



LAUNCH BAY

TOWNHOUSES

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Frequently Asked Questions

What makes these homes so special?

Situated in Launch Bay, the premier precinct of Hobsonville Point, our new Launch Bay Townhouses enjoy all the benefits that the location provides. Minutes away from Catalina Bay, the Hobsonville Point Ferry Terminal and some of the best cafes and restaurants Hobsonville has to offer. Homes will be built to an impressive quality and showcase an attractive aesthetic with most oriented towards and with views of the Waitematā Harbour. These beautiful Launch Bay Townhouses make up one exciting component of the master planned Launch Bay development and will surpass your every expectation when it comes to design, quality and reputation.

What am I purchasing?

You are purchasing a townhouse on a freehold title, with a shared interest in the jointly owned access lot (driveway).

Who designed the townhouses?

The townhouses have been designed by PBA architects, a renowned Auckland-based architectural firm with proven experience in the design of large scale apartments and comprehensive residential developments across Auckland. The interior design has been curated by Stuart Harris from Macintosh Harris, who has also been involved in other Launch Bay offerings, including the Oval homes, the Ovation apartments, and the Marlborough apartments.

What does freehold & fee simple mean?

Freehold/Fee simple title is the most common ownership type of property in New Zealand and means that you own your parcel of land and the building on it.

How many townhouses will there be in the whole development?

There will be a total 25 townhouses, which will be released over two stages as a mix of 3 & 4 bedroom homes.

How much deposit is required?

Buyers are required to pay a 10% deposit to secure their home. 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 until settlement and completion of your home.
Can the price increase from what is agreed on the Sales & Purchase agreement?	No, the price that is agreed in the Sales & Purchase Agreement is the price that you will pay for your home.
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?	The design and layout of the homes cannot be changed.
How long will my home take to build?	Construction will commence Q2 2021 with completion estimated 12 months after.
Will the homes be watertight?	Yes, much care has been taken in the design, product selection and build to minimise risks. The houses will be constructed in accordance with the New Zealand building code.
Will my home be soundproofed?	All windows and glass doors are double glazed. The intertenancy walls of the home are sound-proofed to New Zealand building code requirements.
Is the property built to seismic codes in New Zealand?	Yes, this is a requirement for new homes under the New Zealand Building Code.
Will there be a Residents' Society?	Yes, the Launch Bay Townhouses Residents' Society will manage and maintain (on behalf of all owners) all shared assets including landscaping, lawns, driveway, and private refuse collection. The annual contribution is expected to be \$1,000, with an initial joining fee of \$300.
Can I rent my home out privately?	Yes.
Can I have my pet live in my home?	Yes.
What happens to rubbish?	Private rubbish collection will be managed by the Launch Bay Townhouses Residents' Society.
How will I be kept informed of the progress?	Launch Bay (Winton) and Bayleys will be sending out regular newsletters to purchasers keeping you updated with progress.



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