



## What am I purchasing?

You are purchasing a terraced house on a fee simple freehold title.

## What does freehold mean?

Freehold is the most common ownership type of property in NZ and means that you own the land and the building. There is no body corporate required but all owners will be required to be part of the Residents Association.

## How many houses will there be in the development?

There will be 54 terrace homes built.

## How long will my home take to build?

Construction has commenced. We expect homes to settle in Quarter 2 2021.

## What car parking is available for residents and visitors?

All terraces include one internal garage and one external carpark space, except the 2 bedrooms homes that only have one external carpark. There is some visitor carparking available down the laneway.

## How much deposit is required to purchase?

Buyers are required to pay a 10% deposit to secure their home (20% for non-residents). The remaining payment is not required until settlement.

## Is my deposit safe?

Yes, your deposit is safe. It is held in the trust account of the vendor's solicitor, Chapman Tripp.

## Can the price increase from what is agreed on the sale & purchase agreement?

No, the price that is agreed in the sale and purchase agreement is the price that you will pay for your home.

## Who is the developer?

The development manager is Wilshire Group, a privately owned New Zealand company. Wilshire have several property sites in Auckland.

For further information go to [www.wilshiregroup.co.nz](http://www.wilshiregroup.co.nz)

# FAQ'S

## Can the developer make variations to the house plans from when I purchase to settlement?

The developer must deliver you the same home that you agree to buy. If during development something from the specifications is unavailable then the developer may change these at their discretion however it must be of a similar standard and style.

## Can I make changes to the design?

As construction is underway and consents already in place, the design and layout of the homes can't be changed.

## Does the property come with warranties?

Under the Building Act all All residential building work is covered by implied warranties, for up to 10 years. Most building materials and works (such as electrical & plumbing) are warranted by the suppliers as per their producer statements and will be listed in your home owners manual at settlement..

Warranties will be provided on appliances and fit out materials used in the construction of your home as provided by the suppliers. These will all be outlined in the owner's manual that you will receive upon settlement.

## Will my home be quiet?

All windows and glass doors are double glazed. The inter-tenancy walls of the home are built to acoustically perform to, or above, building code requirements and confirmed with acoustic reports.

## Is the property built to seismic codes in New Zealand?

Yes, this is a requirement for new homes under the building code laws.

## Is there a body corporate or residents association?

All homes in Tamora Lane will be part of the Tamora Residents' Association Incorporated. The homes are fee simple (i.e. No body corporate).

## What does a Residents Association do?

The essence of a residents' association is to protect the value of your home and the quality of the new developments community. A residents' association does several different things. Its main responsibilities are:

- Maintaining landscaping, lanes, services within these areas and providing other services as required such as lighting. The association also monitors and, if necessary, controls how homes look and what can be done within the development.
- Enforcing the bylaws of the residents' association constitution.
- Setting and collecting the levies and generally enable the association to perform its functions;

## What are bylaws?

Bylaws are legally binding rules, registered with property titles, which govern the activities of members and their guests within your community. Whilst many owners are initially likely to be wary of these restrictions, just remember they are there to prevent unwanted behaviour in the community. Through the use of bylaws, property values may be more protected than if these bylaws were not present.

The constitution and the bylaws are available to all purchasers prior to signing an agreement for sale and purchase. All purchasers will need to read the bylaws carefully to make sure they are comfortable with these rules and that they fit your lifestyle. Bylaws can be changed and exemptions granted, but this won't be easy and requires approval from the residents' association committee.

## Can you give me examples of potential bylaws?

Potential bylaws will cover:

- High levels of design, design standards and specifications, E.g. What colour a house can be and what type of blinds can be erected in windows.
- Rules of general behaviour, setting standards and requirement to apply to the use and enjoyment for all members, e.g. Restrictions around business activities operating from homes.
- How many pets members can have and what measures of supervision and control must be in place for those pets.
- Rules around parking and restrictions on parking.

## Who runs the Association?

The powers and duties of the association will be delegated to a committee made up of a small number of elected members (owners). The committee may appoint a manager, and others, to help it with the day-to-day running of the development.

## How much will it cost?

The rates and levies for the houses are available from the sales agents.

They are calculated using a fixed levy to homes in Tamora. These levies are estimated to be between \$500 - \$800 per home in the first few years, depending on the size of the home.

Levies will be administered by the residents association to maintain common infrastructure and spaces.

## Do we still pay rates to Auckland council as well?

Yes, you will still pay rates to Auckland Council.

## Can I rent my home out privately?

Yes, you may rent your home out but you will need to let the residents association know. All members must make a written application to the association along with an application form, completed and signed by the prospective tenant. Tenants are expected to abide by all residents association rules.

## Can I have my pet live in my home?

Yes you may have 1 medium/large breed dog or 2 small/toy breed dogs and/or 2 domestic cats.

## How will I be kept informed of the progress?

Wilshire will be sending out regular newsletters to purchasers keeping you updated with progress.



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August 2020