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# Tuapapa Luxury Apartments

*Price by Negotiation*

5  
AVAILABLE



**IslesConstruction**  
LIMITED  
*...building the future*

T E A M <sup>®</sup>



# Tuapapa Luxury Apartments

## Floorplans

### SITE MAP

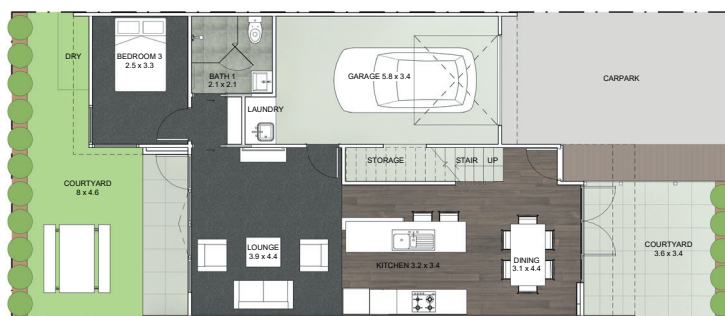


### APARTMENT 10 & 13 FLOORPLAN



Floor Area: 135.5m<sup>2</sup>

### GROUND FLOOR



### FIRST FLOOR



Contact Carmen Wineera

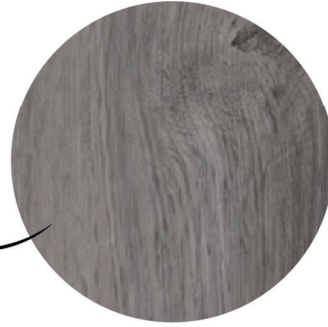
021 863 172 for further information



*DETAILS FOR YOUR BUILD - RUAHINE APARTMENTS*

*Colour Concept Two - "Black & White Industrial"*

*Flooring*

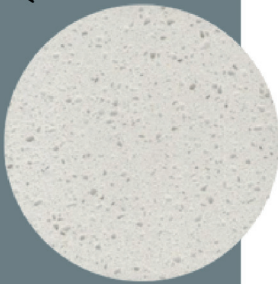


*Belgotex Amtico First  
col. Cavalier Oak  
Entry/Dining/Kitchen*

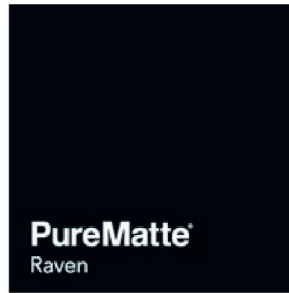


*ABODE Chateau 60oz SDN  
col. 'Graphite'  
Living/hall/staircase/all bedrooms*

*Kitchen*



*Benchtop  
Trendshone White  
Galaxy*



*Melteca Standard  
Silver Strata  
Naturale*



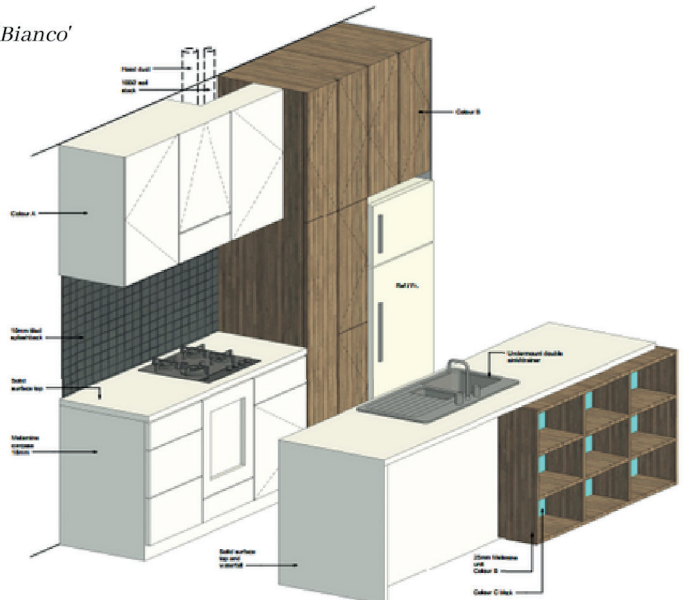
*WATERWARE  
Pioneer Range  
col. MATT BLACK  
Kitchen Sink Mixer  
(picture is reference only)*



*SPLASHBACK TILE - Florencia 'Bianco'  
Grout = MAPEI Silver Grey 111*



*Inspiration image*





7 MacArthur Street  
Feilding 4702

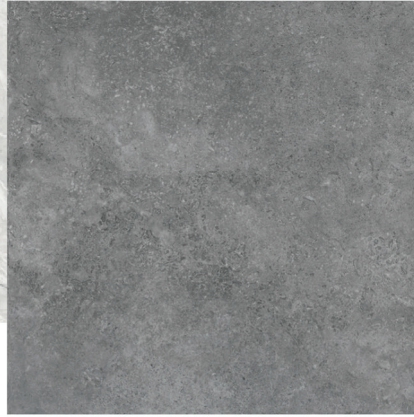
Aleisha Bradley  
022 561 8850

info@xtradesign.co.nz  
@xtra.design

## Upstairs Bathroom



*Quantum Breccia  
Col. Bianco 600 x 600  
Bathroom walls*



*Quantum Trafalgar  
Col. Grey Lapatto 600 x 600  
Bathroom Floor*



*WATERWARE  
Pioneer Range  
col. MATT BLACK  
All Plumbing fittings*



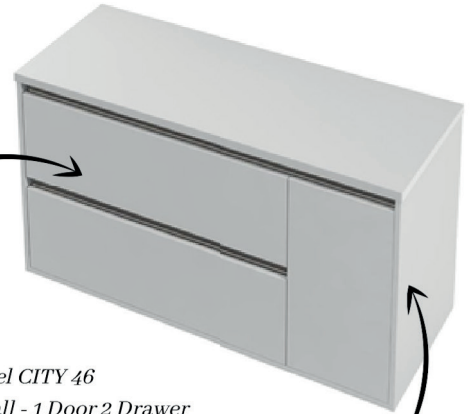
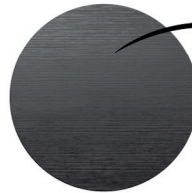
*Waterware 600 x 1200mm  
Square Mirror  
Black Demister*



*LEVIVI RONDELLO  
COUNTER TOP BASIN  
MATT BLACK*



*Vanity top - Cherry Pie® Solid Surface  
Bench Tops col. Bright White*



*St Michel CITY 46  
1200 Wall - 1 Door 2 Drawer  
Front col. Black Wilderness  
Sides col. Black Soft Matt  
Accent Strip: Titanium*



# XTRA design

interiors x colour x style

7 MacArthur Street  
Feilding 4702

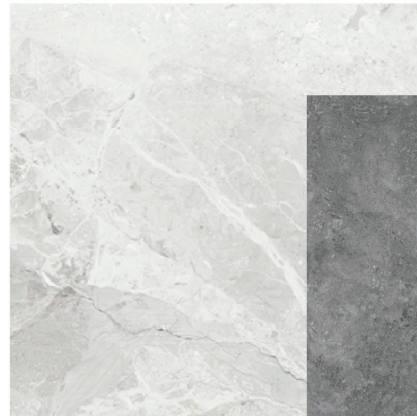
Aleisha Bradley  
022 561 8850

info@xtradesign.co.nz  
@xtra.design

## Downstairs Bathroom



**TERWARE**  
Pioneer Range  
col. MATT BLACK  
All Plumbing fittings



**Quantum Breccia**  
Col. Bianco 600 x 600  
Bathroom walls



**Quantum Trafalgar**  
Col. Grey Lapatto 600 x 600  
Bathroom Floor



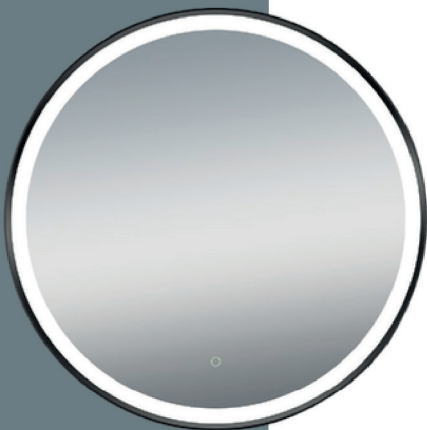
**LEVIVI RONDELLO**  
COUNTER TOP BASIN  
MATT BLACK



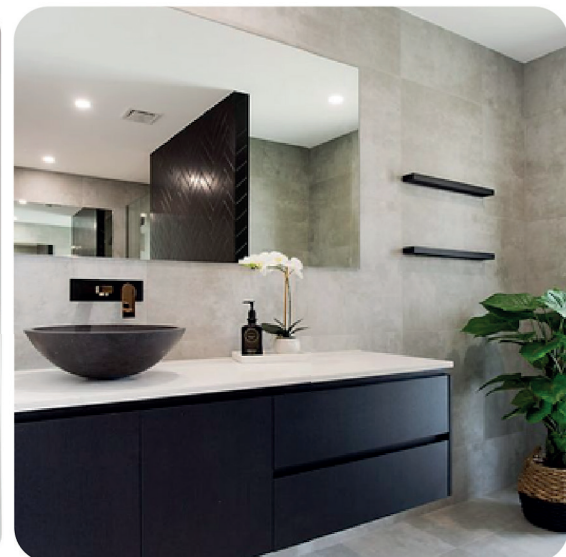
**Cherry Pie® Solid Surface Bench Tops**  
col. Bright White



**St Michel CITY 46**  
700 Wall - 1 Drawer  
Front col. Black Wilderness  
Sides col. Black Soft Matt  
Accent Strip: Titanium



**WATERWARE**  
Cadre 690mm LED  
Mirror with  
Demister Black



Inspiration images





# Unit 10 & 13 Tuapapa Luxury Apartments

## INTERIOR SELECTIONS AND COLOURS

### INTERIOR COLOURS

CEILING AND TRIM	Colour	Alabaster
WALLS, GARAGE	Colour	Half Black White
INTERIOR DOOR	Colour	Alabaster
	Style	Flush
	Handle	Assa Abloy Lockwood L3 Element Nero
	Hinges	Black
	Door stops	Assa Abloy Lockwood A315MBK

### FLOORING

CARPET	Type	Abode Chateau 60oz SDN
	Colour	Graphite
	Underlay	11mm
	Areas	Lounge, Halls, All Bedrooms and Stairs
VINYL PLANKING	Type	Belgotex Amtico First
	Colour	Cavalier Oak
	Areas	Entry, Dining, Kitchen and Part of Garage
GARAGE CARPET	Type	Garage

### TILING

UPSTAIRS BATHROOM ALL WALLS & NICHE	Type	Breccia Bianco Matt 600 x 600
UPSTAIRS BATHROOM FLOOR	Type	Trafalgar Grey Lappato 600 x 600
DOWNSTAIRS BATHROOM ALL WALLS & NICHE	Type	Breccia Bianco Matt 600 x 600
DOWNSTAIRS BATHROOM FLOOR	Type	Trafalgar Grey Lappato 600 x 600
GROUT (Bathroom Walls and Niches)	Colour	Mapei Silver Grey 111
GROUT (Bathroom Floors)	Colour	Mapei Cement Grey 113
KITCHEN SPLASHBACK	Type	Florencia Bianco
LAUNDRY SPLASHBACK	Type	Florencia Bianco
GROUT (Kitchen and Laundry Splashbacks)	Colour	Mapei Silver Grey 111

### KITCHEN

CABINERY MAIN	Colour	Silver Strata Naturale
CABINERY SECONDARY	Colour	PureMatte Raven
BENCHTOPS	Type	Trend Stone White Galaxy
HANDLES	Type	Marcella Black
WATER TO FRIDGE	Yes	
SPLASHBACK	Tiled	See Tiling Above

### CUPBOARDS & WARDROBES

STAIR UNIT	Cupboard	Silver Strata Naturale
	Shelf	Pure Matte Raven
HALL CUPBOARD	Doors	Silver Strata Naturale
BED ROOM 2 WARDROBE	All Shelving	Silver Strata Naturale
MASTER WARDROBE	All Shelving	Silver Strata Naturale

### LAUNDRY

BENCHTOPS	Type	Trend Stone White Galaxy
CABINERY MAIN	Colour	Silver Strata Naturale



# Unit 10 & 13 Tuapapa Luxury Apartments

## INTERIOR SELECTIONS AND COLOURS CONT.

### APPLIANCES

OVEN	Type	OB60SD9PB1 Black 60cm 9 Function Oven
COOKTOP	Type	CI604DTB4 Induction Cooktop 4 Zones
DISHWASHER	Type	DW60UC6B Black Dishwasher
RANGEHOOD	Type	HP60IDCHX3 Intergrated Rangehood
WASTE DISPOSAL	Type	GD75IA1 Waste Disposer
MICROWAVE		OM25BLSB1 Black Microwave Oven

### LIGHTING

KITCHEN PENDANTS	Lighting Direct	LEDLUX Panorama 4L Long Pendant Black
ELECTRICAL SWITCHES	Type	Iconic

### VANITY

DOWNSTAIRS BATHROOM VANITY	St Michel City 46 Colour	700, Wall, Single Drawer Sides - Black Soft Matt Front - Black Wilderness Top - Cherry Pie Bright White Basin- LeVivi Rondello Vessel Basin Matt White Accent Strip, Titanium Matt White pop up waste
UPSTAIRS BATHROOM VANITY	St Michel City 46 Colour	1200, Wall, Double Drawer One Door Sides - Black Soft Matt Front - Black Wilderness Top - Cherry Pie Bright White Basin- LeVivi Rondello Vessel Basin Matt White Accent Strip, Titanium Matt White pop up waste
TOILET	Type	Robertsons Uno BTW

### TAPWARE

KITCHEN TAP	Waterware	FWK2021MB Extractable Goose Neck Matte Black
LAUNDRY TAP	Waterware	FWK2021MB Extractable Goose Neck Matte Black
VANITY TAP	Waterware	FWPI10111MB Extended Basin Mixer x 2 Matte Black
SHOWER MIXER	Waterware	FWPI10130MB Shower Mixer x 2 Matte Black
SHOWER SLIDE	Waterware	FWPI1091MB Shower Rose x 2 Matte Black

### ACCESSORIES

HEATED TOWEL RAIL	Heirloom	WG825N Genesis Nero 825 Towel Warmer x 2
TOILET ROLL HOLDER	Heirloom	YCTRNFN Centro Nero Toilet Roll Holder x 2
HAND TOWEL	Heirloom	YCTRSN Centro Nero Towel Stirrup x 1 Downstairs Bathroom
MIRROR	Athena	600 x 1200 Rectangle Black Upstairs 690 Round Black Downstairs

### HEATING

HEATPUMP	Type	TBA
HOT WATER HEATING	Type	250 Litre Mains Pressure





# Unit 10 & 13 Tuapapa Luxury Apartments

## EXTERIOR SELECTIONS AND COLOURS

ROOF	Profile	ColorSteel Endura MC1000
	Colour	Slate
FASCIA	Colour	Slate
SPOUTING	Profile	Box 125 Colorsteel
	Colour	Slate
DOWNPIPES	Type	Colour Match
GARAGE DOOR	Type	4 Panel - Smooth - Insulated
	Colour	Slate
	Frame	Resene Half Milk White N92-007-080
ALUMINIUM Joinery	Colour	Appliance White
FRONT DOOR	Type	Plasma - 1 Window
	Colour	Resene Nile Blue B35-036-233
FRONT DOOR HANDLE	Type	Dormakaba The Grange - Digital Entry Door Handle and Snib
	Colour	Black
EXTERIOR CLADDING TYPE 1	Type	150mm and 180mm Linea
	Colour	Resene Half Milk White N92-007-080
EXTERIOR CLADDING TYPE 2	Type	Vertical Stria
	Colour	Resene Porter N32-001-088
SOFFIT	Colour	Resene Half Milk White N92-007-080
FRAME AROUND GARAGE DOOR	Colour	Resene Half Milk White N92-007-080



# Owning in a body corporate FAQs



## What is a Body Corporate?

A Body Corporate is made up of all the Owners within a “unit titled” property. eg Apartments.

## WHAT DOES A BODY CORPORATE DO?

In very basic terms it's the organisation that is in charge of running the complex and handling all of the common area issues.

A body corporate:

- Maintains and manages common areas, such as any gardens around the building, entry foyer, lifts and stairwells.
- Decides on fees that individual owners pay to the body corporate so it can operate
- Makes rules for the owners and residents to follow
- Takes out building insurance
- Manages and controls body corporate assets
- Keeps records for the body corporate, including minutes of meetings, owners details, financial accounts, register of assets.

The members meet annually to elect a Body Corporate Chairperson and also a Committee who are in charge of the body corporate between General Meetings.

## HOW IS A BODY CORPORATE SET UP FOR A NEW DEVELOPMENT?

A Body Corporate is established when a developer deposits a unit plan with Land Information New Zealand. At this point, the developer owns all the units and, with the help of Crockers, the developer will finalise the Body Corporate rules, budget, insurance and “founding” contracts so things run smoothly for the new owners for the first year.

## CAN I OPT OUT OF THE BODY CORPORATE?

No. Being a member of a Body Corporate is not an optional arrangement – if you own a unit in a unit titled development, you will be a member of a Body Corporate, with all the rights and responsibilities that come with that. This is then transferred when you sell your unit.

## WHO DECIDES HOW TO SPEND THE BODY CORPORATE FUNDS?

The Body Corporate budget will be approved at the Annual General Meeting (AGM) and will determine how the funds will be spent each year. Any unexpected costs that may arise inbetween AGMs can be approved by the Body Corporate Committee. Should a major cost arise, the Body Corporate Chairperson may call an Extraordinary General Meeting (EGM), so everyone has a chance to get together and make a decision.

## SHOULD I JOIN THE BODY CORPORATE COMMITTEE? WHAT DO I HAVE TO DO?

Being a member of the Body Corporate Committee is encouraged, but you need to be aware of the commitment required. It is important for the Committee to act in the best interest of the complex and all Unit Owners. In line with the Body Corporate budget, the Committee will need to oversee the day to day running of the Body Corporate.

## HOW IS THE BUDGET SET AND HOW MUCH WILL I HAVE TO PAY?

A draft budget will be presented to all Owners prior to the AGM. The draft will take into consideration the actual expenditure from the previous year and anticipated costs for the coming year. The budget will be discussed, amendments made, and will be approved at the AGM.

Your levy is calculated by a percentage of the budget, this is called Ownership Interest (OI). The OI for your unit is determined by an expert Valuer that was appointed by the developer when the body corporate was established.

## WHAT IS A BODY CORPORATE LEVY?

A Body Corporate levy is what the owners within a Body Corporate must pay to meet maintenance and administrative costs associated with the effective running of the common areas and complex overall.



### WHAT DOES MY LEVY COVER?

Your levy includes everything outlined in the Body Corporate budget, for example, building insurance, cleaning and maintaining common areas, through to shared utilities, building works and repairs.

### WHAT COSTS ARE NOT INCLUDED IN A BODY CORPORATE LEVY?

Costs that are individual to each unit and owner such as Council rates, telephone, internet, Sky TV and personal contents insurance. Often electricity and water charges are charged separately, however if there is only one meter to the property, then this could be included in the Body Corporate budget.

### WILL BODY CORPORATE CHARGES INCREASE OVER TIME?

Inevitably there will be some movement in Body Corporate charges as costs increase overtime, for example buildings require cleaners for common areas, rubbish collectors and so on. In turn, to cover these costs, the Body Corporate needs to increase their budget which will be determined by all owners at the AGM.

The Body Corporate will also establish a Long-Term maintenance fund to anticipate some of the larger charges associated with home and building maintenance and to provide for them gradually in order to avoid sudden, unforeseen costs. These costs will fluctuate, depending on the maintenance needs of the building and what the Body Corporate decides to repair or maintain.

### WHAT DOES THE BODY CORPORATE ACCOUNT MANAGER DO?

A Body Corporate can contract professionals like Crockers to carry out some of the specific administrative functions on behalf of the Body Corporate and provide expert advice in relation to the requirements under the Unit Titles Act 2010. The scope of work can be tailored to suit individual Body Corporate needs.

### WHAT DOES THE BUILDING MANAGER DO?

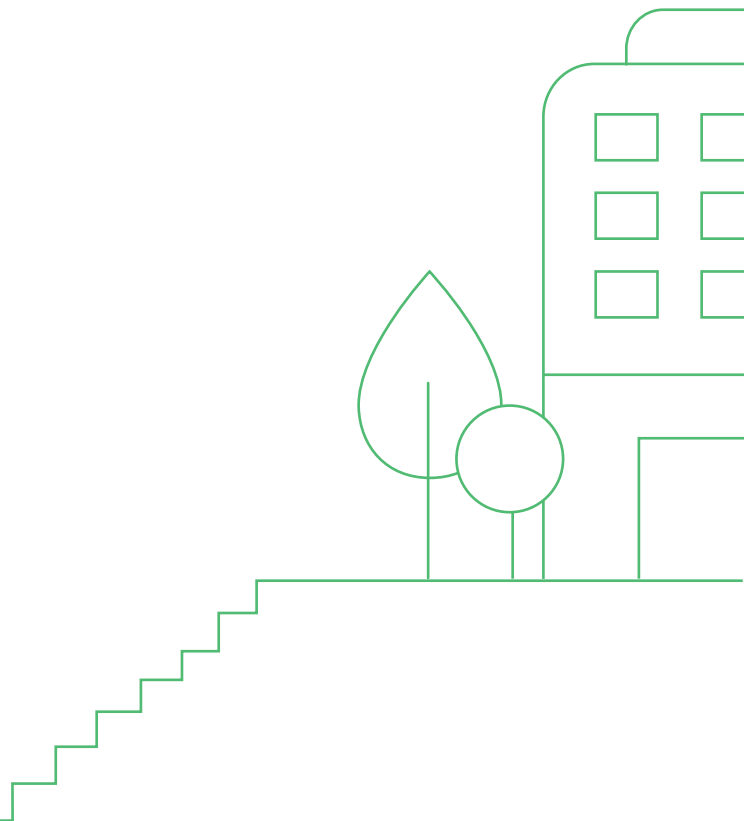
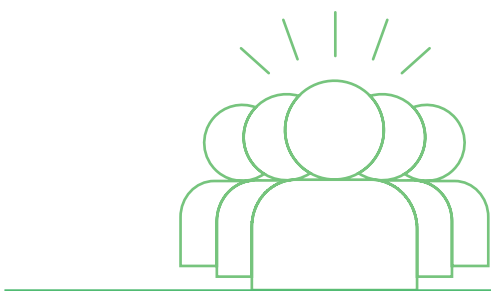
A Building Manager, on-site or part time, often handles day-to-day running of the complex. This includes but not limited to:

- Keeping the development clean, tidy and in good repair
- Carrying out or organising ongoing maintenance, including obtaining quotes.
- Enforcement of the Body Corporate rules
- Managing Contractors on site
- Report to the Body Corporate Committee as frequently as may be required and at the AGM.

### DO MY LEVIES INCLUDE BUILDING INSURANCE?

Yes. All Body Corporates must insure all buildings and other improvements to their full insurable value.

It is recommended that the Occupier of each unit obtains contents insurance, or landlord insurance if the unit is tenanted, as these are not generally covered under the Body Corporate Insurance.





**IslesConstruction**  
LIMITED *...building the future*

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**Contact Carmen Wineera**  
021 863 172 for further information  
.....

**ISLESCONSTRUCTION.CO.NZ**  
.....

**T E A M <sup>®</sup>**

An abstract, low-poly geometric pattern in shades of blue, consisting of various triangles and polygons, located in the bottom right corner of the page.