

THE MARINA VILLAS



Shony 2005



Zhang 2005

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 a proposed foreshore Esplanade Strip.

Floor Areas range from 222m² to 323m² including decks/patios.

NATURE OF PROPERTY

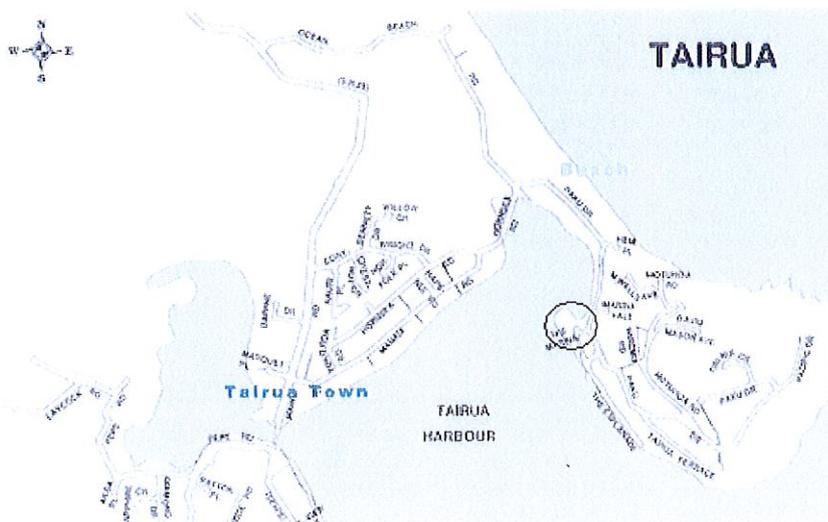
A new development in the heart of the Tairua Marina precinct designed to capitalize on North and West facing views across the harbour.

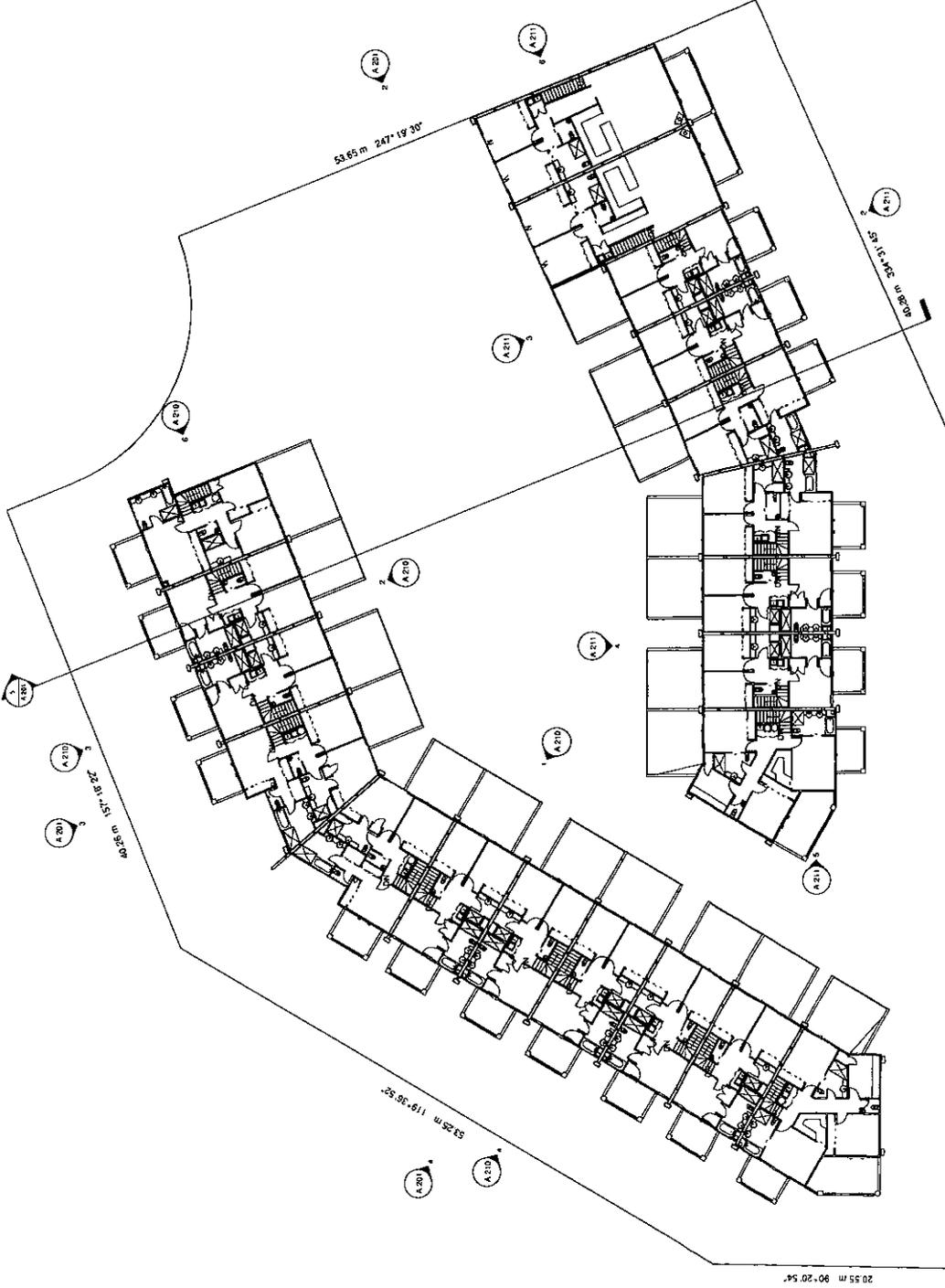
The completed development will offer a safe and secure environment for residents.

LOCATION

4-8 The Marina, Tairua.

Immediately adjoining the proposed the proposed Tairua Marina within the confines of the harbour.





1 FIRST FLOOR PLAN
A 101 1 : 200

IAN KOHLER & CO LTD
 ARCHITECTS
 100, Market Street
 Singapore 04892215
 Tel: +65 6339 1111
 Fax: +65 6339 1112
 Email: ian@iankohler.com.sg

PROJECT NAME: THE MARINA VILLAS
 TAIKUA
 PROJECT NO: 2011-01
 PROJECT ISSUE DATE: SEPT 2011
 DESIGN & SOLUTIONS
 ARCHITECTURE LIMITED

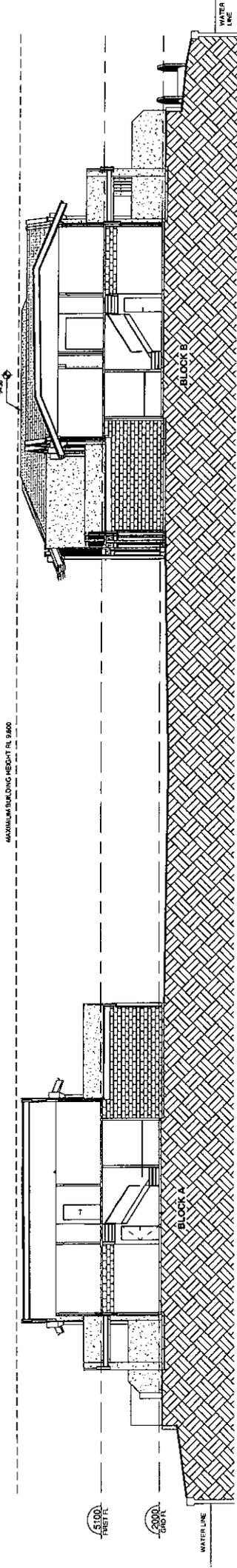
SHEET NO: 1
 OF 1
 FIRST FLOOR PLAN

Author	IAN KOHLER
Designer	IAN KOHLER
Checker	IAN KOHLER
Scale	1 : 200
Date	15/09/2011
Drawn by	IAN KOHLER

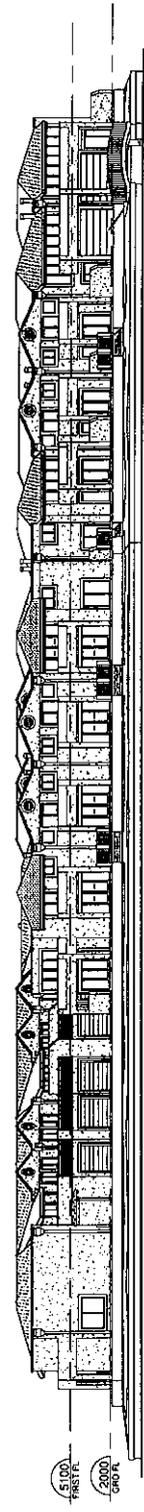
A 101

PRELIMINARY

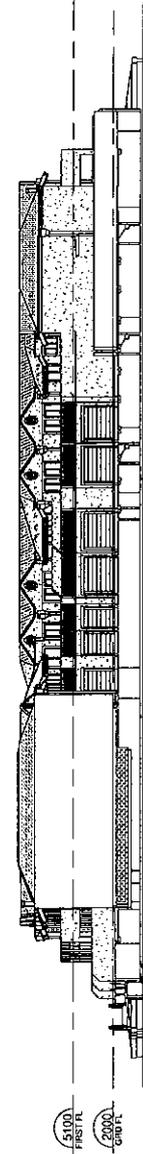
MAXIMUM BUILDING HEIGHT: FL 3.800



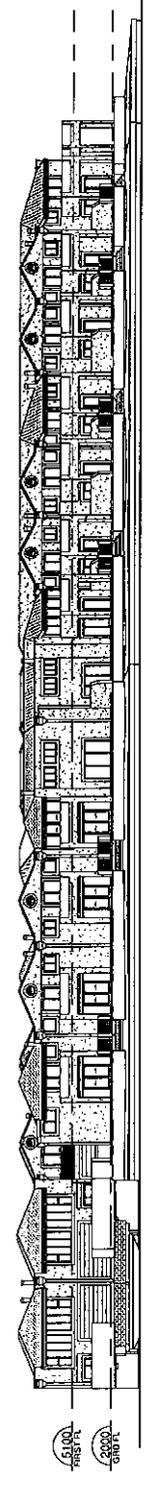
5 SITE SECTION
A-100 1:100



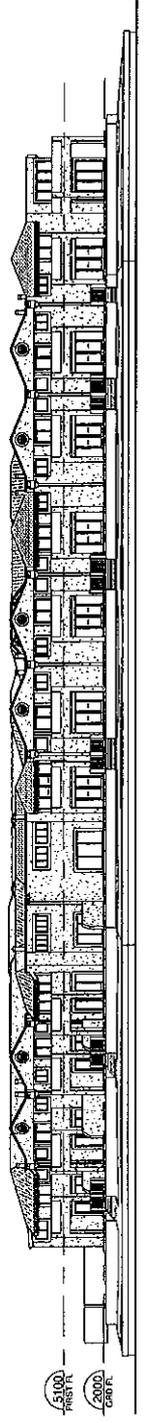
1 SITE ELEVATION A
A-100 1:200



2 SITE ELEVATION B
A-100 1:200



3 SITE ELEVATION C
A-100 1:200



4 SITE ELEVATION D
A-100 1:200

NOTE
LEVELS TO TCDC TAIRUA DATUM.

IAN KOHLER & CO LTD
 121A Vantage Street, Tairua
 Auckland 201
 Telephone: 09 207 1900
 Fax: 09 207 1901
 Email: info@iandk.co.nz

PROJECT ISSUE DATE: SEPT 2011
 DESIGN & SOLUTIONS
 ARCHITECTURE LIMITED

PROJECT NO: 2011-11
 THE MARINA VILLAS
 TAIRUA

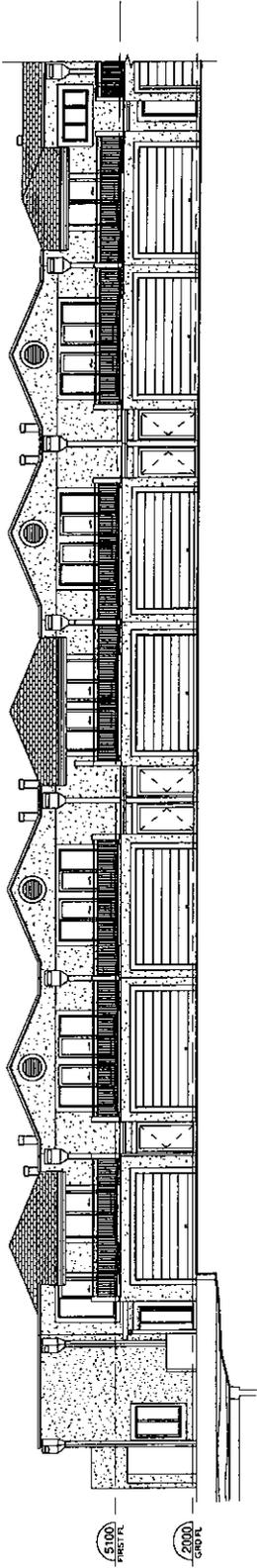
OWNER:
 OVERALL SITE SECTION
 & ELEVATIONS

DRAWN BY	DATE	REVISION
DESIGNED BY	DATE	REVISION
CHECKED BY	DATE	REVISION
APPROVED BY	DATE	REVISION

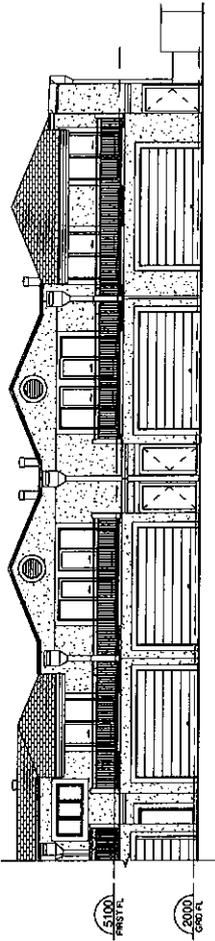
A 201

Copyright © 2011
 All Rights Reserved
 This drawing is the property of Design & Solutions Architecture Limited and not to be reproduced without their written consent.

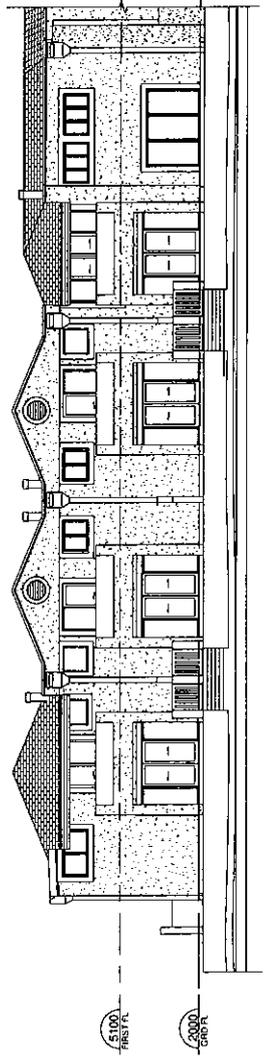
PRELIMINARY



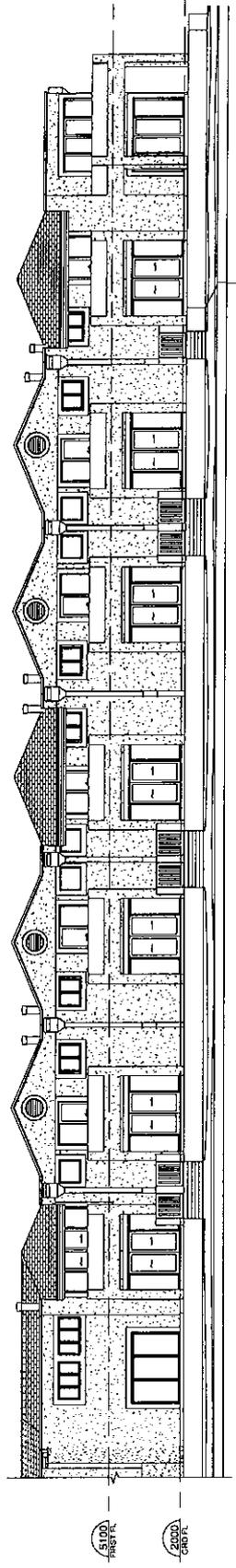
1
Block A South/West Elevation
1 : 100



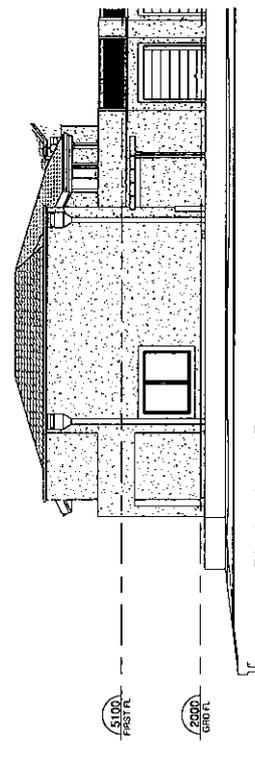
2
Block A West/South/West Elevation
1 : 100



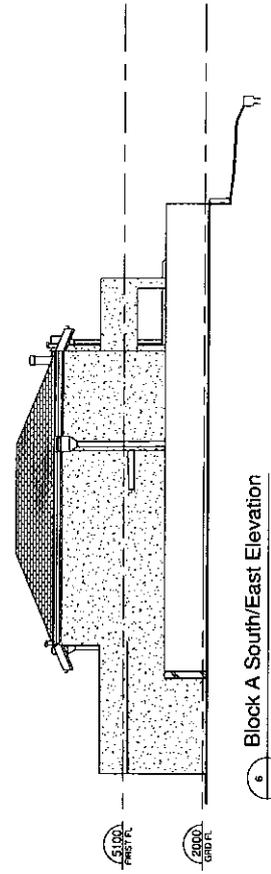
3
Block A East/North/East Elevation
1 : 100



4
Block A North/East Elevation
1 : 100



5
Block A West Elevation
1 : 100



6
Block A South/East Elevation
1 : 100

NOTE
LEVELS TO TODC TAIRUA DATUM.

IAN KOHLER & CO LTD
1211 Newmarket Road
Auckland 1013
New Zealand
Phone: +64 9 480 1100
Fax: +64 9 480 1101
www.iankohl.co.nz

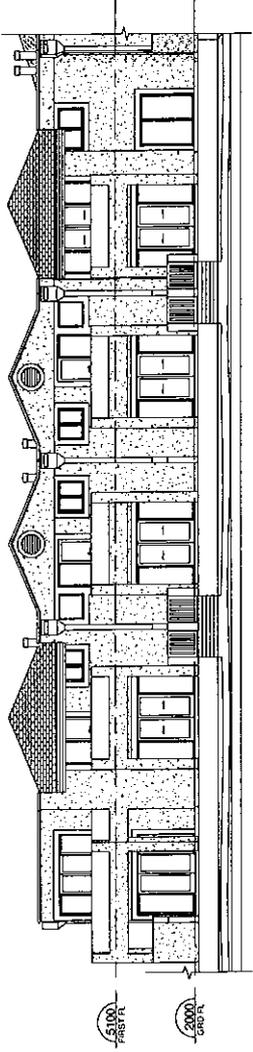
PROJECT NAME: DATE: SEPT 2011
DESIGN & SOLUTIONS
ARCHITECTURE LIMITED
PROJECT: THE MARINA VILLAS
TAIRUA

Character
ELEVATIONS SHEET 1
BLOCK A

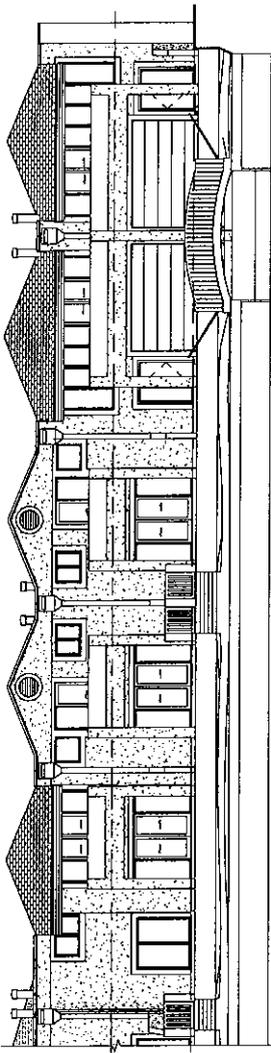
NO	REVISION	DATE	BY
1	ISSUED FOR PERMITS	10/09/11	IAK
2	REVISED PERMITS	10/09/11	IAK
3	REVISED PERMITS	10/09/11	IAK

A 210
PRELIMINARY
© IAN KOHLER & CO LTD
All Rights Reserved. No part of this document may be reproduced without the prior written consent of Ian Kohler & Co Ltd.

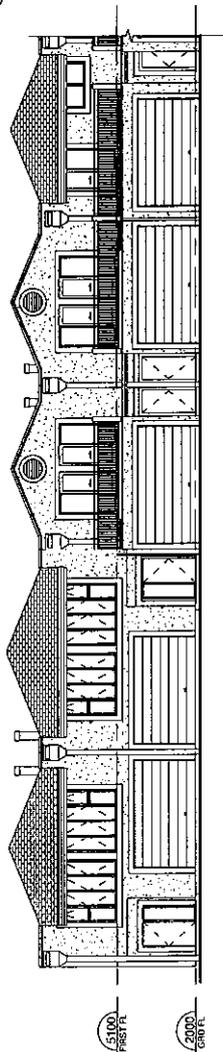
PRELIMINARY



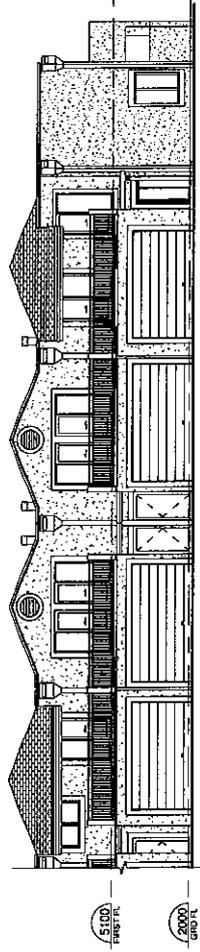
1
A 100
Block B West Elevation
1 : 100



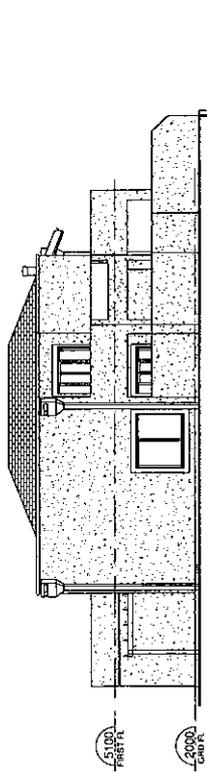
2
A 100
Block B South/West Elevation
1 : 100



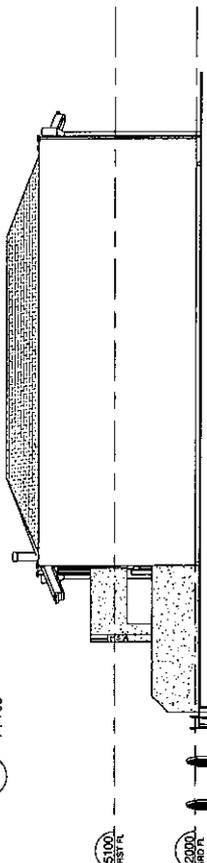
3
A 100
Block B North/East Elevation
1 : 100



4
A 100
Block B East Elevation
1 : 100



5
A 100
Block B North Elevation
1 : 100



6
A 100
Block B South/East Elevation
1 : 100

NOTE
LEVELS TO TCDC TAIRUA DATUM.

IAN KOHLER & CO LTD
 12-17 Venera Road
 Auckland
 PO Box 2076
 Auckland
 New Zealand
 Phone: +64 9 232 2121
 Fax: +64 9 232 2124
 Website: www.ikco.co.nz

PROJECT ISSUE DATE: SEPT 2011
 DESIGN & SOLUTIONS
 ARCHITECTURE LIMITED

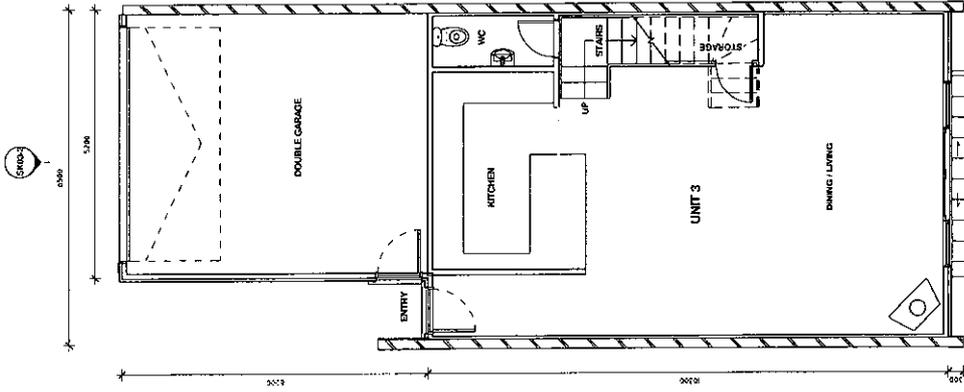
PROJECT: THE MARINA VILLAS
 TAIRUA

CLIENT: Owiret
 SHEET: ELEVATIONS SHEET 2
 BLOCK 8

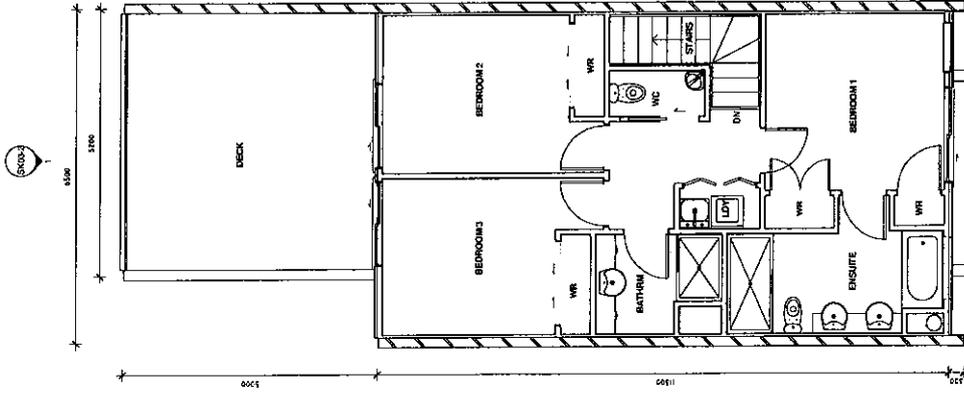
DESIGNED BY	DESIGNED BY
DRAWN BY	DRAWN BY
CHECKED BY	CHECKED BY
DATE ISSUED	DATE ISSUED
SCALE	SCALE
PROJECT NO	PROJECT NO
SHEET NO	SHEET NO

A 211

PRELIMINARY



1 GROUND FLOOR PLAN
1:50



2 FIRST FLOOR PLAN
1:50

IAN KOHLER & CO LTD
 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 Auckland NZ
 Phone: 09 412 2845
 Fax: 09 412 2846
 Email: ian@iankohler.co.nz

PROJECT ISSUE DATE/REV
 DESIGN & SOLUTIONS
 ARCHITECTURE LIMITED

ARCHITECTURAL DESIGN
 Residential & Commercial
 Planning & Resource Management
 Approved for Resource Management
 22 Park Road, Tairua
 Phone: 09 412 2845
 Fax: 09 412 2846
 Email: dan@designsolutions.co.nz

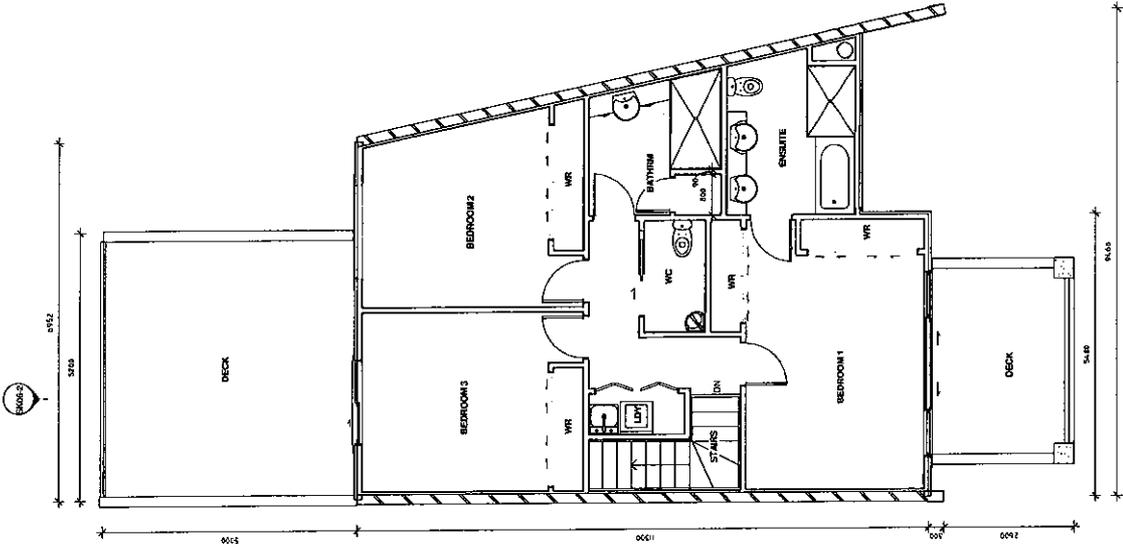
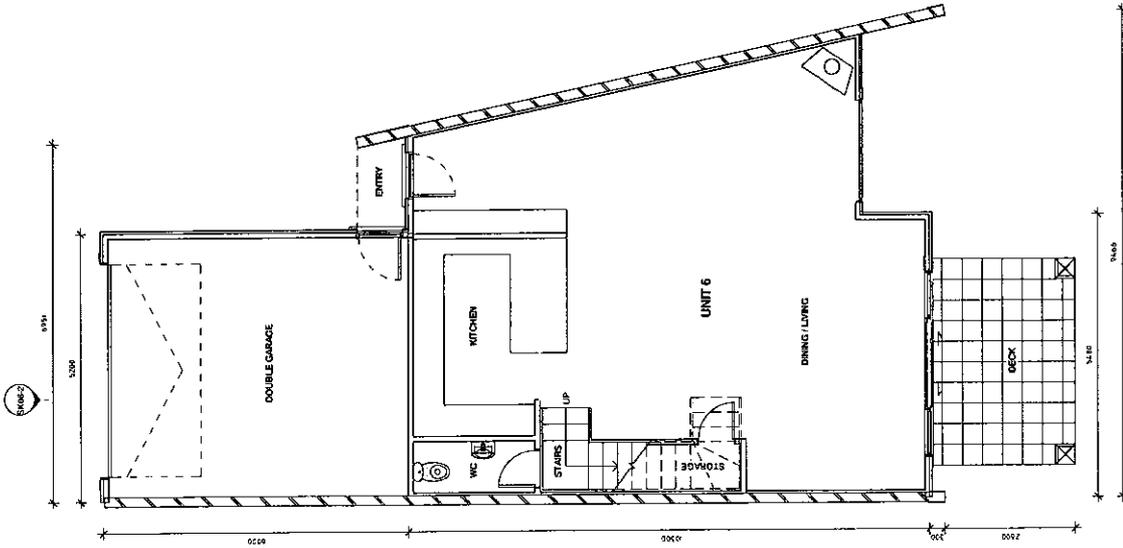
PROJECT: THE MARINA VILLAS
 TAIRUA

Client:
 UNITS 3, 4, 7 & 8 PLANS

Author:	Checked by:
DESIGNER	DESIGNER
DATE: 20/03/2018	DATE: 20/03/2018
PROJECT: THE MARINA VILLAS	PROJECT: THE MARINA VILLAS
UNIT: 3, 4, 7 & 8	UNIT: 3, 4, 7 & 8
SCALE: 1:50	SCALE: 1:50
NO. OF SHEETS: 10	NO. OF SHEETS: 10
SHEET NO: 10	SHEET NO: 10

A03-1
 PRELIMINARY
 All drawings to be checked and revised as applicable.
 All drawings to be checked and revised as applicable.

PRELIMINARY



JAN KOHLER & COLTD
 12, 13 & 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PROJECT ISSUE DATE/SPEC
DESIGN & SOLUTIONS
ARCHITECTURE LIMITED
 ARCHITECTURAL DESIGN
 Residential & Commercial
 25 Beach Road, Telephone 08 625 8021
 Suite 101, Fax 08 625 8022
 Rosel Drive, P.O. Box 100, 08 625 8023
 Auckland Email: 08 625 8024
 Email: 08 625 8025

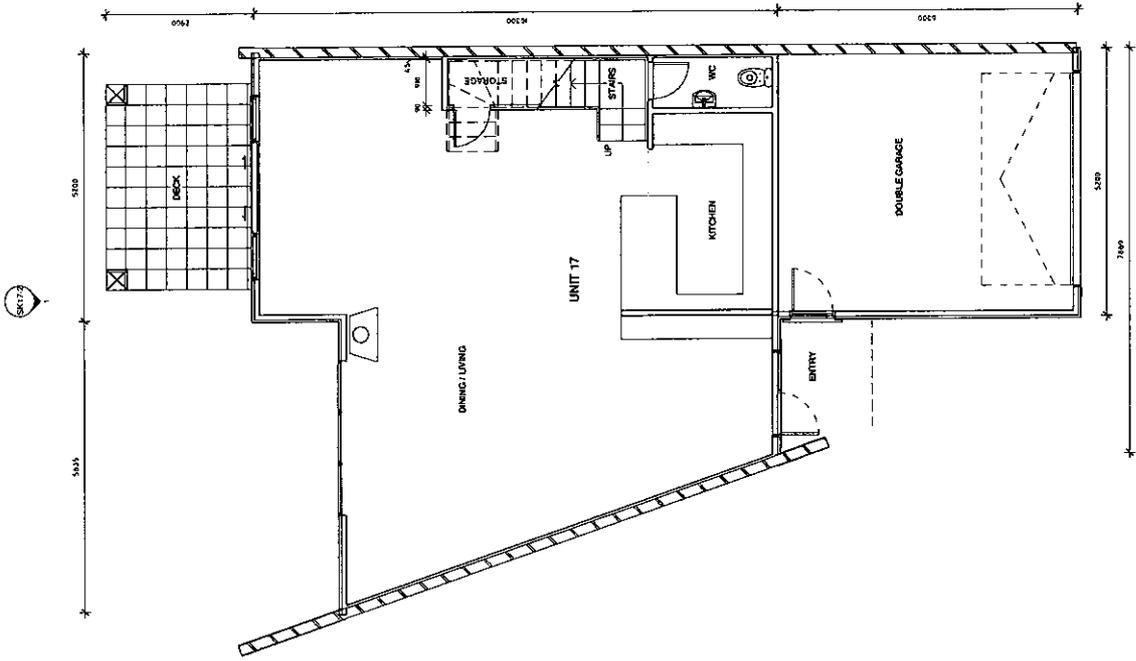
PROJECT
 THE MARINA VILLAS
 TAIRUA

OWNER
 UNITS 5 & 6 PLANS

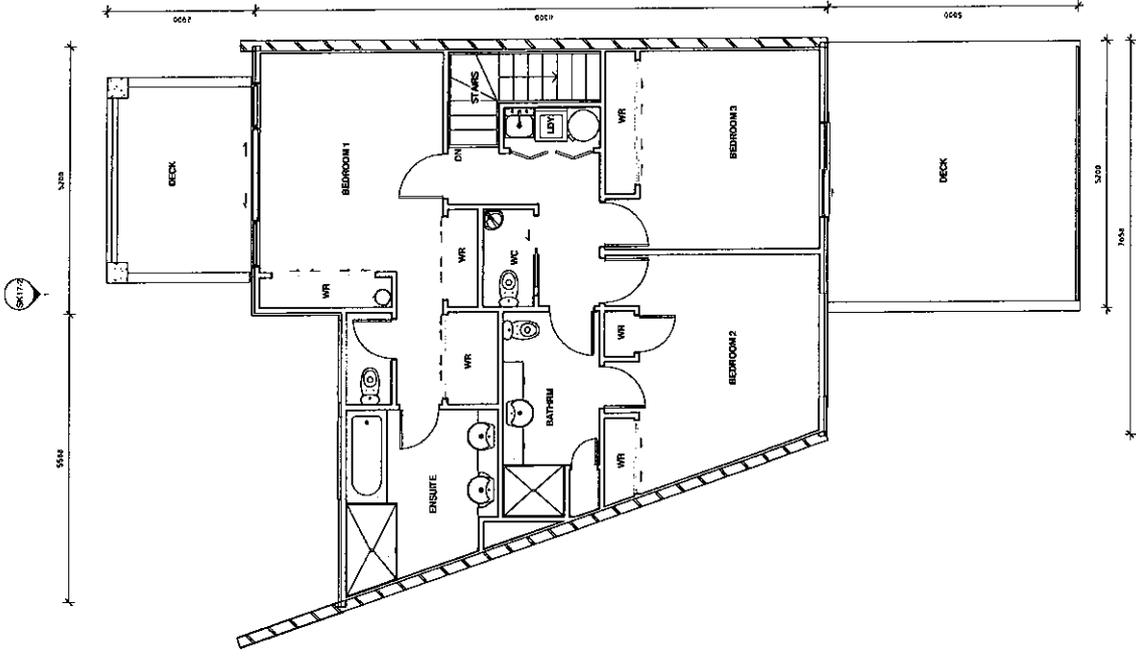
Drawn by	Checked by	Engineer
Author	Designer	
Site Engineer	Inst Engineer	
Appr	Inst	
2008/03/13 1:50 pm	J. M.	
Drawn by	Inst	

A06-1
 This document is the property of the Architect.
 It is not to be used for any other purpose without the written consent of the Architect.

PRELIMINARY



1
06/12
GROUND FLOOR PLAN
1 : 50



2
06/12
FIRST FLOOR PLAN
1 : 50

PROJECT ISSUE DATE/SCALE
IAN KOHLER & CO LTD
 13 137 Vines Street, Teahupoehi
 Auckland, NZ 1024
 Telephone: 09 477 7300
 Fax: 09 477 7309
 Email: ian@iandesign.co.nz
 Website: www.iandesign.co.nz

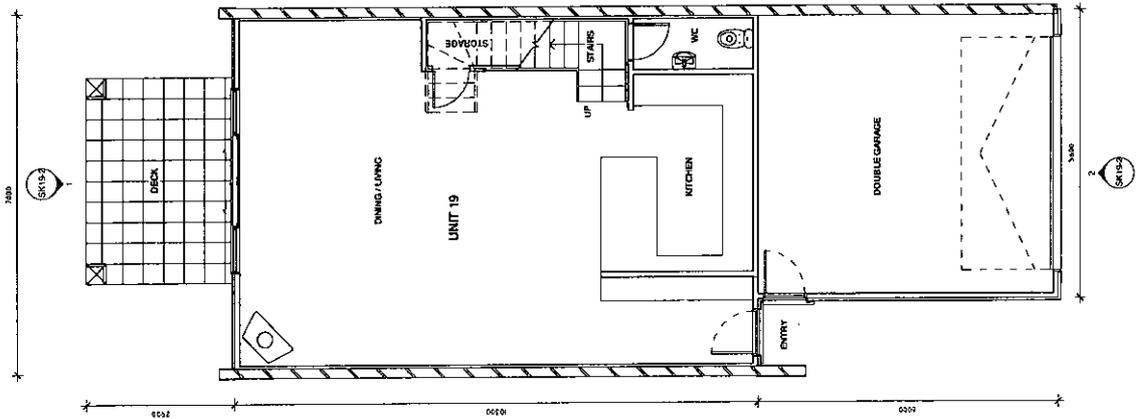
**DESIGN & SOLUTIONS
 ARCHITECTURE LIMITED**
 ARCHITECTURAL DESIGN
 Residential & Commercial
 Auckland & Bay of Plenty
 50 Avon Road, Teahupoehi
 Auckland, NZ 1024
 Telephone: 09 475 8878
 Fax: 09 475 8879
 Email: ian@iandesign.co.nz

OWNER
**THE MARINA VILLAS
 TAIRUA**

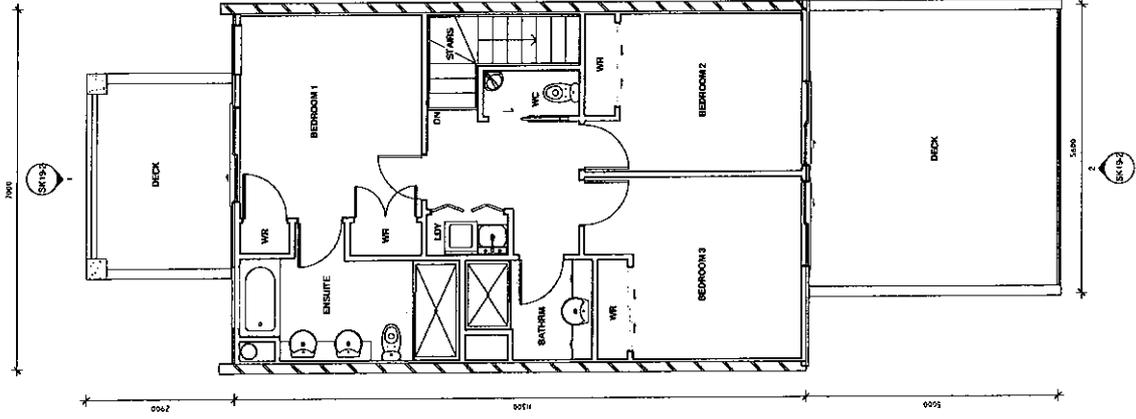
DESIGNED BY	IAN KOHLER P.Eng.
DRAWN BY	DAVID PRITCHER
CHECKED BY	DAVID PRITCHER
DATE	06/12/12
PROJECT NO.	2008/0112/001
DRAWING NO.	1/50
SCALE	1:50

A17-1
 COPYRIGHT © 2012 Ian Kohler & Co Ltd
 All Rights Reserved. No part of this document may be reproduced without the written permission of Ian Kohler & Co Ltd.

PRELIMINARY



1 GROUND FLOOR PLAN
1 : 50



2 FIRST FLOOR PLAN
1 : 50

ISSUE NO. 1 DATE 14/06/11
 IAN KOHLER & CO LTD
 12 1/2 VICTORIA STREET
 AUCKLAND 1 NZ
 TEL: 09 308 6071
 FAX: 09 308 6072
 EMAIL: IAN@IAK.CO.NZ

PROJECT ISSUE DATE/S
 DESIGN & SOLUTIONS
 ARCHITECTURE LIMITED
 ARCHITECTURAL DESIGN
 Residential & Commercial
 Awarded in New Zealand
 20 Ave Road
 P.O. Box 111
 Kaitiaki
 Tairua
 Telephone: 06 343 8828
 Fax: 06 343 8829
 Email: ian@designsolutions.co.nz

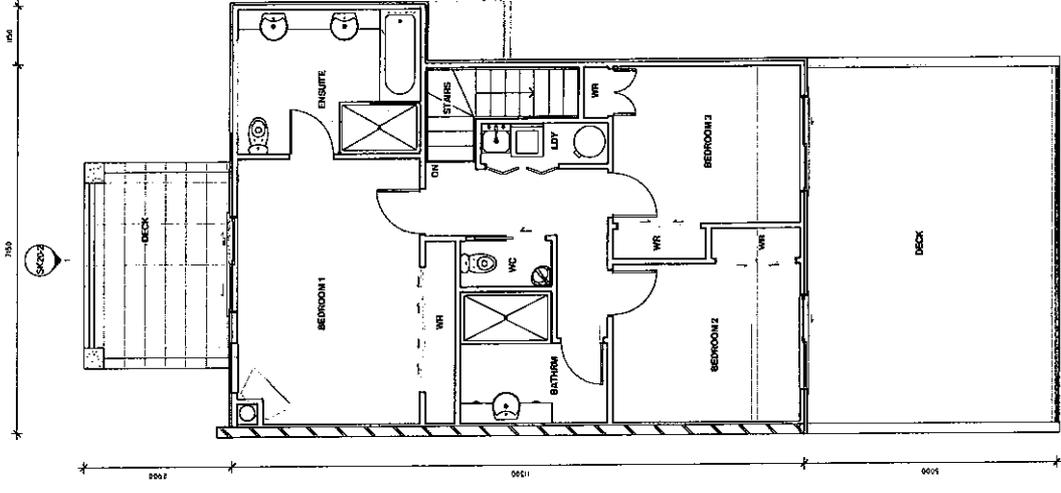
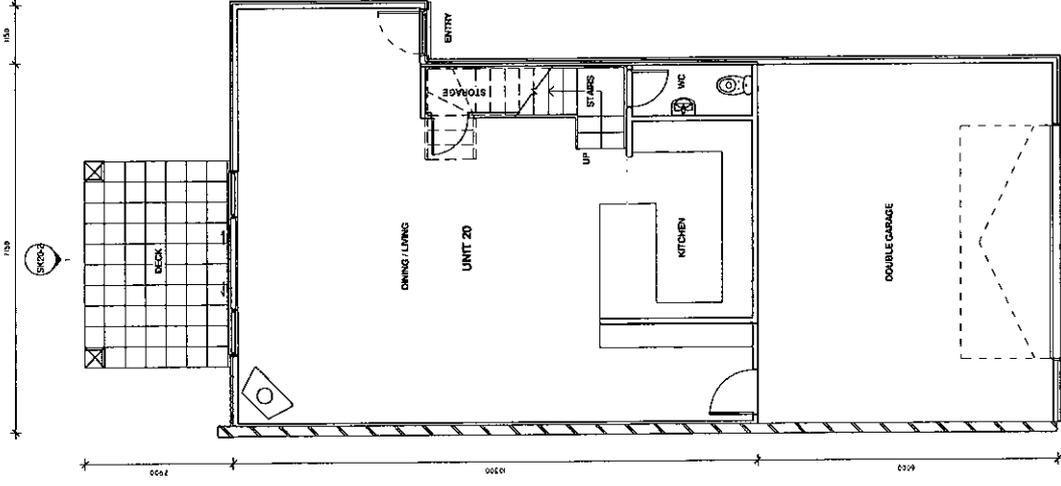
PROJECT THE MARINA VILLAS
 TAIRUA
 SUBJECT
 UNITS 11, 12, 13, 14, 15, 18 &
 19 PLANS

DESIGNED BY	DESIGNED BY
DATE	DATE
PROJECT NO.	PROJECT NO.
SCALE	SCALE
DATE	DATE
BY	BY
DATE	DATE

A19-1

Copyright © Ian Kohler & Co Ltd
 All Rights Reserved
 All Information to be verified and checked prior to use

PRELIMINARY



PRELIMINARY

PROJECT: THE MARINA VILLAS
TAIRUA

ARCHITECTURAL DESIGN
Residential & Commercial
Architectural & Spatial Solutions
Architects & Spatial Planners

13 Bays Road
Tairua
New Zealand

06 425 8624
06 425 8625
06 425 8626
06 425 8627
06 425 8628

Phone
Fax
Mobile
Email

IAN KOHLER & COLLD
06 304 1321
06 425 22803
06 425 22804
06 425 22805
06 425 22806

Architect
Architect
Architect
Architect

PROJECT ISSUE DATE: 05/01/11

DATE: 05/01/11	BY: [Signature]
PROJECT: THE MARINA VILLAS	TAIRUA
ARCHITECT: IAN KOHLER & COLLD	ARCHITECTURAL DESIGN
RESIDENTIAL & COMMERCIAL	ARCHITECTS & SPATIAL PLANNERS
13 BAYS ROAD	TAIRUA
NEW ZEALAND	
PHONE: 06 425 8624	FAX: 06 425 8628
MOBILE: 06 425 8625	EMAIL: ian@iankohler.co.nz
COLLD: 06 425 8626	
06 425 8627	
06 425 8628	

UNIT 20 PLANS

DATE: 05/01/11

PROJECT: THE MARINA VILLAS

TAIRUA

ARCHITECT: IAN KOHLER & COLLD

ARCHITECTURAL DESIGN

RESIDENTIAL & COMMERCIAL

ARCHITECTS & SPATIAL PLANNERS

13 BAYS ROAD

TAIRUA

NEW ZEALAND

PHONE: 06 425 8624

FAX: 06 425 8628

MOBILE: 06 425 8625

EMAIL: ian@iankohler.co.nz

COLLD: 06 425 8626

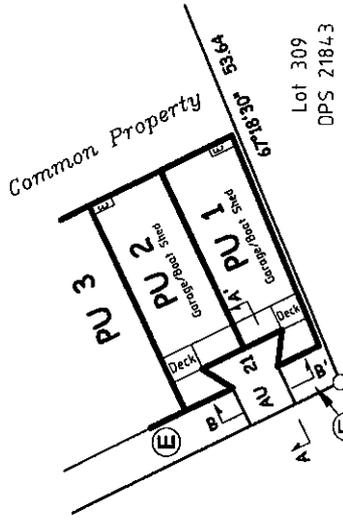
06 425 8627

06 425 8628



GROUND FLOOR PLAN

DRAFT



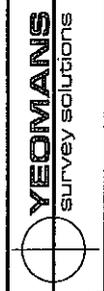
BELOW GROUND FLOOR

- Notes:
- 1) Unless shown otherwise, Unit Boundaries are the centralines of walls and the productions thereof.
 - 2) Areas marked (A), (B), (C), (D), (E) & (F) are Common Property.
 - 3) Area marked (E) is an Esplanade Strip for Access Purposes. (Section 232 RMA).
 - 4) PU = Principal Unit, AU = Accessory Unit
 - 5) S = Steps, E = Entry

Proposed Easements		
Purpose	Shown	Servient Tenement
Right of Way	(A) & (F)	Lot 310, 311 & 312 DPS 21843
Parking	(B) & (D)	Lot 310, 311 & 312 DPS 21843
Proposed Easement in Gross		
Purpose	Shown	Servient Tenement
Public Access & Parking	(C) & (F)	Lot 311 & 312 DPS 21843
		Grantee
		Thames Coromandel District Council

Territorial Authority: Thames Coromandel District Council
 Date: October 2011
 File: 5391AU/D

UNITS AND EASEMENTS ON LOTS 310, 311 & 312 DPS 21843
 Name of Development: 'The Marina Villas'



Land District South Auckland
 Firm: Yeomans Survey Solutions Limited
 Surveyor: Kathryn Jane Clark

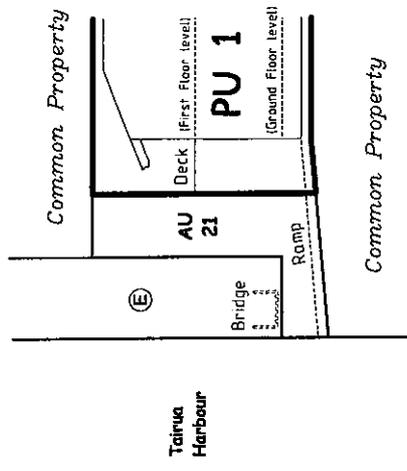
Supporting Document Title
 Plan Graphic Sheet 1 of 2
 DP



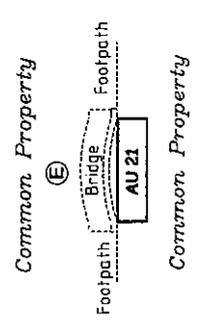
FIRST FLOOR PLAN

DRAFT

<p>Land District: South Auckland Firm: Yeomans Survey Solutions Limited Surveyor: Kathryn Jane Clark</p>	<p>YEOMANS survey solutions</p>	<p>UNITS AND EASEMENTS ON LOTS 310, 311 & 312 DPS 21843 Name of Development: 'The Marina Villas'</p>	<p>Territorial Authority: Thames Coromandel District Council Date: October 2011 File: 5391/U/D</p>	<p>Supporting Document Title Plan Graphic Sheet 2 of 2 DP</p>
--	--	--	--	---



SECTION A - A'



SECTION B - B'

THE MARINA VILLAS – Floor Areas

UNIT 1

Ground Floor – Entry/Stairs	12		
Garage	115		
Ground Deck	8	Total Ground Floor	135
First Floor	126		
First Floor Deck	16	Total First Floor	142
		Total for Villa	277m2

UNIT 2

Ground Floor – Entry/Stairs	12		
Garage	115		
Ground Deck	9	Total Ground Floor	136
First Floor	127		
First Floor Deck	16	Total First Floor	143
		Total for Villa	279m2

UNITS 3, 4, 7 & 8

Ground Floor	67		
Garage	32		
Ground Deck	12	Total Ground Floor	111
First Floor	73		
First Floor Front Deck	26		
First Floor Rear Deck	12	Total First Floor	111
		Total for Villa	222m2

UNITS 5 & 6

Ground Floor	80		
Garage	31		
Ground Deck	12	Total Ground Floor	123
First Floor	87		
First Floor Front Deck	26		
First Floor Rear Deck	12	Total First Floor	125
		Total for Villa	248m2

UNITS 9 & 10

Ground Floor	94		
Garage	38		
Ground Decks	19 + 10	Total Ground Floor	161
First Floor	105		
First Floor Front Deck	28		
First Floor Rear Decks	19 + 10	Total First Floor	162
		Total for Villa	323m2

UNITS 11,12,13,14,15,18 & 19

Ground Floor	72		
Garage	34		
Ground Deck	11	Total Ground Floor	117
First Floor	79		
First Floor Front Deck	29		
First Floor Rear Deck	11	Total First Floor	119
		Total for Villa	236m2

UNITS 16 & 17

Ground Floor	91		
Garage	32		
Ground Deck	11	Total Ground Floor	134
First Floor	98		
First Floor Front Deck	27		
First Floor Rear Deck	11	Total First Floor	136
		Total Villa	270m2

UNIT 20

Ground Floor	79		
Garage	44		
Ground Deck	11	Total Ground Floor	134
First Floor	86		
First Floor Front Deck	36		
First Floor Rear Deck	11	Total First Floor	133
		Total Villa	267m2

The Marina Villas Tairua

PROPOSED BODY CORPORATE (SOUTH AUCKLAND REGISTRY)

PRELIMINARY BUDGET FORECAST (Excl GST)

<u>DESCRIPTION</u>	<u>BUDGET</u>
INSURANCE	\$ 18,000.00
INSURANCE VALUATION	\$ 1,000.00
BODY CORPORATE ADMINISTRATION FEE	\$ 6,500.00
GST/INCOME TAX RETURNS	\$ 500.00
ACCESS CONTROL MAINTENANCE (GATE)	\$ 500.00
COMMON AREA MAINTENANCE	\$ 2,000.00
GROUNDS MAINTENANCE	\$ 7,500.00
PLANT REPLACEMENT	\$ 1,000.00
BUILDING MANAGER	\$ 12,500.00
TELEPHONE/COMPUTER SYSTEM/ETC	\$ 1,000.00
MANAGERS ACCOMMODATION RENTAL	\$ 10,500.00
SECURITY PATROLS	\$ 5,500.00
COMMON AREA ELECTRICITY	\$ 2,000.00
COMMON AREA WATER RATES	\$ 1,000.00
LONG TERM MAINTENANCE FUND	\$ 10,000.00
TOTAL	\$ 79,500.00

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.

28 February 2013

The Marina Villas Tairua

APPROXIMATE BODY CORPORATE LEVIES (Based upon floor areas)

PRELIMINARY BUDGET FORECAST (Excl GST) = \$ 79,500.00

<u>UNIT</u>	<u>FLOOR AREA (m2)</u> <u>(Incl Decks)</u>	<u>ESTIMATED BODY</u> <u>CORPORATE LEVY</u>
1	277 \$	4,365.01
2	279 \$	4,396.53
3	222 \$	3,498.32
4	222 \$	3,498.32
5	248 \$	3,908.03
6	248 \$	3,908.03
7	222 \$	3,498.32
8	222 \$	3,498.32
9	323 \$	5,089.89
10	323 \$	5,089.89
11	236 \$	3,718.93
12	236 \$	3,718.93
13	236 \$	3,718.93
14	236 \$	3,718.93
15	236 \$	3,718.93
16	270 \$	4,254.71
17	270 \$	4,254.71
18	236 \$	3,718.93
19	236 \$	3,718.93
20	267 \$	4,207.43
TOTAL	5,045 \$	79,500.00

The Marina Villas, Tairua

Price Schedule

Unit:	Floor Area (m2):	Price:	Comments:
1	277	SOLD	
2	279	SOLD	
3	222	\$ 1,250,000.00	
4	222	\$ 1,250,000.00	UNDER OFFER
5	248	\$ 1,400,000.00	UNDER OFFER
6	248	\$ 1,400,000.00	
7	222	\$ 1,250,000.00	
8	222	\$ 1,250,000.00	
9	323	\$ 1,550,000.00	
10	323	\$ 1,600,000.00	
11	236	\$ 1,300,000.00	
12	236	\$ 1,300,000.00	
13	236	\$ 1,300,000.00	
14	236	\$ 1,300,000.00	
15	236	\$ 1,300,000.00	
16	270	\$ 1,450,000.00	
17	270	\$ 1,450,000.00	
18	236	\$ 1,250,000.00	
19	236	\$ 1,250,000.00	
20	267	\$ 1,450,000.00	



Tairua Marine Limited
PO Box 68530
Newton
Auckland 1145

Contact:

Craig Watts	021 922 936
Laurie Flynn	021 885 154
Office	09 373 5750
Email	laurence@wattsgroup.co.nz