouse with morning sun
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- Two car pads

\$540.00-\$560.00

Block F

Townhouse F1

- 103 m² two level end Townhouse with evening sun to porch
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- Two off street parks

\$540.00-\$560.00

Townhouse F2

- 103 m² two level end Townhouse with morning sun to patio and porch
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- Double garage and OSP

\$580.00-\$600.00

Block G

Townhouse G1

- 152 m² three level North/west facing end Townhouse
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- Single garage with rumpus and one OSP

\$620.00-\$650.00

Townhouse G2

- 153 m² three level North/west facing middle Townhouse
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- Single garage with rumpus plus one OSP

\$620.00-\$650.00

Townhouse G3

- 105 m² two level North/west facing middle Townhouse with balcony
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- One OSP

\$540.00-\$560.00

Townhouse G4

- 153 m² three level North/west facing middle Townhouse
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Two additional toilets
- Single garage with rumpus

\$610.00-\$640.00

Townhouse G5

- 153 m² three level North/west facing middle Townhouse
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Two additional toilets
- Single garage with rumpus plus OSP

\$620.00-\$650.00

Townhouse G6

- 105 m² two level North/west facing middle Townhouse with balcony
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Second guest toilet
- OSP

\$540.00-\$560.00

Townhouse G7

- 151 m² three level North/west facing middle Townhouse
- Open plan Kitchen/Dining/Lounge
- Three double bedrooms
- One bathroom with separate shower and bath
- Two additional toilets
- Single garage with rumpus plus OSP

\$620.00-\$650.00

This appraisal of the market rent of your properties is given in good faith, but is not a registered valuer's rental assessment and prices can fluctuate from time to time. If you require a further opinion as to your properties market rent we recommend you obtain such opinion from a registered valuer.

Rental Appraisals

Appraisal by:



LOT	Bedrooms	Bathrooms	Carpark	Garage	Rent
Block B					
B1	3	1.5	1		\$575.00 p/w
B2	3	1.5	1		\$570.00 p/w
B3	3	1.5	1		\$575.00 p/w
Block C					
C1	3	1.5	1	2	\$600.00 p/w
C2	3	1.5	2		\$570.00 p/w
C3	3	1.5	2		\$570.00 p/w
C4	3	1.5	1	1	\$590.00 p/w
Block D					
D1	3	1.5	1	1	\$590.00 p/w
D2	3	1.5	1		\$570.00 p/w
D3	3	1.5	1		\$570.00 p/w
D4	3	1.5	1	1	\$590.00 p/w
Block E					
E1	3	1.5	1	1	\$590.00 p/w
E3	3	1.5	2		\$570.00 p/w
E3	3	1.5	2		\$575.00 p/w
Block F					
F1	3	1.5	2		\$575.00 p/w
F2	3	1.5	2	2	\$600.00 p/w
Block G					
G1	3	2.5	1	1	\$635.00 p/w
G2	3	2.5	1	1	\$630.00 p/w
G3	3	1.5	1		\$580.00 p/w
G4	3	2.5		1	\$630.00 p/w
G5	3	2.5	1	1	\$630.00 p/w
G6	3	1.5	1		\$580.00 p/w
G7	3	2.5	1	1	\$630.00 p/w

Standard purchase process

10 working days

(If you are not intending to apply for Kiwi Saver)

1

Sign a Holding Deposit Agreement & pay a refundable \$5,000 holding deposit

This will secure your chosen apartment for 10 Working Days while you do your due diligence and is fully refundable if you decide not to proceed with the purchase.

2

Due Diligence & Finance Investigation

Once the developer has signed the Holding Deposit Agreement your Bayleys Salesperson will draft an Agreement for Sale & Purchase (ASP) and send this to you/your solicitor so you can start your due diligence investigation i.e. seek legal advice and financial advice from your Bank, or a Mortgage Broker.

3

Sign the Agreement for Sale & Purchase & bring the deposit up to 10%

If you decide to proceed with the purchase at the end of the 10 Working Days you will sign a legally binding Agreement for Sale & Purchase and bring the deposit up to 10% of the purchase price (20% for non-NZ residents).

4

Meet the requirement of Overseas Investment Act 2005 (OIA) and Anti Money Laundering and Countering Financial Terrorism Act 2009 (AML/CFT)

At the time of signing the Agreement for Sale & Purchase, you will need to provide verification of identity and NZ residency documentation required by the vendor, financiers and legal advisers to comply with OIA and AML/CFL legislation. If the purchaser does not comply with OIA and AML/CFT legislation, the developer may in its sole discretion cancel the agreement and refund the deposit (if any) less any withholding tax and handling fee to you.

5

Construction & Mortgage Set-Up

The developer will provide you with regular updates on the progress of construction. Most banks will give pre approval for a mortgage for up to 3 months, so if you have obtained pre-approval during your finance investigation you may need to seek pre-approval again to confirm your financial situation hasn't changed. Your Bank or Mortgage Broker can provide further advice on this.

6

Settlement

Once your apartment/Terrace House is complete with Certificate of Title and Code Compliance Certificate issued you will be entitled to a pre-settlement inspection. Settlement will take place approximately 10 days after CCC is issued, which is when you will pay the remainder of the purchase price.

Deposit Payment

The deposit will be held in the secure trust account of the Vendor's Solicitor, Anthony Harper Lawyers. Payment can be made by electronic transfer, at a bank branch, or cheque as follows:

Name:	Anthony Harper Trust Account
Bank:	
Account Number:	
Particulars:	Pacific Gardens
Code:	Your Surname
Reference:	Apartment/Terrace Home Number (e.g. 110)
SwiftCode:	

Other Cost

The purchaser shall pay a fee of \$500 plus GST and disbursement to the vendor's solicitor on settlement date being the cost to cover AML/CFT and OIA compliance cost.

Kiwisaver purchase process

15 working days

(Applying to withdrawal from your KiwiSaver and/or HomeStart grant)

1

Sign a Holding Deposit Agreement & pay a refundable \$5,000 holding deposit

This will secure your chosen apartment for 5 Working Days while you conduct a due diligence investigation on the conditional Agreement for Sale & Purchase and is fully refundable if you decide not to proceed with the purchase.

2

On the 5th Working Day sign a conditional Agreement for Sale & Purchase

Your Bayleys Salesperson will draft you an Agreement for Sale & Purchase with two purchaser conditions:

- Due diligence investigation (i.e. seek legal advice from a solicitor/lawyer)
- Finance (i.e. apply for KiwiSaver and seek financial advice from your Bank, or a Mortgage Broker)

This agreement will be conditional for 10 Working Days. If you cannot satisfy either of the two purchaser conditions you can cancel the agreement in writing and the initial \$5,000 holding deposit will be fully refunded.

3

Apply for your KiwiSaver & start your due diligence investigation

Once the developer has signed the Agreement for Sale & Purchase your Bayleys Salesperson will date it and send a copy to you/your solicitor. You will use the conditional Agreement for Sale & Purchase to apply for your KiwiSaver drawdown and/or HomeStart grant.

4

Confirm purchaser conditions are satisfied & bring the deposit up to 10% of the purchase price

If you are able to satisfy both the due diligence and finance conditions then your solicitor will notify the developers solicitor in writing. KiwiSaver will release the funds to your solicitor who will transfer to the developers solicitor on your

behalf, if you need to top up with more savings you will transfer these to your solicitor so the full remaining amount can be sent in one sum.

5

Meet the requirement of Overseas Investment Act 2005 (OIA) and Anti Money Laundering and Countering Financial Terrorism Act 2009 (AML/CFT)

At the time of signing the Agreement for Sale & Purchase, you will need to provide verification of identity and NZ residency documentation required by the vendor, financiers and legal advisers to comply with OIA and AML/CFL legislation. If the purchaser does not comply with OIA and AML/CFT legislation, the developer may in its sole discretion cancel the agreement and refund the deposit (if any) less any withholding tax and handling fee to you.

6

Construction & Mortgage Set-Up

The developer will provide you with regular updates on the progress of construction. Most banks will give pre approval for a mortgage for up to 3 months, so if you have obtained pre-approval during your finance investigation you may need to seek pre-approval again to confirm your financial situation hasn't changed. Your Bank or Mortgage Broker can provide further advice on this.

7

Settlement

Once your home is complete with Certificate of Title and Code Compliance Certificate issued you will be entitled to a pre-settlement inspection. Settlement will take place approximately 10 days after CCC is issued, as a requirement of your KiwiSaver application, which is when you will pay the remainder of the purchase price.

Other Cost

The purchaser shall pay a fee of \$500 plus GST and disbursement to the vendor's solicitor on settlement date being the cost to cover AML/CFT and OIA compliance cost.

In order to apply to draw down from your KiwiSaver and to apply for the KiwiSaver HomeStart grant you will need to have a conditional Agreement for Sale & Purchase in place, however we want to ensure you have sought legal advice before signing this agreement. Visit www.hnzc.co.nz to see if you are eligible.

Residents society budget (draft)

Item	Total	Comments
Water	\$ 1,500	Provision for common area water usage
Insurance – Office Bearers	\$ 700	Residents' Society committee office bearer's insurance * refer note 1 for additional information
Common Grounds Maintenance	\$ 34,000	Allowance for common grounds maintenance and caretaking services; berm mowing, hedges, tree/ shrub trimming and general maintenance of the residents society grounds * refer note 2 for additional information
Contingency	\$ 7,500	Contingency allowance
Rubbish	\$ -	Rubbish will be the responsibility of the individual townhouse and Body Corporate to manage; future potential for townhouse units to be provided with this additional service, at an additional cost to those units
Security	\$ -	No provision currently for CCTV maintenance or security patrols, due to the nature of the developments design * refer note 3 for additional information
Electricity-Common Area	\$ -	No current provision for common area electricity usage
General Repairs & Maintenance	\$ 7,500	Allowance for general repair and maintenance costs
Community Software/ Website	\$ 4,500	"My Community" software licencing fee * refer note 5 for additional information
RS Manager	\$ 38,000	Residents Society management services; Auckland Body Corporate quote * refer note 5 for additional information
Community Projects	\$ 5,000	Community projects and events
Health & Safety	\$ 3,000	Health & safety plan and contractor management; Health & Safety NZ quote
Professional Fees	\$ 5,000	Provision for Residents Society professional fees

Total Budget	\$ 106,700	Average annual unit contribution \$275
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Additional Notes:

- Insurance – Marsh Ltd have noted that this is an indicative premium for office bearer's insurance for the Residents Society committee members
- Common Grounds Maintenance – Allowance for a part-time community gardener/ caretaker; further clarification is required on the scope of ground maintenance required
- Security – Potential for the contingency line item to be utilised for CCTV and security patrols if this is needed in the future
- "My Community" – Annual software licencing fee of \$10 + GST per unit
- Residents Society Manager – Based on an annual fee of \$85 + GST per unit
- All figures are GST inclusive
- The budgeted costs have been based on estimates and projections, involving elements of subjective judgement and analysis based on information that is currently available and maybe subject to change



COMPANY DETAILS

Proudly supported by Bayleys, Auckland Body Corporate has been established to provide developers and owners with an independent and professional service to assist in the development and management of their property projects. Our in-depth understanding of the technical, strategic and practical requirements of developing unit title property adds significant value throughout the development process, and on-going management of the Body Corporate.

DIFFERENTIATORS

All owners and residents have access to their own "My Community" webpage which allows owners to view real time financial information, pay bills, view financial statement and access important documents. Committee members get higher levels of access and can view financial data and reports, and even approve payments online. This online portal also enables owners and residents to actively participate and contribute to their community. They are able to organise community events; raise maintenance requests; book community facilities and read important notices from the Body Corporate.



Proudly Supported by

Pacific Gardens

CORE COMPETENCIES

Our service offering focuses on four key elements; **customer service**, professionalism, transparency and the creation of enduring relationships with our clients; full **compliance** with all regulatory requirements and a strong commitment to ensuring best compliance practices are utilised; usage of the latest **technology**; and a policy of undertaking **pro-active maintenance** for our clients.

CURRENT PROJECTS



CONTACT

Please do not hesitate to contact Chris Newman of Auckland Body Corporate for more information on the services that we provide:

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F +64 9 489 2200

Bayleys House, 30 Gaunt Street,
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AUCKLANDBODYCORPORATE.CO.NZ



FAQs

Your questions answered (1/2)

Who is the developer?

Changda International NZ Ltd. launched in 2013, as a subsidiary of Weifang Changda Construction Group.

Founded in 1949, the group is today rated as one of the Top 100 competitive construction enterprises in China. Its projects range across residential, commercial, industrial and infrastructure.

Weifang Changda Construction Group has an extensive history of property development and construction in the Chinese province of Shandong and also experience in other Chinese provinces and internationally (United Arab Emirates, Israel, Mali, Guinea-Bissau, Thailand, Guyana and Hong Kong). The Weifang Group has been operating since 1949 and received multiple national awards. The projects undertaken are extensive and encompass residential, commercial, municipal, infrastructure and construction material fabrication/ installation. It has built over 300 well-known buildings to date. It has 20 professional sub-companies, including eight wholly owned subsidiaries and three joint stock companies. It also has over 3,000 staff members, including 1,100 highly technical and professional personnel, and 300 certified construction workers.

Within the Weifang Group are multiple entities that deliver solutions across the wider group. These include, development management, civil and vertical construction, landscaping, engineering, property management and general property investment

How will the project be built?

Changda Construction group is responsible for carefully selecting the team that will build, and will retain overall control for the successful and timely delivery of the project. We think it is important to stand behind the project all the way through rather than entrusting a third party builder who has no relationship with our customers.

Can the purchase price be increased?

No, the price stated in the Sale and Purchase Agreement is the price you will pay for your home. Whereas a small number of other developments have been caught out by underestimating construction costs we have the majority of major building components quoted on agreed rates. An independent professional Quantity Surveyor has prepared a cost plan and our proposed bank funder has reviewed our development feasibility. Along with adequate provisions for escalation and contingency we are certain of our financial forecasts.

How is the project being funded?

The shareholders of the development company have the financial capacity to fund the project in Pacific Gardens in conjunction with development funding from the China Construction Bank.

There will be no mezzanine finance involved.

Has the Resource Consent been granted?

Yes, formal Resource Consent has been granted by the Auckland Council for Stages 1A, 1B, QD1 and QD2. Your Salesperson at Bayleys can provide a copy.

When will construction start?

Stage One construction is underway. Subject to requirements from China Construction Bank we expect to start the construction of Stage Two in January 2021.

What is the anticipated completion date?

Stage 1B construction is currently underway with an expected completion date of November 2019 with occupation by December 2019.

How many units in pacific gardens Stage 1 are there?

Stage 1A will be comprised of 21 apartments

Stage 1B will comprise of 23 Terrace Homes

Stage 1C will comprise of 17 Terrace Homes,

Stage 1D will comprise of 20 Apartments with elevator

Stage QD1 will comprise of approximately 322 Apartments

Will the homes be Freehold?

The terrace homes will be freehold and the apartments will be freehold on unit title.

Is there a Body Corporate or Residents Association and what are the costs?

There is a Residents Association which will manage Stage One providing covenants and covering general maintenance for the entire stage. A Body Corporate will be created for each of the individual apartment blocks to ensure they are maintained neat and tidy. Auckland Body Corporate has been engaged to manage and provide advice on the draft body corporate budget and it is

Your questions answered (2/2)

intended that they will be appointed Residents Association Manager and Body Corporate manager for an initial period.

Are there broadband, internet and Sky TV connections available?

Yes, the homes will be wired for broadband, internet and Sky. Contact the relevant service provider to arrange and pay for the desired services.

Can I as an owner be a member of the Body Corporate or Residents Association?

Yes, owners can elect to be voted on the Body Corporate or Residents Association committee.

What is the quality of construction?

High quality construction materials will be used throughout. Our team have selected materials with lasting durability and low maintenance. All floors have reinforced concrete blocks and brick is used extensively and double glazing to all windows and sliding doors will provide superior acoustic and thermal qualities.

Where do visitors park their cars?

Within the development there is parking for occupants as purchased with each property. Visitors will find car parking on the street or adjacent carparks.

How is rubbish and recycling managed for the Terrace Houses/ Apartments?

Terrace Homes – Standard Auckland council rubbish collection bins

Apartments – An enclosure for wheelie bins will be serviced several times per week by an external contractor under the management of the Body Corporate and the Body Corporate Manager.

What security access provisions are provided in the apartments?

A swipe of proximity card will provide access to the building stair lobby door. Normal keys will be provided for apartment entry doors.

What public transport is available?

Frequent buses run past the property and 800m away (a 5 minute stroll) is the new Manukau transport hub, offering fast and regular bus and train services. The CBD is just 30 minutes away, Manukau 5 minutes, and Sylvia Park just 15 minutes.

What is included in the homes purchase price?

Your homes, carpark (where included), oven, hob, rangehood, dishwasher, washing machine and condensing dryer combo, and wardrobes with top shelf and rail. You will want to add your own curtains/blinds and we have provided space for you to add a standard single size fridge/freezer and microwave.

Are pets allowed?

Yes, with Body Corporate approval. Please refer to the Body Corporate rules if you plan to have a pet.

What deposit is required?

An initial \$5,000 deposit, which is then topped up to 10% of the purchase price for NZ Residents (20% for non NZ- Residents) after 10 Working Days. Refer to the step by step Purchase Process guide, or speak with your Salesperson).

Where will the deposit be held and will it be interest bearing?

Your deposit will be held in trust by solicitors Anthony Harper as stakeholder. Interest will accrue to your favour with interest earned, less usual fees and withholding taxes, reducing the final settlement amount.

Pre-purchase checklist

- ☐ Engage with your bank manager, or a mortgage broker, to see how much you can borrow

- ☐ Check if you are eligible to draw down from KiwiSaver and/or apply for the HomeStart grant

- ☐ Confirm your solicitor/lawyer

- ☐ Review the draft agreement for sale & purchase with your solicitor/lawyer

- ☐ Read the REM guide for residential sale & purchase agreements before signing a contract

- ☐ Review the body corporate information pack (draft Budget, rules, long term maintenance plan, form 18—pre-contract disclosure statement)

Notes:

**Please don't hesitate
to get in touch with any
questions or concerns.**

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