

## FRIMLEY DEVELOPMENT

### FREQUENTLY ASKED QUESTIONS

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#### **Do I have to pay a deposit?**

Yes, a deposit equal to 10% of the purchase price is required to be paid once the sale and purchase has been signed by both the purchaser and the vendor.

This deposit is held by our solicitors, Langley Twigg Law, in their trust account.

#### **When do I have to pay for my section?**

The balance of the purchase price is due five working days after confirmation has been given to your solicitor that the title for your section has been issued.

#### **What services will be available?**

Each section will be provided with a stormwater, wastewater (sewer), water and power connection at the front boundary.

Fibre will be available at your section boundary. Please note this is a Unison Fibre connection, Chorus Fibre is not available. For further information on Unison Fibre and a list of retail service providers please visit:

[www.unison.co.nz/tell-me-about/fibre/retail-service-providers](http://www.unison.co.nz/tell-me-about/fibre/retail-service-providers).

Natural gas is also available within the subdivision. To find out more about connecting to natural gas please contact The Gas Hub: [www.thegashub.co.nz](http://www.thegashub.co.nz).

For exact service locations please refer to the As-built services plans which can be found under the 'Useful Information' section of our website.

#### **How big a house can I build?**

The Hastings District Council district plan restricts site coverage to no more than 35% of the section area.

Under the land covenants any house must be a minimum of 155m<sup>2</sup> (including garaging).

#### **Can I build a two story home?**

No, two story homes are not permitted within the subdivision.

#### **Can I use any builder I choose?**

Yes, you can use the builder of your choice, there are no restrictions.

We are closely associated with Tumu ITM and assist with finding a builder if necessary.

While you can use the builder of your choice, under the land covenants you (or your builder) are required to provide Tumu ITM with the last right of refusal to supply the material for your new home. For further information on this requirement, please contact Robbie Starr at [robbie.starr@tumu.co.nz](mailto:robbie.starr@tumu.co.nz).

#### **When can I start building?**

You can start building as soon as you have had your plans approved by Greenstone and obtained all necessary building consents from the Hastings District Council.

**Do I have to build my house within a specific timeframe?** There is no requirement to start building within a specific timeframe. However, once you start you must complete construction including the exterior within one year of starting the build.

#### **Has a Geotech report been completed?**

Yes, a Geotech report has been completed by RDCL and is available on our website under the 'Useful Information' link.

This report contains site specific testing for each section, includes recommended foundation designs and is available for you to use in your building consent application.

#### **Has the soil been tested for contamination?**

Yes, under our resource consent we are required to test for contamination and confirm the site meets the National Environment Standards for residential property.

#### **Can I park a motorhome on my section?**

You can park a motorhome on your section. However, it must be located at the rear of your home and screened from the road by a fence.

#### **Are there any design covenants?**

Yes, the land covenants include restrictions around the design and materials that can be used in your new home.

Before commencing your build, you must provide Greenstone a copy of your final design to ensure it meets these design covenants. Please read the covenants attached to the sale and purchase agreement carefully.

#### **Who is responsible for fencing?**

The cost of fencing is shared between neighbors in accordance with the Fencing Act 1978.

**How many stages are there in the development?** There are 12 stages in total, stages 1 – 9 have already been completed.