

STAGE 3b

Harapa Way  
Brookfield, Tauranga

3 bedroom, 2 bathroom premium townhouses



Proudly developed by



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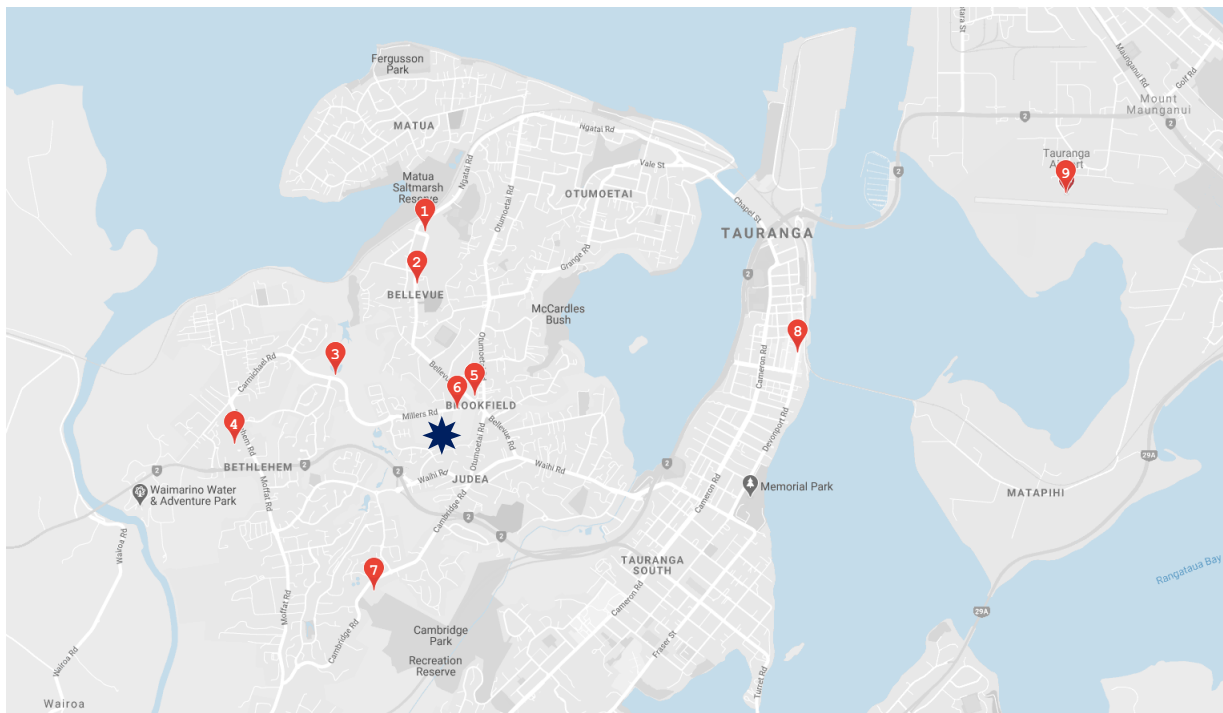
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## LOCATION

Located in the sunny Bay of Plenty, Norfolk Rise is flanked by the northern central suburbs of Brookfield and Bethlehem, only 5 minutes from Tauranga's city centre.

Norfolk Rise has easy access to the express-way, with many shops and all levels of schooling within close proximity, including a short walk to Brookfield Primary School.

Norfolk Rise is a stroll to local cafes, supermarkets and offers easy access to gentle walks and Tauranga's extensive cycle network



### What's nearby?

1. Otumoetai Intermediate School	3.7 kms
2. Otumoetai College	3.3 kms
3. Gordon Carmichael Reserve	1.8 kms
4. Bethlehem Town Centre	3.0 kms
5. Brookfield Shopping Centre	1.9 kms
6. Brookfield Primary School	1.7 kms
7. Fernland Spa	2.1 kms
8. Tauranga CBD	5.1 kms
9. Tauranga Airport	9.9 kms
Mount Maunganui (Not shown)	12.6 kms

## ABOUT THE DEVELOPERS

Norfolk Rise is proudly brought to you by two local and successful companies: Abron Group and Lighthouse Group.

Abron Group is a family owned and run land development and construction company founded in 1998.

Based in Tauranga, Abron Group covers all facets of the land development life cycle; from identifying and evaluating land suitable to develop, the consent process, engineering and earthworks through to the construction stage; fully managing the building process for our clients.

We are proudly local and contactable, and as the principal building company, we are here for you every step of the way from pre sales to after sales care and maintenance.

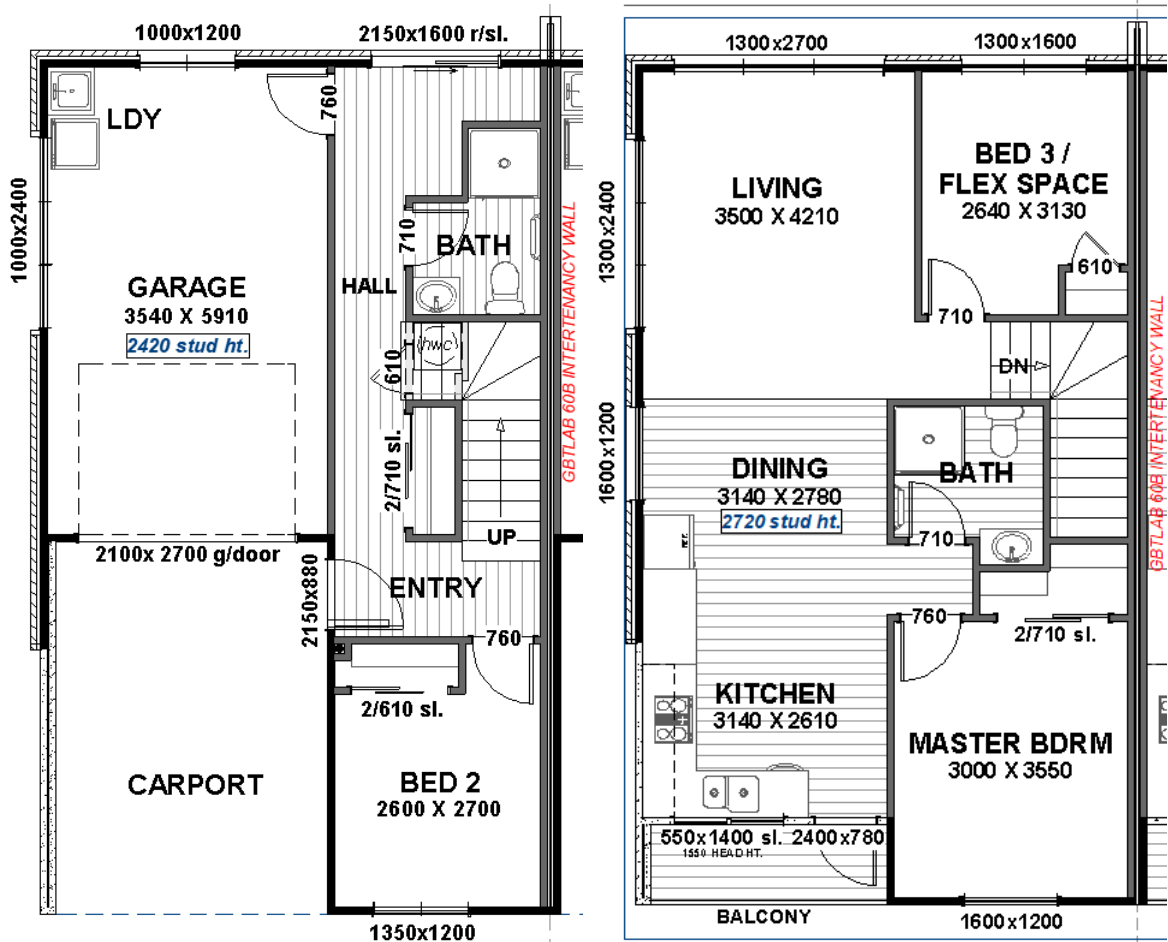
Lighthouse Group is a privately owned company focused on property development throughout New Zealand with a mission to provide lasting value to people by delivering thoughtfully designed, quality homes to its clients. Creating future-proof developments is what they do, and delivering better homes alongside consistent returns for their investors is the result.

Together, Abron and Lighthouse are delighted to introduce the final stage of this quality development to the market.



# STAGE 3b FLOOR PLANS

Left hand End Units 1 and 6



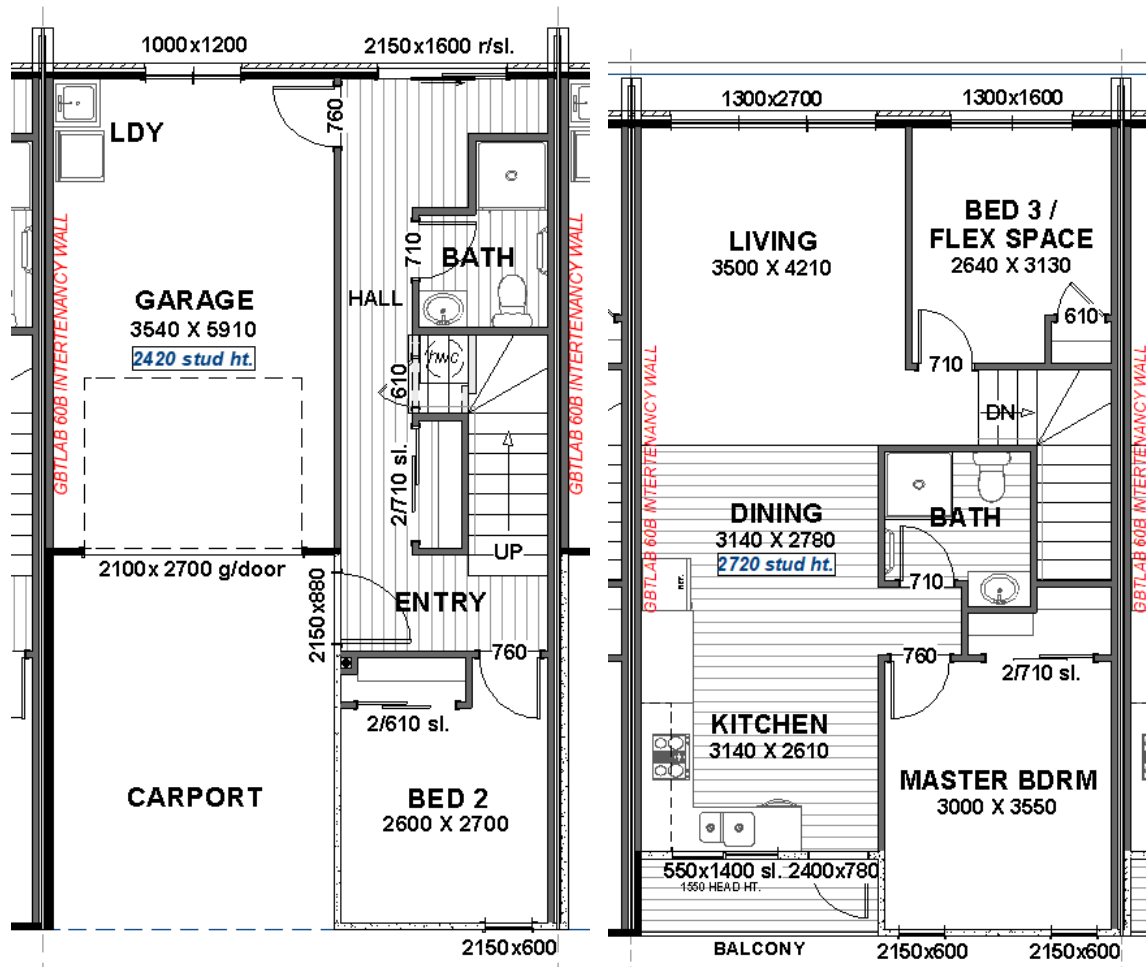
Ground Floor

First Floor



## STAGE 3b FLOOR PLANS

### Interior Units 2, 4, 7 and 9

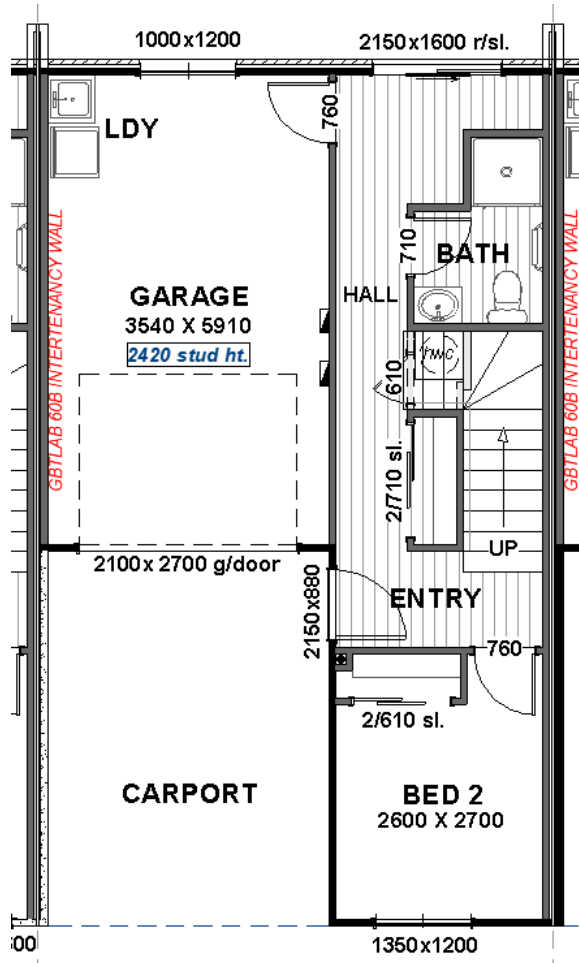


Ground Floor

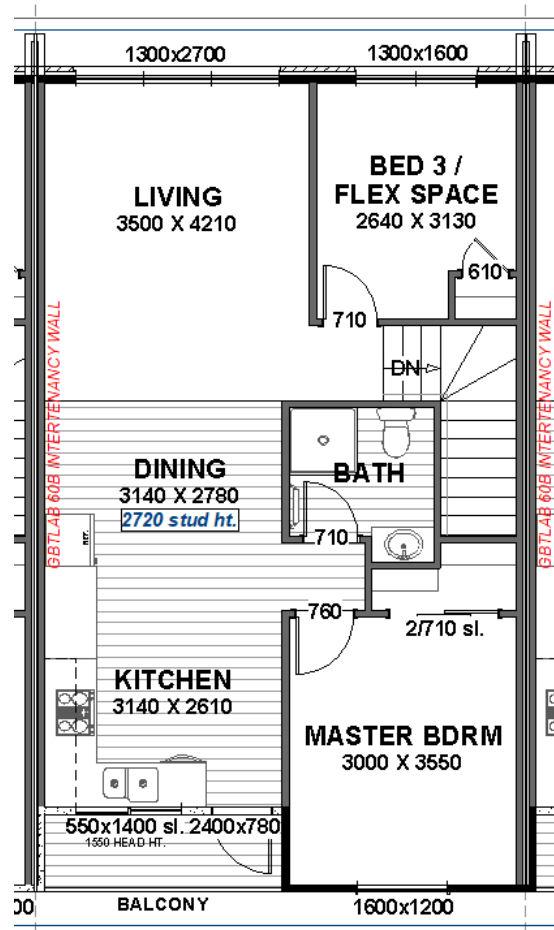
First Floor

## STAGE 3b FLOOR PLANS

### Interior Units 3 and 8



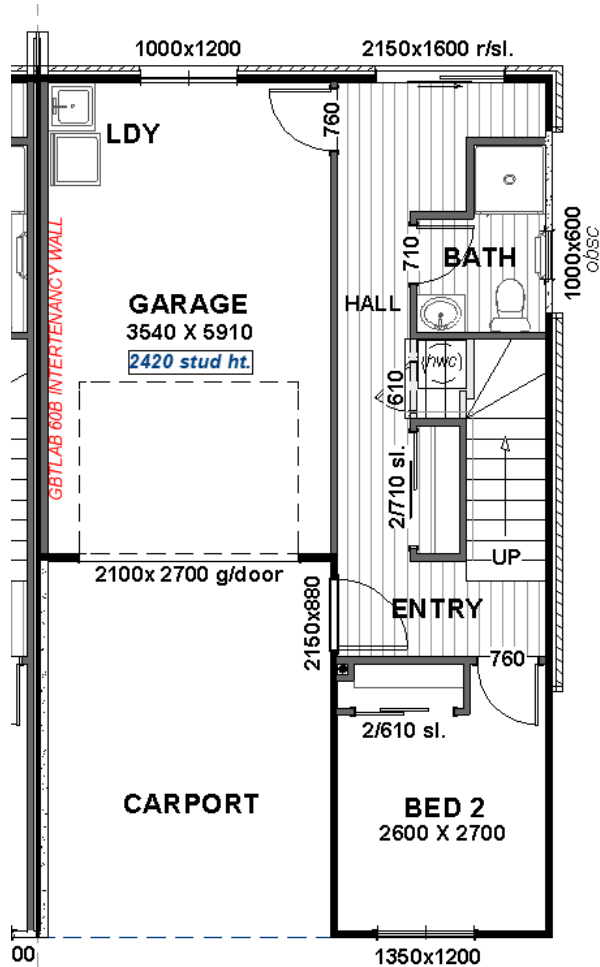
Ground Floor



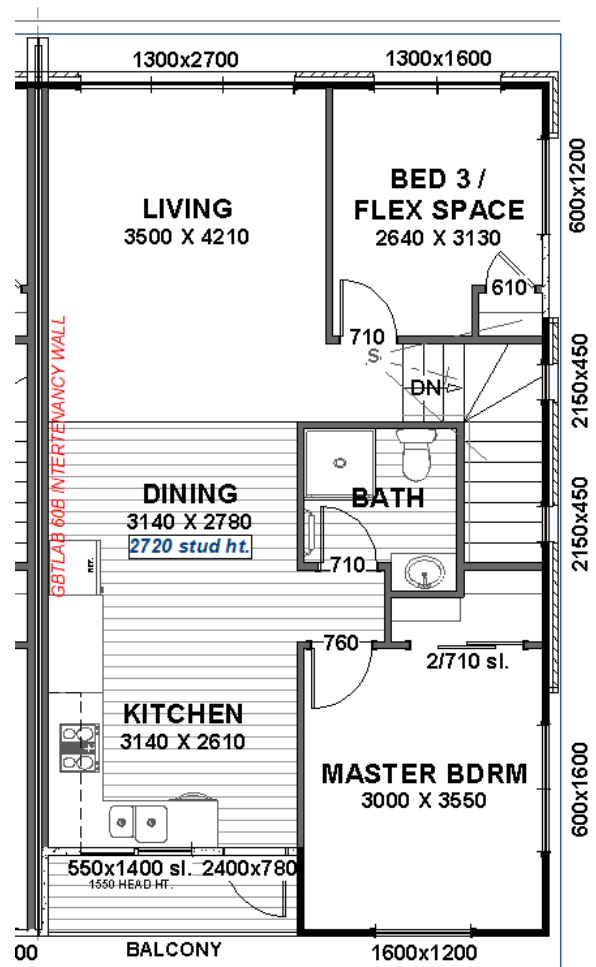
First Floor

## STAGE 3b FLOOR PLANS

Right hand End Units 5 and 10



Ground Floor



First Floor



## DESIGN

These architecturally designed townhouses are visually appealing whilst maintaining functionality, low maintenance and affordability. The exterior is finished in 3 modern materials - Bricks, Linea Weatherboard and Axon Panel ensuring your home is finished to an exacting and long lasting standard.

All townhouses will possess a high standard of fixtures and fittings along with beautiful, modern interior colour schemes to create a feeling of warmth and space throughout. The modern, neutral tones allow you to add your own personal touches with furniture and home decor.

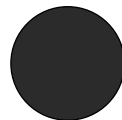
We are proud to offer two distinct interior colour options for these homes and we invite you to sit down with us to look over our range of samples so you feel assured of your choices.



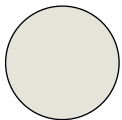
## EXTERIOR COLOURS



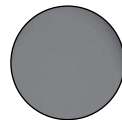
Cladding 1  
Bricks: Premier Country Brick  
Colourway: Charcoal



Joinery: Aluminium; Double  
Glazed Tasman 35 Suite  
Colourway: Matt Black



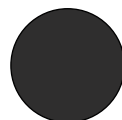
Cladding 2  
James Hardie™ Linea™  
Weatherboard  
Colourway: Resene Black-  
White



Cladding 3  
James Hardie™ Axon™ Panel:  
Colourway: Resene Half Scarpa  
Flow

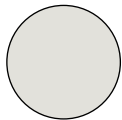


Roof: Coloursteel  
Profile: Trapezoidal  
Colourway: Ebony

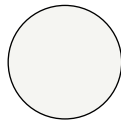


Garage: Windsor Doors  
Coloursteel  
Profile: Fineline  
Colourway: Ebony

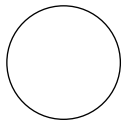
## INTERIOR COLOURS



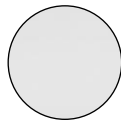
Walls: Resene White Pointer



Ceilings, doors, trims:  
Resene White



Bathroom vanities: S50 Project  
Ed2 2 drawer Wall Hung  
Vanities  
Colourway: Wilderness White



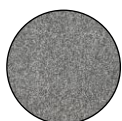
Kitchen bench top: Primestone  
engineered stone  
Colourway: Aoraki



Kitchen cabinets: Laminex  
Melteca  
Colourway: Snow Drift Satin  
Accent Colour: Aged Ash  
Puregrain



Kitchen Splash back: Metro  
White Satin Flat 65mm x  
400mm with 103 Grout



Carpet: Valenciana Solution  
Dyed Nylon 4kg  
Colourway: Metallic



Vinyl planking: Moduleo Select  
Colourway: Harvest

## SPECIFICATIONS

<b>General</b>	Plans	Architecturally designed plans, specifications and engineering details
	Council Liaison	Submission of consent application
		Construction of the proposed dwelling in accordance with the complete specifications & plans provided with the Building Consent approved by the appropriate Council and shall comply in all respects to the NZ Building Code
	Insurance	Construction risk and Public Liability Insurance
	Abron Assurance	One year defects period warranty and 10 year structural guarantee

<b>Exterior, framing and foundations</b>	Foundations	Thickened edge, engineered concrete floor slab, smooth finish
	Cladding 1	Premier Group Concrete Bricks
	Cladding 2	James Hardie™ Axon™ Panel
	Cladding 3	James Hardie™ Linea Weatherboard
	Roof	Colorsteel® ENDURA® Long run with self supporting underlay
	Spouting	Colorsteel™ Aluminium and powder coated
	Downpipes	80mm P.V.C. downpipes - Black
	Fascia	Coloursteel™ Aluminum and powder coated
	Soffit	Soffits & Porches 4.5 HardiFlex™, painted
	Trusses	H1.2 treated framing & roof trusses to manufacturers design
	Joinery	NuLook Creations Tasman35™ Aluminium joinery suite - Double glazing to all areas
	Front Door	Parkwood Aluminium Entry Door L24
	Front door Lock	Yale 3109+ Digital Door Lock
	Rear door	Aluminium glass Ranch Slider
	Clothesline	Hills Single Folding Line
	Letter box	Metware range, vandal proof stand
	Exterior taps	Two exterior hose taps

<b>Interior</b>	Insulation	Pink Batts™ to all exterior walls and ceilings
	Walls	GIB Intertenancy wall 'GBTLAB 60b' - Composed of Two Way FRR Double Timber Frame with Central Barrier, 10mm GIB plasterboard, Wet areas 10mm GIB Aqualine
	Ceiling	13mm GIB plasterboard
	Coving	Ceilings coved with 55 mm GIB Cove, Square stop to Living/Kitchen Cupboard and wardrobes coved in 40mm FJ pine
	Architraves and skirting	60mm FJ Pine
	Interior doors	Flush profile, Hollow Core Paint Finish, painted
	Internal hardware	Lockwood Velocity Rose Series 63mm "Element L3" profile
	Plastering	To level 4 finish
	Painting	Resene 3 coat paint system to walls and ceilings throughout
	Bedroom wardrobes and linen cupboard	Designer Homeware's Ventilated System - epoxy-coated steel in white

<b>Laundry &amp; Garage</b>	Laundry tub	Aquatica "LaundraCentro" Laundry Tub
	Washer / Dryer	Whirlpool - 7.5KG WASH / 4.5KG DRY COMBO WRWD582WAU
	Garage door	Windsor Doors Colorsteel® pressed panel sectional garage door, Insulated. Fineline profile.

<b>Heating</b>	Heat pump x2	Mitsubishi Heavy Industries AVANTI® Split System 5KW Heat Pump (upstairs) and 3.5KW (downstairs) with remote controls
	Hot water cylinder	Rinnai 180 Litre MP Enamel Indoor/Outdoor Cylinder 488x1790H 3kW

<b>Kitchen</b>	Cabinets and fronts	HK Laminex Melteca
	Bench top	Primestone engineered stone 20mm
	Sink	Archant Franke 20.7458.SA Bolero BOX 400/200
	Mixer	Armando Vicario "Lemon P" Gooseneck Kitchen Faucet
	Splash back	Tiles to base of overhead cabinets
	Kitchen handles	Archant Straight Edge handles in "White" 200mm
	Rubbish Bin	HK Tandem rubbish bin (2x18L)
	Cutlery Inserts	Hettich 9194902 OrgaTray 600mm unit
	Oven	Whirlpool 60cm MULTI-FUNCTION SMARTCLEAN OVEN W4OMK58HU1BAUS
	Cook top	Tisira 60mm Frameless Ceramic Hob TCT63E
	Dishwasher	Whirlpool 60CM 14 PLACE FREESTANDING DISHWASHER WFE2B19XAUS
	Range hood	Ariston 52cm Undermount Hood ARU52AX-L
	Waste Disposal	ROBINHOOD SCRAPEATER Waste Disposal w/ Air switch - SE500QA
	Fridge / Freezer	Panasonic 2-door Refrigerator/Freezer 332L NR-BV361BPSSA
	Microwave	Fisher & Paykel Combi Microwave Oven 60cm OM25BLCX1

<b>Main bathroom</b>	Shower	Urban Collection 900 x 900 Acrylic Shower 3 sided 1950mm high
	Vanity	Wall Hung Vanity Double Horizontal Drawer 600mm Soft Close
	Toilet Suite	Eton S Series S15 Rimless Wall Faced Toilet Suite 610mm
	Mirror	Fixed Mirror above Vanity; 580mm x 1100mm
	Basin Mixer	Hansa Polo Mixer Square 90mm
	Shower Slide & Mixer	Hansa Basicjet Style Slide Shower 1 Function and Hansa Polo New Shower Mixer Square 90mm
	Toilet roll holder	Geesa Nemox Toilet Roll Holder (Uncovered)

<b>En Suite</b>	Shower	Urban Collection 900 x 900 Acrylic Shower 2 sided, 1950mm high
	Vanity	Wall hung Vanity Double Horizontal Drawer 800mm Soft Close
	Toilet Suite	Eton S Series S15 Rimless Wall Faced Toilet Suite 610mm
	Mirror	Fixed Mirror above Vanity 780mm x 1100mm
	Basin Mixer	Hansa Polo Mixer Square 90mm
	Shower slide & mixer	Hansa Basicjet Style Slide Shower 1 Function and Hansa Polo New Shower Mixer Square 90mm
	Toilet Roll Holder	Geesa Nemox Toilet Roll Holder (Uncovered)

Flooring and window coverings	Entry / kitchen	Moduleo Select Vinyl Planking
	Bathroom / En Suite	Moduleo Select Vinyl Planking
	Bedrooms, living, dining & hallways incl. wardrobes and linen cupboards	Valenciana 4kg 100% Solution dyed nylon extra heavy duty cut pile
	Garage Carpet	Crazy II Garage Carpet
	Window Coverings	Roller blinds throughout - except garage window and deck entry ranch slider Block-out blinds to bedrooms Drapes to living room window

Electrical Fittings	Power Points	Le Grande Excel Life switchgear
	Light outlets & LED's	Recessed lights and warm white LED's
	Exterior Lights	Outside wall lights and switches
	Heated towel rails	2x Alexander Elan heated towel ladders
	Smoke Detectors	2x HG2000 240VAC 9VDC PHOTOELECTRIC SMOKE ALARM
	TV outlets & Aerial	2x TV outlets plus Aerial mounted on roof

Fencing, Patio, Landscaping, Driveway	Fencing	1.8m Wooden Paling fence to side boundaries
	Drive way	Concrete to driveway in ½ Black Oxide
	Patio	Kanda Brun timber decking to Patio
	Decks	Timber decks to Kitchen Balcony

Services	Power, water, telephone	Underground services included
	Fibre	Fibre ready
	<b>**NOTE</b>	<b>**Please note is it the purchasers sole responsibility to set up the accounts for the services it intends to use</b>

Clean	Professional House clean	Complimentary house clean on completion
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***\*\*This information represents the intended inclusions; however changes may result due to availability or suitability of certain materials, specifications or selected fixtures and fittings. The Builder may substitute or vary materials of similar quality and nature without notification.***

## CHATELS LIST

- ✓ Letter box
- ✓ Clothes line
- ✓ Window coverings
- ✓ Cooktop
- ✓ Range hood
- ✓ Dishwasher
- ✓ Waste disposal unit
- ✓ Refrigerator/Freezer
- ✓ Microwave and trim kit
- ✓ Fixed Floor coverings
- ✓ Light fittings
- ✓ Heat pump(s) and remote(s) x2
- ✓ Bathroom fan(s) / heat lamp(s) x2
- ✓ Heated towel rails x2
- ✓ Fixed mirrors above vanity
- ✓ Wardrobe joinery
- ✓ Satellite dish
- ✓ Washer / Dryer Combo
- ✓ Smoke Alarm(s) pursuant to Building Code requirements





## RENTAL APPRAISAL



### MARKET RENTAL ASSESSMENT

#### Units 11-20 Norfolk Rise

Brookfield, Tauranga

Located in the sunny Bay of Plenty, Norfolk Rise is flanked by the northern central suburbs of Brookfield and Bethlehem, only 5 minutes from Tauranga's city centre. Norfolk Rise has easy access to the express-way, with many shops and all levels of schooling within close proximity, including a short walk to Brookfield Primary School. Norfolk Rise is a stroll to local cafes, supermarkets and offers easy access to gentle walks and Tauranga's extensive cycle network.



3



2



1



1

Thank you for allowing Evans Property Management to provide a rental appraisal for the above mentioned property. We have researched the immediate and surrounding areas and have concluded that a fair market rent for this home is:

**\$720.00-\$750.00 per week as of 12th October 2023**

Bella Evans - Senior Property Manager

The above weekly rental excludes water rates and the care and maintenance of the section as this is usually the responsibility of the tenant. Given the location and schools in the zone of this home, we are of the opinion that the home will be well sought after.

\*This rental appraisal does not purport to be a registered valuation and it should be noted that rental values may change as market conditions fluctuate.



Evans Property Management

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Integrity. Knowledge. Communication

## FREQUENTLY ASKED QUESTIONS

### **What am I buying?**

You are purchasing a freehold title townhouse in the Norfolk Rise development, located in Brookfield, Tauranga. Additionally you are purchasing a 1/10<sup>th</sup> share of the common right of way to your townhouse, as well as a 1/20<sup>th</sup> share of the common area located below townhouses on Equine Way which is planted in New Zealand native plants and designed to be a low maintenance greenbelt area.

### **How many townhouses are there?**

Stage 3b located at Harapa Way will have 10 townhouses.

### **What are the deposit requirements?**

Your new townhouse requires a 5% deposit upon entering into an unconditional Sale and Purchase Agreement with the Developer. The deposit will be held in a solicitors trust account for the entirety of the build.

### **What car parking is included?**

Your townhouse has one internal car park and one external covered car park within its section boundaries. Additional visitor car parks can be found within the development at the bottom of Cheese Factory Lane.

### **What has been done to ensure quietness in my new home?**

Our townhouses are designed with an Intertenancy barrier system for Terraced Homes. GTBLAB 60b - a two way FRR (Fire resistance rating) – double timber frame with GIB Barrierline® central barrier. The ratings are based on tested laboratory performance. The 'GTBLAB 60b' system specified, achieves a Sound Transmission Class (STC) rating of 64 (a min. of 55 is required).

### **What safeguards are in place to ensure my townhouse doesn't leak?**

The townhouses will be built with tried and true building materials and modern methods that ensure weather tightness.

### **What fire protection is designed into the townhouse?**

Along with the GIB Intertenancy wall (GTBLAB 60b) - Composed of Two Way Fire Resistance Rated Double Timber Frame with Central Barrier, the intertenancy walls also have 1 x 10mm GIB Braceline/Noiseline each side, with R2.2 Pink Batts™ insulation between the studs and nogs in both frames. The home's interior will also be fitted with smoke alarms both upstairs and downstairs.

**Am I allowed pets?**

Each townhouse can keep a maximum of two animals limited to small dogs (under 8 kilograms), cats or caged birds.

**How does the hot water system work?**

All townhouses will have 180 litre electric hot water cylinders.

**How will the home be heated?**

All townhouses will be fitted with a Mitsubishi Heavy Industries AVANTI® Split System 5KW Heat Pump upstairs and a 3.5KW unit of the same make downstairs, both with remote controls.

**Can the price increase from what is agreed?**

These townhouses are a full turn-key house and land package. The sale price is the price for all listed inclusions with no price escalation clauses in our contracts.

**Does the price include GST?**

Generally, yes. GST is included in the price of all residential townhouses provided that the purchasers are not GST registered. In this case, the GST for the residential sales is a cost to the developer. If the purchaser is registered for GST, then further consideration is required. We suggest purchasers talk to a tax specialist (such as an accountant) should they have need clarification in this regard.

**What is the stud height of the home?**

All townhouses have a 2.7 metre stud height on the first level and a 2.4 metre stud height on the ground level.

**Is my home internet ready?**

High speed fibre is installed as part of the development works. It is the responsibility of the new householder to set up any accounts for any telephone and internet use.

**What appliances are included in the home?**

All townhouses will be fitted out with a suite of quality appliances including oven, cooktop, dishwasher, range hood, waste disposal, fridge / freezer, microwave, and washer / dryer combo. A full list of models can be found in the specification sheet.

**Can I make structural changes to the home?**

Unfortunately given the nature and complexity of the townhouse design, no changes can be made.

### **What is an Incorporated Society?**

An Incorporated society is an organisation that is set up to manage the maintenance of common infrastructure in townhouse developments. For example, the maintenance of common areas or facilities shared by all members, such as parks, roading, and general maintenance of the outside structure. The cost is approx \$2800.00 annually (incl GST) and includes building insurance.



*All reasonable care has been taken by the vendor in the preparation of this document. Nevertheless, all information in this document is indicative only, subject to change and does not form part of the Sale and Purchase Agreement. The Sale and Purchase agreement forms the entirety of the agreement between the vendor and the purchaser, and sets out all of the details of the property purchased and the legal obligations of both the vendor and the purchaser.*

## WARRANTIES & GUARANTEES

With all new homes we build, Abron Group offer a 1 year defects period and a 10 year structural warranty, pursuant with the Building Act. We make a promise to our clients that we have supply agreements with only the most reputable suppliers and sub contractors who carry their own strong warranties.

When you purchase any new home from Abron Group, you will be given a "Your Home Warranty Pack". This booklet details all of the products and systems involved in your property and what warranty they carry as well as user and specification guide pursuant to your home.

### **Is Abron Group a member of the Master Builders Association?**

There is a considerable cost in belonging to the association which other building companies pass on to their clients, meaning that you, the customer pay more for the end product. At Abron we consider this additional cost to be unjustified. Hence we have introduced Abron Assurance, our own independent extensive warranty giving you a 10 year structural warranty and a 1 year defects period. All of this is included in your purchase price, at no extra cost!

We are so sure of the quality of our product that all Abron Homes come with our own personal, independent warranty "Abron Assurance". This comprehensive guarantee will give you peace of mind before, during and after the building process. For many, building a new home is the biggest purchase they may ever make, so we stand behind our work to take the worries out of your building journey.

### **Our other guarantees to you:**

Abron Group employ only trade qualified, licensed builders (LBP). The vast majority of the people we work with have been with us for many years and have been hand selected to ensure that Abron provide a consistent level of quality, finish and customer service.

LBPs are designers, carpenters, bricklayers, roofers, external plasterers, site and foundations specialists who have been assessed to be competent to carry out work essential to a residential building's structure or weather tightness. The purpose of the license is to ensure that those building your new home are competent and accountable for its quality. LBP's go through a rigorous process to become qualified and have a set of rules they must comply with. All of Abron's required contractors and employees are licensed.

Your payments to us are completely secure. Any deposit paid is held in a solicitors trust account and our clients complete a pre settlement inspection prior to the final release of funds.

At Abron Group we guarantee that the price we give you when you sign your Agreement is the same price you will pay for your new home, excluding any authorised variations. No nasty budget blow-outs, no surprise costs and no extra fees. We believe in being completely transparent and that is why our customers come back to build with us again.

I'M INTERESTED!

## HOW DO I GO ABOUT PURCHASING A PROPERTY?

To secure to your property contact our Sales Manager to discuss or make a time to visit our display home at 2 Equine Way, Brookfield.

1.

Contact our Sales Manager to confirm the availability of the property you wish to purchase.

2.

Once you have selected a specific property, you will be guided through the signing of an Agreement for Sale and Purchase of Real Estate ("Agreement"). This is the approved Real Estate Institute of New Zealand and Auckland District Law Society form of Agreement used when purchasing residential property in New Zealand.

3.

Once all parties have signed the agreement and it is dated, you then have 5 working days to conduct any due diligence. During the 5 working days, you need to correspond and obtain advice from your solicitor, finance broker etc. Should any queries arise the team are here to assist you. Simply let us know the nature of your inquiry and the information you require and we'll be happy to answer your questions.

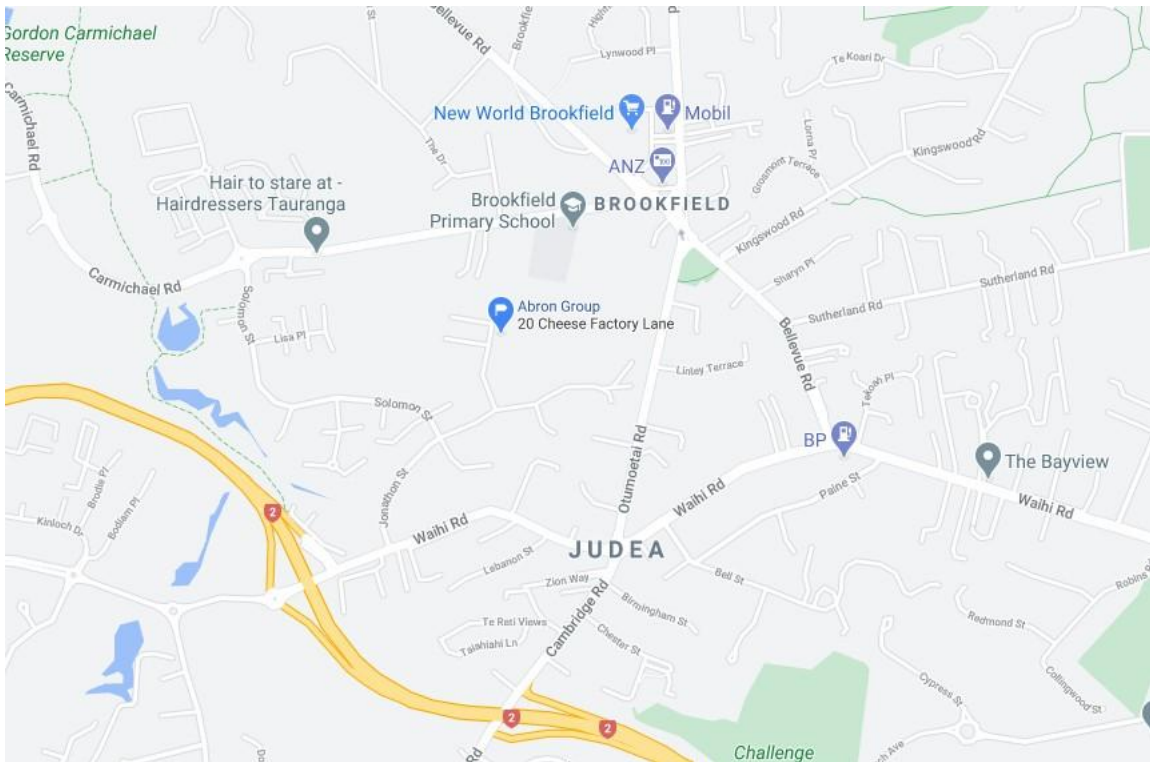
4.

When you are satisfied, your agreement will be confirmed; and your 5% deposit becomes due and is payable.

5.

Once your property is completed and settlement has taken place, we'll be pleased to hand over the keys and the "Your home Warranty Pack" for your new home.

## WHERE CAN I FIND YOU?



Tauranga Office

20a Cheese Factory Lane

Brookfield

Tauranga 3110

For sales information phone Abbie on (027) 282 8121

Find us online:

[abrongroup.co.nz](http://abrongroup.co.nz)

[facebook.com/abrongroup](https://facebook.com/abrongroup)

[instagram.com/abron\\_group/](https://instagram.com/abron_group/)

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