



MILLBROOK **44**



Last Terraces

We are very pleased to be making the final release at Millbrook 44, a secluded new development of multi-level terraced homes, with elevated views of the Waitakere Ranges and walking distance to West Auckland's shopping precinct.

This last release has the last four market homes at Millbrook 44. We've saved the best for last and these are all end-terrace homes. The houses all feature an open plan kitchen, dining and living area designed for modern living, providing a great space for families to enjoy together. This flows outside to the outdoor entertaining area which features a tiled patio perfect for get togethers and barbeques.

Upstairs are two generous double bedrooms with large built in wardrobes and a full size family bathroom, including a bath.

On the top floor is a private master suite which includes a picture window with sweeping views plus a walk in wardrobe and ensuite bathroom.

3

bedrooms

2

bathrooms

Disclaimer:

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Location



Just a 16 minute drive to Auckland city centre, the suburb of Henderson is being reimaged as a flourishing urban eco-centre – a town centre that harnesses sustainability. The overhauled Waitakere Hospital, on Lincoln Rd, has been named one of this country’s most advanced “green” buildings.

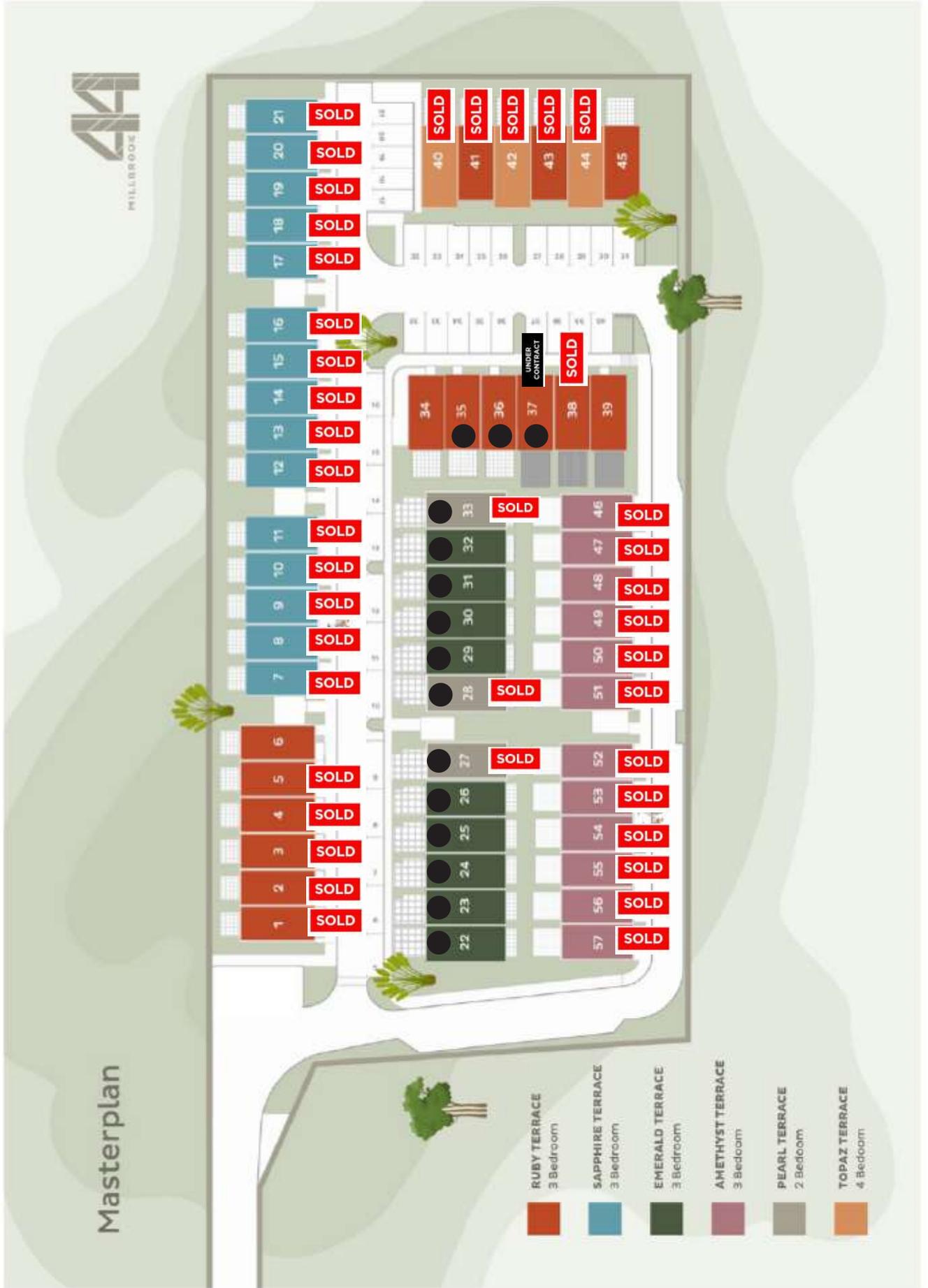
Along with diverse culture and community, West Auckland also has a wide range of diverse nature throughout the suburbs. Henderson Walkway runs from Border Road through the heart of Henderson to the edge of the North-western Motorway.

NEARBY

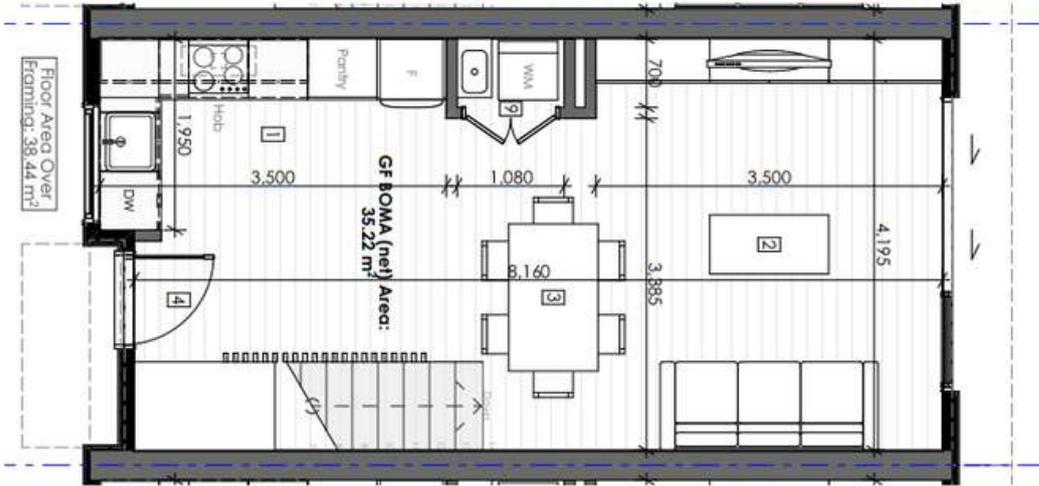
DRIVE TIME

- | | |
|------------------------------|-------|
| • West City Shopping Centre | 2 min |
| • Henderson Train Station | 3 min |
| • Sunnyvale Train Station | 3 min |
| • WestWave Swimming Pool | 4 min |
| • Waitakere Central Library | 4 min |
| • Sunnyvale Primary School | 4 min |
| • Bruce McLaren Intermediate | 5 min |
| • Henderson High School | 4 min |
| • Holy Cross School | 2 min |
| • Waitakere Hospital | 7 min |

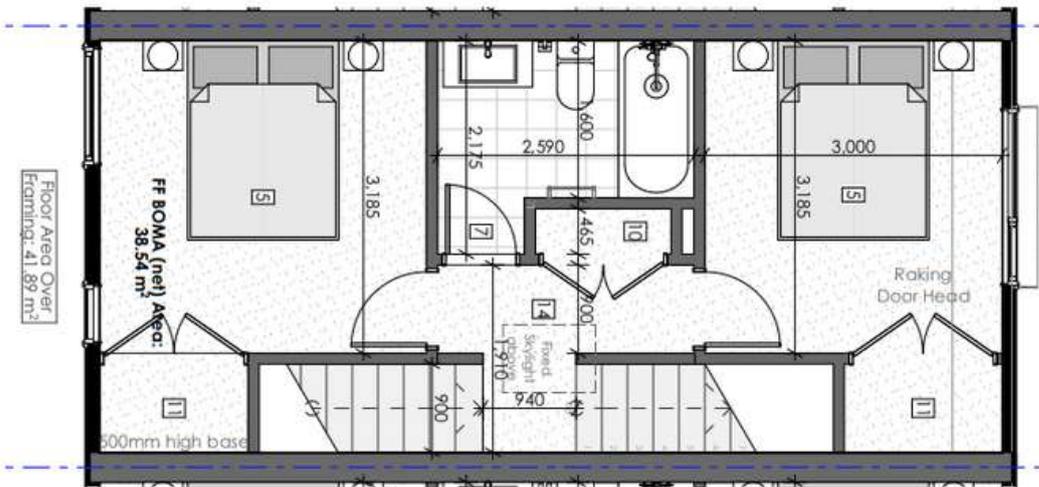
Masterplan



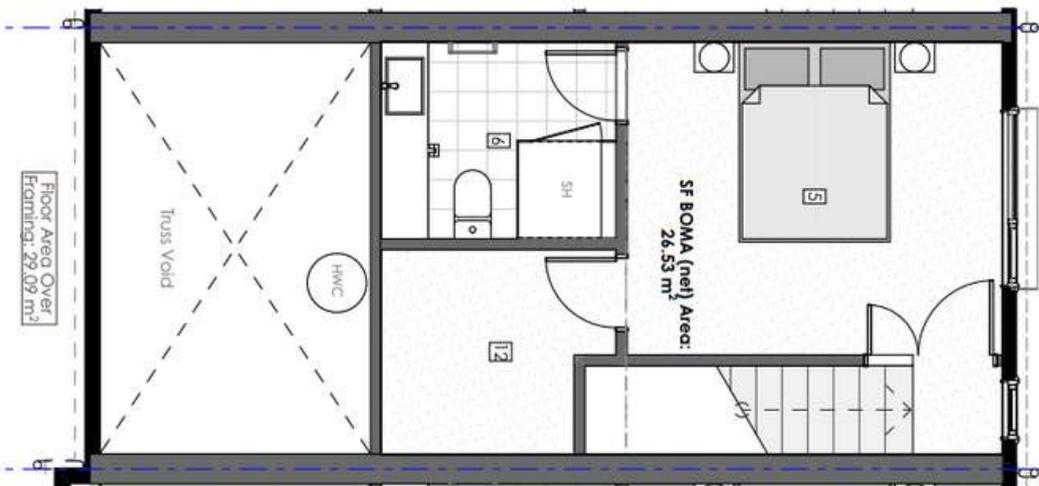
Ruby Terrace



Ground Floor



First Floor



Second Floor

3 Bedrooms



2 Bathrooms



1 or 2 Car Parks



Floor Area: 110m²



Photos



Ruby kitchen and living end terrace



Ruby Terrace master with ensuite and walk in wardrobe end-unit

These drawings are all artist impression and are for marketing purposes only. The actual design and fittings may vary.

Photos



Garden & courtyard



3-Bed with garage exterior

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Photos



Lots 1- 6 on right



Lots 34 - 39 on right

These drawings are all artist impression and are for marketing purposes only. The actual design and fittings may vary.

Colourway

Internal

LIGHT

Flooring Elemental Iconic Oak Plank in 'Constance'

Carpet Breathe Easy Earth Shale Grey

Wall Colour Dulux 'Dannevirke'

Kitchen Bench Ruyi 'Volcanic Concrete'

Kitchen Splashback '221D Matte Glass'

Kitchen Mixer Eton Swift Chrome Kitchen Handles Black

Bathroom Tiles "Steel"



Artist Impression

External

The exterior of the homes in the first release have the following exterior material palettes planned.

Roof

Trapezoidal Roofing Profile
0.55 Colorsteel Endura

Cladding

- #1 - James Hardie Stria & Axon Smooth Panel or similar
- #2 - James Hardie Axon Panel with Grain Texture or similar

Joinery

Powder coated aluminium, double glazed



Artist Impression

Building specifications

WARRANTIES/GUARANTEES

- 10 year building structure guarantee
- 12 months maintenance warranty
- 10 year independent MasterBuilders guarantee or equivalent

STRUCTURE

Concrete slab	Ribraft / conventional slab
Mid-floor	CHH Floor Cassettes, 20mm Ecoply flooring
Intertenancy wall	Korok Intertenancy Systems, KIT01, with 64 STC rating
Framing	Engineered design timber frame, 2.4m stud
Internal linings	10mm GIB board
Roofing.	Trapezoidal Roofing, 0.55mm Coloursteel Endura
Insulation	Pink Batts or similar, R3.6 ceiling, R2.2 walls
Flashing	Where applicable

EXTERIOR

Sheet cladding	James Hardie Stria and Axon Smooth Panel James Hardie Axon Panel with Grain Texture
Aluminium joinery	APL Residential series Powder coated
Entry door	Aluminium Duramax Panel Door
Fascia & Spouting	Metal fascia and barge
Downpipes	uPVC Taylors or similar, Black
Eaves	6mm Hardiflex Sheet with PVC joiners

INTERIOR

Wall/ceiling lining	10mm GIB - Standard to dry areas 10mm GIB - Aqualine to wet areas (where applicable)
Interior doors	Flat panel, hollow core, 30mm grooved jamb
Skirting	60x10mm single bevel edge
Ceiling	Square stop
Door hardware	Stainless steel handles, stainless steel door stops
Wardrobes	MDF shelving to suit, swing doors unless otherwise stated
Stairs	Carpet finish
Handrail	Round pine on brackets

KITCHEN

Appliances	Samsung 60cm Built-In Oven NV70K1340BS Samsung Ceramic Cooktop CTR16NC01 Samsung Dishwasher DW60M6055FS Award 52cm Powerpack Rangehood
Benchtop	Engineered Stone
Splashback	Glass
Fridge space	As per kitchen design
Cabinetry	Melamine
Sink	Mercer DV103 or similar



Building specifications



ELECTRICAL

Ceiling lights	Philips 8w or 10w 600 lumen Essential Smart Bright LED Downlight or similar
External sensor lights	Arlec Twin Flood Light - 1600 lumen, 20w LED or similar
Smoke alarms	Battery powered
Mechanical ventilation .	Manrose 100mm extractor
TV outlet	To living area
Communications	Dynamix Enclosure wall mount, vented lid
Heating	Toshiba Heat Pump PKVG18 5.8KW Back to back install, in Living Room Toshiba Heat Pump PKVG10 3.2WKW Back to back install, in Master Bedroom

PLUMBING

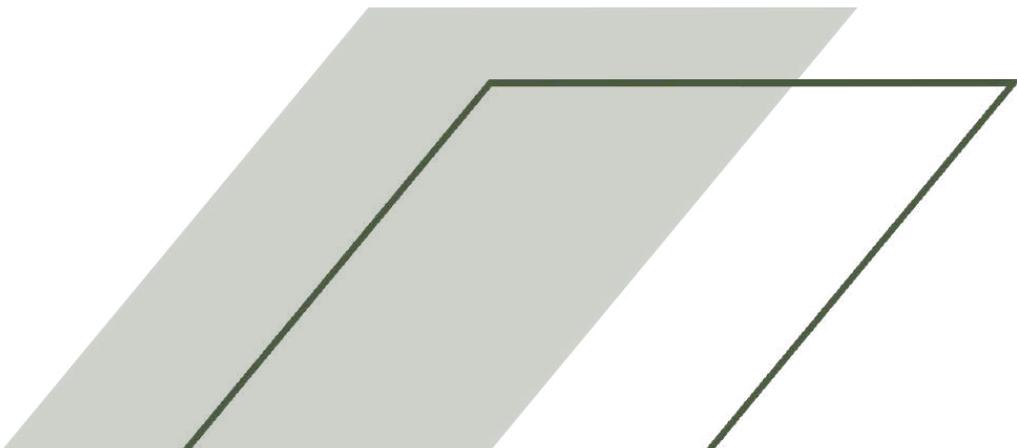
Water supply	Mains
Hot water cylinder	180L cylinder - Bosch or similar
External tap	Mix Temp 60degC Max Press
Floor waste	As required to upper level wet areas
Shower unit.....	Urban Collection, sizes as per plans
Shower mixer	Eton Lush chrome
Shower slide	Eton chrome
Bathroom vanity	Lago Plus 2 drawer, white melamine, 900w
Kitchen mixer	Eton Swift
Vanity tapware	Eton Lush
Toilet suite	VitrA Zentrum wall faced toilet suite 610mm, soft close seat
Waterproofing	As per NZ Building Code

FLOOR FINISHES

Ground floor flooring	Solid Plastic Composite (SPC) vinyl planking or similar
Carpet	Breathe Easy Earth 34oz carpet, 11mm underlay
Tiles	Porcelain tiles, sizing tbc, bathrooms, EC, kitchen splashback

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Stage 2 Release

Lot	Bedrooms	Bathrooms	Carpark	Floor Area	Land Area	Price	Status
1	3	2	2	108m ²	87m ²		SOLD
2	3	2	2	110m ²	65m ²		SOLD
3	3	2	1	110m ²	65m ²		SOLD
4	3	2	1	110m ²	65m ²		SOLD
5	3	2	1	110m ²	65m ²		SOLD
6	3	2	2	108m ²	79m ²	\$865,000	Available
34	3	2	1	110m ²	94m ²	\$849,000	Available
38	3	2	1	110m ²	72m ²		SOLD
39	3	2	2	110m ²	88m ²	\$865,000	Available
40	4	2	2	137m ²	98m ²		SOLD
41	3	2	1	111m ²	79m ²		SOLD
42	4	2	2	137m ²	79m ²		SOLD
43	3	2	1	111m ²	79m ²		SOLD
44	4	2	2	137m ²	79m ²		SOLD
45	3	2	2	110m ²	192m ²	\$887,000	Available

Prices are subject to change without notice. All areas mentioned are approximate only.



Frequently Asked Questions

What makes this development special?

Walking distance from West Auckland's shopping precinct and train line, Millbrook 44 is a new residential development of 57 terraced homes, situated within a secluded and naturally-rising setting with an impressive outlook of the Waitakere Ranges.

Where is this development?

44 Millbrook Road, Henderson.

Who is the developer?

Millbrook 44 is a Watchman Capital Project. This company specialises in affordable homes for everyday Kiwi's, many of who might have only dreamed of owning their own homes. Some of our recent projects include Wattle Park in Auckland South and Mountview Green in Rotorua.

Who is the builder?

Millbrook 44 is being built by Watchman Capital's own building company. With a focus on delivering high quality, modern, future-proofed homes for Kiwi families, you can rest assured knowing that at Millbrook 44 you'll be part of a community that's being looked after now and in the future. The homes also come with a 10-Year Guarantee to give you peace of mind now and in the future.

What am I purchasing?

You are purchasing a terrace home on a freehold fee simple title. Whilst there is no body corporate for these homes there is a residents association.

When does building commence and when can I move in?

Earthworks are underway with building is due to commence in late February 2022.

What does freehold mean?

A freehold (or fee simple) title is the most common ownership type of property in NZ and means that you own your parcel of land and any buildings/homes on it.

How many houses will there be?

There will be 57 homes at Millbrook 44.

What happens to rubbish?

All homes at Millbrook 44 will have their rubbish collected by a private rubbish collection company appointed by the Millbrook 44 Residents Society. The cost of this collection will be included within your annual Millbrook 44 Residents Society levy.

Can I have my pet live in my home?

Yes, you may have a pet.

What other sustainable features will be in the homes?

All homes are targeted to be six Homestar-rated and will include LED lights, water conserving toilets, and low electricity appliances. Double glazing, insulation, natural ventilation and good sunlight also make these homes sustainable.

What car parking is available for residents and visitors?

All Pearl, Emerald, Ruby and Topaz homes come with one carpark adjacent to the home. There is also visitor car parking available within the development.

What is the minimum deposit required to purchase a home?

NZ citizens or residents are required to pay 10% deposit to secure their home. If you are not a NZ resident you will need to check with your sales agent as to your eligibility in buying one of our homes. All non-resident buyers will be required to provide a 20% deposit. The deposit will be payable following satisfaction of all purchaser conditions (if any). The balance of the purchase price will not be due until settlement.

Is my deposit safe?

Yes, your deposit is safe. It will be held in the trust account of the Vendor's solicitor as stakeholder and will not be released to the Vendor until your home has been completed and settlement has taken place. Note that the deposit is payable to the Vendor in the event that you fail to complete settlement and refundable to the Purchaser in the event that the agreement is terminated for non-satisfaction of any conditions.

Can the price increase from what is agreed in the sale and purchase agreement?

No, the price that is agreed in the sale and purchase agreement is the price that you will pay for your home. If the final area of your dwelling or the land you are purchasing increases, the purchase price will not increase.

Can the developer make variations to the plans and specifications in the agreement?

The developer must deliver you the same home that you agree to buy. The developer may make changes to the plans and specifications at their discretion however any changes to plans, materials, finishes and fixtures must be of a similar value and quality.

Can I make changes to the design?

As construction is almost underway and consents already in place, the design and layout of the homes cannot be changed.

Will the homes be watertight?

Yes, much care has been taken in the design, product selection and build to minimise risks. The houses are designed and constructed to comply with the NZ Building Code. They are also backed by the Master Builder 10-Year Guarantee which covers your new home for structural defects (including rot and fungal decay) for a ten year period.

Will my home be soundproof?

All windows and glass doors are double glazed. The intertenancy walls of the home will be sound-proofed to Building Code requirements and confirmed with acoustic reports.

Is the property built to seismic codes in New Zealand?

Yes, this is a requirement for new homes under the Building Code.

Is there a Body Corporate or Residents' Society?

Every resident in Millbrook 44 must be a member of the Millbrook 44 Residents Society, which will manage and maintain the high quality and overall amenity of Millbrook 44 and respond to any residents' queries. For more information please ask your sales agent .

What does a Residents' Society do?

The essence of a Residents' Society is to protect the value of your home and the quality of the new community (including the common areas, facilities and services) within the development.

The main responsibilities of the Residents' Society will be:

- Maintaining the communal facilities to ensure full use and enjoyment by all members;
- Setting and collecting the levies needed to run those communal facilities, and generally enable the Society to perform its functions;
- Maintaining landscaping, lanes, services within these areas and providing other services as required.
- Monitoring, and if necessary, controlling what members can do with their homes to ensure that the homes remain in a well maintained and attractive condition to preserve the overall look and feel of the development.
- Enforcing the rules set out in the Constitution of the Residents' Society.

What are the Residents' Society Rules?

The Residents' Society Rules are legally binding rules, registered with property titles, which govern the activities of members and their guests within your community. Whilst many owners are initially likely to be wary of these restrictions, just remember they are there to prevent unwanted behaviour in the community. These rules exist to protect the value of the homes within Millbrook 44.

The Constitution and the Rules of the Residents' Society are available to all purchasers prior to signing an Agreement for Sale and Purchase. All Purchasers will need to read the Rules carefully to make sure they are comfortable with these rules and that they fit your lifestyle. Rules can be changed, and exemptions granted, but this won't be easy and will require approval from the Residents' Society.

Can you give me examples of potential rules?

Potential rules will cover:

- High levels of design, design standards and specifications, e.g. what colour a house can be and what type of blinds can be erected in windows.
- Rules of general behaviour, setting standards and requirements to apply to the use and enjoyment for all members, e.g. restrictions around business activities operating from homes.
- How many pets members can have and what measures of supervision and control must be in place for those pets.
- Rules around parking and restrictions on parking.

Who runs the Residents' Society?

The powers and duties of the Residents' Society will be delegated to a committee made up of a small number of elected members. The committee may appoint a manager and others, to help it with the day-to-day running of the Millbrook 44 development. As is normal for a development such as this, during the ongoing development phase, the developer will retain control over the activities of the Residents' Society and Body Corporate and its committee to help the overall integrity of the development.

What does it cost to be a member of the Residents' Society and/or the Body Corporate?

The indicative annual levy is \$490 (including GST).

Do we still pay rates to Auckland Council as well?

Yes, you will still pay rates to Auckland Council however these will be reduced to acknowledge the services that are already provided from the Residents' Society.

Can I rent my home out privately?

Yes, you may rent your home out.

How will I be kept informed of the progress?

Millbrook 44 will be sending out regular newsletters to purchasers keeping you updated with progress.

What are the building warranties?

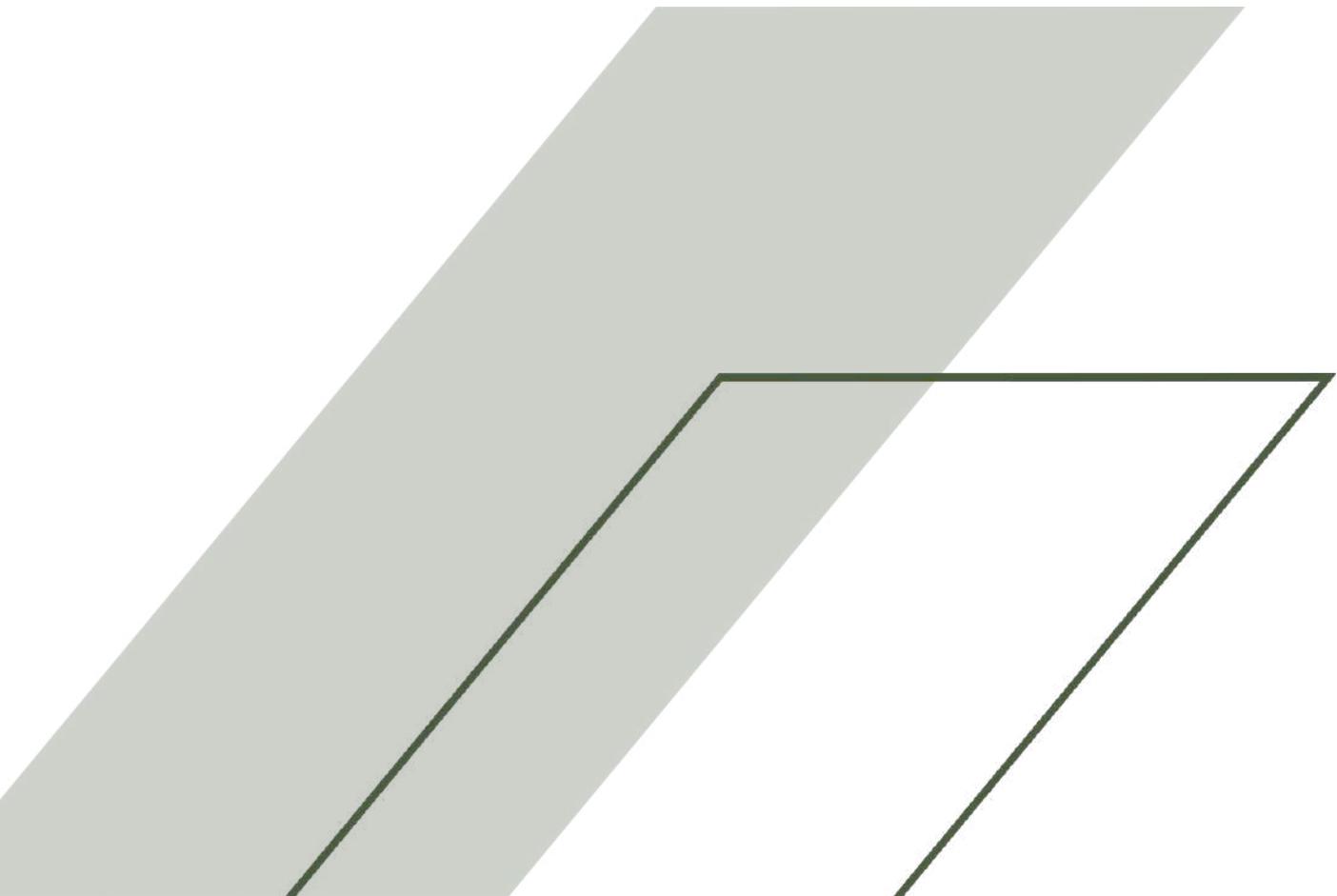
All homes built at Millbrook 44 will come with the 10-year Master Build Guarantee. Please ask your agent if you would like a copy of this guarantee. You will also receive the warranties on appliances and fit out materials used in the construction of your home as provided by the suppliers. Some building materials and works (e.g. electrical and plumbing, etc.) are warranted by the suppliers as per their producer statements. All building warranties will be in accordance with the NZ Building Act 2004.

Will the houses be set up for internet and TV?

Yes. Each home will be provided with an ultra-fast fibre connection and a connection for satellite TV. Please note that charges associated with setting up these services will be payable by the user, as well as all ongoing service charges.

Do you require OIO consent to purchase property?

If you are a NZ, Australian or Singaporean citizen or resident, you will not require OIO consent to purchase a home at Millbrook 44. If you are not a NZ, Australian or Singaporean citizen or resident, you may require OIO consent. Please visit the OIO website or read further into this pack for more information to learn whether you are required to apply for consent. It is recommended you discuss this with a lawyer before you purchase any property.



Expert Advice

We are off-the-plans experts and we will help you navigate the tricky process of buying a new build. Sunset clauses, vendor conditions, safety of your deposit – we have seen it all. We are a skilled legal team giving plain English advice making the process as smooth and hassle-free as possible.

Purchasing Off-The-Plans

\$1,850 plus GST and disbursements

Extra Fees

KiwiSaver applications	\$100 + GST
Homestart Grant applications	\$100 + GST



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