

FAQs

How many apartments will there be in this development?

There will be 46 apartments comprised of three separate blocks. Each block has three levels with a mix of one, two and three-bedroom units.

What will I be purchasing?

You are purchasing an apartment together with a carpark, on a freehold strata title. All owners will be obliged to comply with Body Corporate rules and pay the annual Body Corporate levies. The selling agent will provide you with a full copy of the Body Corporate rules and levies before you sign an agreement for sale and purchase. It's important you read this information carefully to ensure you are comfortable with the Body Corporate requirements and rules. You should also seek independent legal advice to learn more about your ownership and legal obligations.

How long is it expected to take to build the apartments?

Construction is expected to begin in the later part of 2018 and we expect the apartments to be completed by late 2019.

How much deposit will I need to pay to purchase an apartment?

You will be required to pay a 10% deposit to secure your home (20% for non-residents) and the balance of the purchase price will be required on the date of settlement.

Is my deposit safe?

Yes, because your deposit will be held in the trust account of Chris Taylor & Associates, Lawyers.

Can the price increase between the time I pay the deposit and final settlement?

No, the price will not increase. The price stated in the sale and purchase agreement is the price you pay for your apartment.

Can the developer make variations to my apartment design from when I purchase to settlement?

The developer will deliver you a home as shown in the plan of the specific apartment you have agreed to purchase. The selling agent will provide you with the plan for the apartment you have chosen to buy and this plan will form part of the sale and purchase agreement. If during the development something from the specifications is unavailable or needs to change, the developer may change these at their discretion as long as it is of similar size, standard and style.

Can I make changes to the design?

As consents for the designs are already in place, the design and layout of the apartments can't be changed. You can choose between two interior colour schemes at the time of purchase and this will be specified in the sale and purchase agreement. You can find the colour way options on the website.

What does the Body Corporate do and why is it necessary?

The role of the Body Corporate is to protect the value of your home and the quality of the entire property for the enjoyment of all residents. The Body Corporate administration is responsible for many things including:

- > Maintenance of the common areas; cleaning, rubbish removal, landscaping and gardens, lighting, keypad access.
- > Providing administrative management; secures and keeps the entire property insured including your apartment (this does not include insurance cover for your personal possessions), enforces the Body Corporate rules and regulations, sets the annual budget and collects the levies.

What are some examples of Body Corporate rules?

They could include rules on the number of pets a resident may have and what supervision and control must be in place for those pets.

They could include rules on general behaviour, setting standards to apply to all residents for all to enjoy the property such as restrictions on the number of people permitted to reside in the respective apartments.

They could include rules and requirements that must be met if you choose to rent your home out.

A copy of the rules and regulations of the Body Corporate can be provided on request to the selling agents.

Who runs the Body Corporate?

To ensure the on-going quality of this property, the Developer has appointed Barfoot & Thompson Body Corporate Management to fulfil the functions required of the Body Corporate.

17 HOLLY ST

How much will it cost?

The levies are available from the sales agents. The annual levies for each apartment are calculated from the overall budget figure and apportioned across the owners based on the recommendations of a registered valuer.

Do I still need to pay Auckland City Council rates?

Yes, as local body rates are not included in the Body Corporate levy, you will be required to pay the rates assessed for your apartment directly to the Auckland City Council.

Who is the Developer?

The Developer is Newhaven who has a long established reputation for delivering quality development projects. Newhaven Property has a proven track record of successful subdivision and development across a wide range of commercial, industrial and residential property. Find out more at newhaven.co.nz

Does the development have building warranties?

The builder of the development provides warranties against defects and weather tightness. The building materials and electrical and plumbing works are certified and guarantees are provided by the builder. Warranties from the supplier of the appliances will be provided for each home.

Will the apartments be watertight?

The developer has been very particular about alleviating water penetration risks with careful consideration to the design, selection of materials, mode of construction and importantly the reputation of the builder. The builder will provide a weather tightness guarantee.

Is the property built to seismic codes in New Zealand?

The property complies with all seismic codes under the Auckland Council bylaws and all requirements for new homes under the Building Code laws.

What security features does this development have?

The development is totally fenced and access can only be gained with keypad or electronic swipe card via the closed vehicle gate entry or pedestrian gate entry from the street. Automatic light sensors will be activated to light the driveway, carpark or walkways on entry. Every individual home has secure key access.

What sustainability features does this development have?

There is automated sensor lighting in the parking, entry and common areas. Every apartment is double glazed, has LED lighting, insulation, natural ventilation and good sunlight.

Will the homes be sound-proofed?

All windows and glass doors are double-glazed and the inter-apartment walls sound proofing complies with the acoustic ratings required by the Building Code.

What fixtures and fittings are included in the purchase price?

Your Sale and Purchase Agreement will specify a full list of features, fixtures and fittings.

A general description of the generous features included in the purchase price of your apartment are;

- > Secure keypad entry
- > Access via two lifts - providing access to Blocks B and C
- > In the car parking-area, one car-park and storage locker.
- > Double glazing on all windows and glass doors.
- > Kitchen; a quality stove top, oven and dishwasher, built in kitchen cabinetry and quality tapware, feature LED lighting and recessed lighting, timber laminate flooring
- > Living area; roller blinds and sheer curtains, wall heating, recessed lighting, built-in TV Cabinet.
- > Bedroom/s; built-in wardrobe, wall hung bedside units, roller blinds and sheer curtains, carpet.
- > Bathroom; underfloor heating, tiled floors and tiled shower, vanity unit and quality tapware, wall hung mirror storage cabinet, Caesarstone vanity top and splash back, recessed shower holder with LED lighting, towel hook, quality heated towel rail.
- > Additional fixtures for the kitchen, living area and bathroom - stylish feature shelving as seen in the website imagery.

What storage is available?

Thoughtful consideration has gone into providing ample storage for each apartment. In the home, you will find there is additional storage and built in cabinetry provided. In the kitchen; generous storage cabinetry and additional feature shelving. In the living area; built in TV unit and additional feature shelving. In the bathroom; a large wall hung mirror cabinet and additional feature shelving, a towel hook and towel rail and a shower soap recess. In the bedroom, a wall hung bedside unit as well as built in wardrobe and storage. In the car parking area, there is one storage locker available for each apartment.

Parking and Transport

There is one covered car-park per residence within the development. There will be bicycle racks available for residents' use. There is plenty of street parking on Holly Street and bus and rail public transport just minutes away.

Can I have a pet?

You can have a pet if it meets the requirements set out in the Body Corporate rules.

Who will keep me informed of progress on the construction of my apartment?

Newhaven will send you regular up-dates to keep you informed of progress.

Please go to [17holly.co.nz](https://www.17holly.co.nz) for further details and information about the property.
