



AVALON APARTMENTS

FAQ

Where are the Avalon Apartments located?

The Avalon Apartments are located at 199 Taita Drive in Avalon, Lower Hutt and within five minutes' drive of Lower Hutt's CBD.

How do I get to the Apartments?

Access is via three right of ways, two off Percy Cameron Street and one off Taita Drive.

Who is the developer?

The developer is A Investment Company Limited (part of The Wellington Company Limited family). The Wellington Company has been a major player in the development of urban environments and historic places in Wellington for over 25 years. They are focused on revitalising places of interest and delivering development solutions founded on building communities.

Who is the design team?

- *Architects – Architecture +*
- *Structural engineers – NZCEL Consulting Engineers Limited*
- *Project Managers - Egmont Dixon*
- *Fire engineers - Fire HQ*
- *Acoustic engineers - Marshall Day*
- *Electrical engineers - Blackyard*
- *Hydraulics - Hydraulics Plus*

Is there a Body Corporate?

Yes. The Body Corporate will take care of the building management, maintenance, insurance and rubbish collection. You will receive an annual Body Corporate Levy notice. The preliminary annual levy per unit is \$5,800 (approx. and still be confirmed). Body Corporate Fees Budget within the Info Pack refers.

Who will manage the Body Corporate?

Oxygen Strata will manage the Body Corporate. We have worked closely with Oxygen Strata to develop the comprehensive Body Corporate budget and Body Corporate rules.

Can I become a member of the Body Corporate Committee?

Yes. There will be opportunities to run for election to the Body Corporate Committee.

What other costs will there be?

In addition to your annual Body Corporate levy, you are responsible for your Council rates. Power is individually metered, so you pay for what you use. Although the Body Corporate will take care of building insurance, you will need to arrange your own contents insurance.

What is the NBS rating of the building?

Upon completion the building will be strengthened to a minimum 80% of the New Building Standard (NBS).

What fire protection is there in the building?

The building will be fully sprinklered and maintained according to a Building Compliance in accordance with Lower Hutt City Council. Upon completion the building will meet the current fire compliance standard.

Will there be a warranty?

There will be two opportunities to notify any defects - the first being five days from pre-settlement inspection and the second being within the first 12 months following the settlement date. Warranties under the Building Act apply.



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Is a deposit required?

Yes. A deposit of 10% of the purchase price is payable on satisfaction of any Purchaser conditions contained within the Agreement for Sale and Purchase. The deposit is safely held in the developer's solicitor's trust account until settlement. The developers cannot use the deposited funds to complete the development.

When do I have to pay the balance?

The balance of the purchase price is due when settlement takes place. This is once the apartment construction has been completed and the new Title and Code Compliance Certificate have been issued. Your solicitor will manage this process with the developer's solicitor.

What type of homes are available?

There are one and two-bedroom apartments available across eight levels.

What titles will these apartments have?

The apartments will have Stratum in Freehold titles, otherwise known as a unit title.

Are these homes warm?

Yes, the apartments will be insulated and double glazed. Heating is provided by an energy efficient 2.4kw eco heater.

Are the apartments ventilated?

Yes, all apartments will have opening windows.

What are the acoustics like?

A noisy environment can be a real nuisance. Although aesthetically styled to reference the industrial form of the building, these apartments will meet Clause G6 of the Building Code requirement with a STC (Sound Transmission Class) of 55 and an IIC (Impact Insulation Class) of 55.

Can I rent out the apartment?

The apartments are unit titled and you are free to rent them out as you please. Any other activity such as operating a business will need to meet the Hutt City Council District Plan rules.

Are pets allowed?

Yes, subject to the rules imposed by the Hutt City Council Animal bylaws.

When will these apartments be completed?

Construction is well underway with completion planned for Mid-May 2023. A Sunset Clause is included in all Agreements for Sale & Purchase.

What is a 'Sunset Clause'?

A Sunset Clause identifies a date by which settlement should have occurred. If delayed beyond this date, and within the terms of the Agreement for Sale & Purchase, the purchaser has the right to cancel the Agreement.

Will I be informed of progress?

Absolutely. Regular progress updates will be provided by email.

Can the apartments be altered prior to construction?

Not really. The apartments are designed as part of a comprehensive development, consented by Hutt City Council and designed to the highest quality at an affordable price. That said, some different finishes may be possible by negotiation.



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What about car parking?

The apartments will each come with one carpark per unit, this will be provided to residents via a licence agreement.

What about rubbish?

There will be rubbish and recycling bins provided on the ground floor lobby area.

These will be emptied by an external contractor under the management of the Body Corporate.

What is security like?

Security has been front of mind in the development of the apartment building. Your swipe card/fob or Bluetooth phone will provide access to the building, as well as to your floor corridor and into your apartment. There is CCTV in the ground floor lobby and mail room. Luke Lane will also be enhanced with lighting, and commercial tenants along the lane providing passive security.

Are the apartments wired for telephone, internet, and Sky?

All apartments will be wired for telephone and fibre internet. Owners and residents are free to choose their own selected service providers directly.

Can the developer make variations to the Avalon Apartment 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 Agreement for Sale and Purchase. All illustrations are artist's impressions only. Loose furniture, feature lighting and window dressings are shown for illustration purposes only and are excluded from the purchase price.

Can the price increase from what was agreed?

Once an Agreement for Sale & Purchase for an apartment has been signed by all parties, no, the price will not change during construction.

Does the price include GST?

Yes, GST is included in the price for all apartments. The GST for residential sales is a cost to the developer.

What options are available?

There are two interior material options (light or dark) available to select as purchaser.

What onsite amenities will be provided?

The developer as part of Avalon Apartments will be providing the following additional amenities for the benefits of the residents at Avalon Apartments:

1. *A fully equipped residents' gym.*
2. *A secure residents' communal lobby and hangout space.*
3. *A winter garden, which will include outdoor furniture and amenities for all residents to enjoy.*
4. *Bike parks for residents' bikes.*
5. *Each apartment will have one carpark.*
A small number of visitor parks will also be available.

All of these elements on completion will be vested in the Body Corporate and owned by the residents ongoing.