



A BRAND NEW, HIGH QUALITY HOME
COULD BE WITHIN YOUR REACH.

AXIS SERIES | 2015



WHAT IS AN AXIS SERIES HOME?

QUALITY

To ensure the quality of the housing built at Hobsonville Point is of a consistently high standard, plans must be approved by a Design Review Panel that has strict requirements. Things considered a luxury in other developments, such as double-glazing, extra insulation, rainwater capture and a weather-tight warranty, are mandatory at Hobsonville Point. That includes the Axis Series homes. Yes, they are 'affordable' and they are just as well-designed and built as their neighbours.



AFFORDABLE

As you know, the New Zealand government is behind the development of Hobsonville Point into a new community. The township has been master planned from day one to provide for a diverse range of New Zealanders because that's what makes a thriving community. To that end, twenty percent of the homes built at Hobsonville Point will be sold at or beneath the \$550,000 mark at today's prices.



COMPACT

After studying successful urban communities around the world we know that people live happily in compact homes when good design is present. A small home that is well designed in a neighbourhood that has been thoughtfully planned does not feel like a compromise at all. While the Axis Series homes are smaller than some of the other homes at Hobsonville Point the area provides plenty of outdoor recreational space and opportunities for people to meet or bump into friends in the community. And of course a smaller home and section size means lower maintenance, rates, insurance and energy bills for the owners.



FREEHOLD

The Axis Series homes are freehold, architect designed and built by one of the builder partners responsible for all of the residential construction at Hobsonville Point. When you buy an Axis Series home you will need to obtain finance from a bank as you would in any normal house purchase. There are a few simple eligibility criteria but you will own freehold title to the land and house. (The houses are not subsidised and there is no purchase assistance, such as a rent-to-buy scheme). They are high quality homes, currently priced as follows:

- 1) Under \$450,000
- 2) \$450,00-\$500,000
- 3) \$500,000-\$550,000

There are a range of styles and plans to choose from. Most Axis Series homes are one or two bedrooms. Some are terraced (in a row), some are semi-detached (in pairs), some are stand-alone, and some are apartments.



WHERE ARE THE HOMES SITED?

The Axis Series homes will all be part of the Hobsonville Point community, a new township situated halfway between Westgate (at the end of the Northwestern Motorway) and Albany Town Centre. Hobsonville Point is a 20-minute drive, off peak, from Auckland's CBD and has excellent access to both motorways and public transport.

Over the next eight to ten years Hobsonville Point will grow to match the size of Devonport with a total of around 3000 houses, and have a similar density to Freemans Bay. The township, which covers 167 hectares, will also be home to

low-rise apartment blocks, a retirement village, shops and restaurants as well as offices. The Hobsonville Point Primary and Secondary schools are already built and operating.

Homes are currently selling from under \$500,000 to well over the \$1 million mark. The Axis Series homes will be sited throughout Hobsonville Point. All will be within walking distance of the primary and secondary schools, the parks and coastal walkway, bus stops and the ferry terminal.



WHY CHOOSE AN AXIS HOME?

- 1.** These high quality homes are excellent value for money.
- 2.** The homes are built to meet sustainability criteria. They are energy and water efficient, which keeps your running costs down.
- 3.** The building companies we are working with all have a proven track record, delivering a well built home on time and at the pre-agreed price.
- 4.** You know exactly what you need to pay and by when, so there are no surprises.
- 5.** Hobsonville Point has been master planned so that it grows to provide everything the community needs to thrive.
- 6.** It already provides excellent community facilities, parks and access to the harbour, public transport options including bus and ferry connections to the CBD, and it's close to shopping centres and motorways.



WHO IS ELIGIBLE TO BUY AN AXIS HOME?

Axis Series homes are designed for people who earn an average Auckland wage, but, because of the housing market in the city, are unable to afford a quality new home in a good area. The Minister for Housing has asked that Axis Series buyers meet some simple criteria. Their owners:

- Must be New Zealand permanent residents or citizens.
- Cannot put the home in the name of a Family Trust, company or nominee.
- Must have a household income no higher than \$120,000 gross per annum.
- Will agree to live in the house for a minimum of two years.

Please note that most of the Axis Series homes will be sold to new homeowners who have not previously owned any real estate.





HOME2

HOW DO YOU BUY AN AXIS HOME?

Demand for the houses at Hobsonville Point is high and this includes the Axis Series homes. Most of the homes at Hobsonville Point sell 'off the plan' including the Axis Series homes. Due to the demand for Axis Series homes, and to ensure fairness, the builders have introduced a ballot system. The people whose names are drawn from the ballot will get the first opportunity to buy the homes they have registered their interest in.

Once you are sure, the next step is to enter the ballot. Here's the process in a nutshell:

1. Check that you meet the criteria to purchase an Axis Series Home at www.axisseries.co.nz
2. Talk to your bank or mortgage broker to check how much you can borrow for a new home and how much deposit you will need. You may also be able to apply for HomeStart Plus, a government scheme aimed at helping first home buyers - www.hnzc.co.nz/buying-a-house
3. Visit Hobsonville Point to see if you would like to live here. The Information Centre on Hastings Street is a good place to start.

Staff in the Info Centre will know which of our builders have Axis Series homes available.

4. Visit the relevant builders' showhomes and talk to their staff to see if an Axis Series home is available that suits you. If they have a home you wish to purchase they will explain the process from there. Because we have more people wanting to purchase Axis Series homes than homes available, a ballot system is generally used. You can enter the ballot with more than one builder if you like, but not for two homes at the same time with the same builder.
 5. Fill out the statutory declaration available at www.axisseries.co.nz/how-to-buy/. You need to sign this in the presence of a lawyer or Justice of the Peace. If you are wanting to enter more than one builders' ballot you can provide them with scanned and e-mailed copies of the same statutory declaration or with a certified copy. Your statutory declaration will need to be recent and must be accurate at the time you enter into a sale and purchase agreement with the builder if you are successful.
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6. Provide the statutory declaration to your builder and confirm that you wish to enter the ballot. Most builders will want to see evidence that you will be able to secure finance for the home. The builders will draw the ballot and they will let you know if you were successful or not. If you were unsuccessful you will need to reapply as you will not be automatically entered into subsequent ballots.

Note

Hobsonville Land Company is working closely with all its builders to ensure that the process is transparent and fair. If you have any concerns or complaints about the process please be in touch with the relevant builder in the first instance. You can also discuss any concerns you have with the Hobsonville Land Company staff at the Information Centre on Hastings Street.



BUYING AN AXIS SERIES HOME OFF THE PLAN

DOING YOUR HOMEWORK

If your ballot entry is successful you will be buying your Axis Series home before it is complete.

You can reassure yourself that the home you are entering the ballot for is what you want by talking to the building company, visiting their display home and studying plans.

All homes at Hobsonville Point are purchased off the plan, often before building has even begun.

And of course, in the wider Auckland market, the majority of new apartments are purchased this way.



MAKING CHANGES

All Axis Series homes are designed and costed before you decide to purchase. For these reasons you won't be able to make changes to the home until after you have taken possession. There will be plenty of scope to personalise your home once you have moved in.



HOW LONG?

The building process can take anywhere from 6-12 months. Delays can be caused by weather conditions, Council requirements, and other issues beyond the builder's control, so it's best to count on 12 months, just in case. Along the way your builder will update you on progress at several key stages.



VISITING THE SITE

Because the building companies have strict safety standards you won't have free access to your home while it's under construction. You can arrange with your builder to visit when a company representative can accompany you on the site.

TAKING POSSESSION

A confirmed settlement date will be provided to you around four weeks prior to your final possession date. At that point you'll be invited to inspect your home. Once your home is completed and all Council approvals obtained, your builder will contact your Solicitor to transfer ownership of the property over to you.

After settlement, your builder has 12 months to follow up on any small items that require attention.





www.hobsonvillepoint.co.nz

The Hobsonville Point Information centre is at 1 Hastings Street, immediately behind Catalina Café and open between 10am to 4pm daily. Our Street of Show Homes is adjacent to the Information Centre and features a range of display homes from our Builder Partners.



HOBSONVILLE POINT
Moments away, a world apart.