



Frequently Asked Questions

Q. What am I buying?

A. The Drive is our newest and premium residential offering at Fairview Estate.

Fairview Estate is a golf and lifestyle subdivision situated between the sheltering Kaimai Ranges and the beautiful Tauranga Harbour just out of the township of Katikati in the Western Bay of Plenty. With an 18 hole golf course and an inclusive Country Club with facilities including a café, bar, health studio, tennis courts, barbecue and petanque area and an indoor pool and spa complex, Fairview Estate is a place where you can enjoy country living with all the benefits of the city.

With a mixture of generously sized sections, including golf course fronting sections, and a variety of aspects and views The Drive is a great lifestyle option to build your new architecturally designed home on to make the most of indoor and outdoor living in an established community.

Q. How many sections are there?

A. The subdivision has 35 fee simple lots of which 24 have direct frontage to the golf course.

Q. What are the sizes of the sections?

A. Sections are sized between 527m² and 1091m² with a generous average size of 663m².

Q. What is a fee simple title?

A. It is a form of ownership that is often referred to as 'an estate in fee simple' or 'freehold' and is often considered to be the title that has the greatest benefit to the owner in respect of enjoyment and use.

Q. How much deposit is required to purchase?

A. Purchasers are required to pay a deposit equivalent to 10% of the purchase price on the execution of the agreement. The balance of the purchase price is payable on settlement.

Q. Who is the Vendor?

A. Fairview Estate Limited, who also own the golf course, clubhouse and facilities. The principals have been involved with many residential and commercial developments in New Zealand and have over 40 years experience between them.

Q. When did titles issue?

A. Titles issued in September 2018.

Q. What does the subdivision look like?

A. The subdivision is accessed via a private right of way road through stone entry walls and winding through the golf course. The entrance is beautifully framed by ponds either side to create a real sense of entry. There is substantial and complimenting new native planting at the entrance as well as through the subdivision and the surrounding golf course. Sites are level and ready to build on with services (power, water, drainage and telecommunications) within the road berm for contractors to connect into when building your home. Retaining between sites are in Keystone Compac pavers and there is also a footpath running through the subdivision and up to the clubhouse with street and bollard lighting.

Q. Are there design guidelines and covenants?

A. Yes, there are design guidelines and covenants which provide a framework for owners to produce a high standard of architectural and landscape design that contributes to the overall subdivision. The intent is to encourage a diversity of design solutions but at the same time produce a unified and balanced community that reflects the rural character and setting of Fairview Estate that integrates well

with the landscape and golf course as well as creating privacy between dwellings. They also ensure that properties and homes continue to be maintained to a high standard once completed as well as for any future alterations or additions. These are seen as an important measure in protecting the amenity of the subdivision as well as the investment of other owners and the owner of the golf course.

Q. What is the process when I want to build a home?

- A. A Design Review Committee (“DRC”) has been established to review and approve house designs to ensure that they are compatible with the subdivision as a whole and comply with the design guidelines and controls. The design review process is as follows:
- a) Owners or their designers submit their preliminary design to the DRC along with payment of a bond;
 - b) On receipt of the DRC response, either proceed to final submission or resubmit the preliminary design with revisions;
 - c) Submit plans for final submission;
 - d) On receipt of the final design approval, apply to Western Bay of Plenty District Council for building consent;
 - e) At the completion of construction and landscaping (including any fencing), submit a completion inspection form to the DRC. This shall include a copy of the code of compliance certificate from Western Bay of Plenty District Council;
 - f) The DRC will then issue an acceptance letter and initiate refund of the bond (less costs associated with the review and approval process).

Q. What roof and cladding materials can I use?

- A. Roofs can be either concrete tiles, metal tiles or long run roofing to be in various shades of grey. Cladding can be painted plaster over brick or an approved cavity system and horizontal dressed timber/linea boards or such other materials approved by the DRC can be used for features. There is a carefully selected colour palette for The Drive that owners can choose from for external colours to blend in harmoniously with the local environment.

Q. When do I have to build my home and how long do I have to build it?

- A. Construction of the home must commence within 12 months of the settlement date of the property and be completed (including landscaping) within 12 months of commencing works. Once works start they must be continuous. This is to ensure that homes within The Drive are started and finish within a similar timeframe.

Q. What if I want to buy a house and land package?

- A. If you want to purchase a house and land package Generation Homes, GJ Gardner Homes and Trident Homes have an option over the remaining sections in The Drive to sell house and land packages. For more information we suggest you visit their websites. Alternatively, you can arrange for your own preferred builder to put together a package for you.

Q. I understand there is an association for The Drive? What does this involve and are there any costs associated with it?

- A. Yes, The Drive Owners Association has been established for the purpose of managing and maintaining the access lot and common services. The association is made up of all of the owners in the subdivision. Crockers Body Corporate Management, the largest body corporate service provider in New Zealand, have been engaged to administer the association.

The current annual fee is set at \$750 and includes the owners share of maintaining the berms and access lot, power for street lighting, common water, general repairs and maintenance and the administration of the association.

Q. I understand there is a Country Club? What does this include and are there any costs associated with it?

- A. Yes, Fairview Country Club Incorporated has been established for the purpose of operating a Country Club at Fairview Estate. The Country Club has an agreement with the Owner of the facilities and as a member you are entitled to use these, which include café/restaurant, member’s bar, changing rooms, two tennis courts, a health studio, a barbecue and petanque area, an outdoor fireplace area, a children’s playground and an indoor pool and spa complex. In addition members enjoy other privileges such as a 10% discount on food and drink and annual golf membership fees. Members are permitted, with approval of the Country Club and Owner, to bring guests into or use the café/restaurant, member’s bar, tennis courts, barbecue and petanque area and the indoor pool and spa complex provided they are

with and responsible for them. Each of these facilities are designed to offer a perfect balance between social and recreational activities so members have the ability to create their own lifestyle.

Each purchaser of a property in The Drive comes with membership to the Country Club for up to 2 adults and 3 children (under the age of 25). The joining fee is included in the purchase price of the property. Each time the property is subsequently sold there is a transfer fee of \$12,700.53 payable by the purchaser. This fee is reviewable every 3 years to CPI + 2% (with the next review being 1 April 2021). This fund is to cover the ongoing maintenance and improvement of facilities. There is an annual administrative charge which is currently set at \$50.

Non-residents are also able to join the Country Club through annual memberships, however, this membership is limited to 25% of resident memberships to ensure residents make up the majority of members.

Q. Do I have to be a member of the Country Club?

A. Yes, all properties purchased in The Drive have an encumbrance on the titles which requires purchasers (and subsequent purchasers) to be members of the Country Club for the term of the Country Club which is 50 years from 1 October 2011. The Owner has also registered an encumbrance on its title in favour of the Country Club to bind themselves to provide and maintain the facilities.

Q. If I want to join the Golf Club how much is the annual membership?

A. Annual membership fees for the 2019/2020 year are \$955 for full playing 18 holes and \$635 for full playing 9 holes. You do not get golf membership with the purchase of a property but as a member of the Country Club you get a 10% discount on these fees. There are also other intermediate and junior membership categories available. For more information on Fairview Golf Club we suggest you visit the website www.fairviewgolf.co.nz.

Q. What are the Council land rates?

A. Council land rates are expected to range between \$3,500-\$4,500 for each property once a house has been built on it.

Q. Are pets allowed?

A. Yes, pets will be allowed in The Drive although owners are required to ensure that their pets do not cause a nuisance to others and are appropriately controlled and cleaned up after.

Q. Can I sell my home at any time?

A. Yes, you are free to sell your property at any time, just as you can with any normal property and it does not need to be sold through or back to the Vendor or Owner.

Q. What about Goods and Services Tax (GST)?

A. All the property pricing is inclusive of GST.

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