

Rimu St

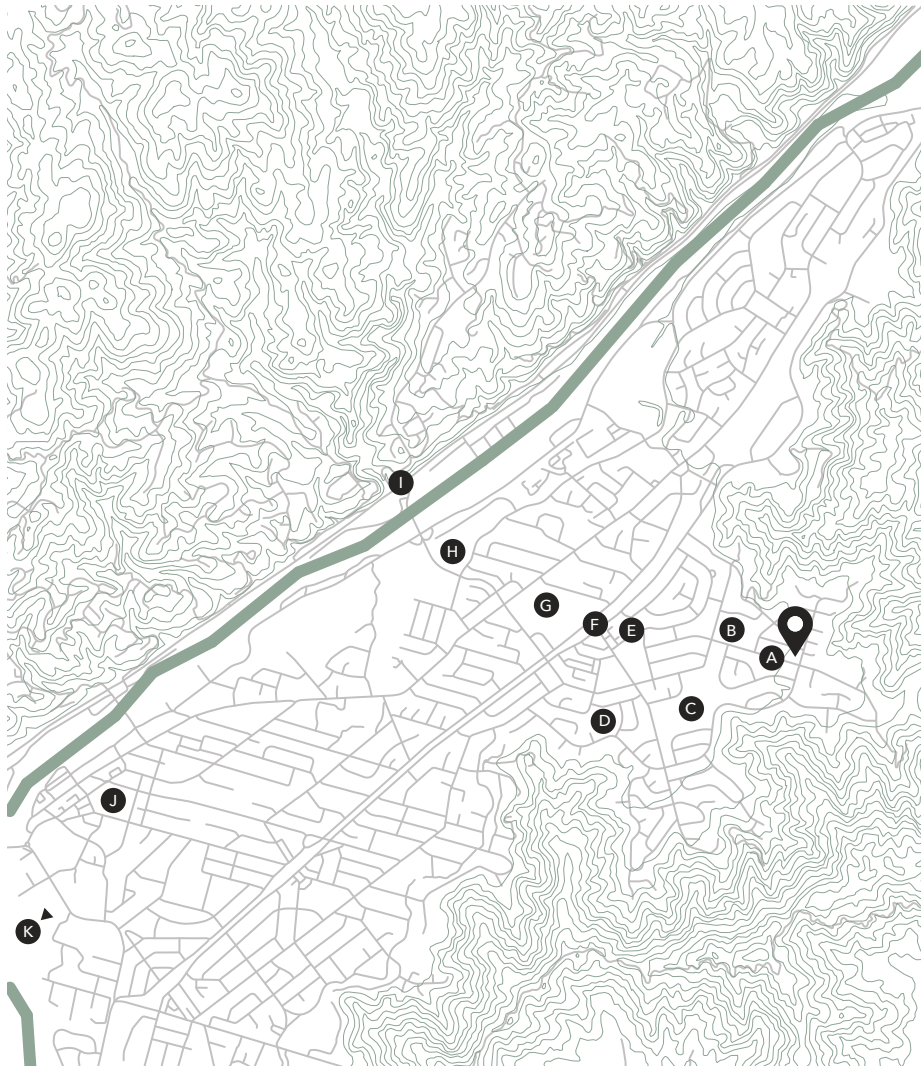
Vale



Architecturally-designed and constructed to the highest quality, these 15 townhouses located in the popular Lower Hutt suburb of Naenae offer the best hassle-free, low-maintenance, contemporary living. These sharply-priced, two-level homes showcase the latest in leading-edge design, while embodying Vale's core value of providing affordable architecture in places people want to live.

Quality building materials, a contrasting yet complementary mix of cladding profiles, quality appliances and interior finishes, and up-to-the-minute healthy home technology combine to deliver homes of a superior standard that is unmatched in this area.

Map.



A	Bus Stop	1 min walk	-
B	Rata Street School	6 min walk	1 min drive
C	Naenae Park	10 min walk	3 min drive
D	Naenae Primary School & Community Hub	20 min walk	3 min drive
E	Naenae Shops & Naenae Library	18 min walk	4 min drive
F	Naenae Train Station	20 min walk	5 min drive
G	Naenae College & Naenae Intermediate	25 min walk	6 min drive
H	Avalon Park	35 min walk	6 min drive
I	Hutt Expressway / SH2	40 min walk	7 min drive
J	Queensgate Mall / Lower Hutt Town Centre	-	9 min drive
K	Central Wellington (21.1km)	-	25 min drive



Vale's focus on carefully thought-out selection of materials and finishes is anchored in our requirement for long-lasting, low-maintenance performance, sitting alongside high aesthetic value.



Completed Projects.



223 Peterborough Street



223 Peterborough Street



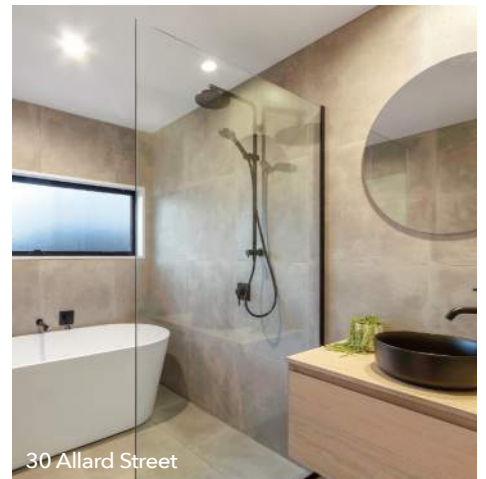
223 Peterborough Street



223 Peterborough Street



236 Salisbury Street



30 Allard Street

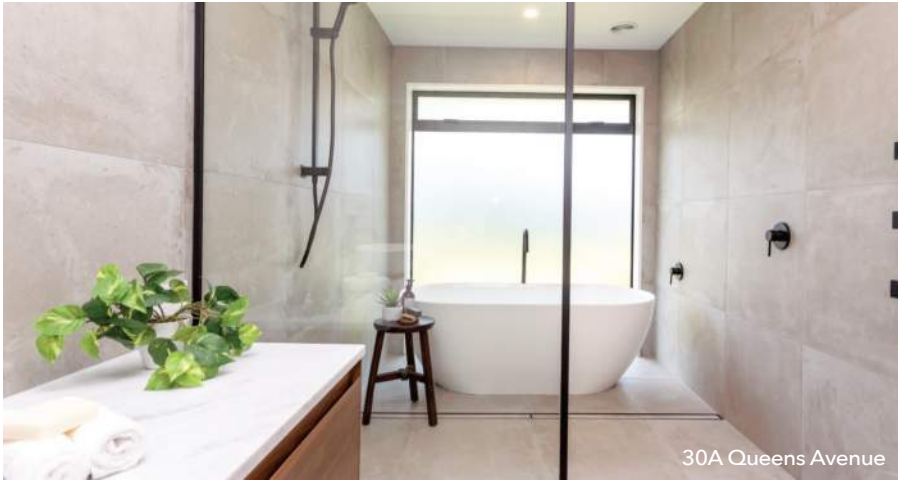


327 Cambridge Terrace



327 Cambridge Terrace

Completed Projects.



30A Queens Avenue



30A Queens Avenue



30 Rutland Street



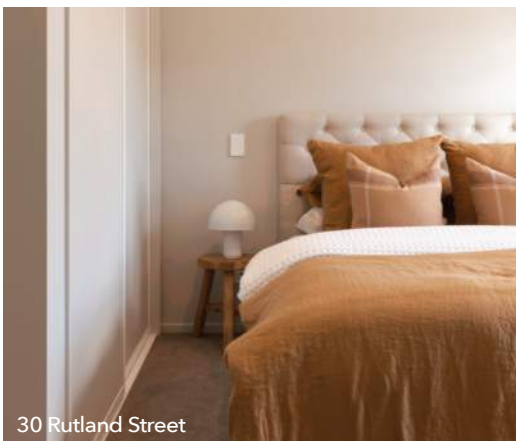
30 Rutland Street



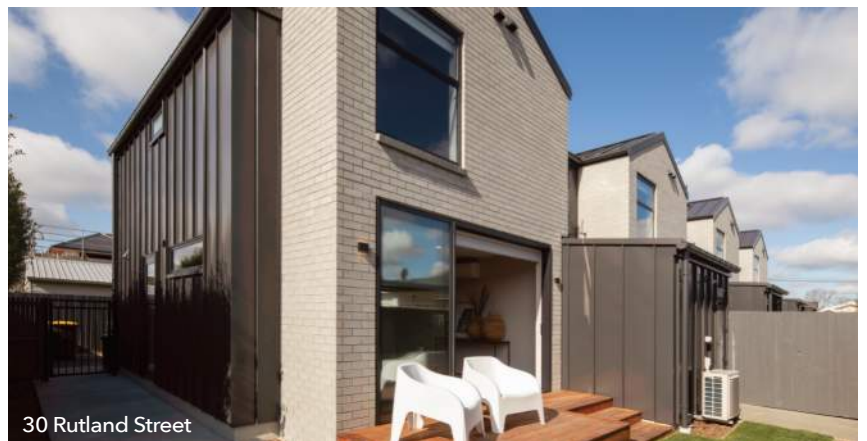
30 Rutland Street



30 Rutland Street

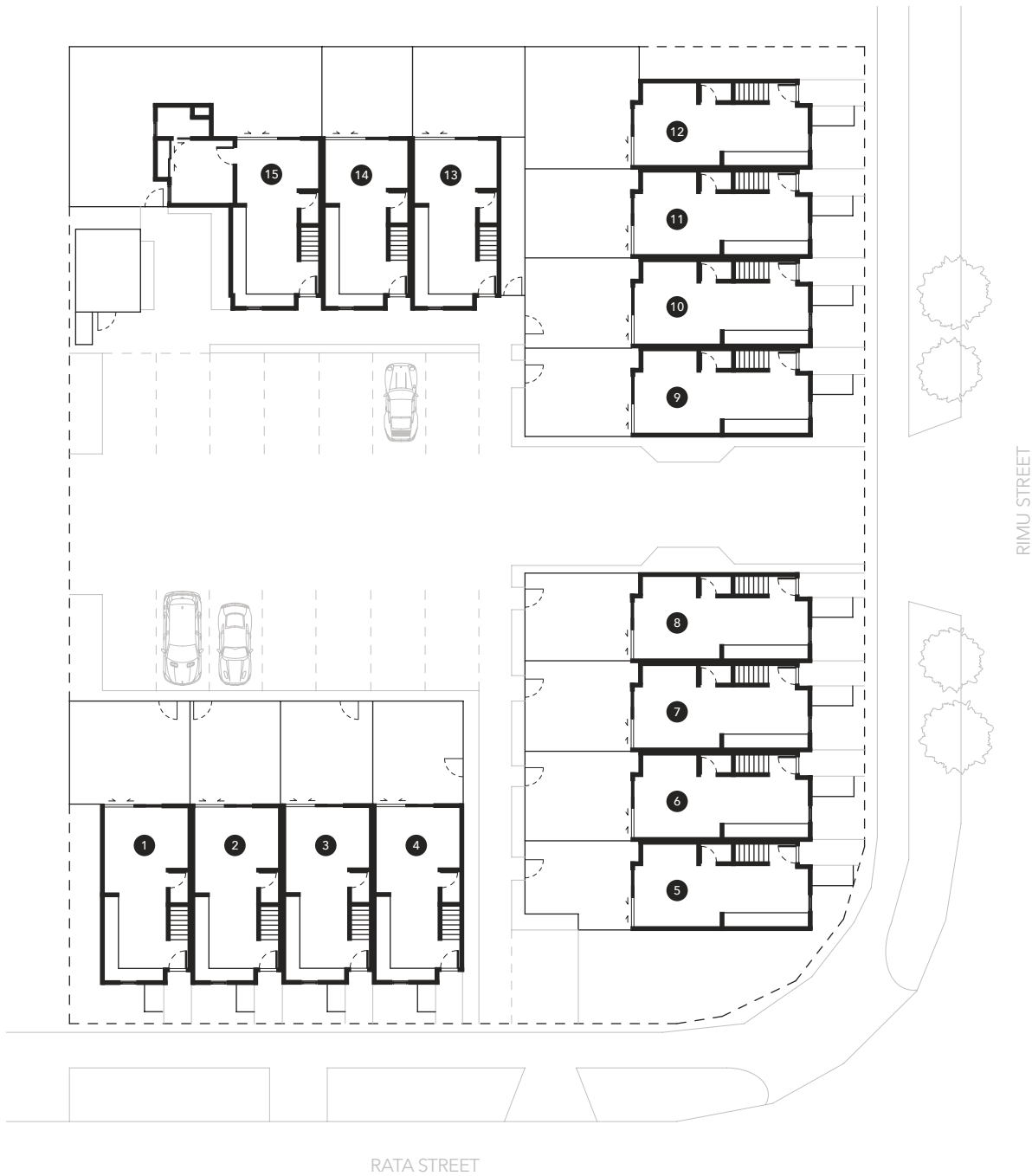


30 Rutland Street



30 Rutland Street

Site plan.



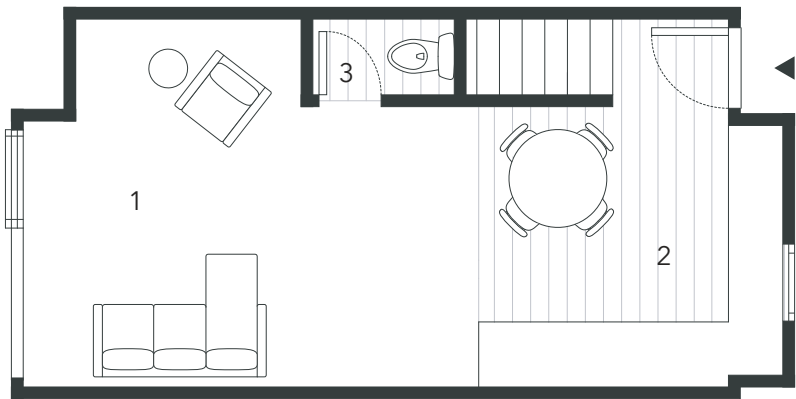
Each home is positioned with careful consideration to privacy and sun, with car parks included with all of the units to suit buyers' individual needs.

Property Schedule

Unit	Configuration	Floor Area (m²)	Site Area (m²)
1	2 bedroom, 1.5 bathroom with carpark	69	87
2	2 bedroom, 1.5 bathroom with carpark	68	65
3	2 bedroom, 1.5 bathroom with carpark	68	65
4	2 bedroom, 1.5 bathroom with carpark	67	77
5	2 bedroom, 1.5 bathroom with carpark	67	121
6	2 bedroom, 1.5 bathroom with carpark	67	69
7	2 bedroom, 1.5 bathroom with carpark	67	69
8	2 bedroom, 1.5 bathroom with carpark	67	74
9	2 bedroom, 1.5 bathroom with carpark	67	74
10	2 bedroom, 1.5 bathroom with carpark	67	67
11	2 bedroom, 1.5 bathroom with carpark	68	66
12	2 bedroom, 1.5 bathroom with carpark	67	90
13	2 bedroom, 1.5 bathroom with carpark	67	66
14	2 bedroom, 1.5 bathroom with carpark	68	52
15	3 bedroom, 2.5 bathroom with 2 carparks	84	115

Floor Plans.

Units 1 - 14



Ground Floor



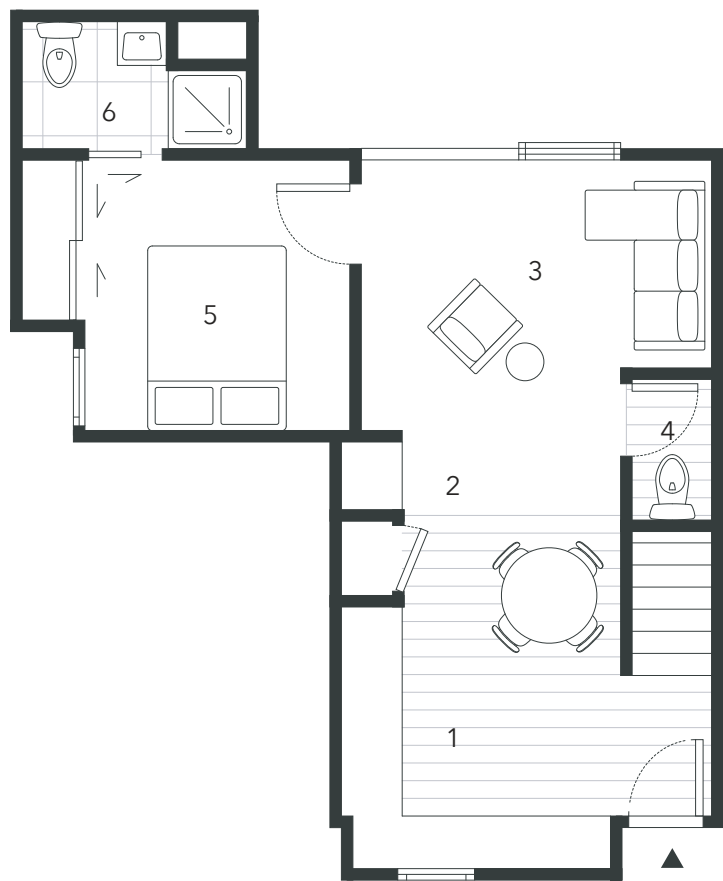
First Floor

- 1 Living Room
- 2 Kitchen/Dining
- 3 Bathroom
- 4 Bedroom 1
- 5 Bathroom
- 6 Bedroom 2

Ground Floor Area: 32 - 34m²
First Floor Area: 33 - 36m²
Total Area: 66 - 68m²

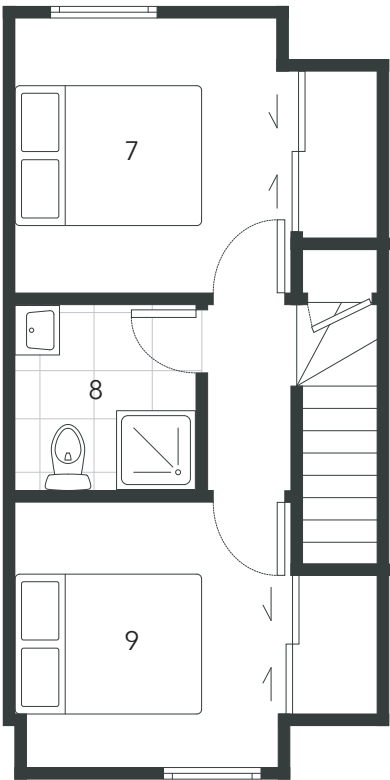
Fourteen of the fifteen homes at 1 Rimu Street come with a dedicated car park, while all units enjoy a private, landscaped courtyard garden. Most homes have two bedrooms and one bathroom with an additional separate WC. A three-bedroom unit features a master ensuite in addition to the main bathroom and separate WC, along with two car parks for added convenience.

Unit 15



Ground Floor

Ground Floor Area: 48m²
First Floor Area: 36m²
Total Area: 84m²



First Floor

- 1 Kitchen/Dining
- 2 Laundry/Study
- 3 Living Room
- 4 Bathroom
- 5 Bedroom 1
- 6 Ensuite
- 7 Bedroom 2
- 8 Bathroom
- 9 Bedroom 3

Specification

General

Materials and Workmanship	The proposed work shall comply with the following requirements: a. Statutory Laws and Regulations b. The Building Act c. Local Authority Bylaws d. New Zealand Building Code: Acceptable Solutions e. Health & Safety & Employment Act f. Appropriate NZ Standards
Ownership Structure	Fee Simple

Construction

Foundation	Enhanced concrete foundation slab
Framing	90 x 45 SG8 w 2400 mm ceiling height
Intertenancy Wall	GIB Barrier System
Joists	240 x 45 SG8
Flooring	20 mm Strandboard, H3 treated to wet areas
Insulation	Glass wool insulation Wall - R2.6 Ceiling - R4 Intertenancy Wall - R2.2

Exterior

Roof	Metalcraft Colorsteel Kahu
Fascia & Gutter	Colorsteel gutters w 80 mm dia. Colorsteel downpipes
Exterior Cladding	Gable Ground Floor - 70 series brick veneer, Truwood weatherboards, James Hardie Linea Oblique First Floor - 70 series brick veneer, Truwood weatherboards, James Hardie Linea Oblique Monopitch Ground Floor - 70 series brick veneer, James Hardie Linea Oblique First Floor - 70 series brick veneer, James Hardie Linea Oblique
Window and Door Joinery	Double glazed, powder coated aluminium
Entry Door	Aluminium w digital touch pad door lock
Garage Door	N/A

Interior - General

Door Hardware	Lever action handles satin chrome
Internal Doors	Pre-hung Door - Paint finish flush MDF Hollowcore Cavity Slider Door - Paint finish flush MDF Hollowcore Wardrobe Slider Door - Paint finish GIB/MDF
Blinds	Roller blinds with block out fabric

General (continued)

Electrical	LED recessed light fittings, double plate powerpoints, Cat 6 data cabling - Living & master bedroom, TV aerial outlets - Living & master bedroom
Flooring	Carpet - Carpet with foam underlay - Living, bedrooms, hallway & stairs Vinyl Planking - Kitchen, WC Tiles - Bathroom - Ceramic tiles with ceramic tile skirting
Heating	Daikin Hi-Wall heat pump 6.0kW heating & 5.0kW cooling
Skirting	60 mm bevelled MDF, ceramic tile skirting to wet areas
Wall Linings	GIB
Wardrobe Joinery	Melamine hanging/shelving unit
Water Heater	180L hot water cylinder

Kitchen

Benchtop	Acrylic, stone
Kitchen Joinery	Melamine carcass
Doors & Door Fronts	Melamine
Kitchen Mixer	Uno goose chrome neck
Splashback	Ceramic tiles
Appliances	Oven - Fisher & Paykel - OB60SC7CEX2 Cooktop - Fisher & Paykel - CI604CTB1 Rangehood - Fisher & Paykel - HP60IDCHX2 Dishwasher - Fisher & Paykel - DD60SAX9

Bathroom

Shower Base	Acrylic
Shower Walls	Ceramic tiles (floor to ceiling)
Shower Glazing	Frameless glass
Shower Mixer	Uno chrome
Shower Rose & Slide	Splash plus column shower chrome
Toilet	Back to wall
Vanity	Soft 650 wall hung 2 drawers 650 mm - Melamine French Oak
Vanity Mixer	Uno curved spout chrome
Mirror	Mirror cabinet 600 2 doors - Melamine French Oak
Heated Towel Rail	Chrome heated towel rail
Toilet Roll Holder	Heiko - Chrome

WC

Toilet	Back to wall
Vanity	Mini Soft 500 wall hung - Melamine French Oak
Vanity Mixer	Uno curved spout chrome
Mirror	Polished edge to align with vanity top of internal door
Toilet Roll Holder	Heiko - Chrome

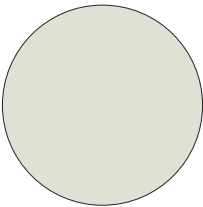
Colour Schedule

Exterior - Gable

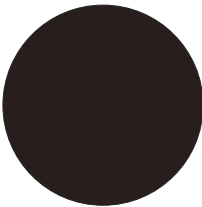
Roof, Fascia, Gutter & Downpipes	Cloud
Soffit	Resene Alabaster
Exterior Cladding	
Ground Floor	70 series brick veneer - Recycled Truwood weatherboards - Resene Wood-X Damper James Hardie Linea Oblique - Cloud
First Floor	70 series brick veneer - Recycled Truwood weatherboards - Resene Wood-X Damper James Hardie Linea Oblique - Cloud
Window and Door Joinery	Cloud
Entry Door	Flaxpod
Garage Door	N/A

Exterior - Monopitch

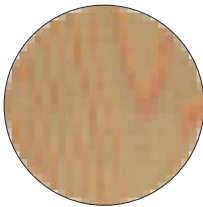
Roof, Fascia, Gutter & Downpipes	Flaxpod
Soffit	Resene Alabaster
Exterior Cladding	
Ground Floor	70 series brick veneer - Midland Bricks Euro - Nieve James Hardie Linea Oblique - Flaxpod
First Floor	70 series brick veneer - Midland Bricks Euro - Nieve James Hardie Linea Oblique - Flaxpod
Window and Door Joinery	Flaxpod
Entry Door	Flaxpod
Garage Door	N/A



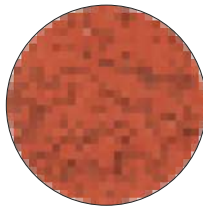
Colorsteel
Cloud



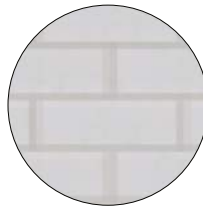
Colorsteel
Flaxpod



Resene Wood-X
Damper



Recycled Bricks

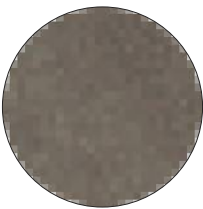


Midland Bricks Euro
Nieve

Colour Schedule

Interior

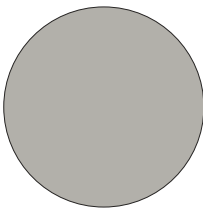
Carpet	Feltex Cable Bay - Coles
Vinyl Planking	Quickstep Laminate - Soft Oak Medium
Kitchen	
Bench Top	Pure White
Door & Drawer Fronts	Bestwood Subtle Grey Velvet, Melteca Classic Oak Puregrain
Splashback	300 x 75 white tiles with grey grout
Bathroom/Ensuite	
Tiling	Floor - 600 x 600 grey tiles with grey grout Shower walls - 600 x 600 grey tiles with grey grout (floor to ceiling)
Paint	
Ceiling, Doors & Reveals	Resene Double Alabaster
Walls	Resene Sea Fog



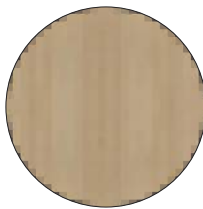
Feltex Cable Bay
Coles



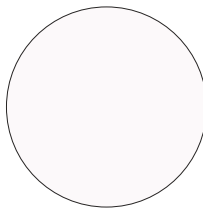
Quickset Laminate
Soft Oak Medium



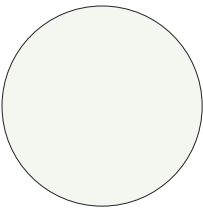
Bestwood Subtle
Grey Velvet



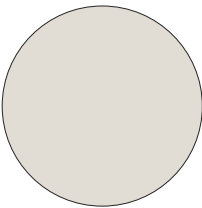
Melteca Classic Oak
Puregrain



Pure White



Resene Double
Alabaster



Resene Sea Fog

Chattels

Exterior

Letter box
Clothes line
Aerial

Interior

Appliances	Cooktop
	Dish drawer
	Oven
	Rangehood
Roller blinds with blackout fabric	
Fixed floor coverings	
Light fittings	
Heat pump and remote	
Heated towel rail x1, 2*	
Smoke alarms	

* Unit 15 only

Residents Society Budget

When you purchase a Vale home, you receive a freehold (or fee simple) title – meaning you own the land, along with anything built on it. You also share common areas within the development with your neighbours – driveways, bike parking, landscaped gardens and the like. It's important to make sure these areas are maintained and protected, as well as adequately insured, especially if there are shared walls between units. This is why every Vale development has a residents' association which looks after common areas on behalf of all homeowners, ensuring they are clean and well-presented and dealing with any issues or damage that may arise.

Estimate annual levy - \$2,500 - \$3,000 including insurance

Warranty

Vale offers a one year defects remediation period and a 10 year structural warranty on all new homes built, as per the New Zealand Building Act. This provides our buyers with protections that include ensuring our work complies with the New Zealand Building Code, quality workmanship, and with regards to the materials that we use.

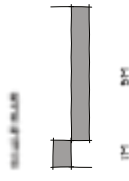
The team at Vale are engineers who have completed hundreds of civil, geotechnical and structural jobs in the last decade being both residential and commercial, largely in technical and challenging post-quake Canterbury. This means we're used to adhering to strict regulations and codes, and also to seeking out the best builders and contractors who complete work to the highest standards.

At Vale, we build homes with the long term in mind. We seek out high quality and tested products, which require low maintenance over time. Our suppliers have their own warranties for these products, and buyers are also protected by New Zealand's consumer laws.

We will rectify any work that was a result of us (not wear and tear) within the one year defects remediation period. After this we will assist you in getting your home rectified if there are warranty issues that arise. We will provide you on completion a digital (and hardcopy, if you wish) information package on all the warranties that cover your new home (which will include warranties to the materials, products and systems in your home).

Do we offer a Master Build Guarantee?

A Master Build Guarantee provides protection for consumers who engage a builder or contractor to work on their home or property. Typically, this uses a progress payment structure where consumers pay their bill at key project milestones. This protects the consumer if the builder or contractor is unable to complete the project for whatever reason. We think the Master Builders Guarantee is a great product, but not necessarily designed for developers, so we are not part of the scheme. Instead of taking progress payments like the Master Build Guarantee, we protect our buyers by requesting a 10% deposit which is held in our solicitor's trust account until settlement, when the remaining balance is due. This way, if the project is never completed for whatever reason, the money would simply be returned to them, alleviating the risk of the builder defaulting on work.



NAME	1. 1000 000
DATE	10. 10. 2000
FIELD	1. 000 2
REMARKS	0
REMARKS BY	D. 000000

LEVEL 2
7/71 GLOUCESTER STREET
CHRISTCHURCH, 8013
NEW ZEALAND
WWW.VAI.EPROPERT.CO.NZ

Vale



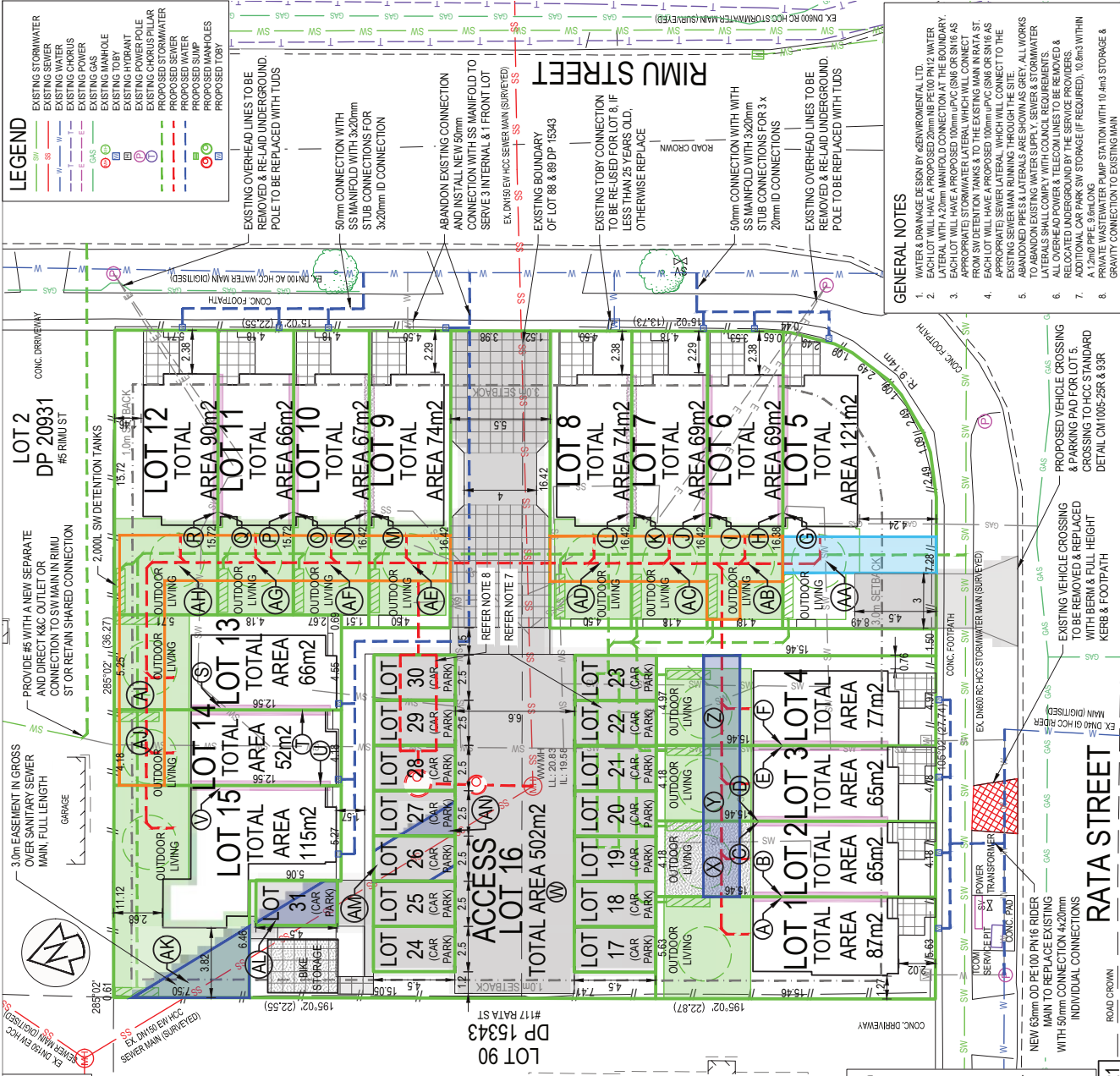
THIS PLAN HAS BEEN PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT PURSUANT TO THE PROVISIONS OF THE RESOURCE MANAGEMENT ACT 1991. UNAUTHORISED USE OR CIRCUMVENTION OF THIS PLAN FOR ANY OTHER PURPOSE IS NOT PERMITTED WITHOUT PRIOR CONSENT OF THE SURVEYING COMPANY (WELLINGTON) LIMITED. AREAS AND DIMENSIONS SHOWN ON THIS PLAN ARE FOR INFORMATION ONLY AND DO NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE SURVEYING COMPANY (WELLINGTON) LIMITED, ACCEPTS NO LIABILITY FOR ANY DISCREPANCIES TO THE SURVEYING COMPANY (WELLINGTON) LIMITED.

SITE COVERAGE		
LOT	NET SITE AREA	BUILDING AREA
LOT 1	87m ²	33m ²
LOT 2	65m ²	33m ²
LOT 3	65m ²	33m ²
LOT 4	77m ²	32m ²
LOT 5	121m ²	33m ²
LOT 6	69m ²	34m ²
LOT 7	69m ²	34m ²
LOT 8	74m ²	33m ²
LOT 9	74m ²	33m ²
LOT 10	67m ²	34m ²
LOT 11	66m ²	34m ²
LOT 12	90m ²	33m ²
LOT 13	66m ²	31m ²
LOT 14	52m ²	33m ²
LOT 15	115m ²	49m ²
LOT 16	502m ²	N/A
AGGREGATE	1659m ²	512m ²
LOCAL AUTHORITY		
HUTT CITY COUNCIL		
ZONING		
GENERAL RESIDENTIAL		
TOTAL AREA		
826m ² + 832m ² = 1658m ²		
COMPRISED IN RT		
VN23D/34 + WN13D/851		
REGISTERED OWNERS		
DONNA MARIA WALKINSHAW, RICHARD CLIVE WALKINSHAW & INDEPENDENT TRUST COMPANY (2011) LIMITED		
KATE JULIA FITZGERALD SCOTT ROBERT FITZGERALD		

Annulment condition: That Lot 16 hereon (legal access) be held as to 15 undivided one-fiftieth shares by the owners of Lots 1-15 hereon as tenants in common in the said shares and that individual records of title be issued in accordance herewith.

Lot 1 and 17 to be held in the same record of title. LINZ reference number xxxxxx.
Lot 2 and 18 to be held in the same record of title. LINZ reference number xxxxxx.
Lot 3 and 19 to be held in the same record of title. LINZ reference number xxxxxx.
Lot 4 and 20 to be held in the same record of title. LINZ reference number xxxxxx.
Lot 5 and 21 to be held in the same record of title. LINZ reference number xxxxxx.
Lot 6 and 22 to be held in the same record of title. LINZ reference number xxxxxx.
Lot 7 and 23 to be held in the same record of title. LINZ reference number xxxxxx.
Lot 8 and 24 to be held in the same record of title. LINZ reference number xxxxxx.
Lot 9 and 25 to be held in the same record of title. LINZ reference number xxxxxx.
Lot 10 and 26 to be held in the same record of title. LINZ reference number xxxxxx.
Lot 11 and 27 to be held in the same record of title. LINZ reference number xxxxxx.
Lot 12 and 28 to be held in the same record of title. LINZ reference number xxxxxx.
Lot 13 and 29 to be held in the same record of title. LINZ reference number xxxxxx.
Lot 14 and 30 to be held in the same record of title. LINZ reference number xxxxxx.

REV A: LOT 5 PARKING PAD ADDED 06 DEC 2021



MEMORANDUM OF PROPOSED EASEMENTS		
PURPOSE	SHOWN	BURDENED LAND
PARTY WALL	A	LOT 1
	B	LOT 2
	C	LOT 3
	D	LOT 4
	E	LOT 5
	F	LOT 6
	G	LOT 7
	H	LOT 8
	I	LOT 9
	J	LOT 10
RIGHT TO DRAIN WATER & SEWAGE, RIGHT TO CONVEY WATER, ELECTRICITY & TELECOMMUNICATIONS	K	LOT 11
	L	LOT 12
	M	LOT 13
	N	LOT 14
	O	LOT 15
	P	LOT 16
	Q	LOT 17
	R	LOT 18
	S	LOT 19
	T	LOT 20
RIGHT TO DRAIN SEWAGE	U	LOT 21
	V	LOT 22
	W	LOT 23
	X	LOT 24
	Y	LOT 25
	Z	LOT 26
	AB	LOT 27
	AC	LOT 28
	AD	LOT 29
	AE	LOT 30
RIGHT TO DRAIN WATER	AF	LOT 31
	AG	LOT 32
	AH	LOT 33
	AI	LOT 34
	AK	LOT 35
	AA	LOT 36
	AB	LOT 37
	AC	LOT 38
	AD	LOT 39
	AE	LOT 40
RIGHT TO DRAIN SEWAGE & WATER	AF	LOT 41
	AG	LOT 42
	AH	LOT 43
	AI	LOT 44
	AK	LOT 45
	AA	LOT 46
	AB	LOT 47
	AC	LOT 48
	AD	LOT 49
	AE	LOT 50
MEMORANDUM OF PROPOSED EASEMENTS IN GROSS		
PURPOSE	SHOWN	BURDENED LAND
RIGHT TO CONVEY WATER	W	LOT 16
	W, AK, AL, AM & AN	LOTS 15 & 16
RIGHT TO DRAIN SEWAGE	W	LOT 16
	W	LOT 16
RIGHT TO CONVEY TELECOMMUNICATIONS	W	LOT 16
	W	LOT 16

1:250 @ A3

17 JUN 2021

TARARUA 17 JUN 2021

JVM 25 JUN 2021

JOB DRAWING NUMBER

34304

Sheet 1 of 1

LOTS 1 TO 31 BEING A SUBDIVISION OF LOT 88 & 89 DP 15343

1 & 3 RIMU STREET, NAENAE

Prepared for Vale Property Ltd

Vale

7771 GLOUCESTER STREET
CHRISTCHURCH, 8013
NEW ZEALAND
WWW.VALEPROPERTY.CO.NZ



Property Address 1 Rimu Street, Naenae

Date of valuation 28 March 2024

Rental valuation **\$650-\$670 - 2 Bedrooms, 1.5 bathrooms, designated carpark**

Stress Free Wellington Property Management - Desktop rental valuation

We have been asked us to provide a rental appraisal for 1 Rimu Street, Naenae. This assessment is assessing the 2 bedroom, 1.5 bathroom townhouses that are due for completions in Q3, 2024. The median rent for a 2 bedroom house which have been tenanted in the area in the last months is \$620 per week.

From the description of the property provided, plus knowing the expected tenant type wishing to live here, we expect a peak summer rental of \$650-\$670 pw once compliant with the Healthy Homes Standards.

Features of the property include:

- Brand new build
- High quality chattels and fixings
- Dedicated outdoor carpark.

Location

- Central location
- Short walk to shops, schools, amenities, transport

What our clients say.

"I am impressed at how quickly you found this tenant"

- Scott Faden, Mt Victoria

"Your proactive inspections have ensured we have no maintenance surprises"

- Bob Ulrichsen, Newtown

"Niall and the team took control and sorted out the transfer of tenancy without any problems"

- Sean Brosnahan, Northland

Sincerely,

Tania McCrystall | Business Development Manager

Copo Property Management
Level 4, 15 Courtenay Place, Te Aro, Wellington
022 488 4426
tania@copo.nz
0800 567 563
www.copo.nz

***NB This is a professional estimate of rental level for the property based upon our extensive market knowledge of the area; however it should not be acted upon as a rental appraisal from a registered valuer. Should you require such a report we recommend you seek the services of a registered valuer.**



Date 4th April 2024

Hi Oscar,

Thank you for providing us with this opportunity. We are excited to present our rental appraisal for your property located at **1 Rimu Street, Naenae, Lower Hutt 2- & 3-bedroom townhouse development.**

We have taken the following factors into consideration when appraising your property:

- Features that the property has to offer.
- Internal and government data
- Comparable properties within the area
- Current condition of the rental market (i.e., vacancy rates, supply, and demand)
- The condition of the property

Property Features

Your property has some great features we know tenants will find appealing:

- Architecturally designed and constructed to the highest quality, these 15 townhouses located in the popular Lower Hutt suburb of Naenae offer the best hassle-free, low-maintenance, contemporary living. These sharply priced, two-level homes showcase the latest in leading-edge design, while embodying Vale's core value of providing affordable architecture in places people want to live. Quality building materials, a contrasting yet complementary mix of cladding profiles, quality appliances and interior finishes, and up-to-the-minute healthy home technology combine to deliver homes of a superior standard that is unmatched in this area.

Rental Appraisal Price

- It is always our goal to achieve the best possible rental return and to secure the highest calibre of tenants. Having inspected your property and taking into consideration the current rental market conditions and government data, we can advise that your property, in its current condition, would rent for approximately:
 - x14: 2-bedroom, 1.5 bathroom with a carpark - \$640-670pw
 - X1: 3-bedroom, 2.5 bathroom with x2 carparks - \$700-\$730pw

Rent = approximately \$640 - \$730 per week

Introducing Vale.

Oscar Patterson

oscar@valeproperty.co.nz
027 381 0163

For further information please
visit our website at:

www.valeproperty.co.nz

Vale is a boutique property development company delivering affordable, architecturally-designed homes in sought-after locations. We believe in carefully considered design and materials which ensures high standards of low maintenance construction, resulting in homes which provide excellent liveability and sound long-term investments for both owner-occupiers and investors.

All of our developments are bespoke and individually designed, so they don't have a cookie-cutter look. We use simple, minimalist architecture that draws on the latest design trends without going over the top. This results in sleek, visually-pleasing developments which complement existing streetscapes and make strong, yet understated architectural statement.

We also firmly believe in providing highly functional homes that suit today's contemporary lifestyles. Smart storage, private outdoor courtyards/gardens, and carparks/garages are included with the vast majority of the homes that we develop.

In this way, we aim to deliver high-quality homes that will stand the test of time and provide benchmark standards of comfortable and healthy living for generations to come.