



MANA
MOANA
LANDINGS

Ngae Place | Māngere East



Proudly bought to you by



cetahomes.co.nz

Spaces that calm the senses.





CREATING AND DELIVERING COST EFFECTIVE, TIMELY AND AFFORDABLE HOMES



BUILDING A BETTER TOMORROW



ABOUT CETA HOMES

CETA Homes is a boutique Development company delivering exceptional developments with a focus affordability and accessibility. We have an aspiration of providing homes to the market at competitive prices, in desirable locations with good amenities. Our aim is to provide modern, functional, and low-maintenance homes that are not only affordable to buy but also affordable to live in. For this reason, we only source land with easy accessibility to public transport, schools, supermarkets, and parks.

Our architecturally designed terraced townhouses are built using trusted materials and high-quality finishes, providing you with a comfortable and secure home that is covered by a 10-year implied warranty and an initial 90-day, then 12-month defects period.

At CETA Homes, we understand that building a new home is an exciting journey, and we want to keep you informed every step of the way. That's why we provide monthly updates on the progress of your new home's construction, ensuring you're always up-to-date with the development's progress.

Our driving force at CETA is to build great communities and leave a lasting legacy. We want our homeowners and investors to be proud of their new properties and are committed to providing the best possible experience at every step of the process ensuring that you are completely satisfied with your purchase.

WELCOME TO MANA MOANA LANDINGS

Mana Moana Landings takes its inspiration from 'The People, The Place and The Purpose'. At the heart of this project, we want to honour the People of the Land – Tangata Whenua. Partner with the Present, the Pacific Island community – Tangata Moana. And form Foundations for the Future – providing opportunity for the local community and first home buyers to purchase homes and begin the process of securing a strong future for their families.

THE PEOPLE – TANGATA WHENUA

Tangata Whenua means "people of the land". It refers to the people - Māori - with historical claims to Aotearoa. In the context of tribal descent and ownership of land, tangata whenua are the people who descend from the first people to settle the land of the district.

THE PURPOSE – TANGATA MOANA

Tangata Moana are "The peoples who had original relations and connections to the tangata whenua prior to the Treaty of Waitangi." Tangata moana are people from the Pacific. Many tangata whenua whakapapa back to Islands within the Pacific and share cosmology and stories of creation pre-Colonisation. It was important to us to honour them as the land was previously owned by the neighbouring local Pacific Island Church.

THE PURPOSE – TANGATA TIRITI

"People of the Treaty", Partners, Tangata Tiriti are proud to honour the relationship, uphold the values and rights within Te Tiriti o Waitangi (The Treaty of Waitangi). Tangata tiriti refers to all pākehā (non-Māori) who have a right to live New Zealand under the Treaty of Waitangi but are not tangata whenua.

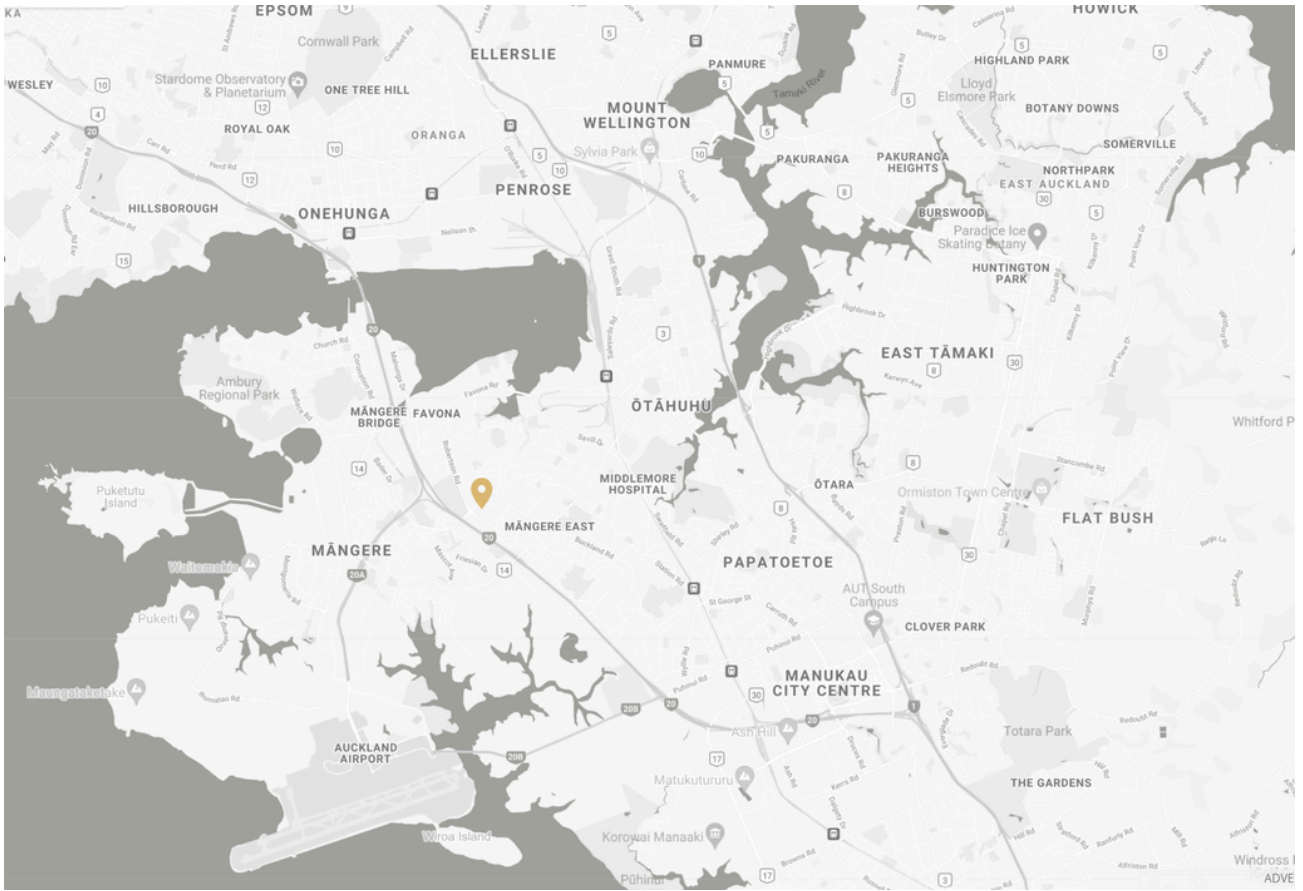
The overall concept and scheme plan is centered around the residence community pocket park, a central place to meet and share whanaungatanga (relationship) with your neighbours, providing generous space and sun for its residence.

The Architecture focuses on the use of a contemporary design style, using durable and low maintenance claddings and products, with brick being a dominant cladding material, providing beautiful timeless, permanent and robust construction. Double glazing, sleek metal roofing and vertical weatherboard also feature.

CETA Homes is proud to present this development.



LOCATION



Key Locations

- 1.6km - Motorway Access via Massey Road
- 2.5km - Motorway Access via Walmsley Road

Key Amenities and Retail

- 500m - Māngere Centre Park
- 1km - Māngere Town Centre
- 1.9km - Countdown Māngere East
- 4km - Middlemore Hospital
- 6km - Auckland Airport/Airport Industrial Area
- 6km - Onehunga Industrial Srea

Parks and Recreation

- 450m - Māngere Centre Park
- 1.2km - David Lange Park
- 5.5km - Manukau Memorial Gardens
- 6.5km Ambury Regional Park
- 8.5km - Butterfly Creek

Education-

Childcare

- Next door Samoan early childhood education
- 1.6km - Kea Kids Buckland Road
- 1.7km - Little Feet Childcare

Primary

- 100m - Robertson Road Primary
- 800m - St Mary Mckillop Catholic School
- 2.2km - Māngere East Primary School

Secondary

- 500m - Southern Cross
- 2.5km - Māngere East College
- 3.3km - Aorere College

Tertiary

- 1.4km - Te Wananga o Aotearoa



2 - 3 Bedroom



1.5 - 2 Bathroom



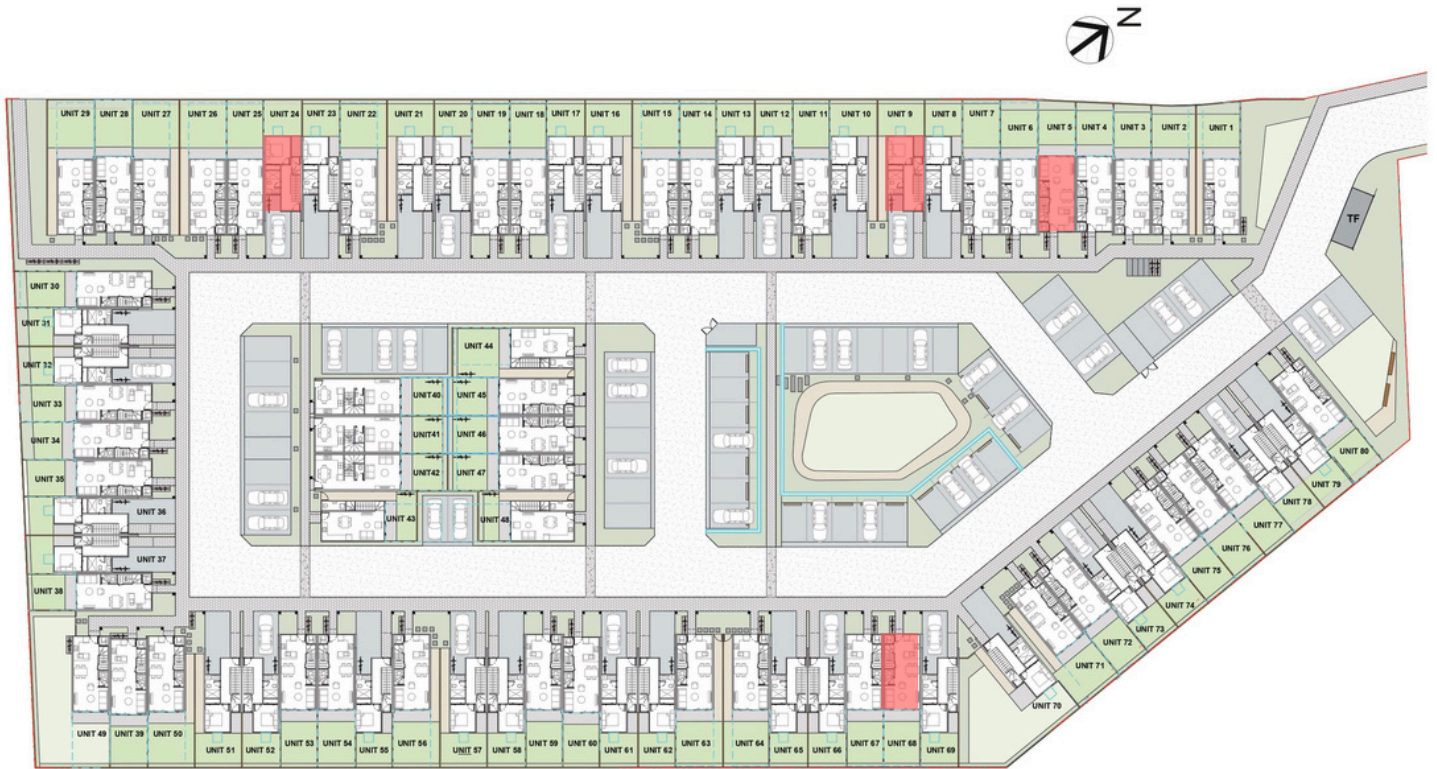
1 Carpark

PRICED FROM

\$599K



SCHEME PLAN



LOT SCHEDULE

Lot	Typology	Lot Size	Bedrooms	Bath	Study	Carpark
5	A - 2 Bed - 71.1m ²	68m ²	2	1.5	1	1
9	B - 3 Bed - 98.9m ²	86m ²	3	2	-	1
24	B - 3 Bed - 98.9m ²	69m ²	3	2	-	1
68	A - 2 Bed - 71.1m ²	68m ²	2	1.5	1	1

FLOOR PLANS - TYPE A

2-Bedroom | 71.1m²



Ground Floor



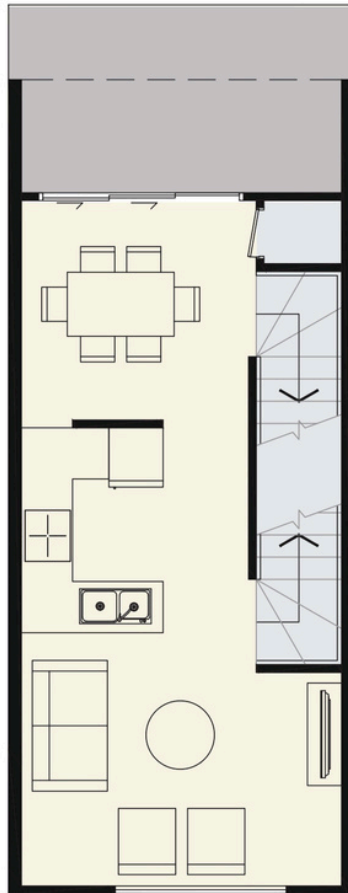
First Floor

FLOOR PLANS - TYPE B

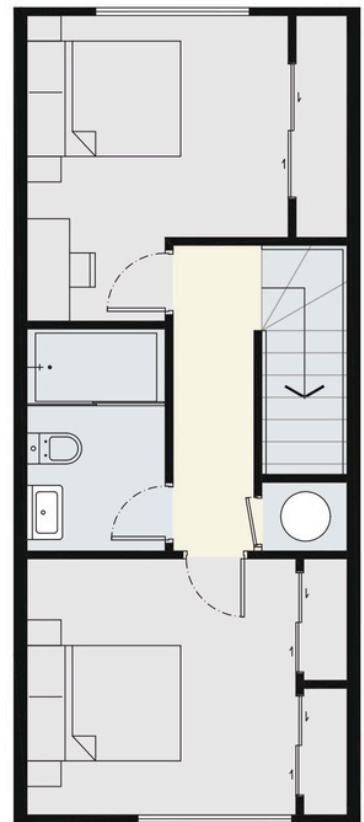
3-Bedroom | 98.9m²



Ground Floor



First Floor



Second Floor

SPECIFICATIONS

Building finish and quality has been undertaken in compliance with the best trade practice & in accordance with New Zealand Building Code requirements & New Zealand Standards.

The specification list represents a basic overview of materials and fittings and is in no way a comprehensive list of all items for each individual room or apartment.

GENERAL EXTERIOR

Landscaping	Architecturally designed landscaping and planting schedule
Fencing	Fenced outdoor area for each ground floor house as required by RC
Mailbox	One A4 sized exterior mailbox to each unit in dedicated area
Clothesline	Foldable clothesline

EXTERNAL

Exterior Cladding	Combination of Brick Veneer and vertical board cladding
Roofing	Coloursteel metal roof
Joinery	Double glazed, prefinished powder coated aluminum
Fascia & Gutters	PVC
Entry Door	Aluminum, encased in an aluminum door frame with electronic keyless entry

INTERNAL

Construction	90x45 SG8 timber framing to NZBC requirements
Intertenancy wall systems	Resene integra lightweight concrete intertenancy system
Scotia	All ceilings to walls square stopped
Skirting and Trim	60x12mm painted bevelled timber
Architraves	60x12mm painted bevelled timber
Internal Doors	Hollow-core painted door
Internal Door Hardware	Satin chrome
Internal Linings	Winstone Gib board wall linings plastered and painted to level 4 finish
Lighting	Recessed LED downlights
Hot Water	Electric hot water cylinder system
Fire Safety	Fire safety to New Zealand Building Code, smoke detectors as required
Heating	Single Hi-wall heat pump/air-conditioner to each house
Flooring - Bedrooms	Solution dyed nylon carpet on heavy duty underlay
Flooring - Bath & Laundry	Vinyl
Flooring - Kitchen & Living	Laminate hard flooring
Laundry Area	Space for owner supplied washing machine
Wardrobes	Built in wardrobe system
Other	
TV Cabling	Satellite UHF cabling Co-axial cabling provided for SKY TV (satellite dish not provided)
Broadband Outlets	Fibre ready internet and phone connections to living area TV outlets in living area

SPECIFICATIONS

KITCHEN

Bench Top	Engineered stone bench top
Joinery/Cabinetry	White Melteca MDF with matching PVC edge
Splashback	Tile
Handles	Satin chrome
Drawers	Soft close drawers
Sink	Stainless steel sink
Sink Tapware	Gooseneck sink mixer
Microwave	Alcove & powerpoint for owner supplied standard microwave
Refrigerator	Alcove in kitchen joinery for owner supplied fridge

APPLIANCES

Oven	Fisher and Paykel* - stainless steel multi function oven
Hob	Fisher and Paykel* - ceramic cooktop, 4 elements
Rangehood	Fisher and Paykel* - stainless steel, vented to outside
Dishwasher	Fisher and Paykel* - stainless steel dishwasher

**or equivalent brand*

BATHROOM

Vanity and Basin	Wall hung vanity with drawer and ceramic basin
Basin Wastes	Pop up wastes
Tapware	Basin mixer
Vanity Splashback	Tile
Shower Lining	Acrylic wall lining and floor, safety glass to NZBC requirements
Shower System	Shower mixer and shower slide
Shower Wastes	Easy clean
Toilet	Integrated cistern, dual flush
Toilet Roll Holder	Wall mounted
Mirror	Mirror cabinet
Fan	Extractor fan above showers ventilated to outside
Towel Rail	Ladder-style heated towel rail



EACH HOME INCLUDES:

- Fisher & Paykel Appliances
- Heat Pump
- Electronic lock access
- Double glazed joinery
- Modern fittings
- Low maintenance exterior
- Carpark



RESIDENTS ASSOCIATION

Townhouses, on a fee simple title are safer and better long- term ownership/investment, when there is a Residents Association (RA) in place.

The RA is set up, in advance, to help control and manage the future maintenance of the common areas. For this complex it will cover:

- The long- term maintenance of the driveway or in proper terms the JOAL (joint owned access lot) Management of shared lighting.
- General Governance of the by-laws to ensure your asset is protected and value upheld Management of the group Insurance policy

Group Insurance Policy

The RA seeks a competitive Insurance policy covering insurance for all the units and it will also cover common areas and shared facilities.

As per council requirements, all owners have to be a part of the RA. By enabling the RA to obtain a group policy, this significantly reduces the years premiums.

The estimated combined cost for Group Insurance policy and RA contribution for Mana Moana Landings will be around \$2-2,500.

General Maintenance

The RA will manage the general maintenance of the shared facilities or common areas such as the driveways and pedestrian walkways. The RA will put away funds to ensure common areas are maintained and repaired upon any damage using licensed and experienced contractors.

How does a Residents Association Work?

The RA is set up with a standard constitution, a set of bylaws and an annual Budget.

Body Corporate Administration (BCA) will be engaged to operate and manage the RA, which makes life easy for you as the owner. As an owner of the townhouse, it is mandatory you become a member of the RA, and thus have the ability to suggest and implement changes to the budget and by-laws, assuming a majority of the vote is reached, those suggestions and changes can be implemented.





PURCHASING NEXT STEPS

We understand purchasing a home can be a complex process, so here is a guide to each step of the journey when purchasing a home with CETA Homes. Our team of experts are dedicated to making the purchasing process as stress-free and enjoyable as possible.

1. AGREEMENT

Our team will walk you through the sales and purchase agreement. If you're happy with the home, you'll sign an agreement and we'll remove the property from the market while you enter your due diligence period.

2. DUE DILIGENCE

A period for you to engage your lawyer, mortgage broker and any other experts to ensure you're comfortable with your decision to purchase a CETA Home. Within this period, if it isn't for you, you can cancel with no questions asked.

3. UNCONDITIONAL

Once you're satisfied with purchasing a CETA Home, a deposit is payable and you'll go unconditional.

5. PRE-SETTLEMENT INSPECTION

You'll complete an inspection once the property is ready for you to ensure the property has been built according to contract and specifications. Happens prior to settlement and handing over the keys.

6. SETTLEMENT

You'll settle the final money and on settlement day our team will meet with you onsite to handover your door codes and do a final walk through your home with you to ensure you're happy.

FAQS

What happens to our deposit?

All deposits are held in an interest-bearing solicitors' accounts (meaning that we, the developer cannot spend your deposit). If for whatever reason the project isn't delivered to the agreed contract, the deposit can be returned to you.

What warranty is included on the building work?

We offer a one year defects period on all our new homes in addition to the warranty implied in the agreement for sale and purchase by section 362I of the Building Act 2004. The implied warranties apply for up to 10 years regardless of whether you have a written contract or what the contract terms are regardless of the cost of your building project.

Can I make changes to the specification or design?

In most case we don't allow any changes to either the specification or design, unless it's for specific purposes. i.e. accessibility or health reasons.

What is a Residents Association?

There is no body corporate for this development, but there is a Residents Association (RA). The RA is set up in advance, to help control and manage the future maintenance of the common areas. For this project specifically, it will be for:

- 1.The long term maintenance of the driveway or the JOAL (Joint Owned Access Lot).
- 2.Management of the rubbish collection
- 3.Management of the shared lighting

The RA requires a common account to be opened and managed and all members are required to contribute to account for the funds for future maintenance. The account is managed by the members and it's the RA that decides how and when the funds are spent. This is done by RA formal meetings and a vote system.

Do we have to become a member of the RA?

Yes you are legally required to become a member. The RA is incorporated, and it is part of our Sale & Purchase requirements, but also more formally put on the individual titles.

I have some questions - who can I talk to?

If you have enquired through an agent, contact your agent with a query and they will pass it on, or email us directly at enquiries@cetahomes.co.nz with your query and contact details, and one of our team will help answer your query.



COMPLETE DEVELOPMENTS



Whangaparāoa Road | Stanmore Bay
20 two and three-bedroom townhouses



Russell Road | Manurewa
Nine two and three-bedroom townhouses



Lyncroft Street | Māngere
80 two, three and four-bedroom townhouses



Bowater Place | Manurewa
15 two and three-bedroom townhouses



Westgate Drive | Westgate
37 two and three-bedroom townhouses



GET IN TOUCH

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-  cetahomes.co.nz
-  8 Antares Place, Rosedale, Auckland
-  [instagram.com/cetahomes](https://www.instagram.com/cetahomes)



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