



MOUNTVIEW GREEN

A brand new village
of architecturally
designed homes





STAGE TWO RELEASE

Introducing Rotorua's newest residential development, offering a diverse range of contemporary two and three bedroom homes, spread across private laneways and green spaces between Koutu's lan and Frank streets.

Designed for modern living and constructed from sustainable and energy efficient materials, here's your chance to own a beautiful home in a popular area of Rotorua, just moments from the lake, parks and sports fields.

The Frank Street stage of this project includes:

- Two storey duplex and terraced freehold homes
- 3 bedrooms, 2 bathrooms; or
- 2 bedrooms, 1 bathroom plus WC
- Meeting Healthy Homes standards
- 10 Year Building Warranty
- 500m to lake
- 6 mins to town centre

The homes in the Frank Street stage of Mountview Green feature 3 spacious double bedrooms, 2 bathrooms and an ensuite with the kitchen and living either on the ground or first level. There are also a limited release of two bedroom, one bathroom plus WC homes available. All these homes are ideal for families, couples wanting modern and maintenance free living, or even a holiday home that you'll just love coming back to.

Open plan living is at the heart of each home, with an entire level dedicated to the kitchen, dining and lounge areas, flowing seamlessly out onto a private courtyard or balcony with stunning elevated views.

Disclaimer:

Every effort has been made to ensure that the information contained in this document is complete and accurate as at 2 August 2021. The company reserves the right, at its discretion, to substitute an item of equal or better quality.

LOCATION



Well positioned in one of Rotorua's fastest growing suburbs.

Sitting between the popular suburbs of Koutu and Kawaha Point, Mountview Green is set to become a great spot to live and an even better investment for the future.

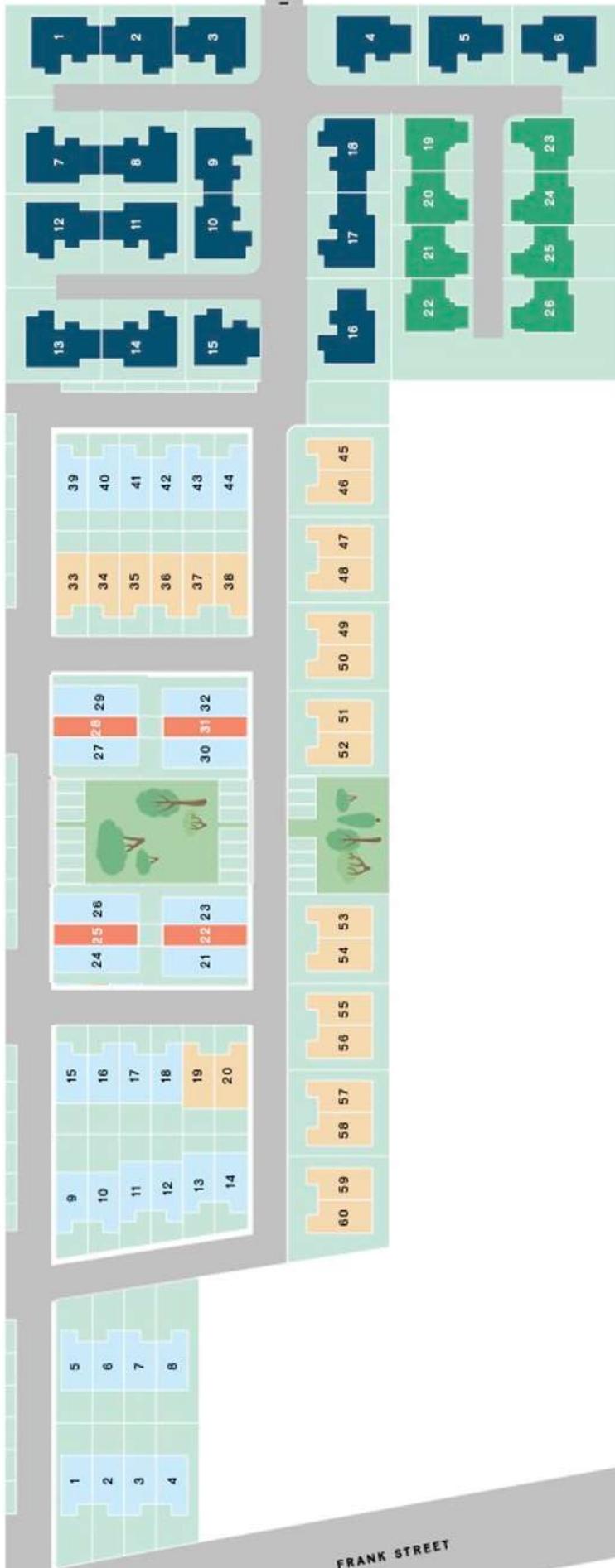
Here you'll enjoy being close to the town centre and adventure activities, yet tucked away in a quiet and peaceful spot with plenty of natural reserves, sports fields, schools and the beautiful Pourākau Bay just a 400 metre stroll away.



Frank St House



CYCLE WAY



-  3 BEDROOMS IAN STREET
-  3 BEDROOM KIWIBUILD IAN STREET
-  3 BEDROOMS FRANK STREET - LIVING ROOM UPSTAIRS
-  3 BEDROOMS FRANK STREET - LIVING ROOM DOWNSTAIRS
-  2 BEDROOMS FRANK STREET

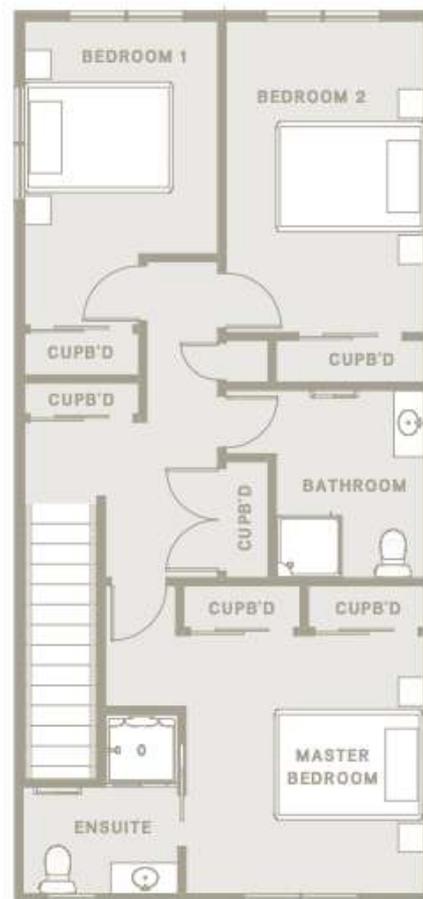


NORTH

FLOORPLAN | GROUND FLOOR LIVING



G GROUND FLOOR



1 FIRST FLOOR

Disclaimer:
Some house sizes may vary by lot. Please confirm the size of the lot you are interested in for the most accurate information.

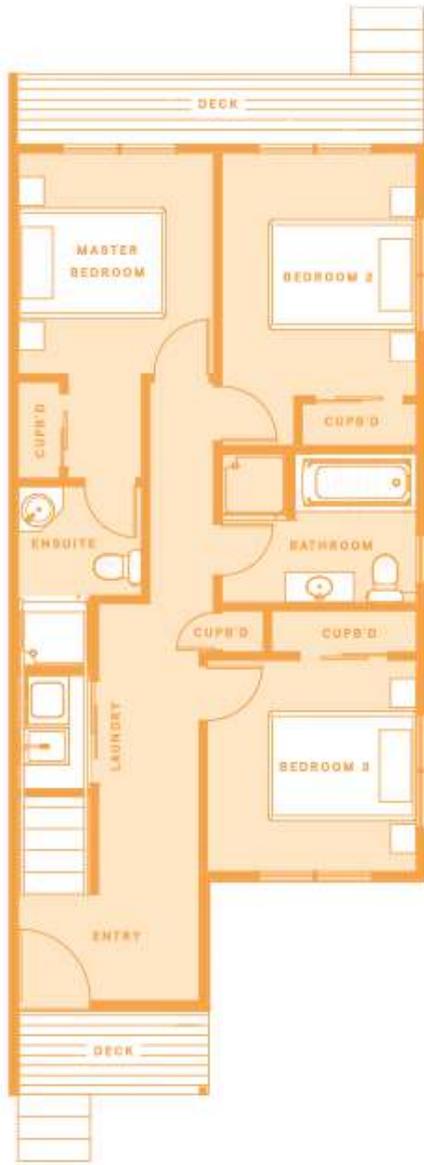
**3 BEDROOMS
FRANK STREET**

Living Room Downstairs

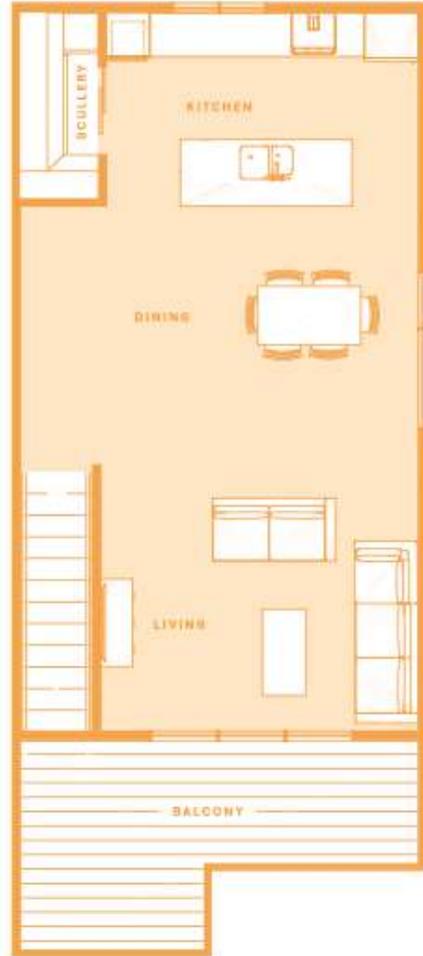
3 BEDROOMS	
2 BATHROOMS	
2 CARPARKS	
FLOOR AREA: 128 M2	



FLOORPLAN | FIRST FLOOR LIVING



6 GROUND FLOOR



1 FIRST FLOOR

Disclaimer:
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3 BEDROOMS
FRANK STREET

Living Room Upstairs

3 BEDROOMS	
2 BATHROOMS	
2 CARPARKS	
FLOOR AREA: 121 M2	



FLOORPLAN | TWO BEDROOM



G GROUND FLOOR



1 FIRST FLOOR

Disclaimer:
Some house sizes may vary by lot. Please confirm the size of the lot you are interested in for the most accurate information.

2 BEDROOMS
FRANK STREET

2 BEDROOMS	
1.5 BATHROOMS	
2 CARPARKS	
FLOOR AREA: 90 m ²	



GROUND FLOOR LIVING



Frank Street Market House Exterior - Ground Floor Living



Frank Street Market House Back Garden - Ground Floor Living

GROUND FLOOR LIVING



Frank Street Market House Kitchen - Ground Floor Living



Frank Street Market House Master Bedroom - Ground Floor Living

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

FIRST FLOOR LIVING



Frank Street Market House Exterior - First Floor Living



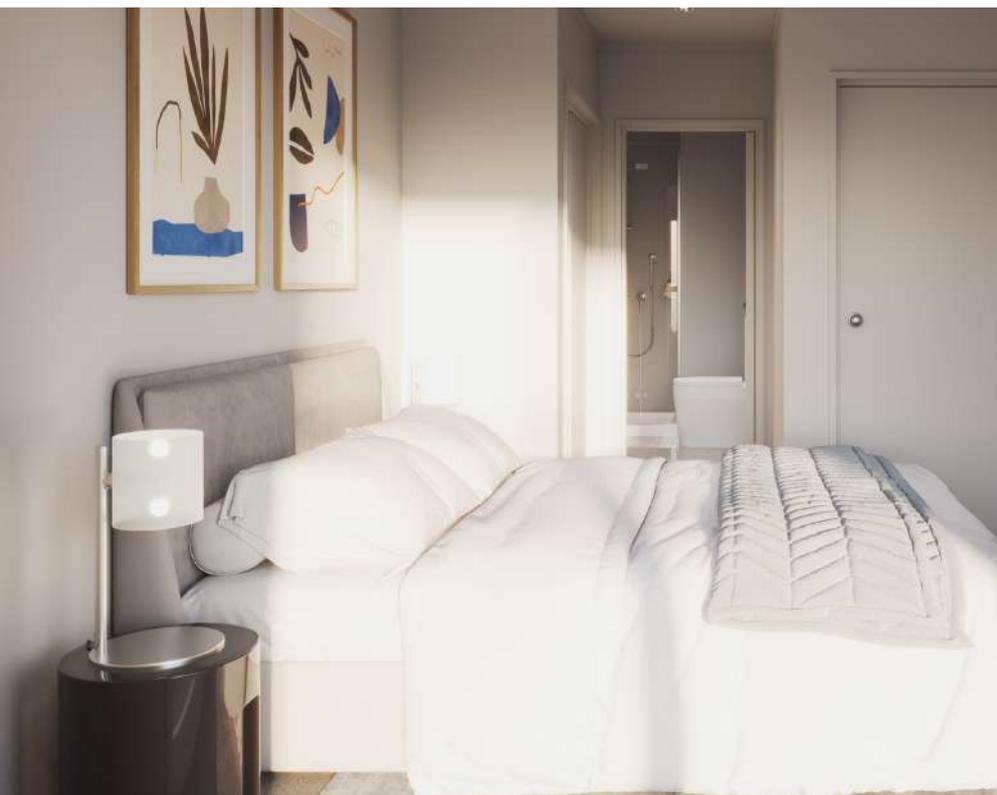
Frank Street Market House Back Garden - First Floor Living

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

FIRST FLOOR LIVING



Frank Street Market House Kitchen - First Floor Living



Frank Street Market House Master Bedroom - First Floor Living



First Floor Living - Butler's Pantry

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

TWO BEDROOM



Frank Street Market House Kitchen - Two Bedroom



Frank Street Market House Living Room - Two Bedroom

Mountview Green Stage 2 Pricing

Lot	Bedrooms	Bathrooms	Design	Floor Area	Land Area	Price	Position
FRANK STREET - MARKET							
Lot 23	3	2	Living Down	128m2	138m2	CONTRACT	End terrace
Lot 24	3	2	Living Down	128m2	132m2	CONTRACT	End terrace
Lot 26	3	2	Living Down	128m3	138m2	CONTRACT	End terrace
Lot 27	3	2	Living Down	128m3	136m2	CONTRACT	End terrace
Lot 29	3	2	Living Down	128m3	132m2	SOLD	End terrace
Lot 30	3	2	Living Down	128m2	136m2	SOLD	End terrace
Lot 31	2	1 + WC	2 Bedroom	90m2	76m2	\$579,000	Middle terrace
Lot 32	3	2	Living Down	121m2	132m2	\$639,000	End terrace
Lot 33	3	2	Living Up	121m2	122m2	SOLD	End terrace
Lot 34	3	2	Living Up	121m2	115m2	CONTRACT	Middle terrace
Lot 35	3	2	Living Up	121m2	115m2	SOLD	Middle terrace
Lot 36	3	2	Living Up	121m2	115m2	SOLD	Middle terrace
Lot 37	3	2	Living Up	121m2	115m2	SOLD	Middle terrace
Lot 38	3	2	Living Up	121m2	121m2	CONTRACT	End terrace
Lot 59	3	2	Living Up	121m2	160m2	SOLD	Duplex
Lot 60	3	2	Living Up	121m2	160m2	\$669,000	Duplex

BUILDING SPECIFICATIONS

FRANK STREET | MARKET HOMES

CONSTRUCTION & JOINERY

- Metrapanel
- Timber floor on piles
- Roof - Coloursteel long-run
- Fascia – Coloursteel
- Soffit linings – Hardies
- Exterior cladding – Titan Façade panel & Masada Weatherboard
- Double glazed aluminium window joinery
- Powder coated aluminium entry door
- Insulation – R1.8 pink batts ceilings

INTERIOR WALLS & CEILINGS

- Metrapanel stopped to level 4 paint finish
- MDF flush doors throughout 40mm single bevel architraves
- 60mm single bevel skirtings
- Lever style door handles in satin chrome
- Paint – 3 coats to all finishes Dannevirke White

KITCHEN

- Custom built kitchen
- Custom scullery (upstairs living homes only)
- Stone bench top in Caesarstone Snow
- White laminated cabinets, Melteca cupboard doors
- Chrome handles
- Subway tile splashback behind cooktop
- Undermounted stainless steel sink
- Eton Swift Kitchen Tap
- Samsung NA64H3030AS gas hob cooktop - gas on steel 4 burner
- Samsung wall oven NV70K1340BS - electric stainless steel
- Award PPS6031 powerpack rangehood (downstairs living homes)
- Samsung rangehood (upstairs living homes only)
- Samsung DW60M6055FS dishwasher - stainless steel
- The fridge gap will accommodate a 1720 x 635 refrigerator

BATHROOM FITTINGS

- Urban shower tray 900 x 900mm with Urban pivot alcove door
- Urban shower tray 1000 x 1000mm with Urban pivot alcove door
- Eton Lush shower mixer - chrome
- Eton slide shower single function - chrome
- Lago Plus floor vanity 2 drawer, white melamine, 600mm
- Lago Plus floor vanity 2 drawer, white melamine, 900mm
- Eton Lush basin mixer chrome
- M&Z Lauren Wall Long Bath Spout (upstairs living homes only)

- Eton Sense D freestanding bath 1500 x 750 x 580mm (upstairs living homes only)
- Vitra Zentrum wall faced suite with soft close seat
- Heated towel rail
- Ceiling extractor fan
- Geesa Bloq toilet roll holder
- Aqua Enamel semi-gloss paint finish Dannevirke White

PLUMBING

- 1 exterior hose tap
- Rinnai 26L Infinity A26 External

LAUNDRY AREA

- Robinhood standard Supertub series 3 with stainless steel gooseneck tap (upstairs living homes only)
- Formica top with 340 x 400 sink Genoa with white laminated cabinets, Melteca cupboard doors (downstairs living homes only)

ELECTRICAL

- Internal switchboard with combined meter board
- LED downlights flushmount (interior), 2 way switches
- Exterior LED bulkhead lights, entry doors + sensor (exterior)
- TV aerial connection (aerial/dish by owner)
- Data point living room
- Smoke alarms
- External outdoor rated powerpoint

HEATING

- Reverse cycle heatpump in living area
- Reverse cycle heating to bedrooms

FLOOR COVERINGS

- Flooring Belgotex carpet with 11mm foam underlay in bedrooms and living areas - Delta range in "Firebrand"
- Wood composite kitchen - Alpine French Oak
- Urban 600x600 tiles on bathroom floors - Mist Grey

LANDSCAPING

- Fully landscaped and planted including lawns
- Folding clothesline

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FREQUENTLY ASKED QUESTIONS

What makes this development special?

Sitting between the popular suburbs of Koutu and Kawaha Point, Mountview Green is a great spot to live and an even better investment for the future. Here you'll enjoy being close to the town centre and adventure activities, yet tucked away in a quiet and peaceful spot with plenty of natural reserves, sport fields, schools and the beautiful Pourākau Bay just a 400 metre stroll away.

Where is this development?

Between Koutu's Ian and Frank Streets in Rotorua.

Who is the developer?

Mountview Green is a Watchman Capital project. Some of our recent projects include Wattle Park in Auckland South and Millbrook 44 in Henderson, Auckland.

Who is the builder?

Mountview Green is being built by Tawharau Housing Ltd. With a focus on delivering high quality, modern, future-proofed homes for Kiwi families, you can rest assured knowing that at Mountview Green 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 Building Warranty to give you peace of mind.

What am I purchasing?

If you purchase a home in the Frank Street section, you are purchasing a duplex or terrace home on a freehold simple title.

When does building commence and when can I move in?

Building for Frank Street is expected to commence in late 2021. We expect the first of these homes to be completed in June 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 86 homes at Mountview Green.

What happens to rubbish?

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

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. These homes will also meet Healthy Homes standards.

What car parking is available for residents and visitors?

All homes in the Frank Street development come with two car parks - one car park is located directly outside your home and the other is an allocated park located within the development.

What is the minimum deposit required to purchase a home?

NZ citizens or residents are required to pay a 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 the dwelling or the land you are purchasing increases, the purchase price will not increase. The purchase price will however decrease if the final area of the dwelling or the land you are purchasing reduces by 5% or more from the area indicated in the sale and purchase agreement.

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

The developer must deliver to 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 consents are 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 10-Year Building Warranty 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 your home will be sound-proofed to Building Code requirements and confirmed with acoustic reports.



Ian Street KiwiBuild House

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?

All owners in the Frank Street development must be a member of the Frank Street Mountview Green Residents' Society, which will manage and maintain the high quality and overall amenity of Mountview Green 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 title to your property will be subject to the Residents' Society Rules, which govern the activities of members and their guests within your community. These Rules are legally binding. 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 Mountview Green.

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.

External Providers

Loan
Market

New build mortgage approval, Nail the process.

Whether its an apartment, town house or standalone home. If it is a new build then we can access the best interest rates on the market. Certain banks are treating new build properties with high preference and in return you can expect interest rates much lower than if you were buying an existing home whether you are an investor or buying a home to live

Not all banks are equal, navigating sunset clauses, approval expiries and different bank requests can be an art to get correct, so contact Mikey for a simple chat around understanding the details and making sure you have confidence in the process

Off the plan means entering into a contract to purchase a property before construction is complete. Your local Loan Market broker can work with you to review the finance terms of purchasing off the plan and help get your loan sorted.

[Why use a Loan Market adviser:](#)

- } We work with NZ's widest range of lenders you know and trust.
- } We can find the right structure, interest rate and flexibility for you.
- } We can navigate the loan process and assist you from start to finish.

Get in touch today.

Mikey Smith

[Mortgage Specialist](#)

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Home loans for humans

Squirrel

Life doesn't fit on a form. That's why we look at you, the human, not just a pile of paperwork. Our advisers listen to what you want from life and find the best way of getting you there.

What does Squirrel offer?

More lending solutions

Get into your home with as little as 10%* deposit. In some cases if you're in a strong financial position, we can even work with as little as 5%*. We have access to all the banks plus our own unique lending solutions, and more options means a better deal.

New build expertise

Our advisers know construction lending inside out and will guide you through the process and the pitfalls, and find the best deal to get your new home underway.

Salaried mortgage advisers for unbiased advice

Our advisers are experts at what they do and there's nothing in it for them to push you into something that doesn't quite fit.

We don't charge for our service

In most cases our service is free. We've been doing this over 12 years and settled over \$10 billion in mortgages so yep, our advisers have seen it all.



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.

Do we still pay rates to Rotorua Council as well?

Yes, you will still pay rates to Rotorua Council however these will be reduced to acknowledge the services that are already provided from the Residents' Society and Body Corporate (if you are an apartment owner).

Can I rent my home out privately?

Yes, you may rent your home out.

Can I have my pet live in my home?

Yes, you may have a pet provided that any pet does not interfere with the quiet and reasonable enjoyment of the other owners or create a nuisance, does not pose a threat to the safety of other owners and is not intimidating.

How will I be kept informed of progress?

Your sales agent will keep you up to date with progress on the development.

What are the building warranties?

All homes built at Mountview Green will come with a 10-Year Building Warranty. 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?

Yes. Each home will be provided with an ultra-fast fibre connection. 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 Mountview Green. 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 enter into an agreement for sale and purchase for any property.



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NEW ZEALAND'S REAL ESTATE PROFESSIONALS

DISCLAIMER

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