

3 Tapu Road | Huapai

Tapu Grove

HUAPAI



*Artist Impression Only*

Proudly bought to you by



[cetahomes.co.nz](http://cetahomes.co.nz)



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 Developments 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 TAPU GROVE

## Experience the Serenity and Charm of Rural living

Welcome to Tapu Grove, a nine-townhouse development located a stone's throw from the heart of the picturesque Huapai Village. Modern two-bedroom homes designed with homeowners in mind, built with high quality materials and finishes. Modern and elegant in design, they boast low maintenance exteriors of predominantly brick, giving a clean architectural facade. Open plan living flows into a private low maintenance courtyard with each bedroom having ample wardrobe storage and a carpark included with each home.

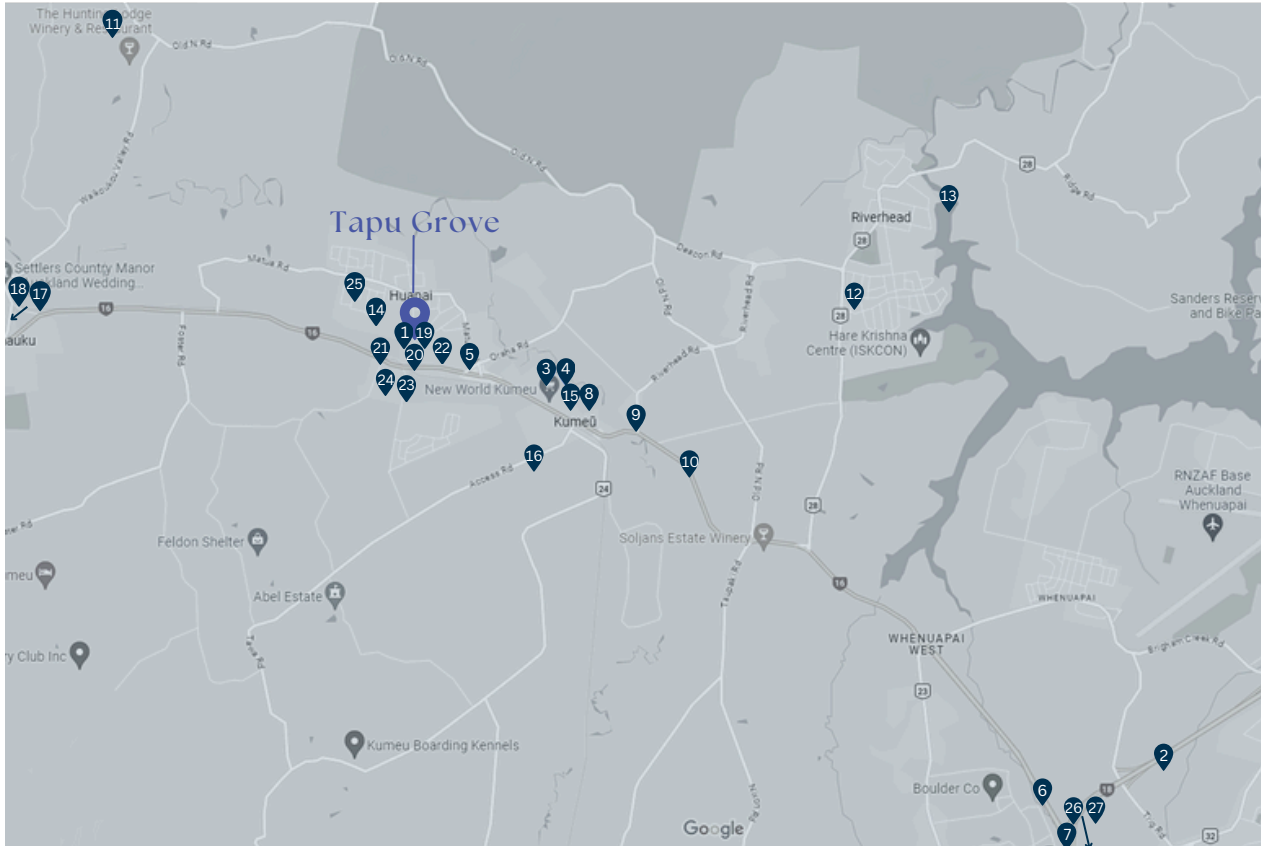
Tapu Grove is set in an established friendly local community. Close to public transport routes to give access to Central Auckland and directly across the road from The Domain Park - open space is plentiful. Those with a love of the outdoors will relish in the proximity to popular Muriwai Beach, a short drive away, while those with a penchant for tramping or mountain biking will find Woodhill Forest nearby. There is an abundance of good wineries, cafes and restaurants all within a close radius for those who enjoy wining and dining as well as the local library and quality schools all within walking distance.



# LOCATION

Located in the growing rural village of Huapai, these townhouses are located in close proximity to all West Auckland has to offer including beaches, wineries and forests.

Tapu Grove is close to key amenities located across both Huapai and the adjacent Kumeū, and is a short drive to key motorways to access the rest of Auckland.



## Key Locations

- 1- Twin Coast Discovery Highway (SH16) - 90m
- 2- Upper Harbour Motorway (SH18) - 10km

## Key Amenities and Retail

- 3- New World Kumeu - 1.7km
- 4- North West Medical Centre - 1.8km
- 5- Unichem Huapai Pharmacy - 700m
- 6- Costco - 9km
- 7- NorthWest Shopping Centre - 10km

## Eat and Drink

- 5- The Beer Spot - 750m
- 5- Dominos Pizza Kumeu - 750m
- 5- Giampiero's Pizza & Pasta - 750m
- 8- The Hive Bar & Restaurant - 2km
- 9- Kumeu River Wines - 2.5km
- 10- Phil Greig Strawberry Gardens - 3.4km
- 11- The Hunting Lodge Winery - 7.4km
- 12- Hallertau Brewery - 5.6km
- 13- The Riverhead - 6.4km

## Parks and Recreation

- 14- Huapai Domain - 400m
- 15- Anytime Fitness Kumeu - 1.7km
- 16- Kumeu Showgrounds - 2.4km
- 17- Muriwai Beach - 16.5km
- 18- Woodhill Forest - 11.5km

## Education-

### Childcare

- 19- A Child's Place Early Learning Centre - 160m
- 20- Oma Rapeti Early Learning Centre - 230m
- 21- The Secret Garden Preschool - 300m
- 22- Happy Kiddy Huapai - 550m
- 23- Giraffe Early Learning Centre - 650m
- 24- Huapai Montessori - 650m

### Primary

- 24- Huapai District School - 550m
- 25- Matua Ngaru School - 1.7km

### Secondary

- 26- Massey High School - 12.2km
- 27- ACG Sunderland - 15.5km

# SCHEME PLAN



# LOT SCHEDULE

Lot	Typology	Internal Unit Size m2	Lot Size m2	Bedrooms	Bath	Study	Carpark Allocation
1	Type A : 2 Bed	75	68	2	1.5	-	1
2	Type A : 2 Bed	75	90	2	1.5	-	1
3	Type A : 2 Bed	75	63	2	1.5	-	1
4	Type A : 2 Bed	75	81	2	1.5	-	1
5	Type B : 2 Bed (end unit)	79	114	2	1.5	1	1
6	Type B : 2 Bed	77	61	2	1.5	1	1
7	Type B : 2 Bed	77	61	2	1.5	1	1
8	Type B : 2 Bed	77	61	2	1.5	1	1
9	Type B : 2 Bed (end unit)	79	123	2	1.5	1	1

# FLOOR PLANS

## Lot 1

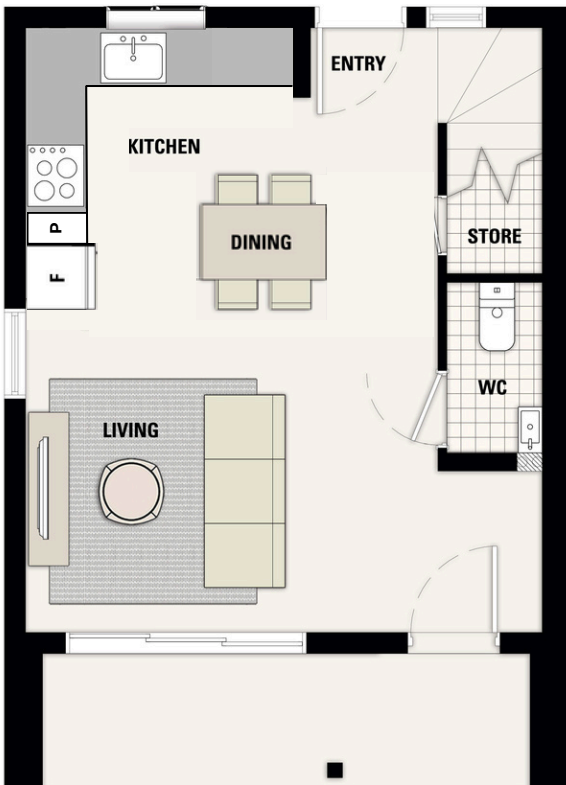


GROUND FLOOR

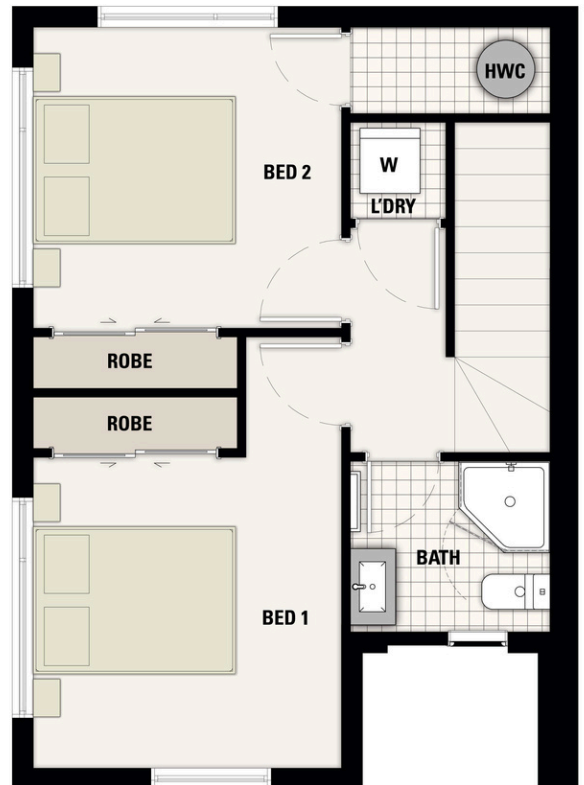


FIRST FLOOR

## Lot 2



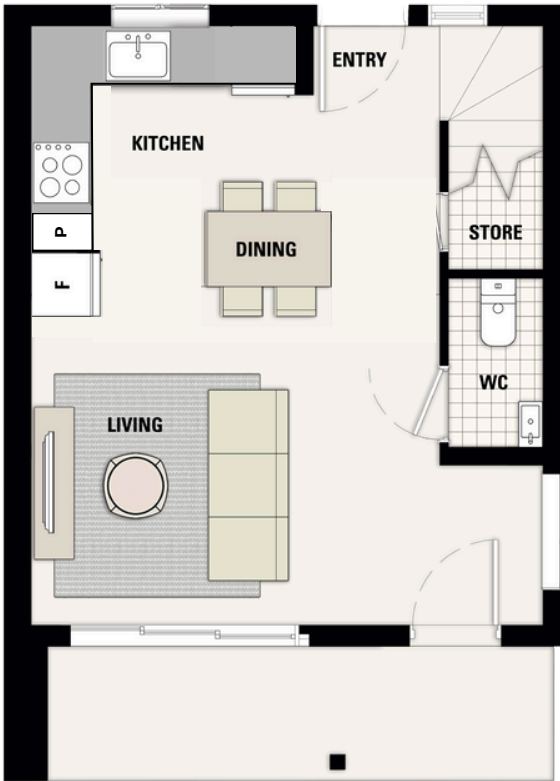
GROUND FLOOR



FIRST FLOOR

# FLOOR PLANS

## Lot 3

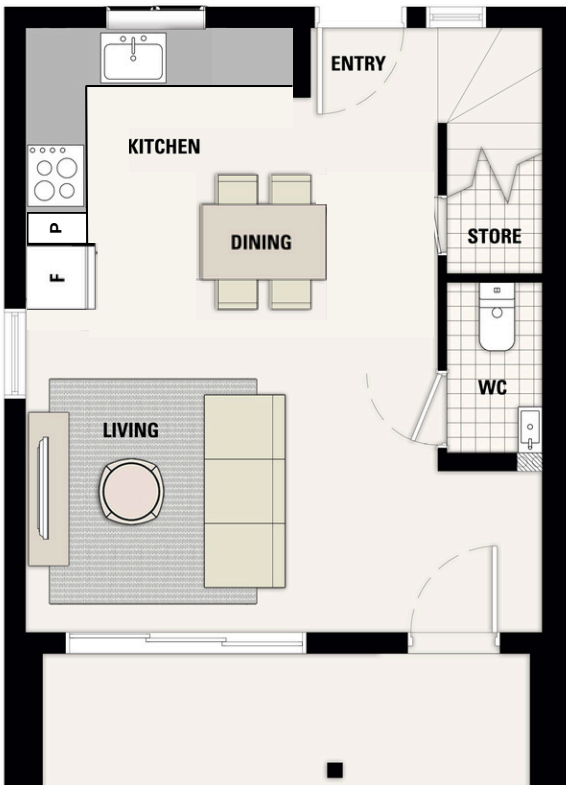


GROUND FLOOR

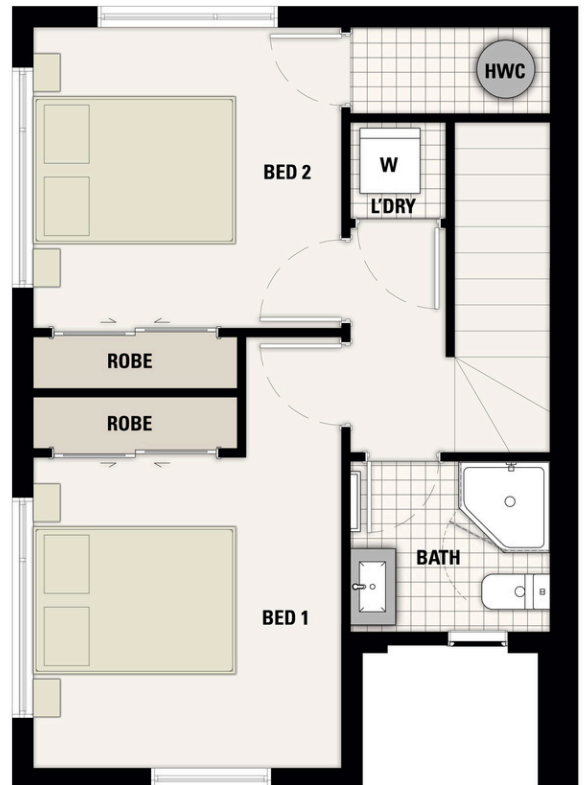


FIRST FLOOR

## Lot 4



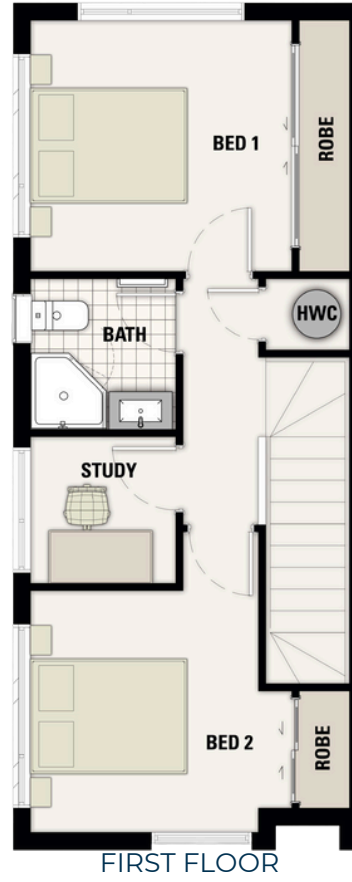
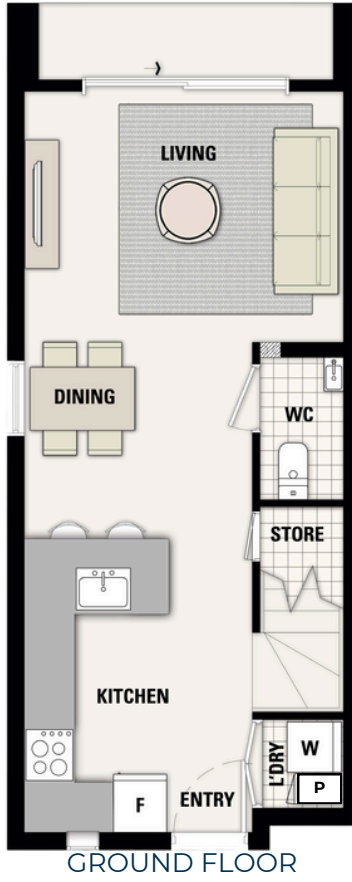
GROUND FLOOR



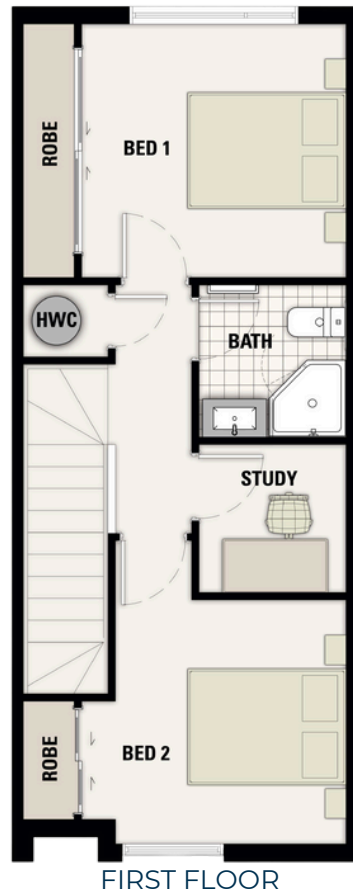
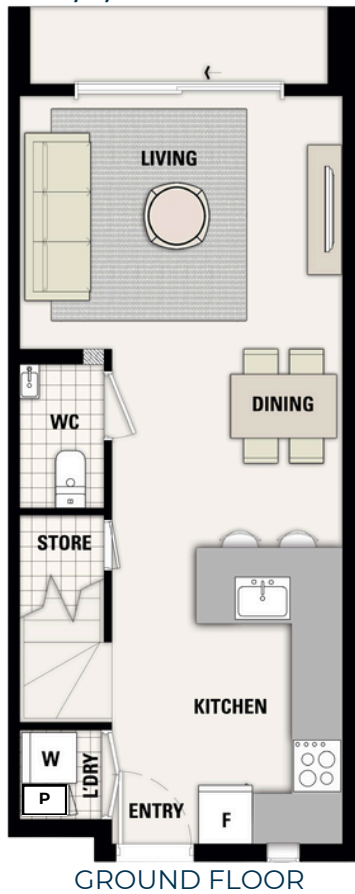
FIRST FLOOR

# FLOOR PLANS

Lot 5



Lot 6, 7, 8





# FLOOR PLANS

Lot 9



GROUND FLOOR



FIRST FLOOR

2 Bedroom

1.5 Bathroom

1 Study (5x units only)

1 Carpark

*Priced from*

**\$770K**



# 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

<b>Landscaping</b>	Architecturally designed landscape & planting schedule
<b>Mailbox</b>	One A4 sized
<b>Clothesline</b>	Foldable clothesline
<b>Rubbish</b>	Kerbside Rubbish Collection

## EXTERNAL

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

## INTERNAL

<b>Construction</b>	90x45 SG8 timber framing to NZBC requirements
<b>Intertenancy wall systems</b>	Resene integra lightweight concrete intertenancy system
<b>Scotia</b>	All ceilings to walls square stopped
<b>Skirting and Trim</b>	60x12mm painted bevelled timber
<b>Architraves</b>	60x12mm painted bevelled timber
<b>Internal Doors</b>	Hollow-core painted door
<b>Internal Door Hardware</b>	Satin chrome
<b>Internal Linings</b>	Winstone Gib board wall linings plastered and painted to level 4 finish
<b>Lighting</b>	Recessed LED downlights
<b>Hot Water</b>	Electric hot water cylinder system
<b>Fire Safety</b>	Fire safety to New Zealand Building Code, smoke detectors as required
<b>Heating</b>	Single Hi-wall heat pump/air-conditioner to each house
<b>Flooring - Bedrooms</b>	Solution dyed nylon carpet on heavy duty underlay
<b>Flooring - Bath &amp; Laundry</b>	Tile
<b>Flooring - Kitchen &amp; Living</b>	SPC Timber Flooring
<b>Laundry Area</b>	Space for owner supplied washing machine
<b>Wardrobes</b>	Built in wardrobe system

# SPECIFICATIONS

## KITCHEN

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

## APPLIANCES

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

*\*or equivalent brand*

## BATHROOM

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

## OTHER

<b>TV Cabling</b>	Satellite UHF cabling Co-axial cabling provided for SKY TV (satellite dish not provided)
<b>Broadband Outlets</b>	Fibre ready internet and phone connections to living area TV outlets in living area and bedroom

# EACH HOME INCLUDES:

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



# 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 Tapu Grove is around \$2,000-2,500.

## 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.





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## PURCHASING NEXT STEPS

We understand purchasing a home can be a complex process, so here is a guide to each step of the journey. 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.

### 4. JOURNEY

You'll receive monthly updates from us on your new build. We're open to questions anytime.

### 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](mailto:enquiries@cetahomes.co.nz) with your query and contact details, and one of our team will help answer your query.





# COMPLETE DEVELOPMENTS



## Westgate Drive | Westgate

37 two and three-bedroom townhouses



## 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





## GET IN TOUCH

- ✉ [sales@cetahomes.co.nz](mailto:sales@cetahomes.co.nz)
- 🌐 [cetahomes.co.nz](http://cetahomes.co.nz)
- 📍 8 Antares Place, Rosedale, Auckland
- 📷 [instagram.com/cetahomes](https://www.instagram.com/cetahomes)



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