



THE RIDGE
RESIDENCES

Welcome to

THE RIDGE

RESIDENCES

Your 5 Minute Neighbourhood

Imagine waking every morning to the sound of birdsong, feeling worlds away from the hustle and bustle of city life. A place exceptionally considered and planned for you to enjoy a unique lifestyle set to a backdrop of harmoniously intertwined green spaces and striking built forms.

Terraced Town Houses

priced from
\$860,000





An urban sanctuary
like no other.



Artist Impression

A place to meet and connect

The Ridge is a sanctuary that perfectly and seamlessly coexists with its natural setting. An effortless fusion of impressive, bold architecture and resort-inspired facilities is enveloped in mixed-use green spaces, including open lawns, meandering paths, lush landscape, and a creek at the heart of the community.



Artist Impression



Artist Impression



Artist Impression

Spaces that calm the senses

The Ridge residences feature generous balconies and courtyards designed to bring the outdoors in and provide breath-taking and expansive views facing North West out to the Waitakere Ranges.

Welcome Home

Discover a variety of attractive living spaces, including charming terraced houses and contemporary open-plan dwellings, catering to those desiring a hassle-free and straightforward lifestyle. The meticulous architectural vision of TT Architects shines through in the meticulously crafted interiors, harmonizing seamlessly with the thoughtfully designed landscaping throughout the community. Every element of The Ridge Residences is designed to evoke a sense of belonging and comfort.



Artist Impression



Artist Impression



THE RIDGE

RESIDENCES



Immerse yourself in your 5-minute neighbourhood

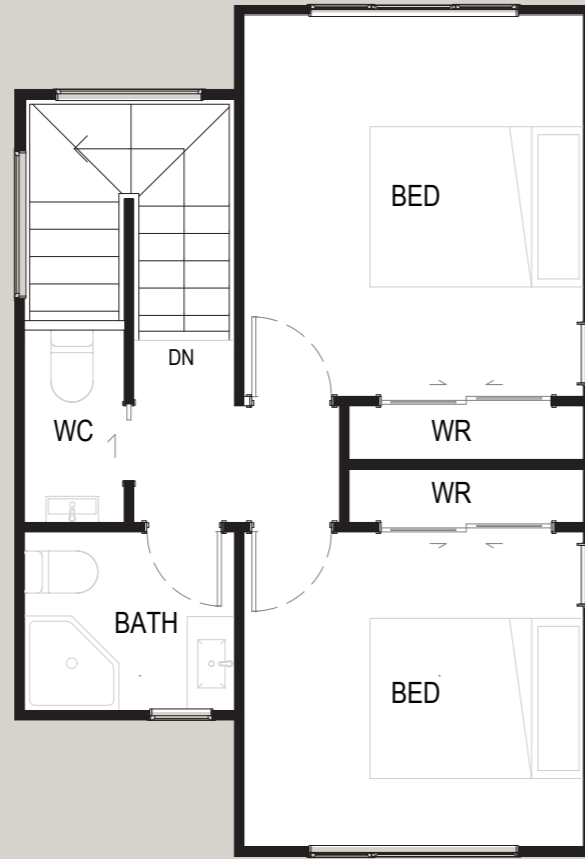
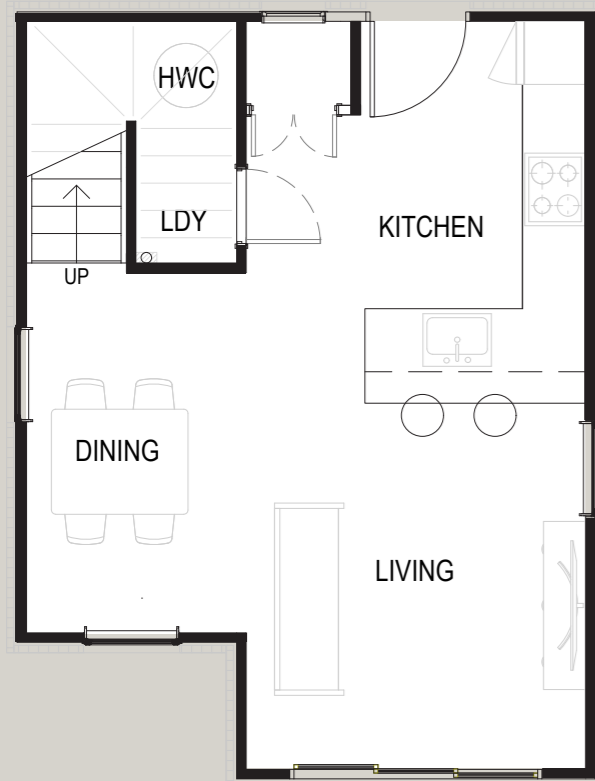
Enjoy crossing the road to the Carlisle shops, which boast all your everyday grocery needs from fresh fruit and vegetables at Farmer Joes, Pizza from Hells Pizza or milk and sugar from the superette. Spend your weekends swimming at Browns Bay Beach, located only 2km drive, or roaming the shops at Westfield Albany, located only 3km away. Everything you need is **within minutes drive**.

THE RIDGE RESIDENCES



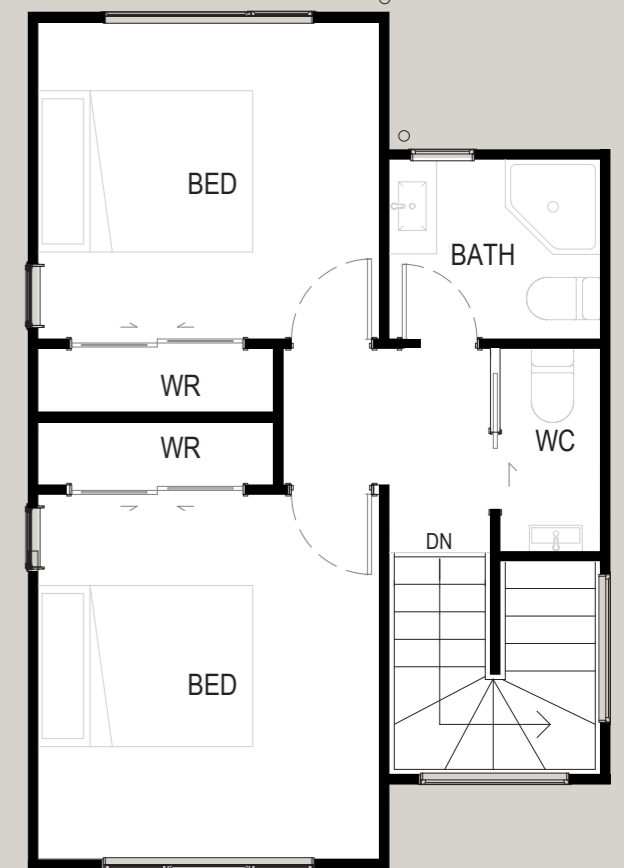
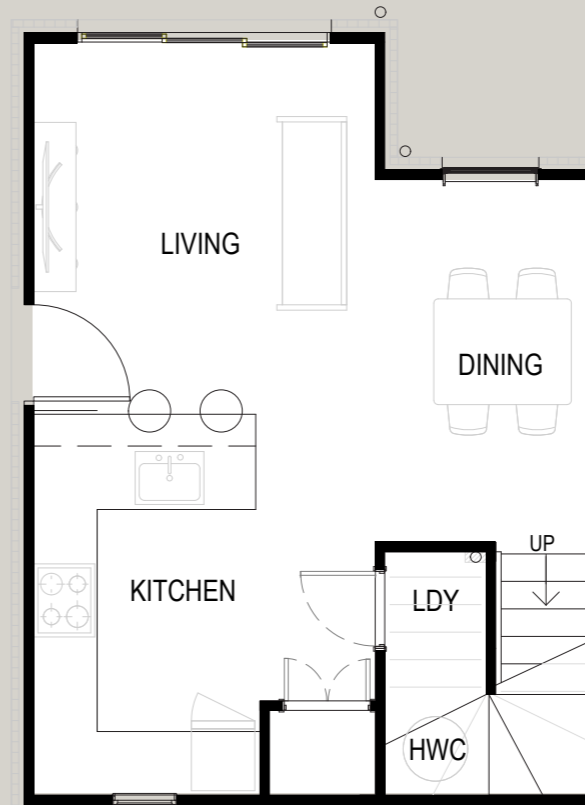
Ground Floor

First Floor



Ground Floor

First Floor

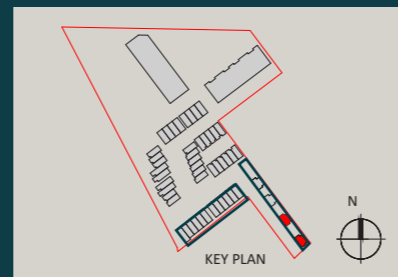


TYPE D
2 Bedroom Residence

Units 1 & 2

Unit 1 Internal - 81.8m²
Unit 2 Internal - 81.8m²

Lot Size - 126m²
Lot Size - 109m²



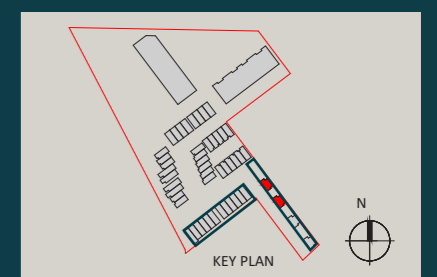
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TYPE D1
2 Bedroom Residence

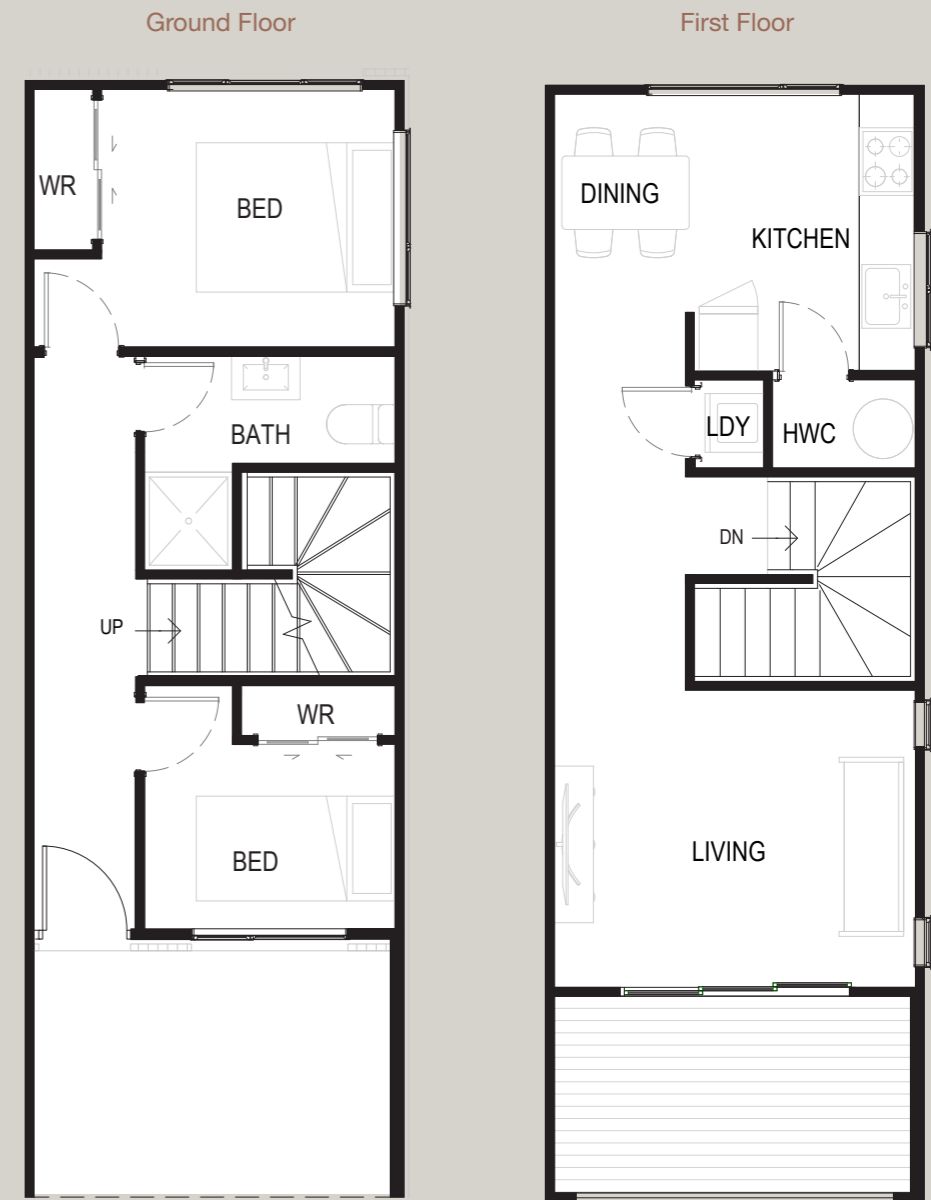
Units 3 & 4

Internal - 81.8m²

Lot Size - 109m²



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TYPE C 3 Bedroom Residence

Unit 5 - 105.5m² Internal + 8.8m² Deck

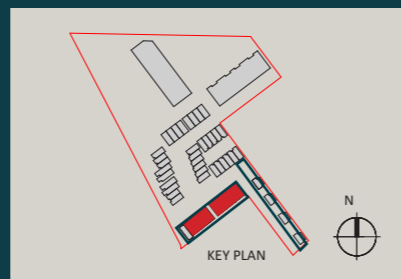
Units - 6,7,8,9,12,13,14,15 - 106.6m² Internal + 9m² Deck

Units 10,11 - 107m² Internal + 9m² Deck

Lot Size 65m²

Lot Size 61m²

Lot Size 83m²



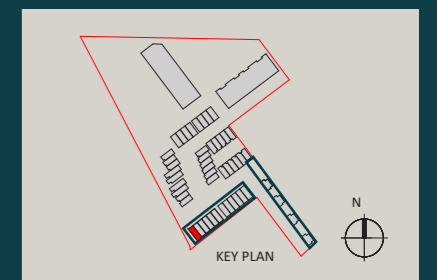
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TYPE E 2 Bedroom Residence

Unit 16

74.9m² Internal + 8.5m² Deck

Lot Size - 72m²



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Lot Schedule

Lot	Stage	Typology/Internal Size m2	Lot Size - m2	Deck - m2	Bedrooms	Bath	Study	Carpark Allocation	Carpark Number
1	Stage 1	D : 2 Bed - 81.8m2	126	-	2 - standalone	1.5	-	Carport	-
2	Stage 1	D : 2 Bed - 81.8m2	109	-	2 - standalone	1.5	-	Carport	-
3	Stage 1	D-1 : 2 Bed - 81.8m2	109	-	2 - standalone	1.5	-	Carport	-
4	Stage 1	D-1 : 2 Bed - 81.8m2	109	-	2 - standalone	1.5	-	Carport	-
5	Stage 1	C : 3 Bed - 105.5m2	65	8.8	3	2	-	Carport	-
6	Stage 1	C : 3 Bed - 106.6m2	61	9.0	3	2	-	Carport	-
7	Stage 1	C : 3 Bed - 106.6m2	61	9.0	3	2	-	Carport	-
8	Stage 1	C : 3 Bed - 106.6m2	61	9.0	3	2	-	Carport	-
9	Stage 1	C : 3 Bed - 106.6m2	61	9.0	3	2	-	Carport	-
10	Stage 1	C : 3 Bed - 107.0m2	83	9.0	3	2	-	Carport	-
11	Stage 1	C : 3 Bed - 107.0m2	83	9.0	3	2	-	Carport	-
12	Stage 1	C : 3 Bed - 106.6m2	61	9.0	3	2	-	Carport	-
13	Stage 1	C : 3 Bed - 106.6m2	61	9.0	3	2	-	Carport	-
14	Stage 1	C : 3 Bed - 106.6m2	61	9.0	3	2	-	Carport	-
15	Stage 1	C : 3 Bed - 106.6m2	61	9.0	3	2	-	Carport	-
16	Stage 1	E : 2 Bed - 74.9m2	72	8.5.	2	1	-	Carport	-
17	Stage 4	A : 2 Bed - 71.0m2	73	-	2	1.5	1	1	117
18	Stage 4	A : 2 Bed - 71.0m2	58	-	2	1.5	1	1	118
19	Stage 4	A : 2 Bed - 71.0m2	58	-	2	1.5	1	1	119
20	Stage 4	A : 2 Bed - 71.0m2	58	-	2	1.5	1	1	120
21	Stage 4	A : 2 Bed - 71.0m2	58	-	2	1.5	1	1	121
22	Stage 4	A : 2 Bed - 71.0m2	65	-	2	1.5	1	1	122
23	Stage 4	A : 2 Bed - 71.0m2	66	-	2	1.5	1	1	123
24	Stage 4	A : 2 Bed - 71.0m2	61	-	2	1.5	1	1	124
25	Stage 4	A : 2 Bed - 71.0m2	76	-	2	1.5	1	1	125

Lot	Stage	Typology/Internal Size m2	Lot Size - m2	Deck - m2	Bedrooms	Bath	Study	Carpark Allocation	Carpark Number
26	Stage 4	A : 2 Bed - 71.0m2	71	-	2	1.5	1	1	126
27	Stage 4	A : 2 Bed - 71.0m2	71	-	2	1.5	1	1	127
28	Stage 4	A : 2 Bed - 71.0m2	72	-	2	1.5	1	1	128
29	Stage 4	A : 2 Bed - 71.0m2	65	-	2	1.5	1	1	1229
30	Stage 4	A : 2 Bed - 71.0m2	65	-	2	1.5	1	1	130
31	Stage 4	A : 2 Bed - 71.0m2	65	-	2	1.5	1	1	131
32	Stage 4	A : 2 Bed - 71.0m2	65	-	2	1.5	1	1	132
33	Stage 4	A : 2 Bed - 71.0m2	83	-	2	1.5	1	1	133
34	Stage 3	A : 2 Bed - 71.0m2	79	-	2	1.5	1	1	134
35	Stage 3	A : 2 Bed - 71.0m2	81	-	2	1.5	1	1	135
36	Stage 3	C1 : 3 Bed - 103.0m2	67	9.0	3	2	-	Carport	-
37	Stage 3	C1 : 3 Bed - 103.0m2	85	9.0	3	2	-	Carport	-
38	Stage 3	C1 : 3 Bed - 103.0m2	85	9.0	3	2	-	Carport	-
39	Stage 3	C1 : 3 Bed - 103.0m2	67	9.0	3	2	-	Carport	-
40	Stage 3	A : 2 Bed - 71.0m2	93	-	2	1.5	1	1	140
41	Stage 3	A : 2 Bed - 71.0m2	102	-	2	1.5	1	1	141
42	Stage 3	A : 2 Bed - 71.0m2	101	-	2	1.5	1	1	142
43	Stage 2	F : 2 Bed - 108.0m2	48	9.0	2	1.5	1	Carport	-
44	Stage 2	F : 2 Bed - 108.0m2	47	9.0	2	1.5	1	Carport	-
45	Stage 2	F : 2 Bed - 108.0m2	47	9.0	2	1.5	1	Carport	-
46	Stage 2	F : 2 Bed - 108.0m2	48	9.0	2	1.5	1	Carport	-
47	Stage 2	F : 2 Bed - 108.0m2	48	9.0	2	1.5	1	Carport	-
48	Stage 2	F : 2 Bed - 108.0m2	47	9.0	2	1.5	1	Carport	-
49	Stage 2	F : 2 Bed - 108.0m2	47	9.0	2	1.5	1	Carport	-
50	Stage 2	F : 2 Bed - 108.0m2	48	9.0	2	1.5	1	Carport	-

Building 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.

General Exterior

Landscaping	Architecturally designed landscaping and planting schedule
Mailbox	Mailbox – 1 x A4 sized exterior mailbox to each unit in dedicated area
Clotheslines	Foldable clothesline

External

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

Internal

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

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Artist Impression



Building Specifications

Kitchen

Bench Top	Architecturally designed landscaping and planting schedule
Joinery/Cabinetry	Mailbox – 1 x A4 sized exterior mailbox to each unit in dedicated area
Splashback	Foldable clothesline
Handles	Satin Chrome
Drawers	Soft close drawers
Sink Tapware	Retractable goosen sink mixer (Brushed Stainless)
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	Wood grain wall hung vanity with standard drawer finish
Tapware	Brushed Stainless basin mixer
Vanity Splashback	White Tiles
Basin Wastes	Brushed Stainless
Shower Lining	Acrylic wall lining and floor, safety glass to NZBC requirements
Shower System	Brushed Stainless shower mixer and shower slide
Shower Wastes	Easy clean white shower wastes
Toilet	Integrated cistern, dual flush
Toilet Roll Holder	Brushed Stainless wall mounted
Mirror	Mirror with cabinet behind
Fan	Extractor fan above showers ventilated to outside
Towel Rail	Brushed Stainless heated towel rail

Other

Broadband	Fibre ready internet and phone connections to living area
Outlets	TV outlets in living area and bedroom

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Building Warranty

On all new homes, we offer a 1-year defects period. That is in addition to the warranty implied in the agreement for sale and purchase by section 362I of the Building Act 2004.

All residential building work is covered by the implied warranties. They 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

Implied warranties are automatic and cover almost all aspects of building work from compliance with the Building Code to good workmanship and timely completion of building work. A breach of these warranties is a breach of the contract. In our agreements the warranty will be met on settlement as we don't require you to settle unless we have obtained a code compliance certificate but we are liable if it transpires during the 10 year period following settlement that the warranty implied under the Building Act 2004 has been breached.

What do the implied warranties cover?

The implied warranties are:

- All building work will be done properly, competently, and according to the plans and specifications in your approved consent.
- All the materials used will be suitable and, unless otherwise stated in the contract, new.
- The building work will be undertaken in accordance with the Building Act 2004 and the Building Code which is current when the work was undertaken.
- The building work will be carried out with reasonable care and skill, and completed within the time specified or a reasonable time if no time is stated.
- The home will be suitable for occupation at the end of the work.
- If the contract states any particular outcome and the homeowner relies on the skill and judgement of the contractor to achieve it, the building work and the materials will be fit for purpose and be of a nature and quality suitable to achieve that result.

These warranties apply automatically to all contracts for building work on a residential house, whether written or verbal.

For example, if your builder substitutes lower-quality wallboard than specified in the building plans without having your agreement, and this causes damage to the property, this breaches your written or verbal contract.



Residents Association Summary

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 The Ridge Residences 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.



The Team

The Developer - Ceta Homes



At CETA Homes, our driving force is the desire to leave a legacy by building great communities.

We want our homeowners and investors to be as proud of their new properties as we are. That's why we are constantly challenging ourselves to deliver the most timely, cost-effective, and affordable homes for each development.

We are an end to end developer - from sourcing the land and making the plans, right through to handing over the keys, we take care of every aspect to ensure a seamless, efficient, hassle-free project that's delivered on time and on budget.

cetahomes.co.nz

Ceta Homes Current Developments



CETA AT NORTHCROSS
The Ridge Residences



CETA AT HUAPAI
Tapu Grove



CETA AT MANGERE
Mana Moana Landings



CETA AT OREWA
Park Vista Terraces

The Team

Development Partner - Alvarium



Alvarium New Zealand is a boutique investment management firm providing a range of investment services to private individuals, families, foundations and charitable trusts, from direct investment opportunities across all asset classes to independent financial advice. These services can be accessed through a range of funds, managed accounts and bespoke tailored investment solutions.

Alvarium New Zealand is locally-owned, but still operates within the global Alvarium-Tiedemann investment network that supervises c.US\$60 billion of assets. We work closely with our colleagues in North America, Europe and Asia to ensure that we have access to the best information and investment opportunities available, in addition to directly sourcing and managing investments here in New Zealand.

alvarium.co.nz



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