

THE MARINA VILLAS



TAIRUA, COROMANDEL PENINSULA





PROPERTY DESCRIPTION

ADDRESS

6 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. Extra Density Residential.

RESOURCE MANAGEMENT

Resource Consent granted 10 November 2011.

LAND

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

PROPOSED IMPROVEMENTS

Eighteen, two storey, Villas are proposed for the site each containing 3 to 4 bedrooms, open plan living and 2 car garaging.

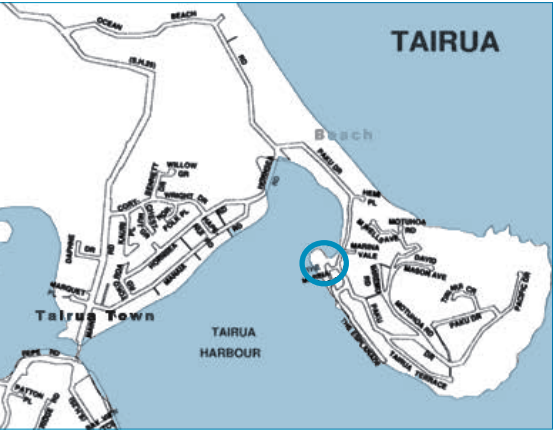
Access is provided directly to the foreshore Esplanade Strip.

Floor Areas range from 229m² to 312m² 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

6 The Marina, Tairua.
Immediately adjoining the Tairua Marina within the confines of the harbour.









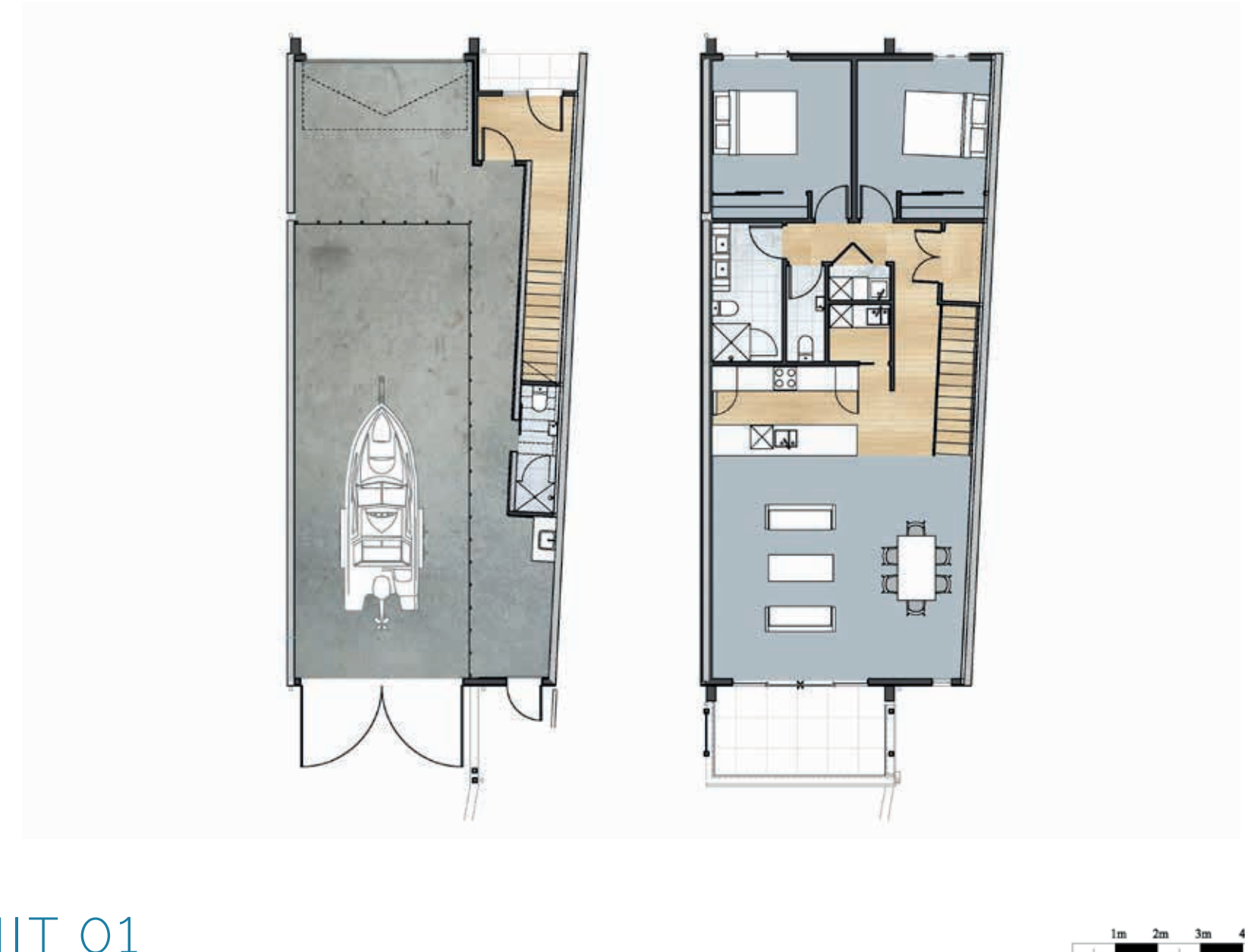
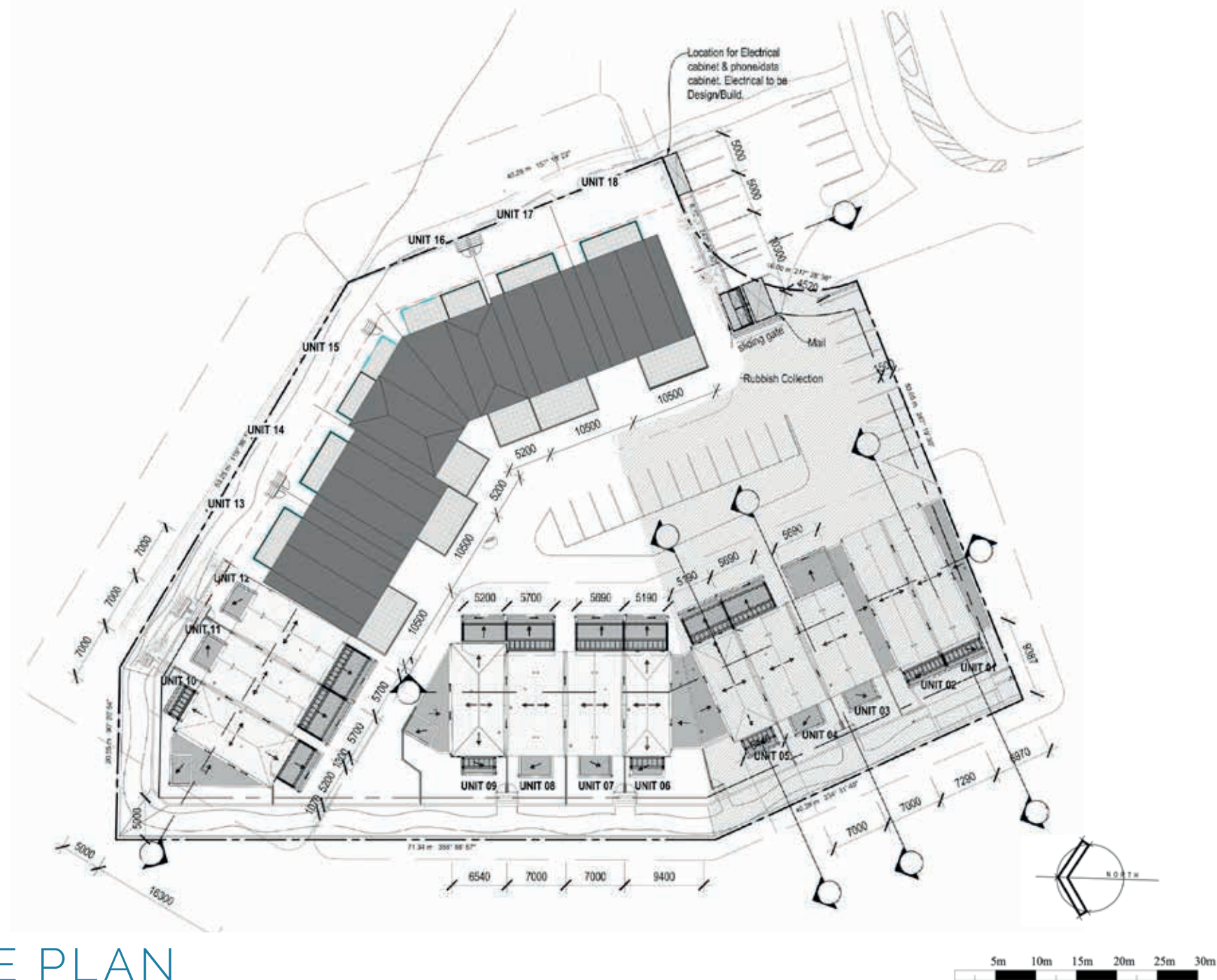






MARINA PLAN







UNIT 03, 07 & 12



UNIT 04, 08 & 11





UNIT 13, 14, 17 & 18



UNIT 15



FLOOR AREAS (PATIO'S NOT INCLUDED)

UNIT 1

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

UNIT 3, 7, 8, 11, 12

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

Unit 13 & 14

Floor Area	263m2
Decks	48m2
Total for Villa	311m2

Unit 15

Floor Area	217m2
Decks	39m2
Total for Villa	256m2

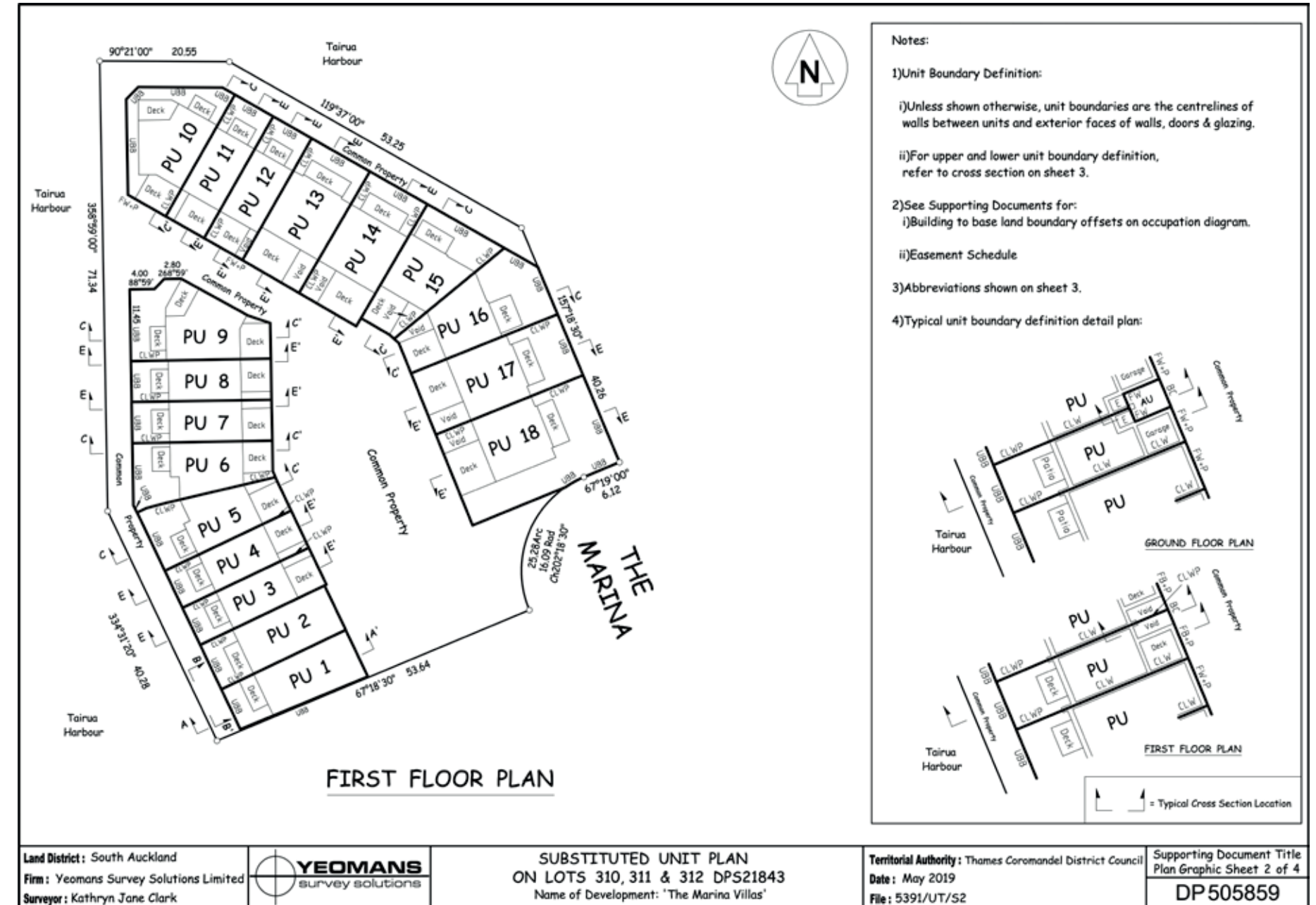
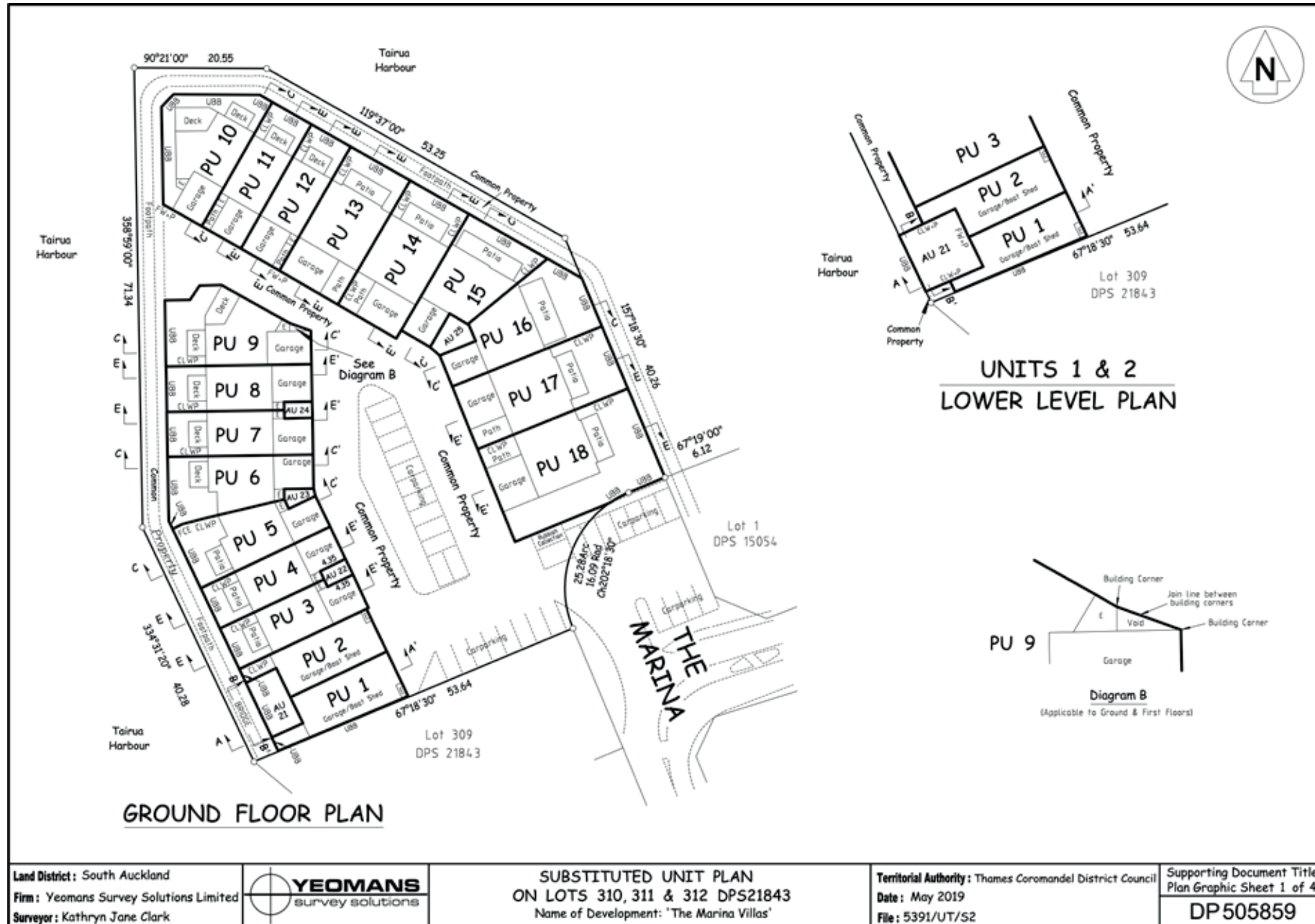
Unit 16

Floor Area	210m2
Decks	40m2
Total for Villa	250m2

Unit 17 & 18

Floor Area	264m2
Decks	48m2
Total for Villa	312m2

UNIT 16



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



SUBSTITUTED UNIT PLAN
ON LOTS 310, 311 & 312 DPS21843
Name of Development: 'The Marina Villas'

Territorial Authority: Thames Coromandel District Council
Date: May 2019
File: 5391/UT/S2

Supporting Document Title
Plan Graphic Sheet 1 of 4
DP 505859

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



SUBSTITUTED UNIT PLAN
ON LOTS 310, 311 & 312 DPS21843
Name of Development: 'The Marina Villas'

Territorial Authority: Thames Coromandel District Council
Date: May 2019
File: 5391/UT/S2

Supporting Document Title
Plan Graphic Sheet 2 of 4
DP 505859

BODY CORPORATE BUDGET

PROPOSED BODY CORPORATE (SOUTH AUCKLAND REGISTRY)

Preliminary Budget Forecast (Excl GST)			
DESCRIPTION		BUDGET	
Insurance		\$21,500.00	
Insurance Valuation		\$1,000.00	
Body Corporate Administration Fee		\$5,000.00	
GST/Income Tax Returns		\$1,000.00	
Access Control Maintenance (Gate)		\$500.00	
Common Area Maintenance		\$2,000.00	
Grounds Maintenance		\$14,800.00	
Plant Replacement		\$500.00	
DESCRIPTION		BUDGET	
Common Area Electricity		\$1,000.00	
Common Area Water Rates		\$1,000.00	
Long Term Maintenance Fund		\$10,000.00	
TOTAL		\$58,300.00	

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) \$58,300.00					
UNIT	FLOOR AREA (m²) (Incl Decks & Patio)	ESTIMATED BODY CORPORATE LEVY	UNIT	FLOOR AREA (m²) (Incl Decks & Patio)	ESTIMATED BODY CORPORATE LEVY
1	256	\$3,016.33	11	238	\$2,804.24
2	253	\$2,980.98	12	238	\$2,804.24
3	238	\$2,804.24	13	330	\$3,888.24
4	238	\$2,804.24	14	330	\$3,888.24
5	259	\$3,051.68	15	286	\$3,369.81
6	259	\$3,051.68	16	287	\$3,381.59
7	238	\$2,804.24	17	331	\$3,900.02
8	238	\$2,804.24	18	331	\$ 3,900.02
9	299	\$3,522.98	TOTAL	4,948	\$58,300.00
10	299	\$3,522.98			

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



THE MARINA VILLAS