

## 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 has appointed iLine Construction 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 commenced in 2018.
- 6. What is the anticipated completion date?**  
Late 2019.
- 7. Is there a sunset clause in the agreement?**  
Yes, 31 May 2020.
- 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 and café.
- 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.
- 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 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.

**29. 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.

**30. 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.

**31. 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.