

# F-A-B-R-I-C- of SPRING St

1. Who is the developer?

Lamont & Co are the developers behind the award-winning residential development FABRIC, with this being the final release of apartments in the development.

2. What other projects has the developer been involved in?

Lamont & Co have a strong history of partnering with award-winning architects and designers to create projects that redefine urban living in our biggest city including:

- FABRIC of ONEHUNGA, a pocket neighbourhood between Spring Street and Victoria Street
- SKHY, a mixed-use precinct between Symonds Street and Khyber Pass Road in Newton
- THE ONEHUNGA MALL CLUB, a landmark tower of apartments in Onehunga Mall, (estimated completion Q4, 2023)
- SYMPHONY303, a limited collection of apartments recently launched on Manukau Road in Epsom

3. How many apartments are there in the development?

There will be 98 apartments across two buildings; R and I.

4. Who is the construction company?

Expected to be Kalmar Construction.

5. Has the resource consent been granted?

Yes

6. What is the anticipated completion date?

Estimated completion is Q4 2024.

7. What warranties are in place?

Standard industry warranties including a 10-year weather tightness guarantee from the head contractor.

8. Will the apartments be freehold?

Yes, you will have a Fee Simple Strata Title.

9. Is there a Body Corporate?

Yes, there will be a Body Corporate. Estimated BC operating budget and levies are available.

10. Why do you have a Body Corporate?

All unit titled properties are required to have a body corporate by law. The purpose of the body corporate is to manage the assets of the owners.

11. Can I, as an owner, be a member of the Body Corporate?

Yes, owners may elect to be voted on the body corporate committee.

12. Will there be an on-site manager for the building?

Yes, there will be an appointed manager but this manager will not live on-site.

13. What sizes are the apartments and how many floors will the building comprise of?  
The building comprises a mix of 1, 2 and 3 bedroom apartments with 1 or 2 bathrooms. Below are internal apartment areas that are excluding balcony & courtyard areas:

- 1 Bedroom 1 bathroom : 58 - 60m<sup>2</sup>
- 2 Bedroom 1 bathroom : 69m<sup>2</sup>
- 2 Bedroom 2 bathroom: 76 - 89m<sup>2</sup>
- 3 Bedroom 2 bathroom : 108m<sup>2</sup>

14. How many lifts will there be?

Each building will have one lift that extends from the basement carpark to Level 5.

15. Do all apartments have secure car parks?

Car parks are allocated to select 1 bedrooms, while all 2 bedroom and 3 bedroom apartments come with at least 1 car park, some have 2 car parks.

16. Will there be any storage lockers available?

Yes, there are storage lockers located in the basement car park available to purchase.

17. Are the apartments wired for high speed broadband and internet?

Yes

18. What appliances are provided?

Fisher & Paykel appliances including an oven, cook top, rangehood and dishwasher. A fridge/freezer and washer/dryer are available to purchase as an upgrade option.

19. Are pets allowed?

Yes, with body corporate approval.

20. Who will be holding my deposit?

All deposits paid will be held in trust on your behalf by the Vendor's solicitor Thompson Blackie Biddles until settlement.

21. Is my deposit secure?

Yes, it is held in a solicitors trust account until settlement date.

22. Is the trust account interest bearing?

Interest, net of withholding tax and fees, will be credited, at settlement, to the amount payable to complete your purchase.

23. When will settlement take place?

Once the building has been completed and the final Code Compliance Certificate and the Certificate of Title have been issued.

24. What is the stud height?

Stud height of 2.5 metres throughout the living and bedroom areas and 2.3 metres in the bathrooms.

25. What is the building warranty?

The main contractor receives warranties of varying durations from product suppliers and sub-contractors including a weathertightness warranty of 10 years. At project completion the schedule of warranties is provided to the body corporate for their benefit.

