



NORTH
APARTMENTS





Grey Lynn - expand your outlook

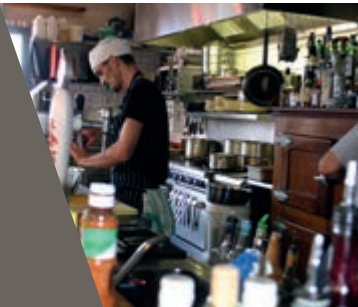
There are many suburbs claiming to be the heart of Auckland but only one that can claim to be the soul.

Anything but grey...

Grey Lynn occupies a special place in Auckland's landscape, and a special place in the hearts of those who have already discovered this iconic and vibrant neighbourhood.

Close to town, surrounded by parks and with expansive views, in this high-growth area everything seems just five minutes away. Fashion, dining, culture, sport, entertainment or simply relaxing at your local café.

Grey seems an inappropriate colour to describe such a colourful and diverse location.





Grey is the new black

The architect has paid particular attention to the nature of the site and its spectacular outlook crafting concrete, steel and glass into a classic contemporary form. From the interior - nothing but view. From the exterior - asymmetric blocks contained within a strong geometric form.

These boutique apartments will be truly special. Tailored to suit the needs of an urban lifestyle with premium fittings, designer kitchen and bathroom and spacious outdoor living options.

Grey Lynn character meets European sophistication.



Shaded area shows stage two of the development.



Urban sanctuary

When you choose to spend quality time at home your environment should reflect money well spent. The finishing, layout and attention to detail at North is designed to meet your expectations.

Few apartments at North are the same, however all share high ceilings, double glazing and appliances from the prestigious German manufacturer Miele.

One bedroom to three bedroom, all that you need to add is your individuality.





Sharp and clean

Kitchens and bathrooms demand seamless integration of form and function. To achieve both sophistication and simplicity it is crucial that every element used is outstanding.

Miele appliances - selected for optimum performance and enduring quality, are matched with fitted kitchens by world-renowned manufacturer Poggenpohl.

First-hand experience of these key components is essential to appreciate their quality. We encourage you to visit their showrooms in Parnell and Ponsonby.





poggen
pohl

Miele



Concept render of Artesio kitchen courtesy of PoggenPohl design.

Apartment plans

There are up to five apartments per-level on levels one to five of North, with a selection of single, two bedroom and three bedroom apartments.

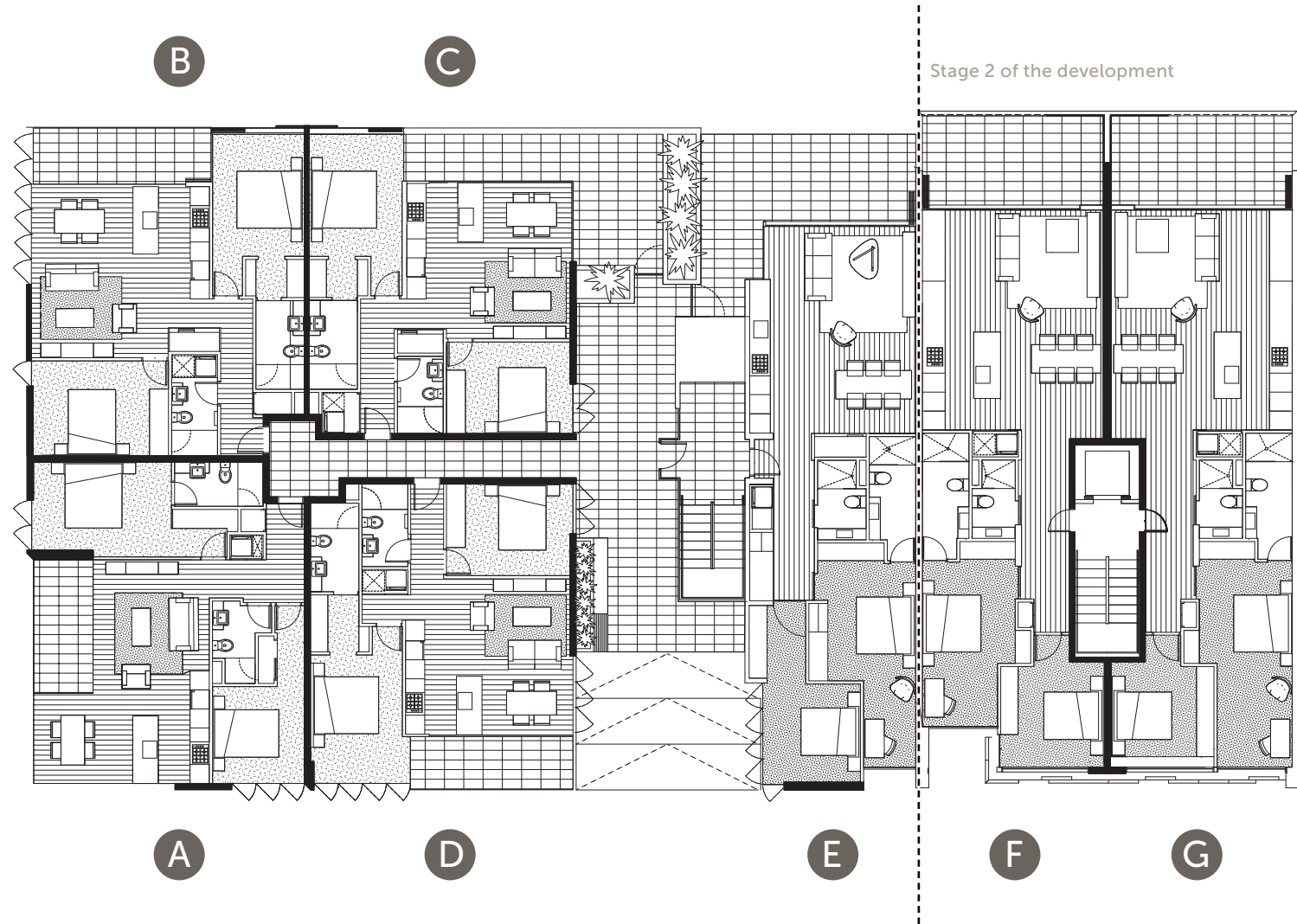
Each level shares a similar floor plan with a variety of apartment configurations designed to take advantage of aspect and location within the building.



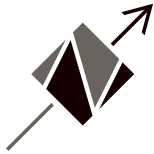


Level 1

- A: 2 bedroom, 2 bathroom
80m² indoor, 8m² outdoor
- B: 2 bedroom, 2 bathroom
80m² indoor, 15m² outdoor
- C: 2 bedroom, 2 bathroom
75m² indoor, 20m² outdoor
- D: 2 bedroom, 2 bathroom
74m² indoor, 8m² outdoor
- E: 2 bedroom, 2 bathroom
94m² indoor, 25m² outdoor
- F: 2 bedroom, 2 bathroom
96m² indoor, 18m² outdoor
- G: 2 bedroom, 2 bathroom
100m² indoor, 18m² outdoor

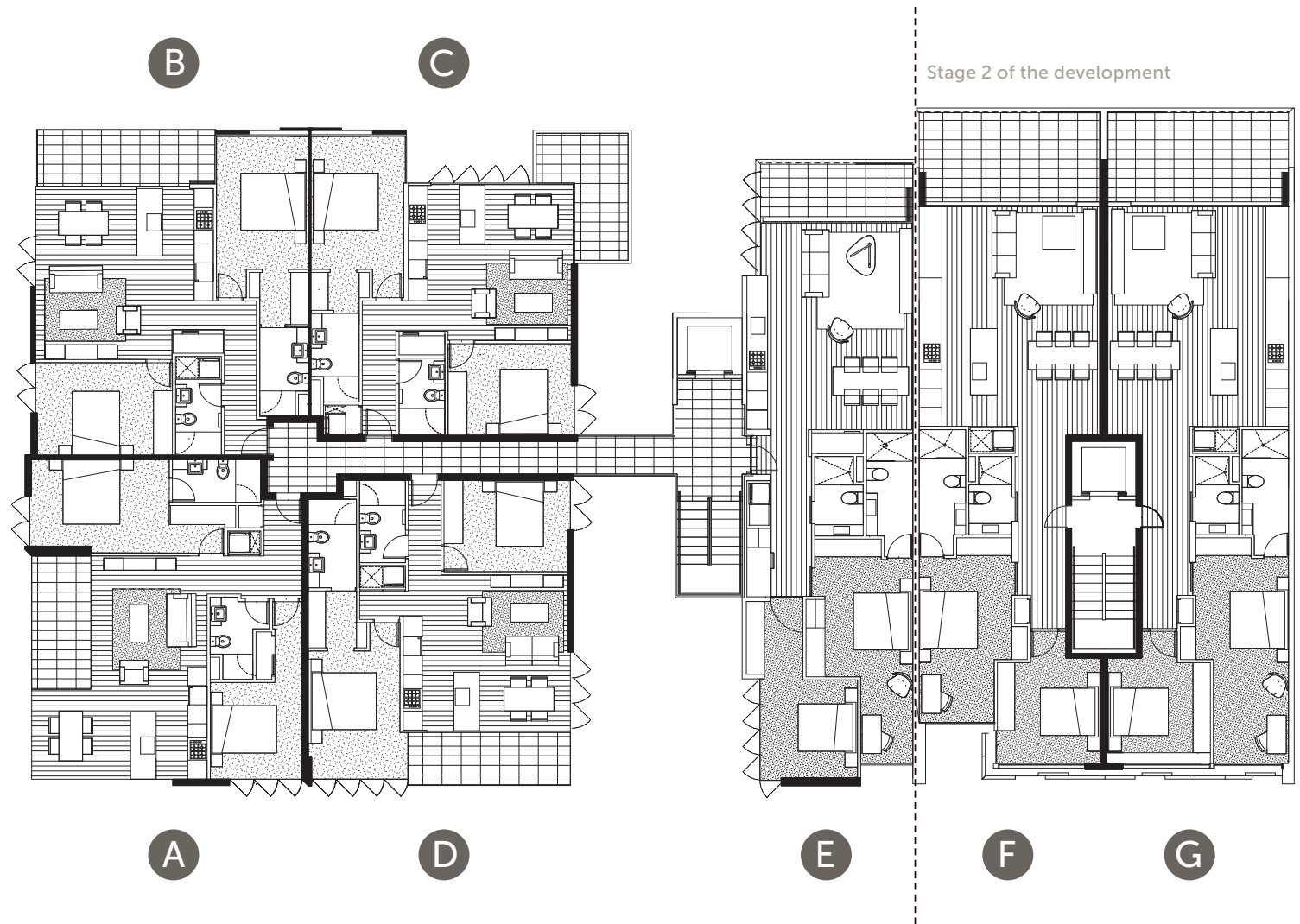


Disclaimer: Floor plans are indicative only, may not be drawn to scale and are subject to change.



Level 2

- A: 2 bedroom, 2 bathroom
80m² indoor, 8m² outdoor
- B: 2 bedroom, 2 bathroom
80m² indoor, 15m² outdoor
- C: 2 bedroom, 2 bathroom
75m² indoor, 10m² outdoor
- D: 2 bedroom, 2 bathroom
74m² indoor, 8m² outdoor
- E: 2 bedroom, 2 bathroom
94m² indoor, 9m² outdoor
- F: 2 bedroom, 2 bathroom
96m² indoor, 18m² outdoor
- G: 2 bedroom, 2 bathroom
100m² indoor, 18m² outdoor

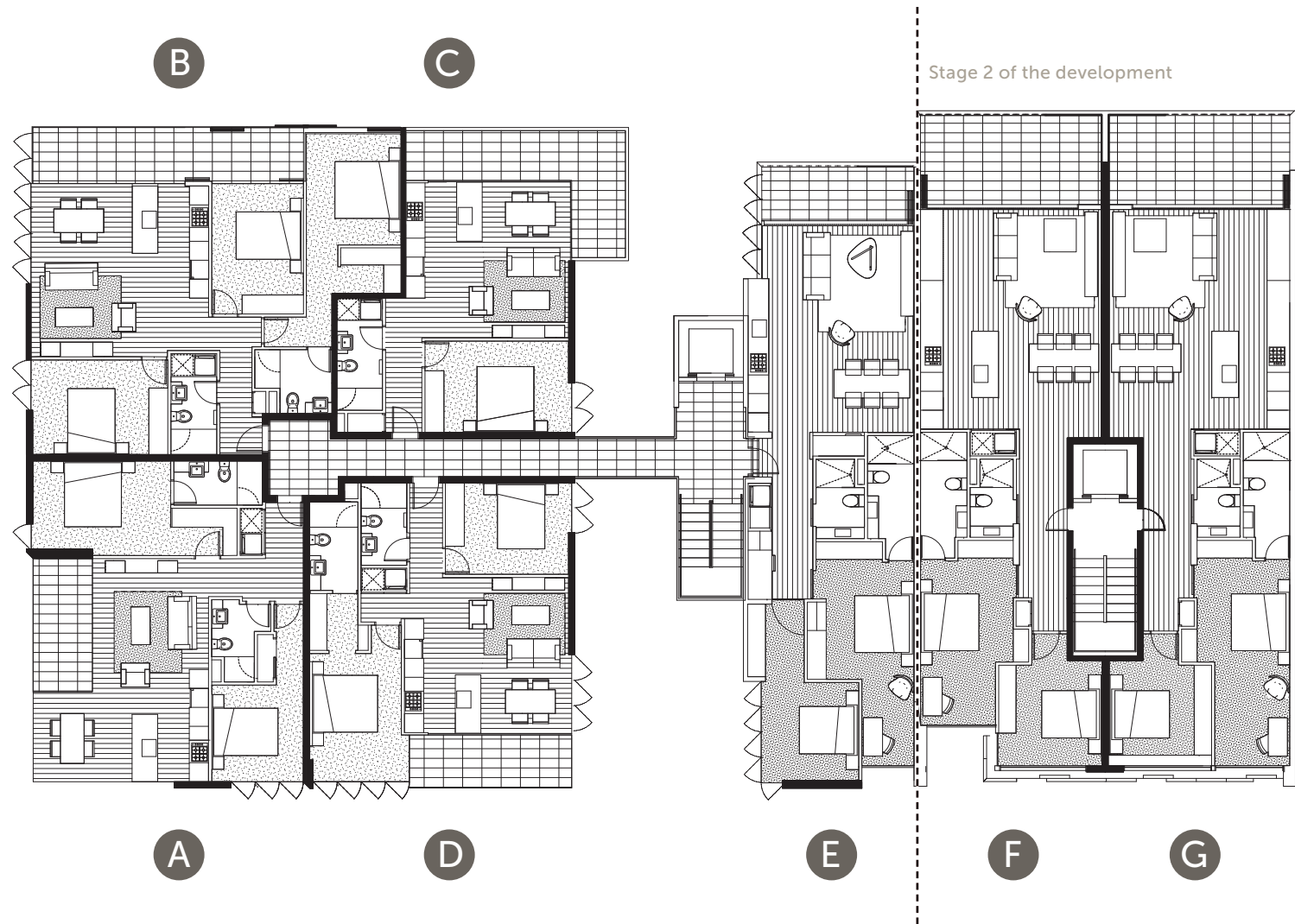


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Level 3

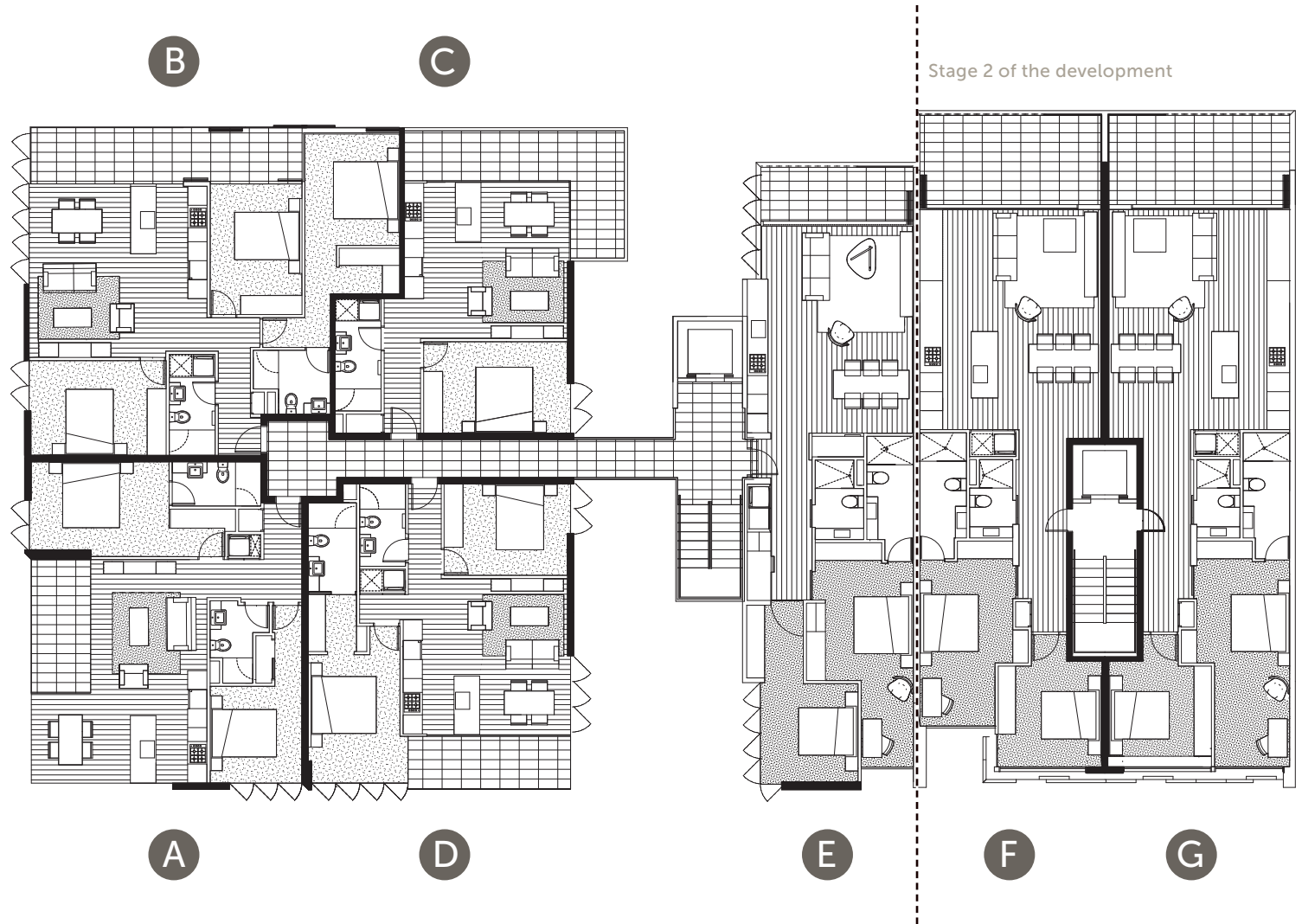
- A: 2 bedroom, 2 bathroom
80m² indoor, 8m² outdoor
- B: 3 bedroom, 2 bathroom
95m² indoor, 15m² outdoor
- C: 1 bedroom, 1 bathroom
54m² indoor, 15m² outdoor
- D: 2 bedroom, 2 bathroom
74m² indoor, 8m² outdoor
- E: 2 bedroom, 2 bathroom
94m² indoor, 9m² outdoor
- F: 2 bedroom, 2 bathroom
96m² indoor, 18m² outdoor
- G: 2 bedroom, 2 bathroom
100m² indoor, 18m² outdoor





Level 4

- A: 2 bedroom, 2 bathroom
80m² indoor, 8m² outdoor
- B: 3 bedroom, 2 bathroom
95m² indoor, 15m² outdoor
- C: 1 bedroom, 1 bathroom
54m² indoor, 15m² outdoor
- D: 2 bedroom, 2 bathroom
74m² indoor, 8m² outdoor
- E: 2 bedroom, 2 bathroom
94m² indoor, 9m² outdoor
- F: 2 bedroom, 2 bathroom
96m² indoor, 18m² outdoor
- G: 2 bedroom, 2 bathroom
100m² indoor, 18m² outdoor



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Level 5

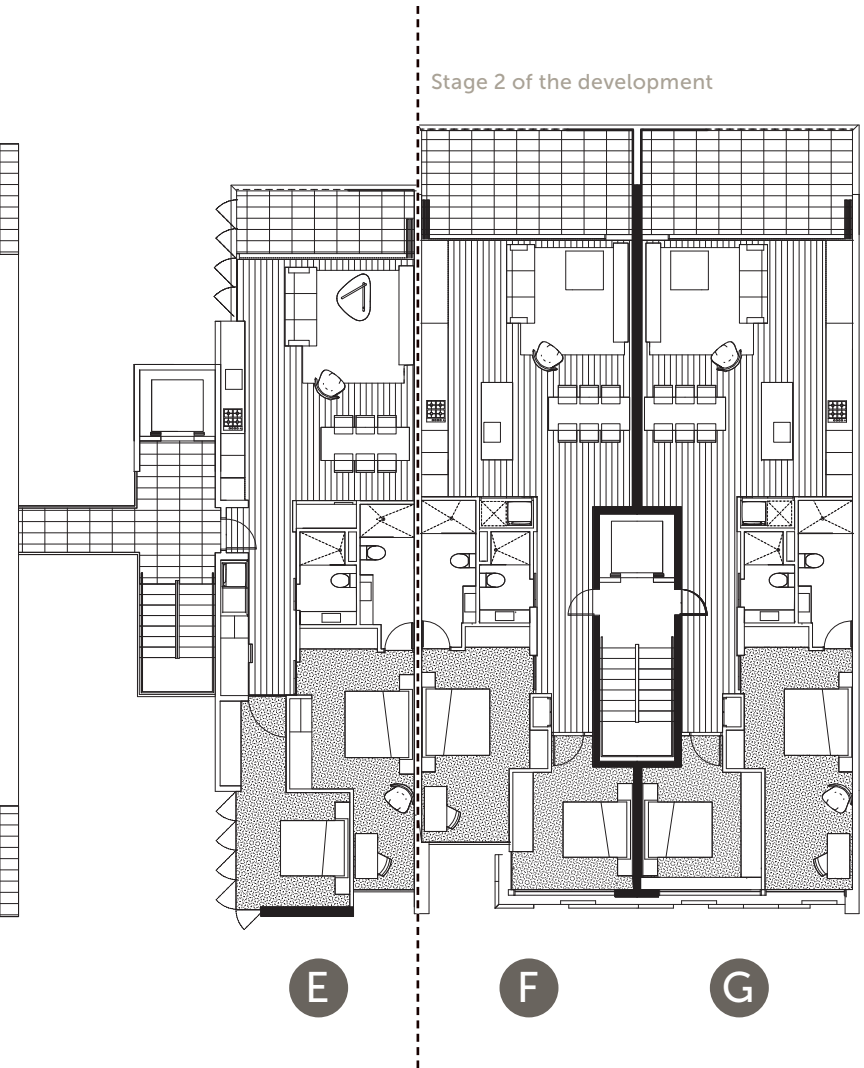
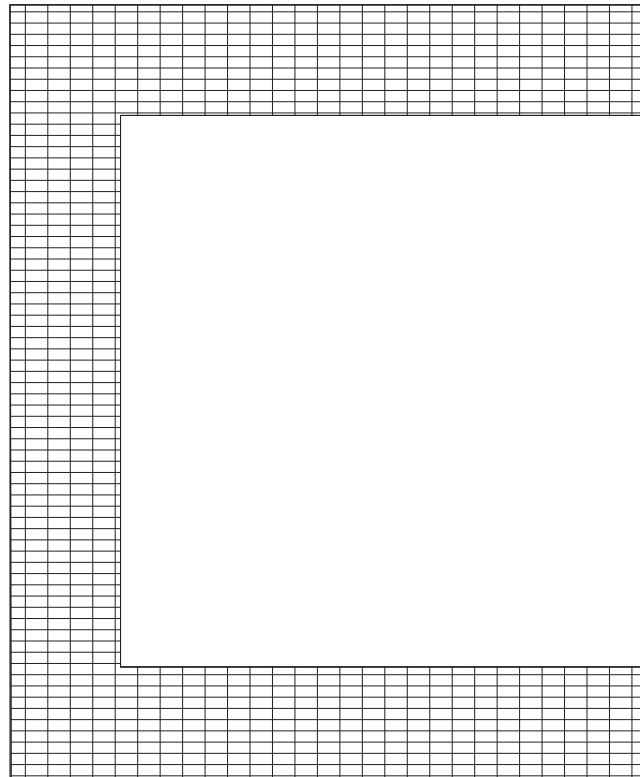
Penthouse:

206m² indoor, 145m² outdoor

E: 2 bedroom, 2 bathroom
94m² indoor, 9m² outdoor

F: 2 bedroom, 2 bathroom
96m² indoor, 18m² outdoor

G: 2 bedroom, 2 bathroom
100m² indoor, 18m² outdoor



Specifications

This specification list represents a basic overview of materials and fittings and is in no way a comprehensive list of all items for each individual room or apartment.

Disclaimer: Variations to, or departures from the specifications (including substitutions for any materials which may not be available) may be made by the Vendor in the course of construction of the Works, provided that the substitutions, variations or departures do not make any appreciable reduction in or have any material adverse effect on the value, appearance or usefulness of the completed unit.

SPECIFICATION For owner occupier apartments

LOUNGE/DINING	
Floor	Engineered timber laminate flooring
Walls	Acrylic paint to gib board surfaces. Inter-tenancy walls acoustically rated to meet NZBC.
Ceiling	Acrylic paint to gib board surfaces.
Paint	All walls and ceilings painted with 3 coats of paint.
Doors	Proprietary sliding or hung hollow core doors. Paint finish to doors generally.
Hardware	Satin chrome door hardware.
Trim	Square stopped wall/ceiling juncton (no trim). Painted timber skirting and architraves.
Windows	Double Glazed Powder coated aluminium suitably selected to achieve the internal acoustic rating defined in the NZBC.
Lighting	recessed ceiling lighting.
Electrical	4 double power points.
TV	TV points (includes Sky Digital TV connection) throughout the apartment.
Internet	Home wired for high speed internet.
KITCHEN	
Floor	Engineered timber laminate flooring.
Walls	Acrylic paint to gib board surfaces.
Ceiling	Acrylic paint to gib board surfaces.
Kitchen Units	Proprietary Poggenpohl Kitchens featuring laminated kitchen cabinetry and high quality componentry. Quartz benchtops and colourback glass splashback. Undermount stainless steel sink.
Equipment	Eurotech 600mm powerpack range hood. Miele wall oven. Miele induction hob. Scholtes Integrated fridge. Miele Integrated Dishwasher. Wastemaster. Single lever tap mixer.
Electrical	2 double power points in addition to those required for appliances.
BATHROOMS	
Floor	Ceramic tiles on waterproofing acoustic membrane.
Feature Wall	Ceramic tiles on waterproofing membrane to wet area.
Wall	Acrylic paint to gib board surfaces as per colour board selection. Ceramic tiles on selected walls 100mm tile skirting to all others
Vanity	Timber veneer cabinetry.

Towel Rail	Chrome heated towel rail.
Mirror	Mirror above vanity.
Hot Water System	Central Plant
White ware	Close coupled with soft close to second bathroom. Wash hand basin.
Shower	Fully tiled shower base and walls on waterproof membrane. Glass shower door with chrome handles.
Tapware	Single lever basin mixer. Chrome shower head and mixer.
Toilet Roll Holder	Chrome finish.
Lights	Recessed ceiling lights.
Electrical	Double power point.
Ventilation	Ducted extractor fan to meet NZBC.
ENSUITE	
Floor	Ceramic tiles on waterproofing acoustic membrane.
Feature Wall	Ceramic tiles on waterproofing membrane to wet area.
Wall	Acrylic paint to gib board surfaces as per colour board selection. Ceramic tiles on vanity wall 100mm tile skirting to all others.
Vanity	Timber veneer cabinetry.
Towel Rail	Chrome heated towel rail.
Mirror	Mirror above vanity.
Hot Water System	Central Plant.
White ware	Close coupled with soft close to second bathroom. Wash hand basin.
Shower	Fully tiled shower base and walls on waterproof membrane. Glass shower door with chrome handles.
Tapware	Single lever basin mixer Chrome shower head and mixer with divertor and hand set shower head
Toilet Roll Holder	Chrome finish.
Lights	Recessed ceiling lights.
Electrical	Double power point.
Ventilation	Ducted extractor fan to meet NZBC.
LAUNDRY	
Floor	Ceramic tiles on acoustic membrane to architect's details.
Walls	Paint finish walls and ceiling. 100mm tile skirting.
Trim	Square stopped wall/ceiling junction. Painted timber architraves.

Ducting	Ducted extractor fan to meet NZBC.
Electrical	Double power point.
Equipment	Tapware for WM.
BEDROOMS	
Floor	Solution Dyed Nylon carpet on heavy duty underlay
Walls	Acrylic paint to gib board surfaces. Feature bagged brick walls to selected apartments.
Ceiling	Acrylic paint to gib board surfaces.
Doors	Paint finish to all internal doors including sliders and wardrobe doors.
Trim	Square stopped wall/ceiling junction (no trim). Painted timber skirting and architraves.
Wardrobe	Laminate timber veneer storage system to master bedroom. Shelf with hanging rail to second bedroom.
Electrical	2 double power points each side of the bed. 1 double power point and TV point (includes Sky Digital Connections). 1 telephone connection.
BALCONIES/INTERNAL COURTYARD/TERRACE	
Floor	Selected honed concrete tile (or structured porcelain tile) on supports over membraned substrate.
Balustrade	Proprietary semi frameless frosted glass balustrade.
Lighting	Exterior lighting.
BUILDING EXTERIOR	
Shop Fronts	Fully glazed safety glass.
Exterior Walls	Combination of timber shutters, feature concrete, and powdercoated aluminium joinery.
Privacy Screens	Powdercoated perforated aluminium and stained cedar on aluminium or steel frames.
Window	Powder coated or anodised aluminium joinery.
Glazing	Clear double glazing in accordance with NZBC.
Roof	Membrane on plywood or coloursteel with membraned gutters.
ACOUSTICS (NZBC Compliance)	
It is mandatory in New Zealand for residential apartments in a development such as this to comply with Clause G6 Airborne and Impact Sound of the New Zealand Building Code. Hard floor surfaces between apartments are to be treated with an acoustic underlay which results in an onsite verification achieving F IIC 50dB. Noise resulting from rain on roof noise within the habitable rooms of the apartments at seat or sleeping level due to rainfall will not exceed the 40DBA range when assessed between 125Hz to 4kHz. The design shall be based on a rainfall rate of 10mm/hour.	

Body corporate fees

The Body Corporate budget and operational rules define how owners, occupiers and tenants interact with the development. As well as outlining the rights and obligations of each owner it identifies the duties of the Body Corporate and protects the investment of all stakeholders.

ITEM	AMOUNT Inc gst 15%	EXPLANATION
Building Insurance	\$46,000.00	Based on similar complexes.
Fire Protection	\$3,450.00	An allowance for the quarterly testing of the fire system and annual survey. Monitoring of system.
Building Compliance	\$2,300.00	An allowance to compile the required IQP and 12a forms for the annual BWOF and file with the council.
Garden Maintenance	\$2,300.00	An estimated allowance for maintenance of common garden areas.
Electricity	\$28,750.00	An estimate for common power - lifts, fire system, security lighting etc.
Water and Wastewater	\$10,000.00	An estimate for water and waste water for common area use.
Lift Maintenance	\$11,500.00	An allowance for lift servicing.
Rubbish Removal	\$5,750.00	An allowance for private rubbish removal including cardboard and recycling.
Security	\$5,750.00	Provision of security system management and maintenance.
General Maintenance	\$5,750.00	An estimated allowance for any general repairs required within 12 months.
Administration	\$11,100.00	Administration fee for the body corporate secretarial services, including Trust account and tax return administration.
Common Cleaning	\$14,000.00	Allowance for common area cleaning, based on weekly estimate of hours required.
Contingency	\$5,750.00	A suggested allowance for contribution to a contingency fund for unknown and unexpected issues.
Carpark Stackers Maintenance	\$5,750.00	Maintenance of stackers for cars in parking area.
Commercial Contribution	- \$18,000.00	
TOTAL	\$140,150.00	Including GST 15%
APPROX AVERAGE BODY CORP FEE*	\$4,122.00	*Note: If only stage one proceeds, the average body corporate levy will increase by approximately \$500.00 per-apartment.

Answers to questions that you may have

There are 22 apartments in stage 1 North and there are 12 apartments in stage 2. The apartments each have a freehold strata unit title. (They are not leasehold).

You will need a 10% deposit payable on signing a Sale and Purchase Agreement. The balance of the purchase price will not be needed until completion and settlement time.

The deposit is held in the trust account of the vendor's solicitor until such time as the apartment is completed, a title is issued and when settlement is called for.

Your deposit can only be used for the purchase of your apartment and cannot be used by the developer.

Assuming a successful sales program, construction will start late 2014.

The Resource Consent has already been issued by Auckland Council.

Completion date is expected to be late 2015.

All unit title buildings are also required by law to have a Body Corporate Manager. For North the BC Manager will be First Street. They (with direction from owners) are responsible for the administration and general running of the building, insurance of the building, maintenance of all the common areas and the maintenance of the building itself.

Your property is fully insured for full replacement in the case of disaster. This does not include contents insurance. The Body Corporate fees are outlined in the brochure.

There is no live-in building manager but there will be an off-site manager to attend to minor maintenance issues etc.

Depending on which apartment you purchase you will be allocated one or two secure carparks in the basement parking area. The price of these is included in the cost of your apartment.

Separate passenger lifts for stage 1 and 2 operate between the basement and all floors to transport both passengers and furniture.

Pets are allowed subject to the Body Corporate approval and Body Corporate rules. These rules are based on common sense and up to you as the apartment owner to ensure your pet does not interfere with the enjoyment of other apartment owners.

The building has a fully integrated security system that covers the car parking level through to the top floor, only allowing access to designated residents and their guests.

A fire, security and alarm system is installed in each apartment and throughout the common areas of the building.

Stringent sound proofing requirements and codes ensure that sound proofing between apartment walls and the common areas is of the highest studding.

There is a schedule which sets out the likely scope of the guarantees to be provided by the builder and other contractors which upon completion will be handed over to the Body Corporate. This schedule is available on request.

All apartments at North are wired for telephone, high speed internet and Sky to all living and bedroom areas. All apartments are linked to a central distribution for satellite television reception with owner supplied decoders.

The purchase price stated in your Sale and Purchase Agreement is your apartment price and cannot be increased by the vendor. The purchase price includes goods and services tax.

The vendor has the right to increase the purchase prices of any unsold units at any time without notice.

Purchasers will be kept informed of progress during construction by way of newsletters and updates on the project website.



MAIDSTONE
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Established in 1999 Maidstone Properties is a privately owned property company involved in both commercial and residential developments. Maidstone has a proven track-record of success and will continue to invest in durable quality projects.

maidstone.co.nz

Project team

Paul Brown Architects

BGT Structures

ANZ Bank

Barfoot & Thompson Projects

Project Economics

Rucon Construction

Miele

Poggenpohl

Connor Kenyon Design

Lily & Louis

Kevinfindlater.com

Disclaimer: This brochure is a preliminary brochure prepared prior to commencement of construction. It has been prepared in reliance on information supplied by the vendor and third party suppliers to the project. It contains selective information, and prospective purchasers should seek independent advice and verification and not rely solely on this brochure to make a purchase decision. It is for guidance only and does not form part of any contract.



Projects

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