



FREQUENTLY ASKED QUESTIONS

Q: How does the Sales Process work?

A: The Sales Process and the Sales Launch Reservation Process are outlined in the Sales Process document and Reservation Form located in the Information section of the Hanley's Farm website: www.hanleysfarm.nz.

Q: How much deposit will I need to purchase a section?

A: 10% of the total purchase price to be paid within 3 days of signing the sales and purchase agreement on the Sales Day.

Q: Are there home owner's association fees?

A: It is intended that there will be no home owner's association levies / fees.

Q: What services are available to the Lots?

A: All Lots will have access to reticulated service for water, storm water and sewerage. Electricity and telephone/broadband will be provided to the boundary of each Lot. (no reticulated gas). It is intended that QLDC will be the authority for sewerage, water and storm water.

Q: Who will be looking after the roads and reserves?

A: The Developer along with QLDC will be looking after the roads and the reserves.

Q: Can I build a two storey house on the section?

A: Yes you may build a 2 storey house. It must comply with the development guidelines as well as the QLDC housing restrictions.

Q: Can I build two units on one section?

A: No, the contract covenants against any further subdivision than that performed by the Developer.

Q: Am I able to have a wood burner in my home?

A: Yes you will be able to have a wood burner inside your home, it must conform with local laws however.

Q: Am I able to have an outdoor Fire/BBQ?

A: yes you are able to have an outdoor Fire/BBQ area on your land, it must conform with local laws however.

FREQUENTLY ASKED QUESTIONS CONT...

Q: Why are there covenants on the title?

A: These are to help to ensure that Hanley's Farm is a high quality and coherent living environment where your neighbours share the same vision of quality housing and landscaping as you do. The covenants deal with certain matters between neighbours (i.e. type of use and tree height) or with QLDC (i.e. access to Council infrastructure and services). Your solicitor will need to review these covenants and consent notices and discuss them with you.

Q: Why are there Design Control Guidelines?

A: To ensure all neighbours in Hanley's Farm share the vision of a high quality residential development, while also protecting Hanley's Farm's natural environment, views and semi-rural character.

Q: Am I able to on-sell a bare section?

A: There is a covenant on title that does not allow a purchaser to on-sell a bare section without the express permission of the developer

Q: Are there any body corporate levies or any annual fees payable?

A: No, just QLDC Rates

Q: Are there any restrictions on keeping pets?

A: No, there are no restrictions on keeping domestic pets at Hanley's Farm

Q: Is there a set timeframe within which I have to start to build my house?

A: You must begin construction within 4 years of settlement. Your home must be completed no later than 18 months from commencement.

Q: Are there any restrictions as to the landscaping I can do around my home?

A: Yes, all homes at Hanley's Farm must adhere to the Design Controls that are in place which stipulates both the amount and type of landscaping required.

Q: Do we pay golf levies or costs to Jack's Point Golf Course?

A: No, Hanley's Farm has no relation to Jack's Point Golf Course.

Q: Must I be present in person on Sales Day?

A: Yes, purchaser are required to be there on Sales Day, if you are unable to attend you can appoint a power of attorney (POA) to sign on your behalf. Your Solicitor can be a POA if you have appointed them to do so. Any POA must have the relevant documentation with them on the sales day.

Q: Should I take legal advice prior to signing the Sales and Purchase Agreement?

A: We recommend purchasers always take legal advice prior to signing any legal documents.

Q: Can I purchase more than one lot?

A: No. The developer, at its sole discretion, is restricting sales to one section per purchaser. No individual will be allowed to purchase more than one section on the sales day. On sale of bare sections is strictly prohibited and will be monitored closely by the developer and its representatives

FREQUENTLY ASKED QUESTIONS CONT...

Q: Can I build a home and use it as a Show home within the residential precinct?

A: No. Only display homes/show homes within the display village precinct can be used for this purpose.

Any more questions? Email them to jimmy.allen@bayleyslocations.co.nz or greg.ross@bayleyslocations.co.nz and we'll come back to you.

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