

# FAQs

## 1. Who is the developer?

SNG Investments No.2 Limited is a company run by directors Paul Spillane and Peter Gillespie, who recently completed the 850 Cameron Road complex in Tauranga. Prior to this, the developers have completed a number of high quality commercial and industrial builds.

## 2. How many apartments and townhouses are there?

52 apartments and 19 townhouses

## 3. Who is the construction company?

The developer is speaking to two large local construction firms who have experience in developments of this size or greater.

## 4. Has the resource consent been granted?

Yes, resource consent has been granted.

## 5. When will construction commence?

Construction is expected to commence in late 2017.

## 6. What is the anticipated completion date?

Early to mid 2019.

## 7. Is there a sunset clause in the agreement?

Yes, 24 months from the date the vendor condition (21.2) is satisfied.

## 8. What warranties are in place?

Refer to clause 24 in the Sale and Purchase agreement which covers warranties in detail.

## 9. Will the dwellings be freehold?

Yes, you will have a Fee Simple Strata Title.

## 10. What will the sound rating between the inter-tenancy walls and floors be?

The apartments have been acoustically designed to meet or exceed the requirements of Tauranga Council and the NZ Building codes.

## 11. Will there be visitor and/or disabled parking?

Parking available opposite Child Care Centre.

## 12. Is there a Body Corporate?

Yes, there will be a Body Corporate. Estimated fees are available.

## 13. Why do you have a Body Corporate?

All unit titled properties are required to have a body corporate by law. The purpose of the body corporate is to manage the assets for the owners.

## 14. Can I, as an owner, be a member of the Body Corporate?

Yes, owners may elect to be voted on the body corporate committee.

## 15. Will there be an on-site manager for the building?

There will be an appointed manager. It is anticipated that owners/residents will be able to apply for this position.

## 16. What sizes are the apartments and how many floors will the building comprise of?

The building comprises a mix of 1,2 and 3 bedroom apartments and 2 and 3 bedroom, 2-storey townhouses.

Below are internal areas that are excluding balcony & courtyard areas:

### Apartments

-1 bedroom 1 bathroom: 51 sqm to 62 sqm

-2 bedroom 1 bathroom: 63 sqm to 67 sqm

-2 Bedroom 2 bathroom: 73 sqm to 97 sqm

-3 Bedroom 2 bathroom: 106 sqm

### Townhouses

-2 bedroom, 2-storey: 110 sqm

-3 bedroom, 2-storey: 153 sqm to 195 sqm

## 17. How many lifts will there be and where will they be located?

Building A and C will have 2 lifts. Please refer to the MasterPlan.

## 18. Do all apartments & townhouses have secure car parks?

All townhouses have secure internal garage car parks. All apartments are allocated 1 partially covered carpark with the larger 3 bedroom apartments allocated 2 carparks.

## 19. Are the apartments wired for high speed broadband, internet and Sky TV connections? Yes.

## 20. What appliances are provided?

Fisher & Paykel appliances include oven, cook top, rangehood and dishwasher. There is a split system air-conditioning system to provide heating and cooling to the living area.

**21. Are pets allowed?**

Pets are under consideration by the Body Corporate administration.

**22. What public transport is available?**

There are a number of convenient bus stops outside on Girven Road. Tauranga Airport is also nearby.

**23. How far is it to the nearest shopping area?**

500m to Bayfair Shopping Centre. There are a number of medical services on Girven Rd.

**24. Who will be holding my deposit?**

All deposits paid will be held in trust on your behalf by the Vendors solicitor until settlement.

**25. Is my deposit secure?**

Yes, it is held in a solicitors trust account until settlement date.

**26. Is the trust account interest bearing?**

Yes, the interest follows your purchase. There will be the usual fees and withholding taxes deducted from the interest.

**27. When will settlement take place?**

Once the building has been completed and the final Code Compliance Certificate, Practical Completion Certificate and the Certificate of Title has been issued.

**28. What happens if the project does not proceed?**

If for any reason the project does not proceed your deposit will be refunded to you in full, inclusive of any interest earned.

**29. What deposit is required for a NZ resident?**

A \$5,000 deposit is payable upon signing of a conditional contract. A 10% deposit less the \$5,000 already paid, is payable once the Due Diligence period is declared satisfied.

**30. What deposit is required for a non-resident?**

A \$10,000 deposit is payable upon signing of a conditional contract. A 20% deposit less the \$10,000 already paid, is payable once the Due Diligence period is declared satisfied.

**31. What is included in the purchase price?**

Your apartment, balcony/courtyard, carpark/s, cook top, oven, rangehood, dishwasher and split system air-conditioning system.

A laundry pack including washing machine and condensing clothes drier can be purchased at an additional cost.

**32. What does the commercial component comprise of?**

One commercial / retail tenancy is located at the Girven Road Street frontage. A Childcare Centre is also on site with an entrance via Paterson St.