



# AWATEA ESCAPE

## FREQUENTLY ASKED QUESTIONS AND DETAILS FOR AWATEA ESCAPE

**Where is Awatea Escape?** The development is in the Kapiti Coast District of the Wellington Region. It comprises a 2.3 hectare block of undeveloped land situated at 25 Awatea Avenue and bordered by Mazengarb Road to the north, approximately 1.5km north-east of the centre of Paraparaumu urban town. The area is well situated to link to the wider Paraparaumu residential, retail and commercial community not far from the beach and coastal areas. The current landscape is exotic grassland with several trees and shrubs along the south-eastern boundary. It is surrounded by built-up residential land, several small parks and recreational areas including the Awatea Lakes Wetlands to the north.

**How many homes are going to be in Awatea Escape?** There are 38 freehold homes.

**When will construction start?** We hope to start construction in October 2021, subject to gaining all the required Council approvals.

**How long will construction take?** The project will take approximately two years to complete, or sooner subject to consents.

**What materials will be used?** High quality construction materials will be used throughout Awatea Escape as per the detailed specification sheets.

**What are the different typologies available within Awatea Escape?** There is a total of 11 typologies which encompass three bedrooms, internal access garaging, either one or two bathrooms, open kitchen/living and private outdoor spaces. Each dwelling has been individually designed by Prime Design Architecture to ensure each house matches the unique site and aspect. Land areas range from 303m<sup>2</sup> to 597m<sup>2</sup> and dwelling floor areas range from 114m<sup>2</sup> to 136m<sup>2</sup>.

**Can I have pets in Awatea Escape?** Yes, you can.

**Can I buy a carpark?** All homes have a garage and onsite parking in the driveways with plenty of kerbside visitor parking.

**Is there a Body Corporate?** No, the homes will fall under a Residents Society.

**What is the Residents Society for?** The Residents Society will be responsible for the management of the development upon completion, all common space management, rubbish, cleaning and repairs to common property. Where applicable and subject to vesting of roads and common spaces in Council.

**How much will the Residents Society levy be?** This will be minimal.

**Are insurances provided?** Insurance for the common areas will be arranged through the Residents Society. Individual dwelling insurance is to be arranged personally by owners.

**Can I rent my house out?** Yes.

**Can I use my house as an Air BnB?** Yes.

**What is the earthquake rating?** 100% New Building Standard (minimum).

**What is the heating?** Energy efficient heat pumps (optional upgrades available POA).

**How many interior options will I have to choose from?** You have a choice of one from eight options with further upgrade options available.

**Can I mix and match within the interior options?** Yes, as an upgrade option.

**Are window dressings included?** No.

**Who is on the project team?** The design team comprises of:

- The development has been designed by award winning New Zealand architects: Prime Designs with interior and exterior colours from Wendy Elers at Stage Three Design who is based in Wellington.
- Landscape design has been designed by Novo Group and House of Orange
- Land development, infrastructure and services/ land survey have been designed by Landmatters and Pritchard Civil Limited.
- Project Management is by Egmont Dixon Limited
- The Developer is The Wellington Company Limited.

**What am I buying?** You are purchasing an Individual Fee Simple Freehold Title. Details of the plans and outline specifications are attached to the Agreement for Sale and Purchase which is available upon request.

**Are the houses freehold, leasehold or strata (unit) title?** The houses will be on Freehold Fee Simple titles. They are NOT Leasehold or Strata (unit) title.

**Tell me about the options?** Your options within Awatea Escape will include selecting the lot and associated typology, material selection to suit and any upgrades you feel are appropriate. Most lots have delegated typologies, however, lots 9-16 can choose from typologies 4, 5 or 17.

**What options are available?** You have a choice of eight distinct interior material options from which you can select one option. Lots 16, 35 and 38 have the interior colour board 'Red Rocks Beach' preselected. In addition to the eight interior options you can also select an option upgrade.

**How many houses are there?** There are 38 properties with a variety of different layouts and configurations.

**Are the houses wired for telephone, internet and Sky?** All houses are wired for telephone and high-speed internet cabling to all living and bedroom spaces. Owners and residents are free to choose their own selected service providers for satellite television, telephone and internet, which will be payable directly by residents in the usual course.

**How does the hot water system work?** The houses all have their own instant electric hot water system.

**What does the Residents Society do?** The Residents Society controls the administration and the general running of Awatea Escape. This extends to all "common areas" owned by the Residents Society members. The Residents Society is responsible for all general maintenance and upkeep of all common areas including the laneways (where not Council owned) and rubbish collection area (where not within the individual property). The Residents Society is also responsible for administering health and safety compliance. The Residents Society and proceedings of Residents Society meetings are governed by New Zealand Law or set out in its Constitution; a draft of the Residents Society Rules is available on request.

**What costs form part of the Residents Society and how are costs allocated across the various areas of Awatea Escape?** All costs incurred by the Residents Society in managing and paying for the upkeep, repairs and maintenance (including replacements) of all common areas, insurances (for common property only) and the general management and administration of the Residents Society will be included in the costs. These will be 'levied' to owners, spread equally per house and payable quarterly, or earlier where circumstances warrant. The Residents Society is to be tasked with ensuring that all costs are reasonably and properly incurred, and these costs will be transparent and audited yearly or as agreed by the Residents Society.

**Can the developer make variations to the plans and outline specifications?** There are instances in which legislative changes and Local Territorial Authorities require the Developer to make changes to abide by contractual law, best practice at the time or because certain materials are not available. Yes, changes can be made. If materials are changed, they must be of equal quality and value to those shown in the plans and outline specifications. in accordance with the Sale and Purchase Agreement. All illustrations are artist's impressions only. Loose furniture, feature lighting, window dressings and planter boxes or pots are shown for illustration purposes only and are excluded from the purchase price.

**Who is the Developer?** The Developer is Sunlands Property Developments Limited, owned by The Wellington Company Limited. The Wellington Company Limited has been a developer and investor operating in Wellington for over 28 years and has completed numerous residential and commercial developments over this time.

**Can the price increase from what was agreed?** No, the price is the price. We have factored construction price escalation into our sales prices and cannot raise prices arbitrarily.

**Does the price include GST?** Yes, GST is included in the price of all home purchases.

**How do I secure my new home?** Please contact your preferred Licensed Real Estate Salesperson.

**How will I be kept informed of progress?** All purchasers will be kept well informed of progress during construction by way of quarterly newsletters and regular updates on the project website.

### **Tell me more about the design and form of Awatea Escape?**

**DESIGN AND FORM:** The development is to provide for 38 lots. The lots are arranged in a considered urban designed layout to ensure high quality environments, north facing aspects, good circulation and well-appointed views. Each dwelling will include outdoor living areas, a garage, open plan living and three bedrooms. There are 11 different typologies, sporadic placement of each typology across the site will ensure that there is variation and a mix of appearances, while maintaining an overall consistent 'look' and feel.

Living spaces have been generously appointed, with material palettes curated by Wendy at Stage Three Design. Finishings will cater to any discerning buyer's taste with option upgrades to enhance your living environment – please refer to specifications and upgrades for further details.

**ROADING:** The development will have one 15m wide road and one shared space 9m wide 'link' road. The road network will be made up of a main link and connection loop to create a hierarchy. The design includes pathways for cycle and pedestrian use as well as planted berms and street trees. The design has been reviewed by a qualified traffic engineer.

**RESERVE AND PUBLIC SPACES:** The development will include green spaces and parks for public use, passive recreation, seating, picnic spaces, potential play areas, planting, cycle and pedestrian networks. Plantings and trees have also been included in the main roading networks.

**KITCHEN:** We have paired up with the local kitchen experts, Kitchen Creators who are also conveniently based in Paraparaumu. Kitchen Creators have the latest cutting-edge kitchen design software so if you wish to go outside of the standard specified kitchen they can seamlessly design, plan and implement your dream kitchen (refer prices on upgrade specifications).

**BATHROOMS:** All bathrooms at Awatea Escape are supplied by Zip Plumbing Supplies. The team at Zip are committed to supplying quality products and getting the right look for your home. The standard fittings and available upgrades are listed within the specification and upgrades document

**ACOUSTIC AND THERMAL PERFORMANCE:** All homes within Awatea Escape will be designed to meet all required insulation and acoustic standards. Double glazing is standard, natural ventilation is provided by opening windows.

**OUTDOOR AREAS:** All outdoor areas have been designed by HOOD landscape architects and will come fully completed ready for you to move in and enjoy your next BBQ with friends.

DISCLAIMER: This information has been provided for marketing purposes only and has been prepared prior to all local authority consents being granted and the commencement of construction. Whilst every attempt has been made for the accurate preparation of the information, purchasers must make their own enquiries regarding the development. Changes may be made during the development and all dimensions, finishes, fittings and specifications are subject to change without notice. All units are measured in accordance with the sale and purchase agreement. All illustrations are artists impressions only and no responsibility will be taken for any difference between the depictions in the marketing material and the completed development of home/s. All loose furniture, feature lighting and window treatments are shown for illustration purposes only.