

## Has resource consent been granted?

Yes.

## What am I buying?

You are buying a freehold fee simple 2- or 3-bedroom terrace home.

## Who is the developer?

The developer is Avant Group which is made up of individuals passionate about developing exemplar developments.

## What other projects has the developer done?

Avant is a recently established partnership combining the skills of experienced operators whose recent projects include:

Boathouse Bay, Snells Beach, Hudson Brown, Kensington Park, Orewa, Fletcher Living

## Who is the builder?

Chancellor Construction Ltd

## What building guarantee or warranties are in place?

All homes come with a Master Build guarantee for 10 years.

## 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.

## Will the homes be freehold?

The terrace homes will be on a Freehold Fee Simple Title. The highest form of ownership in New Zealand.

## Is security provided?

Owners can choose to install an alarm as an optional upgrade for a cost; as outlined in the purchaser's selections and optional upgrades schedule.

CCTV monitoring will be provided in the Common Areas

## Does the price include a carpark?

Yes, the carpark is included in the price.

## Is there a body corporate?

No, but there will be a Resident's Association. This mechanism acts like a Body Corporate but is more efficient and designed to the requirements of the freehold nature of this community.

## How is rubbish and recycling managed?

Communal bins will be provided within designated areas which will be maintained by the Residents Association

## How will the landscaping be maintained?

This will be managed and maintained through the Residents Association.

## Are pets allowed?

Yes, pets are allowed subject to normal council conditions.

## Am I able to rent out the property?

Yes, you have the freedom to rent or lease your home as you see fit, subject to Residential Association guidelines.

## **What deposit is required and when is it payable?**

A deposit equal to 10% of the purchase price for NZ Residents (20% for non-NZ-Residents) within 5 working days. Refer to the step-by-step Purchase Process Guide or speak with your Sales Consultant.

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

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

## **Will the houses be wired for high speed broadband / fibre, satellite TV**

Yes, there will be a home hub system with ethernet cable points; as well as Sky/Television points in the living area and master bedroom.

## **When will my terrace be ready to move into and what is the sunset date? (latest settlement date)**

The first terrace homes will be ready to occupy by Quarter 4, 2020 and the sunset date is 15<sup>th</sup> December 2021.

## **What appliances are supplied with the home?**

Kitchen appliances include cooktop, oven unit, dishwasher, fridge freezer and rangehood. Also included is a MIDEA all-in-one combination washer & dryer. Panel heaters are provided in the living room and each bedroom.

## **What public transport is available?**

The new Manukau train station and bus interchange with links to Auckland CBD are just a 5-minute walk away.

## **When will settlement of the purchase be required?**

Settlement will be required when practical completion is achieved, the title is issued and code compliance certificates are available.

## **Is Kotuitui a masterplanned community?**

Yes

## **Are the terrace houses architecturally designed?**

All 61 terrace homes have been architecturally designed by Ken Crosson using award winning urban design principles, encompassing safety, functionality, lush landscapes and shared community spaces.

## **What are the external materials?**

The exterior of the terrace home is a mix of material with verticality cladding and linear composite material. Brick has been used to create individuality in the architecture with its warmth and familiarity.

## **Are there any upgrade options available with my purchase?**

A selection of colours and optional upgrades are available as outlined in the schedule; including a security alarm, induction hob and landscape items such as a garden shed.