

# Mabel

## CENTRAL

### FAQ

**Where is the development located?**

Mabel Central is located at 10 Mabel Street, Levin. Mabel Street runs between Hokino Beach and Mako Mako Roads (to the left as you enter Levin), and is just a short distance from the Levin racecourse.

**Who is on the project team?**

This development is designed by Wright and Gray architects and will be built by Homestead Construction Limited.

**Is there a body corporate?**

No, these townhouses are on freehold titles.

**Do I have choices over the internal/external colours?**

The exterior colours are unable to be altered as they are included in the consent for the development and great care has been taken to ensure every townhouse complements the other. There will be two interior colour schemes to choose from, along with additional upgrade options, which you must decide on when signing the sales agreement.

**Can we change the floor plan?**

No. But rest assured that the team at Wright and Gray architects have created an internal living space for each dwelling that maximises space, daylight hours and outlook within the design rules for the development's resource consent.

**What type of heating do the homes have?**

Each townhouse will come with one Mitsubishi high wall heat pump. 5.0kw for the 2-bedroom townhouses and 5.8kw for the 3-bedroom.

**What is the hot water system for these homes?**

250 litre Hot Water Cylinder on mains pressure.

**When will the homes be completed?**

The developer is aiming to have stage one of this development completed around mid-2023. There is a sunset clause included in the contract which allows the purchaser the opportunity to cancel the contract without penalty should the new title not have been issued on or before 24-months from the date of the agreement.

**How much deposit is required?**

A deposit equal to 10% of the purchase price is payable upon confirmation of your special conditions noted in the contract. The balance of the purchase price is due on settlement.

**Will progress payments be required?**

No, once the deposit has been paid, the remainder of the purchase price is not due for payment until settlement.

**Do these homes meet the healthy homes standards?**

Yes, these homes meet the currently healthy homes standard 2020. Documentation regarding this is available as part of the Agreement for Sale and Purchase.

**What materials will be used for the exterior cladding?**

The dwellings will be constructed with reinforced precast concrete panels in a range of finishes. Some of the dwellings will have a plastered rendered finish in a light toned paint. The other dominant finish for the precast panels is a stained timber board finish in a vertical orientation.

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**What material will the roof cladding be?**

Each dwelling will have a mono-pitched roof finished in low profile metal roofing with metal spouting and downpipes (colour steel finish). The use of clipped eaves will provide a contemporary look.

**Where can visitors park?**

There will be 14 visitor car parks available within the development.

**Can the developer make variations to the plans and outline specifications?**

The developer has the right to amend, revise or alter the plans and specifications included in the contract, provided that the change does not result in a building of lesser quality or function of what was originally contained in the plans and specifications.

**Can the price increase from what was agreed?**

No. The price agreed in the contract is the price you pay.

**Does the price include GST?**

Yes, the price on the contract is inclusive of GST.

**Can we visit the site?**

You can drive past the site, but you cannot physically go onto the site as it is a construction zone.

**Is public transport nearby?**

Yes. Mabel Central is located just a short walk away from the Levin Railway station.

**Can I have pets?**

House pets are allowed, however it won't be possible to raise, breed or keep livestock or animals outside of these deemed to be house pets on the property.

**Can these properties be used commercially?**

No. These properties are for residential purposes only, however you may have a private home office.

**Are window dressings included?**

Yes. Vibe plain fabric roller blinds will be supplied and installed to all windows (except the bathroom). The developer will select the blind colours to best match your selected colour scheme.

**Has resource consent been issued and building consent lodged?**

Yes - Lodged and Granted 30 July 2021

**What is the commencement date for construction?**

February 2022

**What is the expected completion date for construction?**

April 2023

**Are there any residents association or body corporation fees?**

No, each Lot will be issued its own Title and will not be subject to any residents association or body corporate.

**Who will own the common area in the development?**

The road is to be vested to the Horowhenua District Council.