



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

AXIS SERIES | 2017



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. The township has been master planned from day one to provide for a diverse range of New Zealanders. Diversity makes for a thriving community. To that end, twenty percent of the homes built at Hobsonville Point will be sold at or beneath the \$650,000 mark.



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, or an apartment 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 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) Up to \$550,000
- 2) \$550,000 - \$600,00
- 3) \$600,000 - \$650,000

There are a range of styles and plans to choose from. Axis Series homes are one, two or three 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 LOCATED?

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 two motorways and public transport.

Over the next five to eight years Hobsonville Point will grow to a total of around 4000 homes, and have a similar density to Freemans Bay. The township, which covers 167 hectares, will also be home to apartment blocks, a retirement village,

shops and restaurants as well as offices. The Hobsonville Point Early Childhood Centre, Primary and Secondary schools are already built and operating.

Homes are currently selling from under \$550,000 to well over the \$1.5 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 SERIES 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 well built homes at the pre-agreed prices.
- 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 SERIES 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
 - must be a first home buyer, or in the same financial position as a first home buyer as deemed by Housing New Zealand
 - cannot put the home in the name of a Family Trust, company or nominee
 - have proof of finance to complete a purchase of an Axis Series home
- must have a gross household income no higher than \$85,000 per annum for a single purchaser and no more than \$130,000 per annum, where there is more than one purchaser
 - will agree to live in the house for a minimum of two years.





HOW DO YOU BUY AN AXIS SERIES 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 plans' including the Axis Series homes. To ensure fairness the builders have introduced a ballot system. The people whose names are drawn will get the first opportunity to buy the homes they have registered their interest in.

Before you enter the ballot, be sure to 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 and direct you to their show homes.

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 a KiwiSaver HomeStart grant and Welcome Home Loan, government initiatives aimed at helping first home buyers - www.hnzc.co.nz/ways-we-can-help-you-to-own-a-home/
- 3.** Download and fully complete the Axis Series Home Buyer Eligibility Application form available at www.axisseries.co.nz/how-to-buy. This includes the statutory declaration which will need to be signed in the presence of a lawyer or Justice of the Peace.
- 4.** Return the form via email or post with the relevant supporting documents to Housing New Zealand (HNZ) who assess the application and notify you of the outcome. If HNZ deem you as an eligible Axis Series buyer, they will send you a Letter of Eligibility that will enable you to enter the ballot. Please allow at least two weeks before the ballot for your application to be processed.

5. Register your interest with the building companies by visiting Hobsonville Point. You will need to provide each builder a copy of your Letter of Eligibility and complete the section outlining which ballot you are entering.

6. To enter the ballot you will need to send the completed letter to HNZ. They will send you an email or letter informing you of the outcome of the ballot. If you are successful the building company will also contact you directly.

NOTE

HLC 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. If you would like to discuss the eligibility criteria further please contact HNZ on 0508 935 266 or email axis.homes@hnzc.co.nz.

For more information about living in Hobsonville Point please visit 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. Most homes at Hobsonville Point are purchased off the plan, often before building has even begun. 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 approximately 18 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 18 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

www.axisseries.co.nz

The Hobsonville Point Information Centre is at 1 Hastings Street, immediately behind the 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.