



THE

MARLBOROUGH

FREQUENTLY ASKED QUESTIONS

Marlborough Crescent, Hobsonville Point



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WHAT MAKES THESE APARTMENTS DIFFERENT/SPECIAL?

The Marlborough apartments are the gateway to Launch Bay. Launch Bay is Hobsonville Point's prime location and The Marlborough will offer you everything you need in one all-encompassing lifestyle address. Reaching out to the sweeping blue water, Launch Bay is a visionary new harbourside neighbourhood that will soon rank amongst this city's most stylish and vibrant waterfront suburbs.

WHAT AM I PURCHASING?

You are purchasing a freehold strata titled unit (Apartment). This is the most common form of ownership for apartments in New Zealand.

WHAT DOES FREEHOLD STRATA TITLE MEAN?

The ownership structure means that all owners have purchased freehold unit titles. This means you own outright your Apartment and have a common interest with the other owners in the common areas, landscaped areas, entrances and lobby.

HOW MANY APARTMENTS ARE THERE?

There are 39 Apartments in total in The Marlborough building.

HOW MANY LEVELS IN THE DEVELOPMENT?

The Apartment building consists of 6 storeys including the ground floor.

ARE THERE CAR PARKS AND STORAGE?

There are no carparks in the building itself. There are plenty of off street parking options adjacent to The Marlborough and around the area, as well as great public transport links, including buses and ferries to Auckland City.

HOW MUCH DEPOSIT IS REQUIRED TO PURCHASE?

An initial 10% deposit of the purchase price is required on signing of the sales and purchase agreement and/or satisfaction of any additional purchaser conditions.

CAN I RENT MY APARTMENT OUT PRIVATELY?

Yes you can. Subject to the Body Corporate consent and notification.

WILL THE BUILDING BE WATERTIGHT?

Yes, the building has been designed to the latest New Zealand building code requirements. As part of obtaining a building consent, façade and weather tightness are subject to a peer (independent) review.



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IS MY DEPOSIT SAFE?

Yes, all deposit sums are held in the vendor's solicitors trust account until the date of settlement.

HOW SECURE WILL MY APARTMENT BE?

Entrances are access controlled at the ground floor entrance. In addition, each Apartment has an intercom.

HOW DOES THE WATER SYSTEM WORK?

Each Apartment has its own stand-alone hot water cylinder. Cold water is reticulated to each apartment on a metered basis.

CAN THE DEVELOPER MAKE VARIATIONS TO THE OUTLINE SPECIFICATION?

If any materials, finishes, products or systems referred to in the plans and specifications are unable to be procured on reasonable terms, in a timely manner or are prohibited by any statute, regulation, bylaw or other requirement, the vendor may substitute with other building items, provided they are of a standard as near as reasonably practicable to the building items referred in the plans and specifications.

WHAT ARE THE BUILDING WARRANTIES?

There are various vendor and building warranties which are for the benefit of the purchaser. Some are provided by the vendor, others are provided by the builder or the suppliers of materials and products for the construction and fitout of the building.

The purchaser will receive the warranties on appliances and fit out materials used in the construction of the Apartment as provided by the suppliers. Some building materials and works (e.g. electrical and plumbing, etc.) are warranted by the suppliers as per their producer statements. In compliance with the Building Act, there will be a weather tightness warranty from the selected builder for five years from practical completion.

The will also be a maintenance warranty, providing 12 months of cover for notification and rectification of defects. All building warranties will be in accordance with the NZ Building Act 2004.

IS THE PROPERTY BUILT TO SEISMIC CODES IN NEW ZEALAND?

Yes. The building will meet stringent design regulations in respect to seismic design and structural integrity. As part of obtaining a building consent, structural design is subject to a peer (independent) review.

WILL THE APARTMENTS BE SET UP FOR INTERNET AND TV?

Yes. Each apartment will be provided with an ultra-fast fibre connection and a connection for satellite TV. Charges associated with services set up and ongoing service charges are payable by the user.

IS THERE A BODY CORPORATE?

Yes. All owners are represented by the body corporate which controls the administration and general running of The Marlborough including common areas. The body corporate is responsible for all general maintenance and upkeep of all facilities. This includes administering health and safety compliance, obtaining a building warrant of fitness and insurance for the overall building (you will need to take out your own insurance in respect of contents). Apartment owners are able to attend body corporate meetings and vote on various matters at its annual general meeting. There will be a committee made up of elected owners responsible for the running of the body corporate. The body corporate is tasked with ensuring that all costs are reasonably and properly incurred.

WHAT IS INCLUDED IN THE BODY CORPORATE?

All building costs that you are responsible for, excluding local body rates, water and electricity/fibre, are detailed in the body corporate budget. The building manager may offer additional services such as apartment cleaning, property management etc. These are matters between the owner of an Apartment and the building manager direct.

WHAT CAN I EXPECT THE OUTGOINGS TO BE ON AN APARTMENT?

A preliminary body corporate budget has been prepared and an independent party has estimated each Apartment's share of this budget. Your share of the budget is what is called a body corporate levy. Your sales person can give you a copy of this estimate.

DO I PAY COUNCIL RATES SEPARATELY TO MY BODY CORPORATE?

Yes. Auckland Council Rates are billed directly to the owner of an Apartment.

CAN I HAVE MY PET LIVE IN MY APARTMENT?

Pets are permitted in The Marlborough, subject to body corporate consent. Small pets, such as a cat or small to medium dog, will usually be allowed. The body corporate will have the right to terminate the owners' right to allow the pet in residence, should the pet become a nuisance.