

LAKE | ROAD

NORTHCOTE



LIVING @ LAKE

SALES INFORMATION & SPECIFICATIONS

165 Lake Road | Northcote



LIVING

www.165LakeRoad.co.nz

RENDERS & DESIGN



LOCATION MAP



BUILDING SPECIFICATIONS

BUILDING EXTERIOR AND STRUCTURE

- Foundations are reinforced concrete strip footings.
- Ground floor slabs are 125 mm thick reinforced concrete slabs.
- Inter-apartment floors and roof are reinforced concrete (overall depth of 150mm.)
- Inter-apartment walls are solid filled 190mm thick reinforced concrete block walls with added framing, insulation and with painted plasterboard lining.
- Inter-apartment walls designed acoustically to meet NZ Building Code of STC 50 tested. Our projects achieve STC 62 giving superior performance.
- External walls are predominantly solid filled 190mm thick reinforced concrete block.
- Exterior wall finishes and cladding are predominantly a combination of 70mm bricks over 40mm cavity and extruded powdercoated aluminium sections.
- External windows and doors are double glazed powder coated aluminium with fixed pane, sliding and opening windows as required. All Sash windows have security stays.
- Balconies and terraces are reinforced concrete slabs with a honed and sealed concrete finish.
- Balustrades are powder coated aluminium.
- Roofs are timber framed with powder coated long run metal cladding and external gutters built on the reinforced concrete roof slab.

EXTERIOR FEATURES

- Green garden space with fruit trees, native plants, and privacy screens.
- Feature artwork sculptures by Anton Forde.
- Bitumen driveway finish with accent concrete exposed aggregate bands.
- Exposed aggregate concrete footpaths.
- Powder coated aluminium letterbox for each apartment.
- Shared rubbish and recycling facility serviced by an external contractor.
- External grade LED wayfinding lighting.
- External fencing and hedging to boundaries for security and privacy.

INTERIOR FEATURES

- Venetian blinds in the bedrooms and roller blinds in the living room.
- 2.6m ceiling heights in all living rooms and bedrooms. 2.4m ceiling heights elsewhere.
- Painted plasterboard ceiling and wall finishes to all apartment interiors to an F4 finish.
- Individual hot water cylinders in each apartment.
- 100% nylon carpet on underlay to bedrooms.
- 4.5m Decotile Luxury Vinyl Planks on 3mm Regupol Acoustic Underlay to living areas.
- LED lighting for energy efficiency and aesthetics.
- Sky TV and Freeview connection to each apartment living room. Personal decoder and connection is required.
- Wardrobe with top shelf and rail to each bedroom.
- Smoke alarms and heat detectors to comply with the NZ Building Code and connected to the NZ Fire Service.
- Electric wall mounted heater to each living room.

KITCHEN & LAUNDRY

- Oven: Fisher & Paykel Wall Oven 7 functions, black/stainless steel.
- Cooktop: Fisher & Paykel Ceramic Cooktop, black.
- Dishwasher: Fisher & Paykel, stainless steel.
- Rangehood: externally vented Parmco integrated turbo pack.
- Washing Machine/Condensing Dryer: Fisher & Paykel Front Loader Washer Dryer Combo.
- Hansa Ronda kitchen mixer tap.
- 4.5mm Decotile Luxury Vinyl Planks on 3mm Regupol acoustic underlay.
- New Zealand manufactured kitchen cabinetry with soft close drawers.
- 20mm engineered stone benchtops.
- Tile white splashbacks to kitchen benchtop.

BATHROOMS

- Shower base is VCBC acrylic shower tray with frameless glass shower screens.
- VCBC Zara Vanity unit white with one pull out drawer.
- Hansa Polo basin faucet, Hansa Duo Slide Shower set.
- VCBC Onda toilet suite.
- VCBC Mirror Cabinets over vanity with LED light over.
- Alexandra Elan Round ladder heated towel rail.
- Porcelain wall tiles to ceiling heights.
- Porcelain floor tiles on 6mm cork acoustic underlay.
- Venetian blind in bathroom where required for privacy.

BUILDING ACCESS & COMMON SPACE FEATURES

- Dedicated internal weather proofed stair wells to connect ground floor lobbies to apartment entrance doors.
- Solid core apartment entrance door with owner specific key lock. Hollow core doors within apartments.
- Precast concrete stairs with edge nosing.
- Internal lobby walls to be sealed precast or block for durability.
- Powder coated or galvanised metal balustrades to stair lobbies. Stainless steel handrail.
- Swipe or electronic access control system providing access to lobbies and bike store security gates.
- Access for visitors is provided via an audio intercom system.

Note: This Outline Building Specification has been prepared in September 2018. Whilst every effort has been made to be as definitive as possible should a product be unavailable or be unsuited to the final design solution the Developer reserves the right to make changes at their discretion, however it will be with another product of similar quality.

PURCHASE PROCESS

KIWIBUILD PURCHASE PROCESS

Step 1: Apply for KiwiBuild pre-qualification

Refer to the KiwiBuild Flyer attached to check your eligibility and the documents required for pre-qualification, or visit www.kiwibuild.govt.nz.

Step 2: When purchasing an apartment sign a conditional Agreement for Sale & Purchase

Firstly you will need to secure the apartment by signing a conditional Agreement for Sale & Purchase.

Email info@NZLiving.co.nz for an electronic copy.

This agreement will be conditional on a 10 working day due diligence clause to give you time to seek further legal advice from a solicitor/lawyer (and apply for your KiwiSaver and/or HomeStart grant if applicable www.kiwisaver.govt.nz).

Step 3: Commence your final due diligence investigation (and apply for KiwiSaver if applicable)

Once the developer has signed the Agreement for Sale & Purchase NZ Living will date the contract and send a copy to you/your solicitor:

- You will use the conditional Agreement for Sale & Purchase to apply for your KiwiSaver drawdown and/or HomeStart grant if applicable.
- Your Bank, or Mortgage Broker, may require a valuation report to be carried out by a registered valuer as part of your due diligence.

Step 4: Confirm your purchaser due diligence condition is satisfied & pay a 10% deposit of the purchase price

If you are able to satisfy the due diligence condition on the 10th working day then your solicitor will notify the developers solicitor in writing. If applicable, KiwiSaver will release your approved savings funds to your solicitor who will transfer to the developers solicitors trust account on your behalf, if you need to top up with more savings you will transfer these to your solicitor.

Step 5: Construction & Mortgage Set-Up

NZ Living will provide you with regular updates on the progress of construction. Most banks will give pre-approval for a mortgage for up to 3 months, which you will have to obtain as part of your KiwiBuild pre-qualification before entering the ballot. You will likely need to seek pre-approval again closer to Settlement to confirm your financial situation hasn't changed. Your Bank, or Mortgage Broker, can provide further advice on this.

Step 6: Settlement

Once your apartment is complete with a certificate of Practical Completion you will be entitled to a pre-settlement inspection. Settlement will take place approximately 10 days after the Code Compliance Certificate and Certificate of Title have been issued by the Auckland Council and LINZ, which is when the remainder of the purchase price is due.

OPEN MARKET PURCHASE PROCESS

If you would prefer to secure an apartment now, then you can purchase from the 'open market' price list.

Step 1: Sign a conditional Agreement for Sale & Purchase

To secure the apartment of your choice from the 'open market' price list you will sign a conditional Agreement for Sale & Purchase.

Email info@NZLiving.net for an electronic copy.

This agreement will be conditional on a 10 working day due diligence clause to give you time to seek further legal advice from a solicitor/lawyer (and apply for your KiwiSaver and/or HomeStart grant if applicable).

Step 2: Commence your due diligence investigation (and apply for KiwiSaver if applicable)

Once the developer has signed the Agreement for Sale & Purchase NZ Living will date the contract and send a copy to you/your solicitor:

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FREQUENTLY ASKED QUESTIONS (FAQs)

WHO IS THE DEVELOPER?

NZ Living Awataha Limited ("NZ Living") which is a company that Shane Brealey is the sole director of and formed to undertake the Northcote development. Shane has extensive development and construction experience. NZ Living has completed 86 Apartments at Mason Square, 42 Apartments at 340 Onehunga Mall, and is approaching completion of 102 Apartments in Fraser Avenue, Northcote.

HOW WILL THE PROJECT BE BUILT?

NZ Living will build this project as we do for all our projects. Shane Brealey, Anna Brealey and Brandon O'Reilly lead the construction team. We think it is important to stand behind the project all the way through rather than entrusting a third party builder who has no relationship with our customers. The project has been comprehensively planned with over 90% of all subcontractors and suppliers already selected for the project.

CAN THE PURCHASE PRICE BE INCREASED?

No, the price stated in the Sale and Purchase Agreement is the price you will pay for your apartment. Whereas a small number of other developments have been caught out by underestimating construction costs and extended programmes. NZ Living controls every aspect of construction to ensure delivery is on time and budget. This has been evidenced on our Mason Square, 340 Onehunga Mall, and Fraser Avenue projects. Along with adequate provisions for escalation and contingency we are certain of our financial forecasts.

HOW IS THE PROJECT BEING FUNDED?

The shareholders of the development company have the financial capacity to fund the project. There will be no mezzanine finance or third party debt or equity involved.

IS THERE A BODY CORPORATE AND WHAT ARE THE COSTS?

Yes, a Body Corporate is created whenever there is a Unit Title property. Auckland Body Corporate have been engaged to provide advice on the draft body corporate budget and it is intended that they will be appointed Body Corporate manager. Opus International has prepared a 20 year Long Term Maintenance Plan (LTMP) for typical NZ Living developments noting costs are significantly lower than comparable developments.

CAN I AS AN OWNER BE A MEMBER OF THE BODY CORPORATE?

Yes, Owners can elect to be voted on the body corporate committee.

WHAT IS THE QUALITY OF CONSTRUCTION?

High quality construction materials will be used throughout. Our team has selected materials with lasting durability and low maintenance. All floors are solid concrete including at roof level. Reinforced concrete blocks and brick is used extensively along with aluminium wall cladding and double glazing to all apartment windows and sliding doors will provide superior acoustic and thermal qualities.

WHERE DO VISITORS PARK THEIR CARS?

Within the development there is parking for apartment occupants as purchased with each property. Visitors will find carparking on the street.

HOW IS RUBBISH AND RECYCLING MANAGED?

An enclosure for wheelie bins will be serviced several times per week by an external contractor under the management of the Body Corporate and the Body Corporate Manager.

WHAT SECURITY ACCESS PROVISIONS ARE PROVIDED?

A swipe of proximity card will provide access to the building stair lobby door. Normal keys will be provided for apartment entry doors.

HOW WILL THE LANDSCAPING BE MAINTAINED?

A contractor will be appointed by the Body Corporate to maintain all common landscaping areas.

ARE PETS ALLOWED?

Yes, with Body Corporate approval. Please refer to the Body Corporate rules if you plan to have a pet.

WHAT DEPOSIT IS REQUIRED?

10% deposit of the purchase price for NZ Residents, 20% for non-residents.

WHERE WILL THE DEPOSIT BE HELD AND WILL IT BE INTEREST BEARING?

Your deposit will be held in trust by solicitors Alexander Dorrington as stakeholder. Interest will accrue to your favour with interest earned, less usual fees and withholding taxes, reducing the final settlement amount.

HOW MANY APARTMENTS & CARPARKS ARE THERE?

30 apartments across two buildings, comprising of 3 x three bedrooms 24 x two bedrooms and 3 x one bedrooms. There are 27 carparks available to purchase on a first come first served basis.

ARE THE APARTMENTS FREEHOLD?

Yes the apartments will be Stratum in Freehold, commonly known as Freehold Unit Title.

HAS RESOURCE CONSENT BEEN GRANTED?

Resource Consent is expected to be granted by the Auckland Council in April 2020.

WHEN WILL MY APARTMENT BE READY TO MOVE INTO & WHAT IS THE SUNSET DATE?

We anticipate Practical Completion around May 2021. Following this Code Compliance Certificates and Certificate of Titles will be issued by the Auckland Council, with settlement triggered approximately 10 working days after this (see Purchase Process).

To protect against any unforeseen delays, the Agreement for Sale & Purchase includes a Sunset Date December 2021.

NZ LIVING PROFILE | SHANE BREALEY



EXPERIENCE

32 years in NZ, UK and Australia construction and development sectors

QUALIFICATION

BE Civil (Canterbury University)

ROLES SERVED

Director of NZ Green Building Council
NZ Registered Master Builders, BRANZ
Advisor to MBIE, NZTE various projects
Founder & Director of NZ Strong 2004-2014
NZ Living 2016 – present

KEY ATTRIBUTES

Shane has an engineering, project management, construction and development background in commercial, industrial, retail, healthcare and residential projects from \$1million to \$600million.

After 15 years with Australian corporates Lend Lease, Mirvac and Multiplex Shane turned his attention to serving New Zealand interests. Firstly, founding NZ Strong Construction to deliver \$370m of important Auckland civic projects over 10 years including many transport, art, museum, school and community facility projects, then founding NZ Living which is assisting solve Auckland's housing crisis with high quality yet affordable homes.

NZ LIVING AIMS

By utilising our experience and resources we aim to achieve the improbable for the construction industry – that is to build higher quality, faster and cheaper. Drawing inspiration from other industries it is in fact very achievable. The key is to have full control from initial concept through to completed homes, to sweat the small details and to keep the same tight team throughout the process dedicated to continuous improvements.

From these efficiencies we are able to use higher quality building materials to give long lasting durability and low ongoing maintenance costs for owners. Developments are located near good public transport corridors. Mason Square Stage 1 has been our prototype, Mason Square Stage 2 and 340 Onehunga Mall are the second wave and now we are building new homes in Northcote.

TIMELINE

2014 – 2020 FOUNDER/DIRECTOR – NZ LIVING

Developer Builder of Mason Square, 340 Onehunga Mall, Fraser Avenue, Northcote.

Advisor to MBIE on various major development and construction projects.

2004 – 2014 FOUNDER & MANAGING DIRECTOR – NZ STRONG

Established and ran an innovative mid-tier construction company specialising in complex commercial projects. Delivered 75 projects (\$370m) in first 10 years.

1999 – 2004 MANAGING DIRECTOR – MULTIPLEX CONSTRUCTIONS (NZ) LTD DIRECTOR – MULTIPLEX DEVELOPMENTS (NZ) LTD

Over a 5 year period built Multiplex from a single project team on Metropolis tower to become a dominant construction and development company in the Auckland region. Contracts completed or under construction during this period total in excess of \$600million across 26 projects.

1995 -1999 GENERAL MANAGER – MIRVAC DEVELOPMENTS (NZ) LTD

Quay West Auckland, Ascot Apartments, Newmarket, Sebel Hotel in the Viaduct (Hotel Operation). Marriott Hotel feasibility studies for Auckland/Wellington/Queenstown.

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ENQUIRE NOW

Info@NZLiving.net



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