

What am I buying?

You are purchasing a freehold townhouse and one carpark in Pukekura — The Parade.

How many units are there?

There are a total of 36 residential townhouses in the complex, two of which are bespoke homes.

What is the expected completion date?

Pukekura — The Parade will be delivered over a 20-month period, with construction expected to commence in late 2023. The completion of stages is still being worked through with the preferred contractor and will be confirmed when we go to contract, and all purchasers will be kept updated.

What consents are in place?

Land Use consent has been approved, building consent has been applied for and is in the process of being approved for units 1-30 (Blocks A-G). Building and resource consent for units 31-36 (block H) will be sought once design has been completed. Once we have land use consent for all 36 houses, subdivision consent will be applied for the whole development. The Sale and Purchase Agreement will be conditional upon the vendor obtaining all necessary consents to complete this project.

What are the deposit requirements?

Total deposit of 10%, split into two payments:

- 5% when your Agreement for Sale and Purchase goes unconditional.
- 5% upon construction commencing on site.

What are the construction materials?

The exterior of the homes in Pukekura - The Parade are primarily clad with profiled corrugated Colorsteel and timber vertical shiplap weatherboards and sustainably sourced thermory pine/ ash and cedar, specifically chosen by Solari Architects to perform well in the Taranaki environmental conditions. A full list of construction materials can be found in the specifications.

Is construction contingent on a minimum level of presales being achieved?

Yes, typical of projects of this nature, there is a requirement for a minimum of 50% of the development to be sold prior to construction. There has been a good level of interest shown in the project to date. The Sale and Purchase Agreement will be conditional upon the vendor obtaining satisfactory pre-sales but not conditional on developer finance being obtained.

Are there any encumbrances on the property?

There will be encumbrances on these properties such as shared internal walls and some drainage, however the development has been designed to ensure encumbrances are kept at a minimum. Through the consent process, New Plymouth District Council may require further encumbrances as a condition of the consent for subdivision.

Who is the developer?

Te Atiawa Iwi Holdings LP is the developer. They are the commercial subsidiaries of Te Kotahitanga o Te Atiawa Trust, a Limited Partner, Shareholder and Post-Settlement Governance Entity for Te Atiawa (Taranaki).

The commercial directors are extensively involved in investment and development and professional development and project managers will be engaged to deliver Pukekura — The Parade. Collectively the development team are respected industry professionals with a reputation for quality and delivering on time and on budget.

Who is the construction company building the complex?

The developer is in the final stages of finalising a contract for the construction of Pukekura — The Parade, with a local contractor who has had over 75-year's experience in the building industry. Confirmation of the contractor will be made upon satisfaction of the vendor (developer) conditions.

Can I purchase one or more carparks in the development?

A single carpark is allocated to each townhouse, with the exception being unit 20 which has internal parking.

What has been done to ensure quietness in my new home?

An acoustic engineer has worked closely with the design team to ensure that the acoustic performance of the townhouses exceed the building code requirements.

What safeguards are in place to ensure my townhouse doesn't leak?

Your new townhouse will be constructed to the latest building code requirements, to ensure weather tightness issues are avoided and it is built to last. The professionals will review all building materials and construction methods to ensure that correct weather tightness details and finishes have been utilised as construction progresses.

What fire protection is designed into the building?

The buildings have been specifically designed with fire protection as a prime consideration as the building code requires.

Are there storage facilities?

All townhouses have been designed with multiple internal storage areas. Each townhouse (except for unit 20) will have an external storage box.

Can I have a pet in my townhouse, and what are the constraints envisaged by the Resident's Association?

Owners are allowed no more than 2 small dogs or cats. Small dogs are those under 8kg. The Residents Association will provide for rules around the management of pets. Notwithstanding this, pets shall be managed to ensure they do not interrupt the quiet enjoyment of other townhouse owners and/or tenants.

What is the likely age group and mix of owner occupiers and investors?

We would anticipate that the likely mix of owners would predominantly be owner occupiers due to the quality and value of the townhouses. All owners and occupiers will need to comply with the Resident Association Rules (these will be included in the Agreement for Sale and Purchase).

I know Pukekura — The Parade will be a great investment but is there anything else I should know?

The property is in a great location. We believe that this address with its proximity to the city centre, world- renowned Pukekura Park and New Plymouth's famed Coastal Walkway will underpin future value.

Is there a defects and maintenance period?

Yes, from the date of completion of the building work you will have a 12-month defect and maintenance period within which the builder is required to remedy any defects or faults in materials or workmanship in the items supplied or undertaken by the vendor excepting those arising as a result of wear and tear.

In addition to this you will be covered by the builder's workmanship and material warranties held by the developer. After the 12-month defect liability period, any warranty issues are to be raised directly with the supplier or builder.

Can the developer change any/all aspects of the townhouses as they appear in the specifications contained within the contract?

In the agreement the developer provides for the ability to change materials or specifications if they were (a) unavailable or (b) not practical or functional. In practice, changing materials that support the look and function of the building and your townhouse wouldn't normally occur as we have been through a rigorous design process.

If we have to exchange materials or finishes, then it will be for something that is equivalent or better in value and performance. This can be done without consultation or approval of the purchaser.

Am I allowed to make any changes to the layout of the townhouse prior to the commencement of construction?

Generally, no. The townhouses have been designed to meet the function and form of the building. Specifically, the structure and services such as plumbing, electrical, and other building systems have been designed in detail to fit the adjacent townhouses.

Making changes are difficult and expensive, however if a change is essential then please ask. We are happy to advise whether specific changes are possible. Changes will incur additional costs.

How will I be kept informed of any progress or issues with the development and its construction?

Regular email newsletters will keep you informed of progress and other matters of interest on the project.

How does the hot water system work?

Each townhouse will be allocated and operate on an electric hot water system.

How will the townhouse be heated?

Each townhouse will be provided with a heat pump, to the main living space.

Who will manage Pukekura — The Parade?

The developer will appoint a Residents Association manager who will be responsible for overseeing the management of the community - namely the common areas within the development.

What does the Resident's Association do?

The Residents Association controls the administration and general running of Pukekura — The Parade including "common areas" owned by the Resident Association members. The Resident's Association is responsible for all general maintenance and upkeep of all facilities.

This includes administering health and safety compliance, some maintenance and insurance for the overall buildings (you will need to take out your own insurance in respect of contents). Townhouse owners can attend Resident Association meetings and vote on various matters at its Annual General Meeting. There will be a committee made up of elected owners responsible for running the Residents Association.

The Resident's Association is tasked with ensuring that all costs are reasonably and properly incurred. The Residents Association works with and alongside the appointed building manager.

For full details on the obligations and responsibilities, including annual fees of the Residents Association, refer to your purchaser pack which contains the Resident Association covenant and budgets.

Can the price increase from what is agreed?

No, the price is the price unless both the vendor and purchaser negotiate a variation to such price. The vendor does not have the ability to change the price without agreement in writing by the purchaser.

Does the price include GST?

Generally yes. GST is included in the prices for all residential townhouses provided the purchaser is not GST registered. In this case, the GST for residential sales is a cost to the developer.

If the purchaser is GST registered, then further consideration is required. We suggest purchasers talk to a tax specialist (such as an accountant) should they have any doubt in this regard.

How will data be handled in Pukekura — The Parade?

High speed fibre will be installed.

What appliances do I get with the townhouse?

The kitchen will be provided with quality appliances, including an induction electric hob, pyrolytic oven, extractor and dishwasher. Fridge, washing machine, and dryer are not provided but can be added as a buyer upgrade. A detailed specification list will be included in the Sale and Purchase Agreement.

Are there any soft furnishings or storage included?

No. Items such as curtains are the responsibility of the townhouse owner. Wardrobe organisers are the responsibility of the purchaser as are extra storage and cupboards for the larger laundries.

We have specifically provided for this as purchaser's specific requirements can be tailored by the joinery company. We will introduce appropriate companies during the construction phase.

How will waste and recycling be handled?

There are rubbish areas located within common areas of the complex. The rubbish will be collected through a managed contract and managed by the Residents Association.

Does every unit owner have to belong to the Residents Association?

Simply put - yes. When purchasing a Unit, the purchaser automatically becomes one of the persons who comprises the Residents Association. There is no way of "opting out" or resigning from the Residents association. Unit Owners are legally bound to comply with the covenant and all the Rules of their Residents Association, and they are legally bound to pay all levies and fees that have been decided by the Residents Association in a General meeting.

Can I rent out my townhouse?

Yes.

Can I put my townhouse on AirBNB?

Yes.