

THE MARINA VILLAS



TAIRUA, COROMANDEL PENINSULA





PROPERTY DESCRIPTION

ADDRESS

4-8 The Marina, Tairua, Coromandel Peninsula.

LEGAL DESCRIPTION

Proposed Unit Title sub-division of Lots 310, 311 & 312 DPS 21843.

ZONING

Tairua Marine Activities Policy Area C.

RESOURCE MANAGEMENT

Resource Consent granted 10 November 2011.

LAND

A predominantly flat site of 6053m² situated on the harbours edge at Tairua.

PROPOSED IMPROVEMENTS

Twenty, two storey, Villas are proposed for the site each containing 3 bedrooms, open plan living and 2 car garaging.

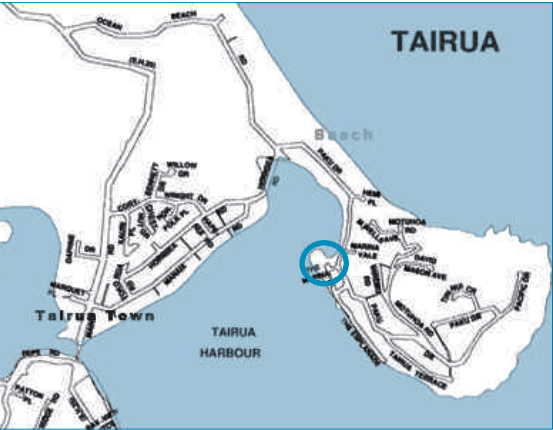
Access is provided directly to the foreshore Esplanade Strip.

Floor Areas range from 229m² to 275m² including decks.

NATURE OF PROPERTY

A new development in the heart of the Tairua Marina precinct designed to capitalize on North and West facing views across the harbour.

The completed development will offer a safe and secure environment for residents.



LOCATION

4-8 The Marina, Tairua.
Immediately adjoining the Tairua Marina within the confines of the harbour.









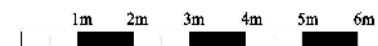
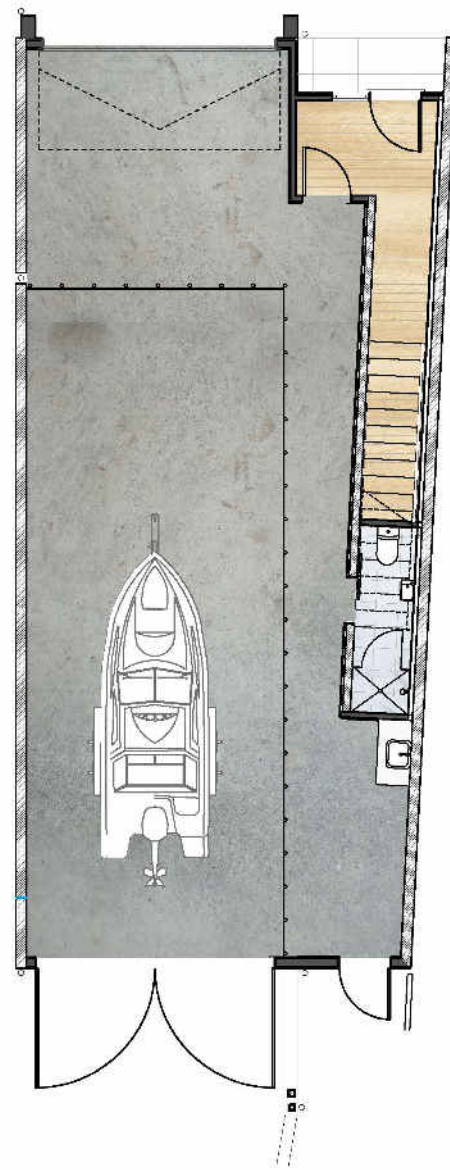




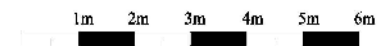
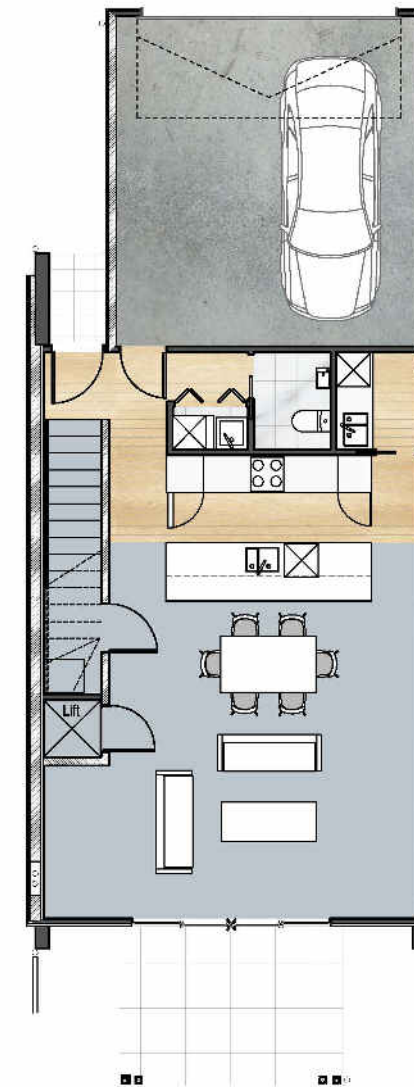
SITE PLAN

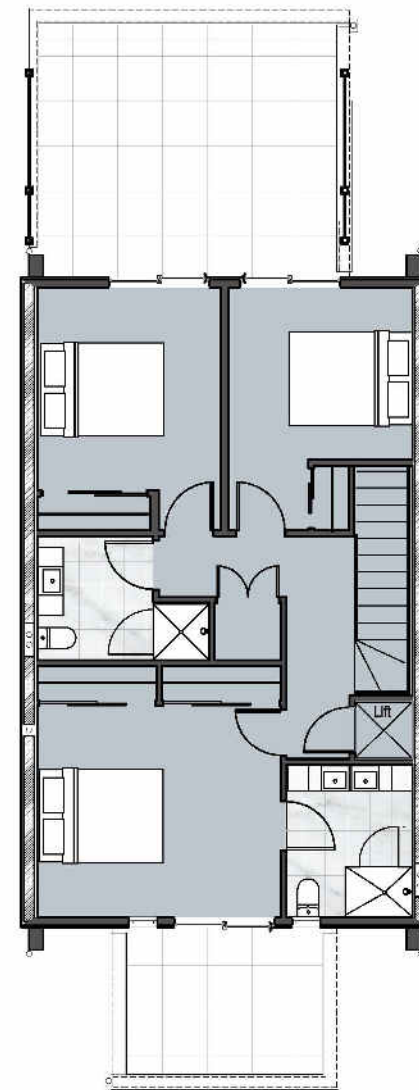
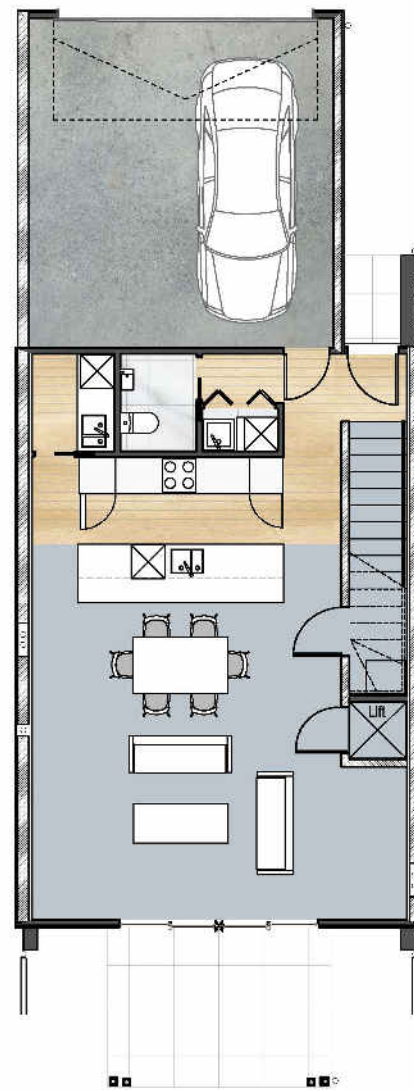


UNIT 01

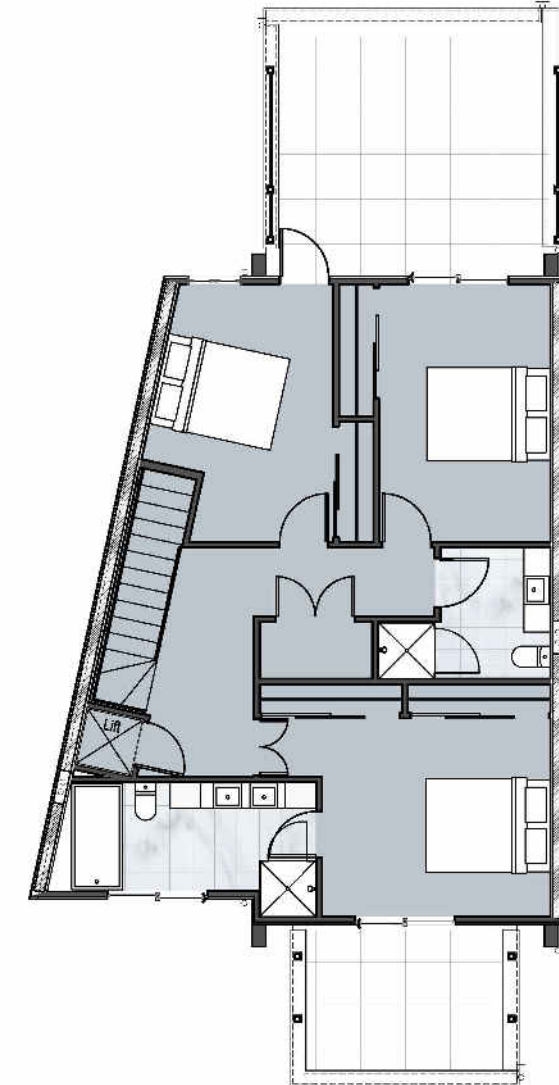
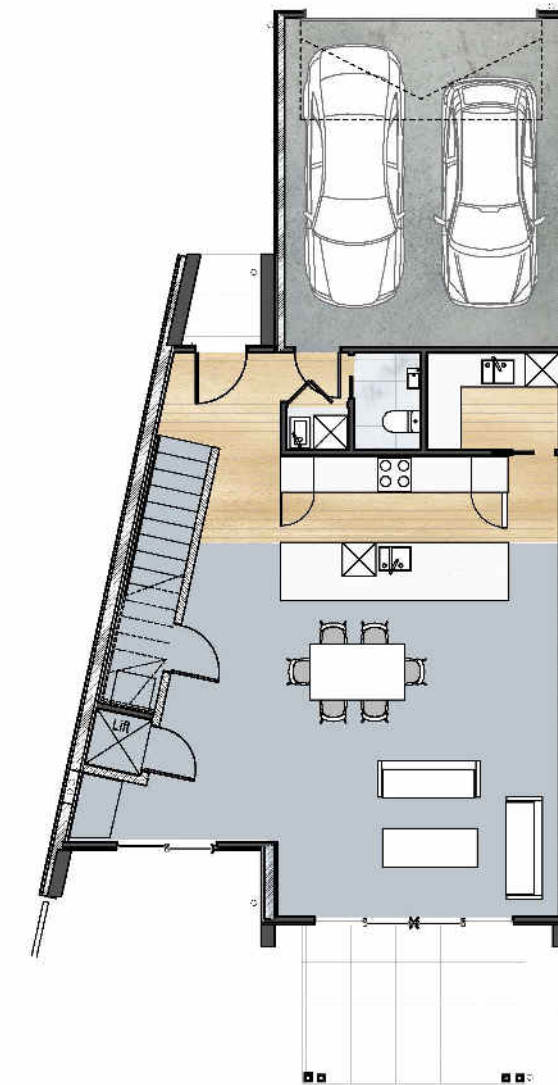


UNIT 03, 07, 12, 14 & 18

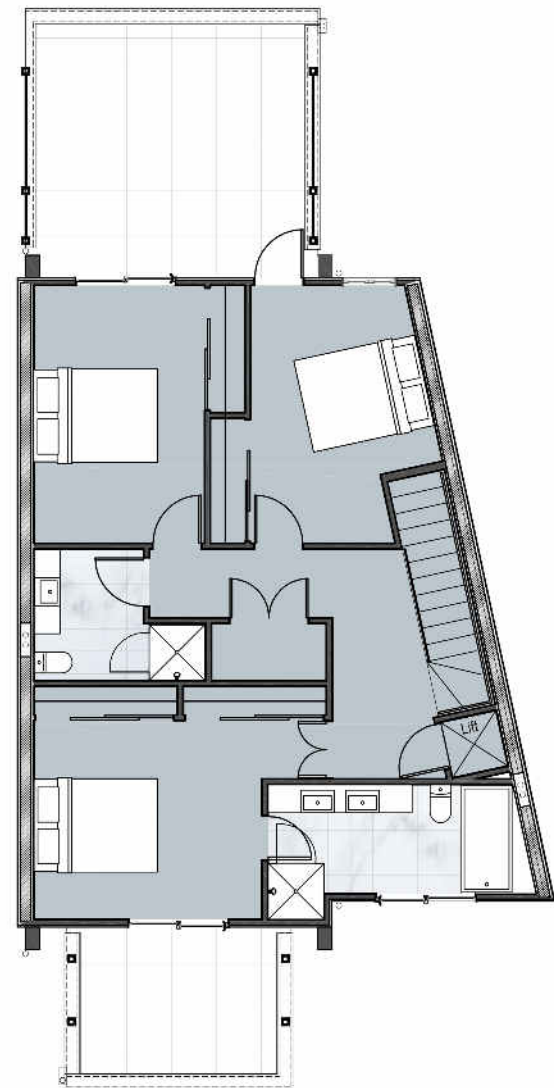
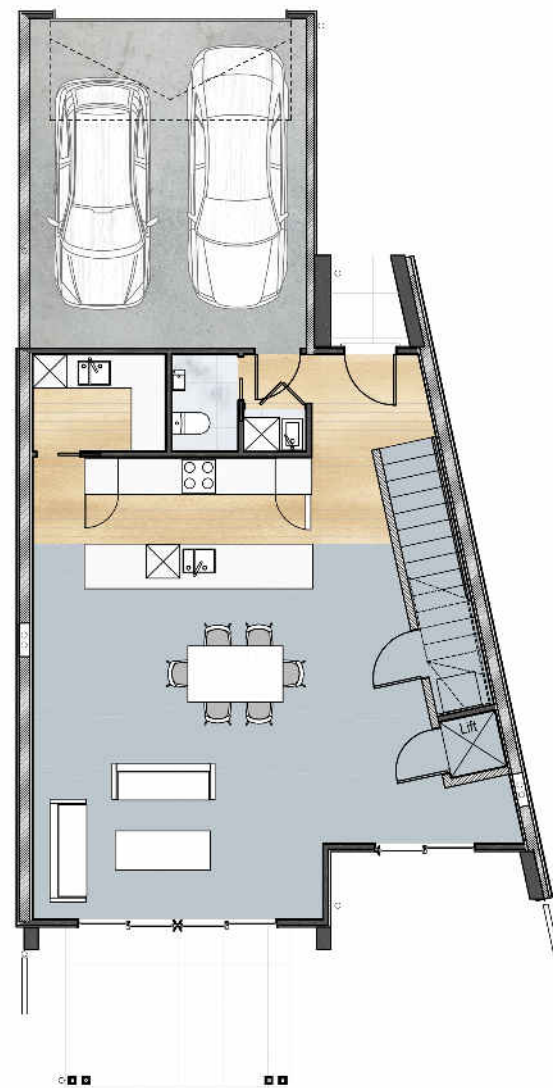




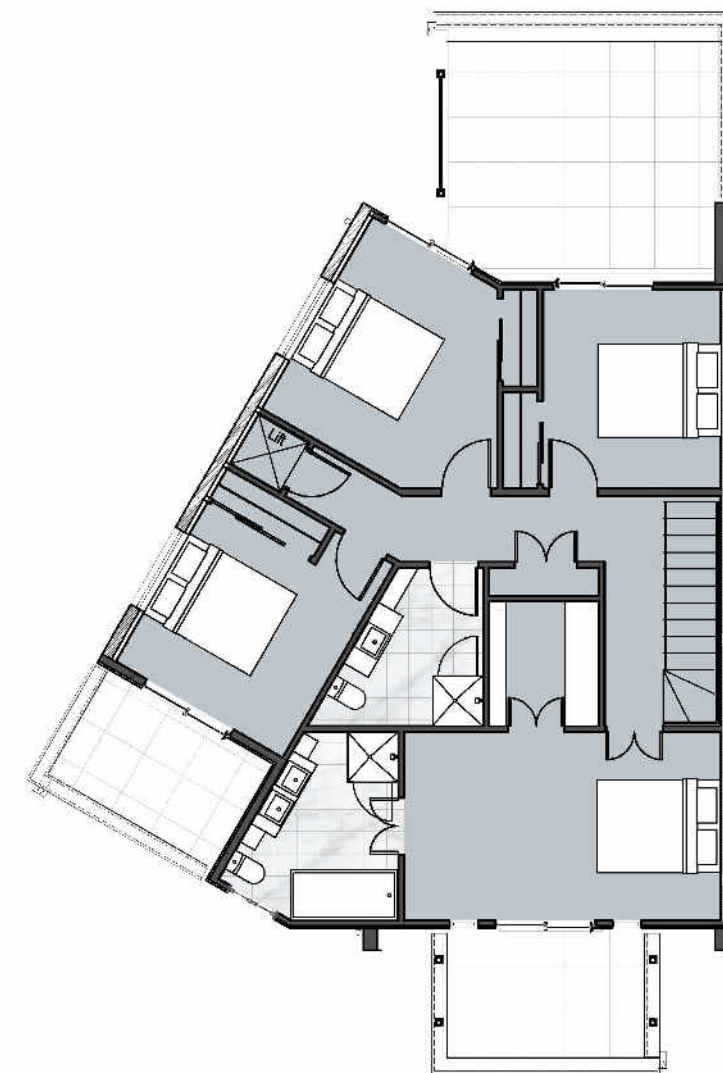
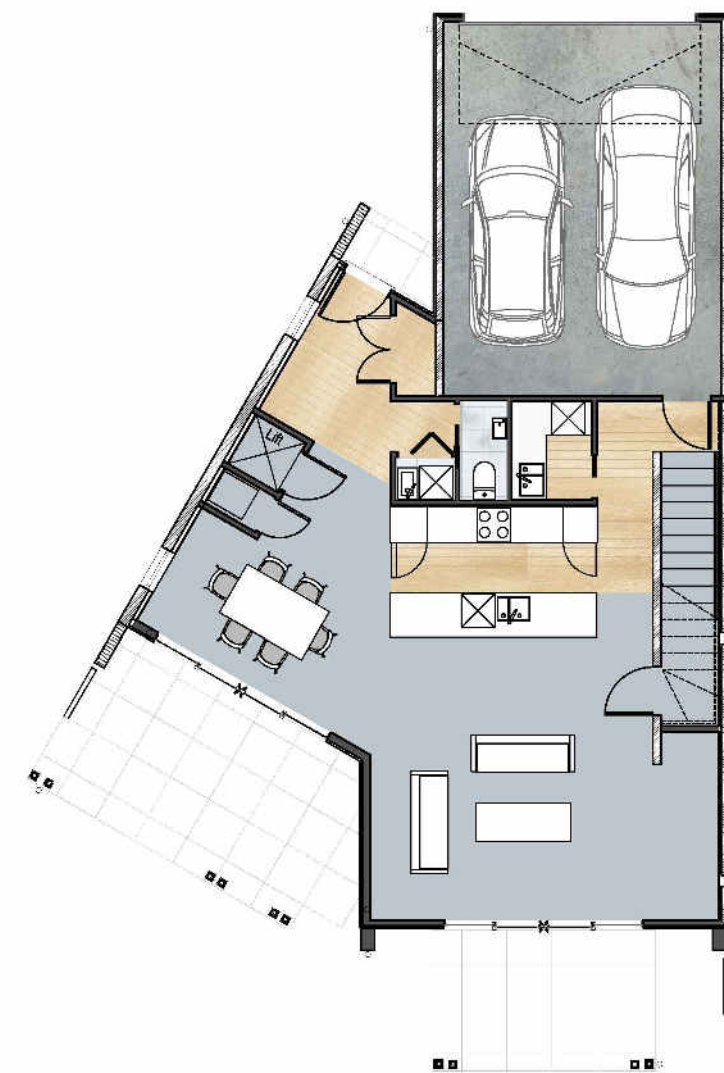
UNIT 04, 08, 11, 13, 15 & 19



UNIT 05



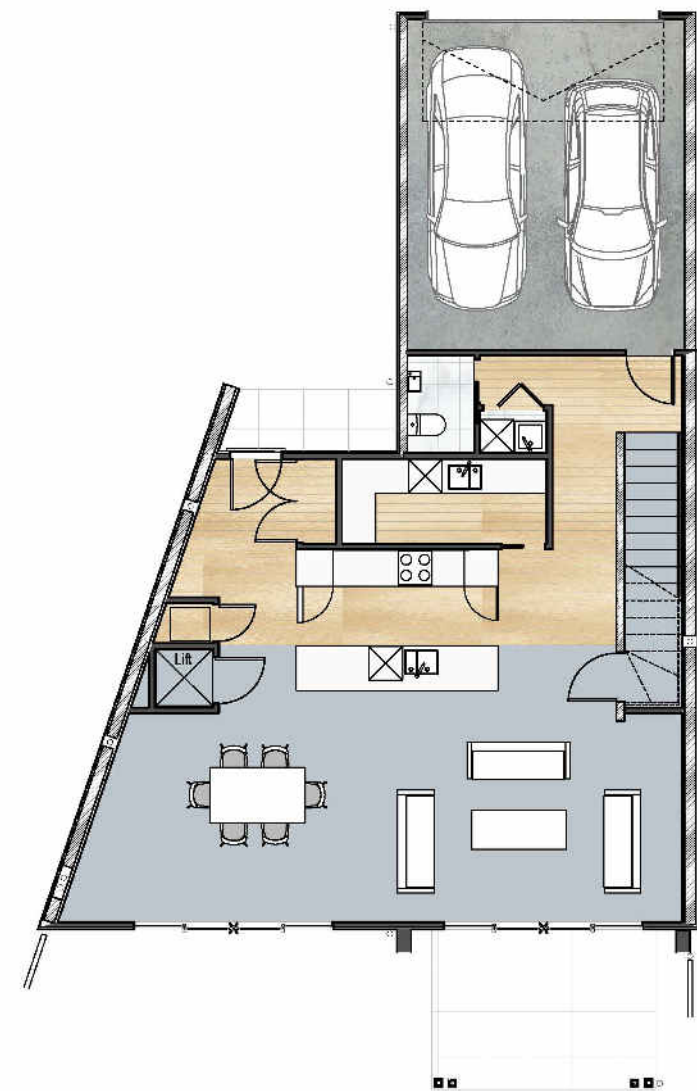
1m 2m 3m 4m 5m 6m



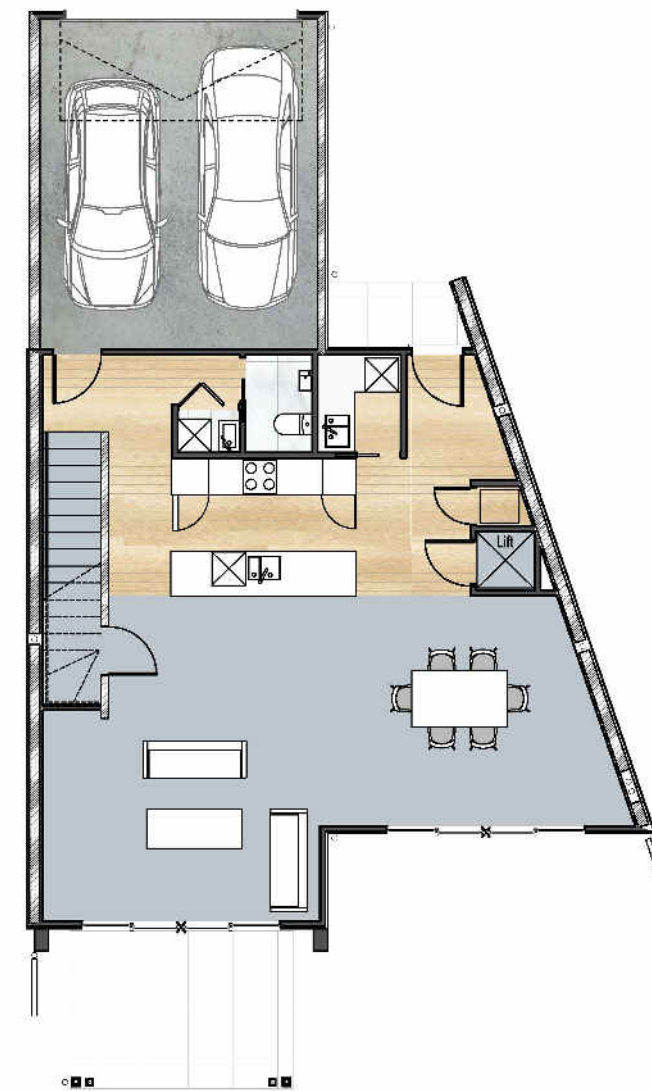
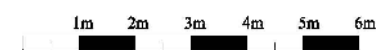
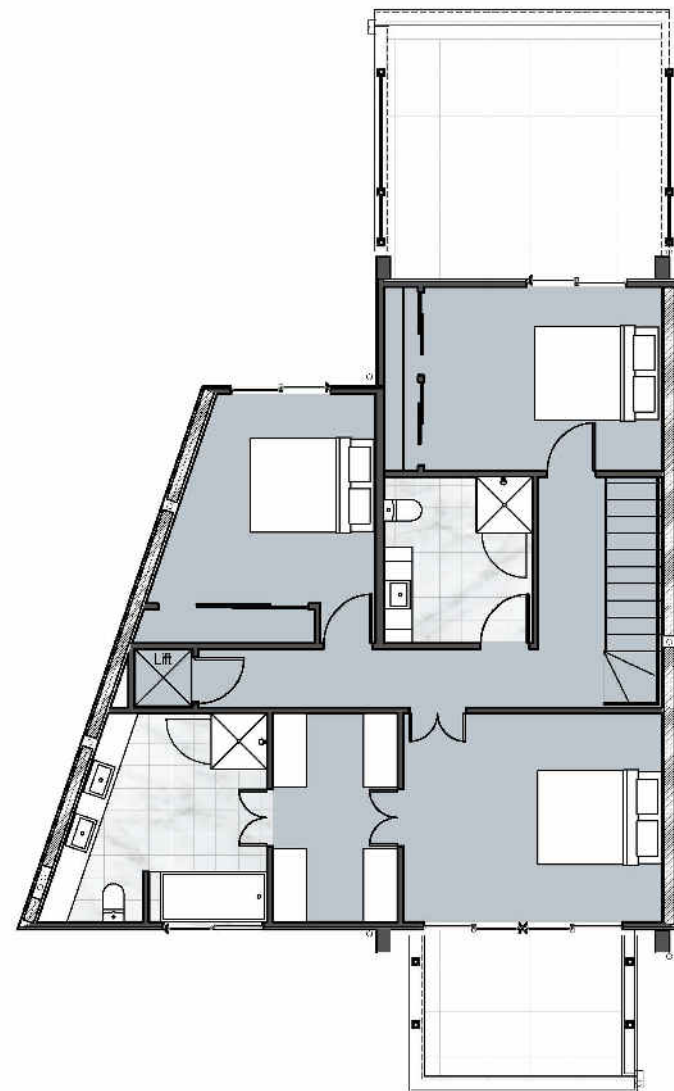
1m 2m 3m 4m 5m 6m

UNIT 06

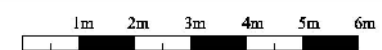
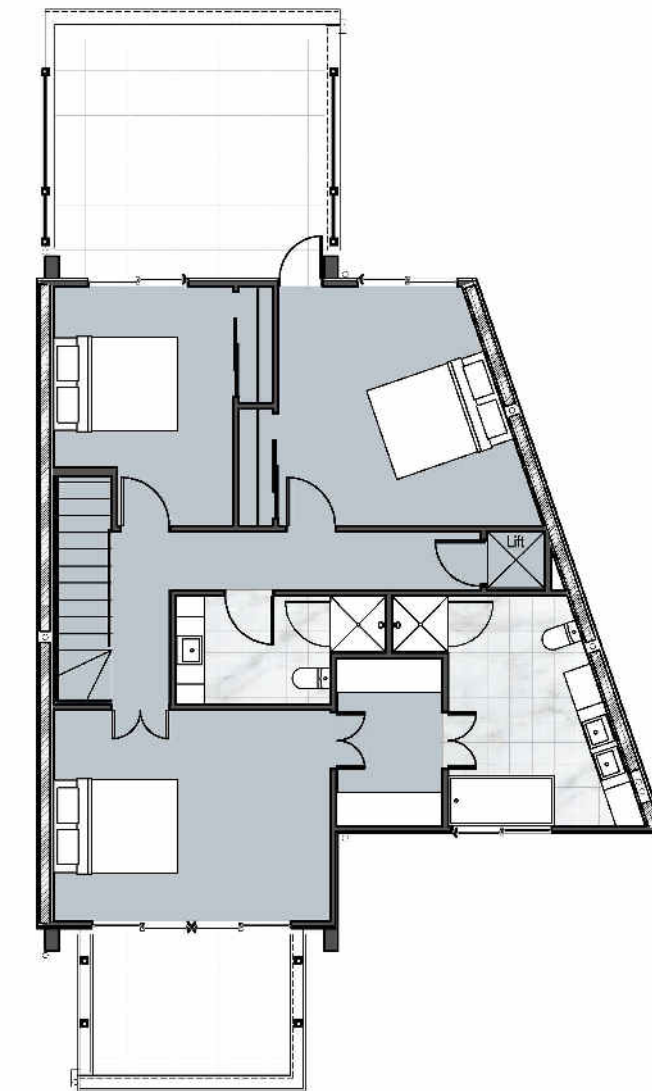
UNIT 09 & 10

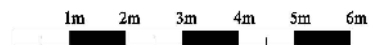
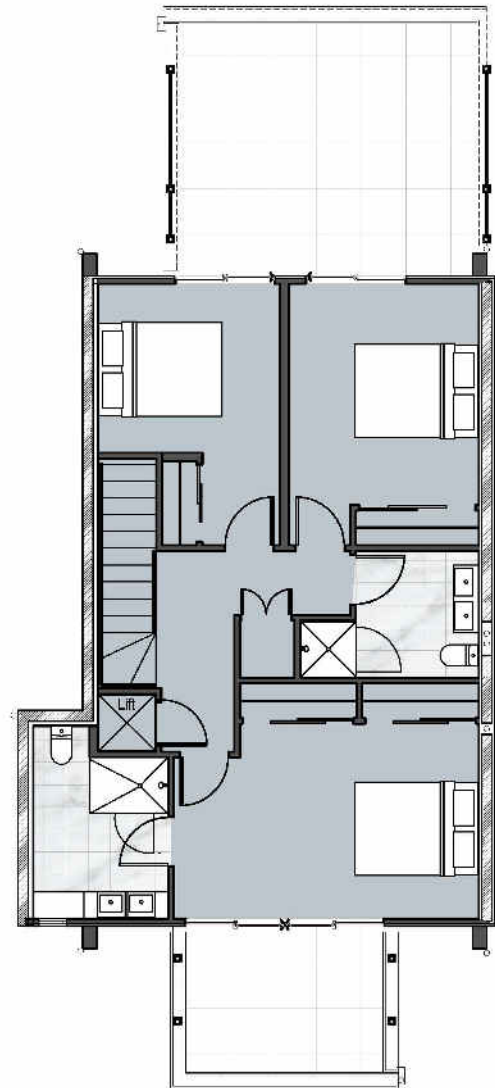
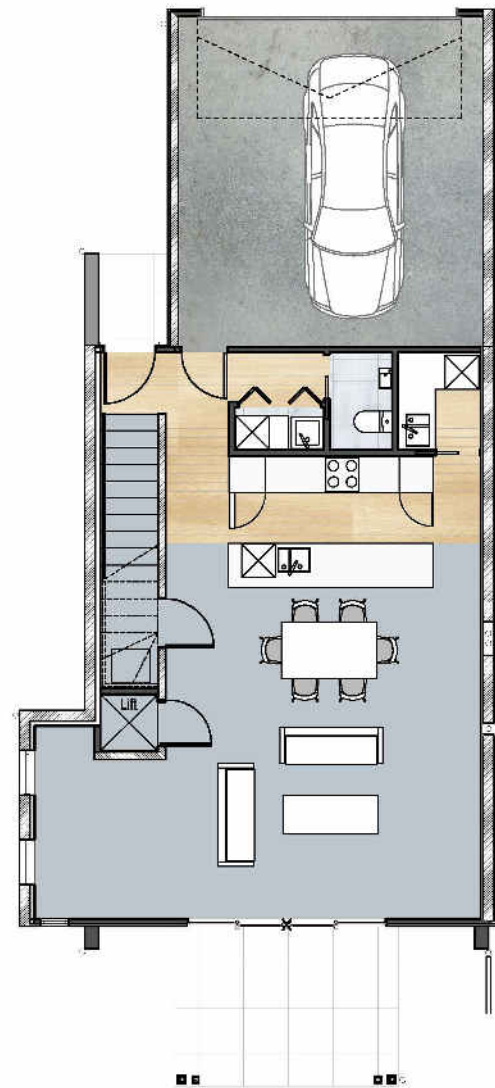


UNIT 16



UNIT 17





UNIT 20

FLOOR AREAS

UNIT 1

Floor Area _____ 243m²
Decks _____ 13m²
Total for Villa _____ 256m²

UNIT 2

Floor Area _____ 240m²
Decks _____ 13m²
Total for Villa _____ 253m²

UNITS 3, 4, 7, 8, 11, 12, 13, 14, 15, 18 & 19

Floor Area _____ 191m²
Decks _____ 38m²
Total for Villa _____ 229m²

UNITS 5 & 6

Floor Area _____ 205m²
Decks _____ 36m²
Total for Villa _____ 241m²

UNITS 9 & 10

Floor Area _____ 231m²
Decks _____ 44m²
Total for Villa _____ 275m²

UNIT 16

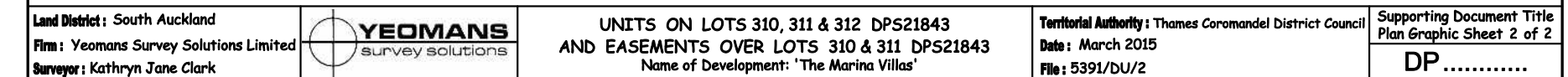
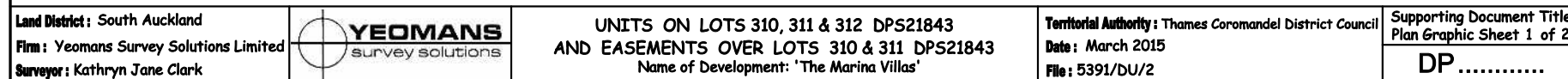
Floor Area _____ 232m²
Decks _____ 36m²
Total for Villa _____ 268m²

UNIT 17

Floor Area _____ 223m²
Decks _____ 36m²
Total for Villa _____ 259m²

UNIT 20

Floor Area _____ 202m²
Decks _____ 38m²
Total for Villa _____ 240m²



BODY CORPORATE BUDGET

PROPOSED BODY CORPORATE (SOUTH AUCKLAND REGISTRY)

Preliminary Budget Forecast (Excl GST)			
DESCRIPTION		BUDGET	
Insurance		\$18,000.00	
Insurance Valuation		\$1,000.00	
Body Corporate Administration Fee		\$6,500.00	
GST/Income Tax Returns		\$2,000.00	
Access Control Maintenance (Gate)		\$500.00	
Common Area Maintenance		\$2,000.00	
Grounds Maintenance		\$7,500.00	
Plant Replacement		\$1,000.00	
DESCRIPTION		BUDGET	
Building Manager		\$15,000.00	
Telephone/Computer System/etc.		\$1,000.00	
Security Patrols		\$6,000.00	
Common Area Electricity		\$2,000.00	
Common Area Water Rates		\$1,000.00	
Long Term Maintenance Fund		\$10,000.00	
TOTAL		\$73,500.00	

NOTES:
Budget does not include Thames Coromandel District Council land rates or water rates.
Budget does not include Waikato Regional Council regional rates.
A Long Term Maintenance Fund is allocated for future refurbishment of common areas.
Final Body Corporate Levy will be determined by Unit Entitlements assessed by Registered Valuer.
This Budget is Preliminary and prepared on the basis of information available at the time of printing.

BODY CORPORATE LEVIES*

Preliminary Budget Forecast (Excl GST) \$73,500.00					
UNIT	FLOOR AREA (m²) (Incl Decks)	ESTIMATED BODY CORPORATE LEVY	UNIT	FLOOR AREA (m²) (Incl Decks)	ESTIMATED BODY CORPORATE LEVY
1	256	\$3,898.07	12	229	\$3,486.95
2	253	\$3,852.39	13	229	\$3,486.95
3	229	\$3,486.95	14	229	\$3,486.95
4	229	\$3,486.95	15	229	\$3,486.95
5	241	\$3,669.67	16	268	\$4,080.80
6	241	\$3,669.67	17	259	\$3,943.75
7	229	\$3,486.95	18	229	\$3,486.95
8	229	\$3,486.95	19	229	\$3,486.95
9	275	\$4,187.38	20	240	\$3,654.44
10	275	\$4,187.38	TOTAL	4,827	\$73,500.00
11	229	\$3,486.95			

*Levies are approximate and based upon floor areas. Data correct as of 14 April 2016.

PRICE SCHEDULE

UNIT	FLOOR AREA (m²):	PRICE
STAGE 1		
1	256	SOLD
2	253	SOLD
3	229	\$1,250,000.00
4	229	SOLD
5	241	SOLD
STAGE 2		
6	241	\$1,400,000.00
7	229	\$1,250,000.00
8	229	\$1,250,000.00
9	275	SOLD
10	275	SOLD

UNIT	FLOOR AREA (m²):	PRICE
STAGE 2 (continued)		
11	229	\$1,300,000.00
12	229	\$1,300,000.00
STAGE 3		
13	229	\$1,300,000.00
14	229	\$1,300,000.00
15	229	\$1,300,000.00
16	268	\$1,450,000.00
17	259	\$1,450,000.00
18	229	\$1,250,000.00
19	229	\$1,250,000.00
20	240	\$1,450,000.00

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