

CLEARWATER QUAYS

Calder & Co.

R E S I D E N T I A L

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AGENT X (2021) LTD LICENSED REAA 2008

THE ULTIMATE IN LUXURY LIVING

Indulge in the ultimate luxury living at Clearwater Quays - a stunning lakeside apartment development in the heart of Clearwater Resort, one of Christchurch's most exclusive destinations. Watch our walk-through video to immerse yourself in the perfect blend of urban living and natural beauty, surrounded by one of the most environmentally sustainable buildings in New Zealand.

Enjoy the best of both worlds with a convenient 15-minute drive to the city and come home to a tranquil waterfront environment. Designed by award-winning Pacific Environment Architects, Clearwater Quays is a masterpiece of modern architecture - a true icon that sets the standard for luxury living in New Zealand.

With a professional body corporate, these freehold strata title homes are designed to make life easy and maintenance-free for busy professionals, business owners, empty nesters, or those enjoying retirement. All apartments offer convenient internal access to their garage/storage area, while visitor car parks are also available. The extensive use of engineered timber gives these buildings a unique blend of elegance, sophistication, and sustainability that is unmatched anywhere in the world.

Availability:

Apartment #2. 165m² + 50m² Land area on Level One.

Apartment #7. 225m² on Level Four (sub-penthouse).

Apartment #8. 154m² on Level Four (sub-penthouse).

Apartment #9. 232m² on Level Five (penthouse).

Apartment #10. 158m² on Level Five (penthouse).

The whole penthouse level of 371m² can be combined and reconfigured.

All floor areas shown are (approx.) Apartments #1, 3, 4, 5 & 6 are sold.

Indulge in the lifestyle you deserve, and experience the perfect blend of urban living and natural beauty at Clearwater Quays.

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Please be aware that this information may have been sourced from RPNZ/Property Guru/Land Information New Zealand/Local Council, and we have yet to be able to verify the accuracy of the same. Calder & Co is Powered by Agent X (2021) Licensed Agent REAA 2008. Refer to our Passing Over of Information Statement www.calderandco.nz





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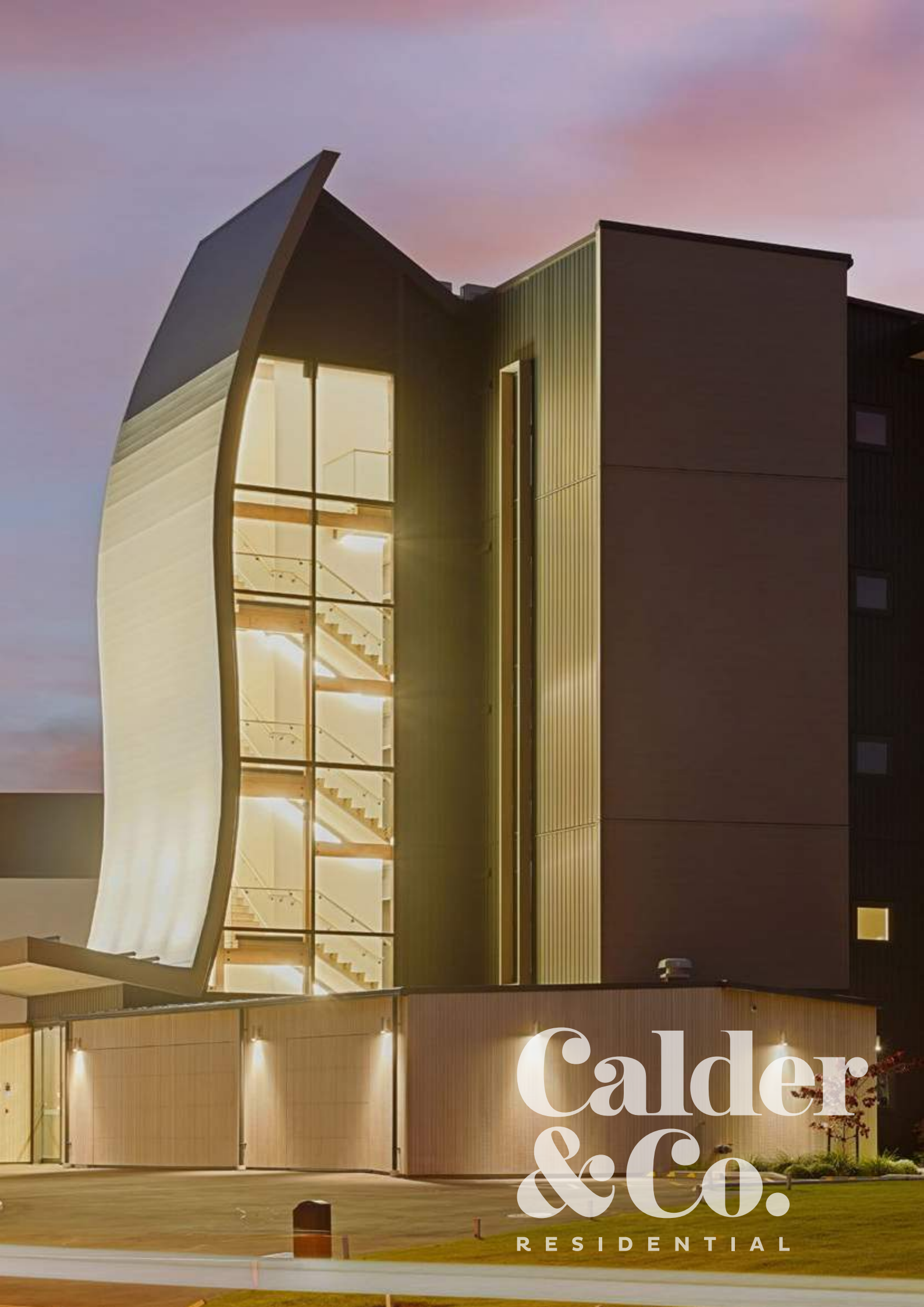


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Contact your residential specialists.

Brian Langley
Michael Calder

027 276 5995, brian@calderandco.nz

022 308 2210, michael@calderandco.nz

Enjoy our video tour online at www.calderandco.nz/buy
or visit our lounge at 149 Victoria Street, Christchurch Central

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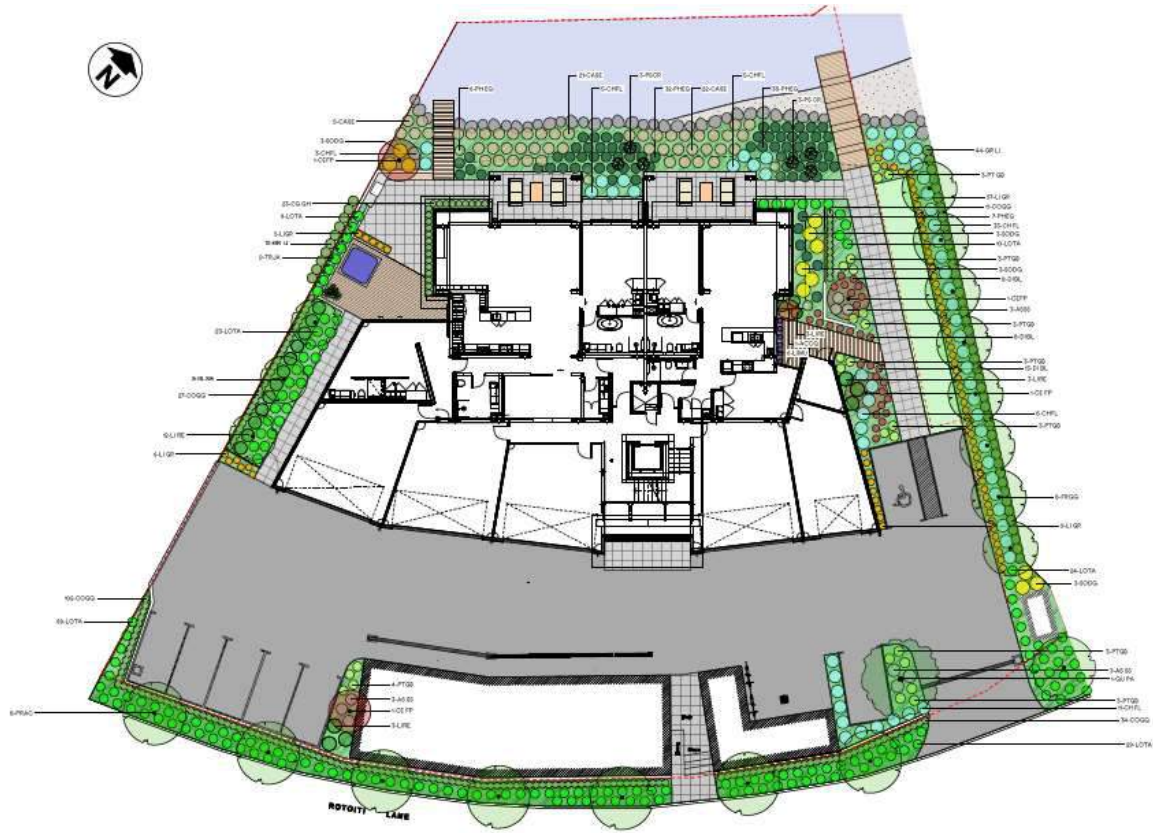


CLEARWATER
QUAYS



Schedule 2 - Plans

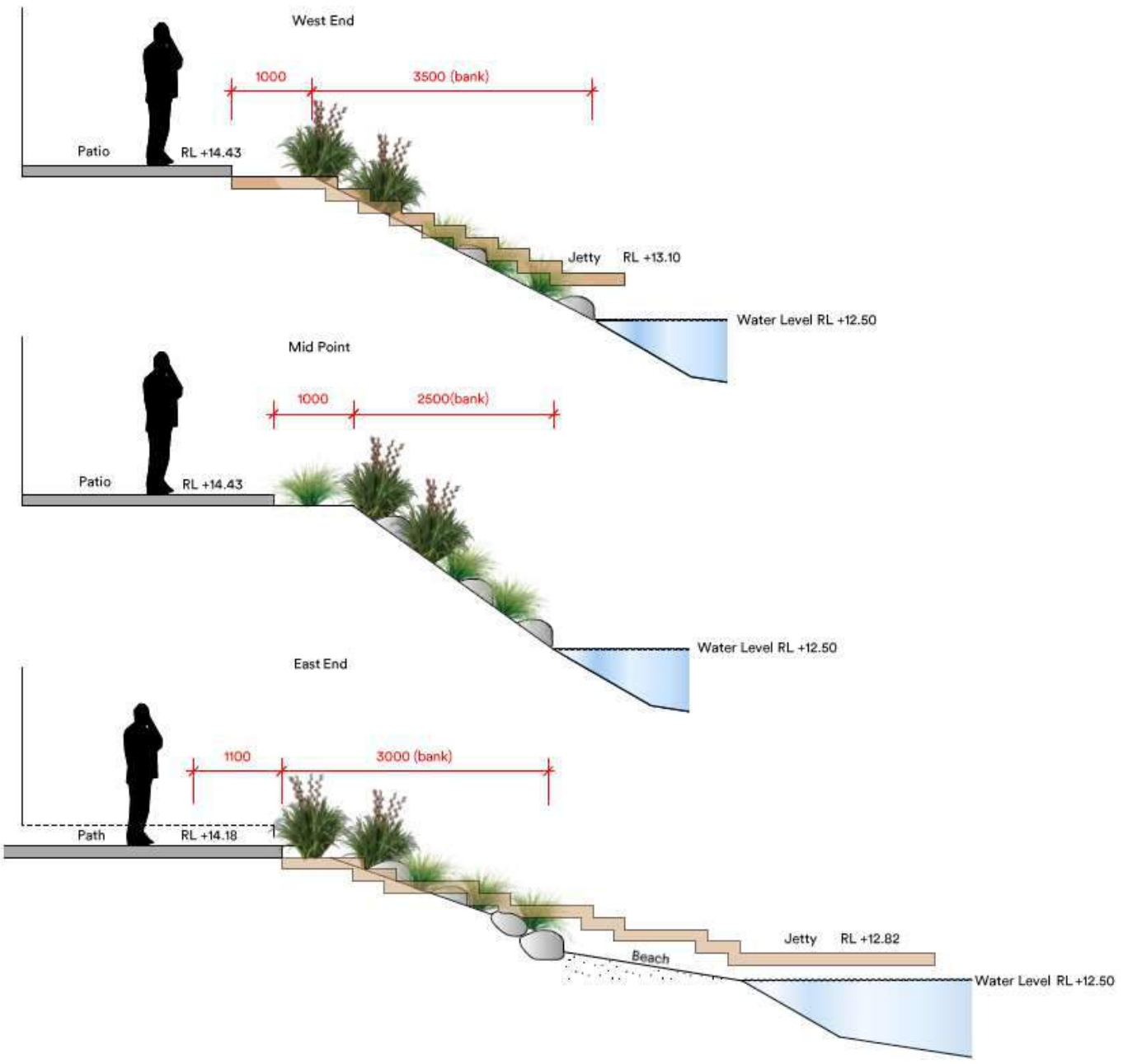
Landscape Plan



Plant Schedule

ID	Qty	Latin Name	Common Name	Scheduled Size
AC CQ	1	Acer 'Crimson Queen'	Dwarf Japanese Maple	25L
AS SS	6	Astella 'Silver Spear'	Bushilly	3L
CA SE	48	Carex secta	Sedge	RX90
CE FP	4	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	45L
CG GH	23	Corokia 'Geenty's Ghost'	Corokia	3L
CH FL	63	Chionochloa flavicans	Dwarf Toebe	2L
CO GG	174	Corokia 'Geenty's Green'	Corokia	3L
DI BL	29	Dianella 'Blaze'	Flaxlily	2L
FR GG	8	Fraxinus 'Greenglow'	Ash	45L
GL SB	3	Gleditsia 'Sunburst'	Honey Locust	45L
GR LI	54	Griselinia littoralis sp.	Kapuka	3L
LIGR	77	Libertia grandiflora	NZ Iris	2L
LIMU	6	Liriope muscari	Turf Lily	1L
LIRE	21	Ligularia reniformis	Tractor Seat	2L
LO TA	162	Lomandra 'Tanika'	Lomandra	2L
PH EG	80	Phormium 'Emerald Green'	Dwarf Green Flax	2L
PR AC	8	Prunus 'Accolade'	Flowering Cherry	45L
PS CR	6	Pseudopanax crassifolius	Lanewood	45L
PT GB	22	Pittosporum 'Golf Ball'	Pittosporum	2L
QU PA	1	Quercus palustris	Pin Oak	45L
SO DG	12	Sophora 'Dragons Gold'	Kowhai	3L
TR JA	9	Trachelospermum jasminoides	Star Jasmine	3L





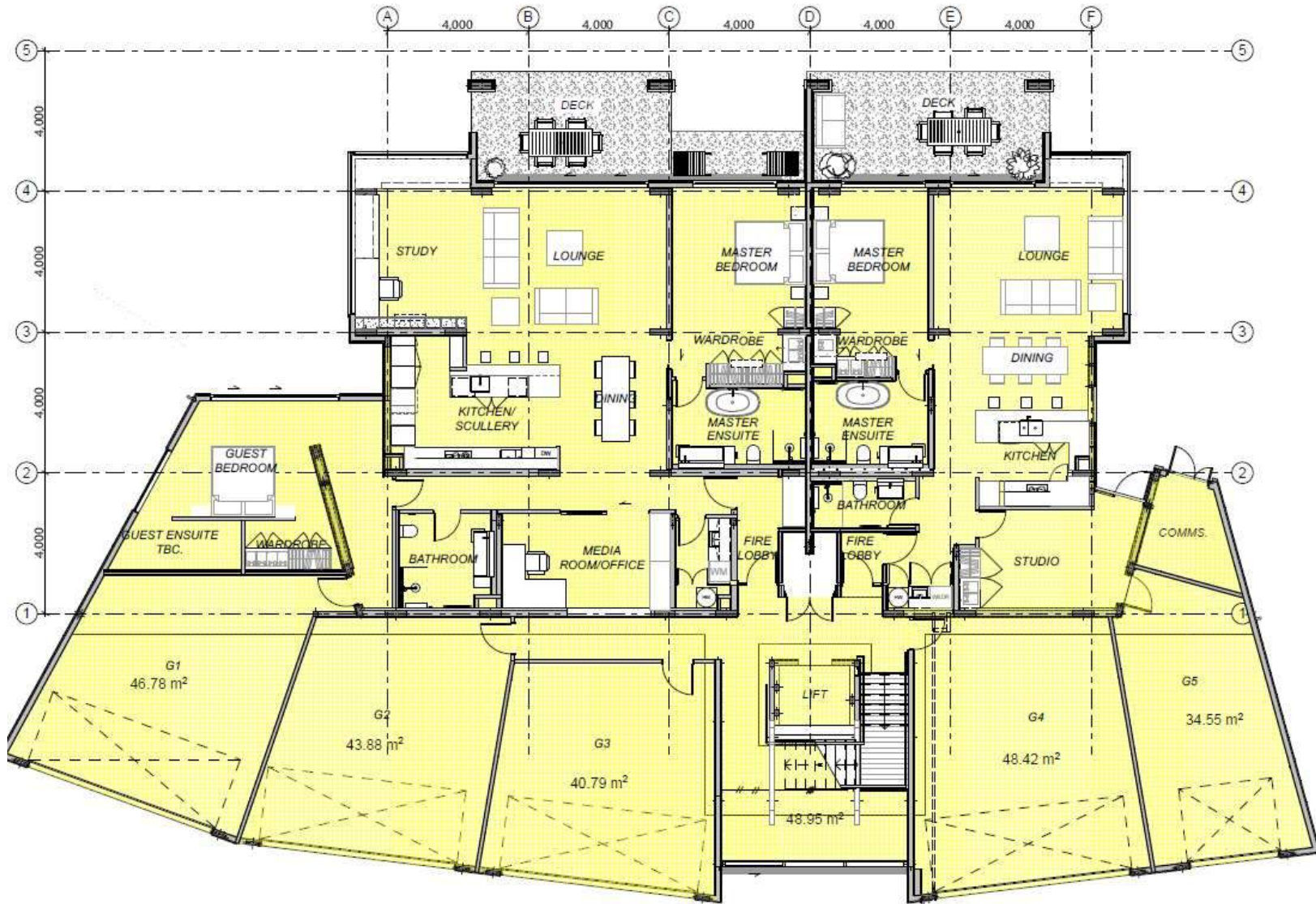
Site Plan

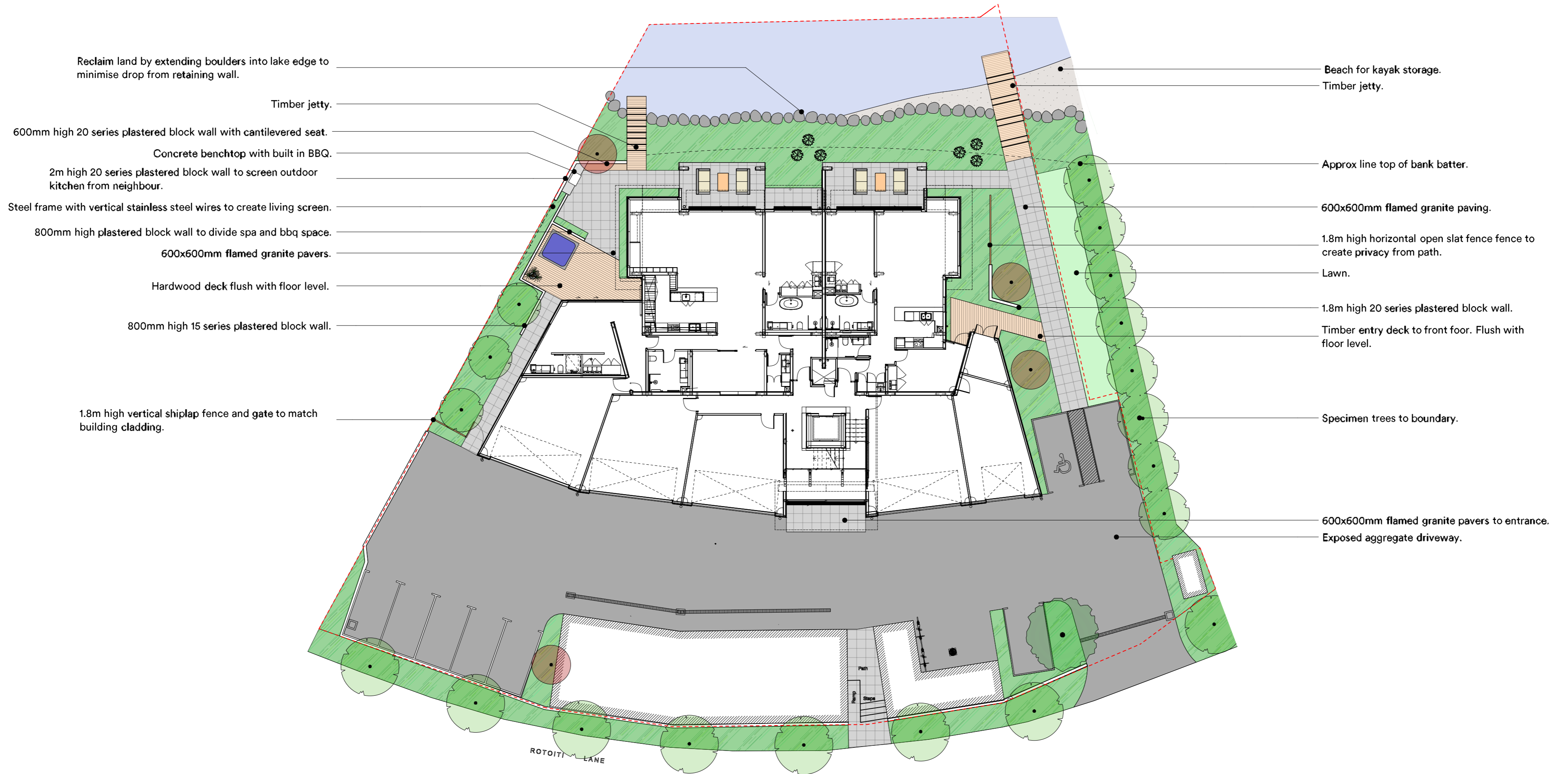


Floor plans – Floors 2-5



Floor plans – Ground floor

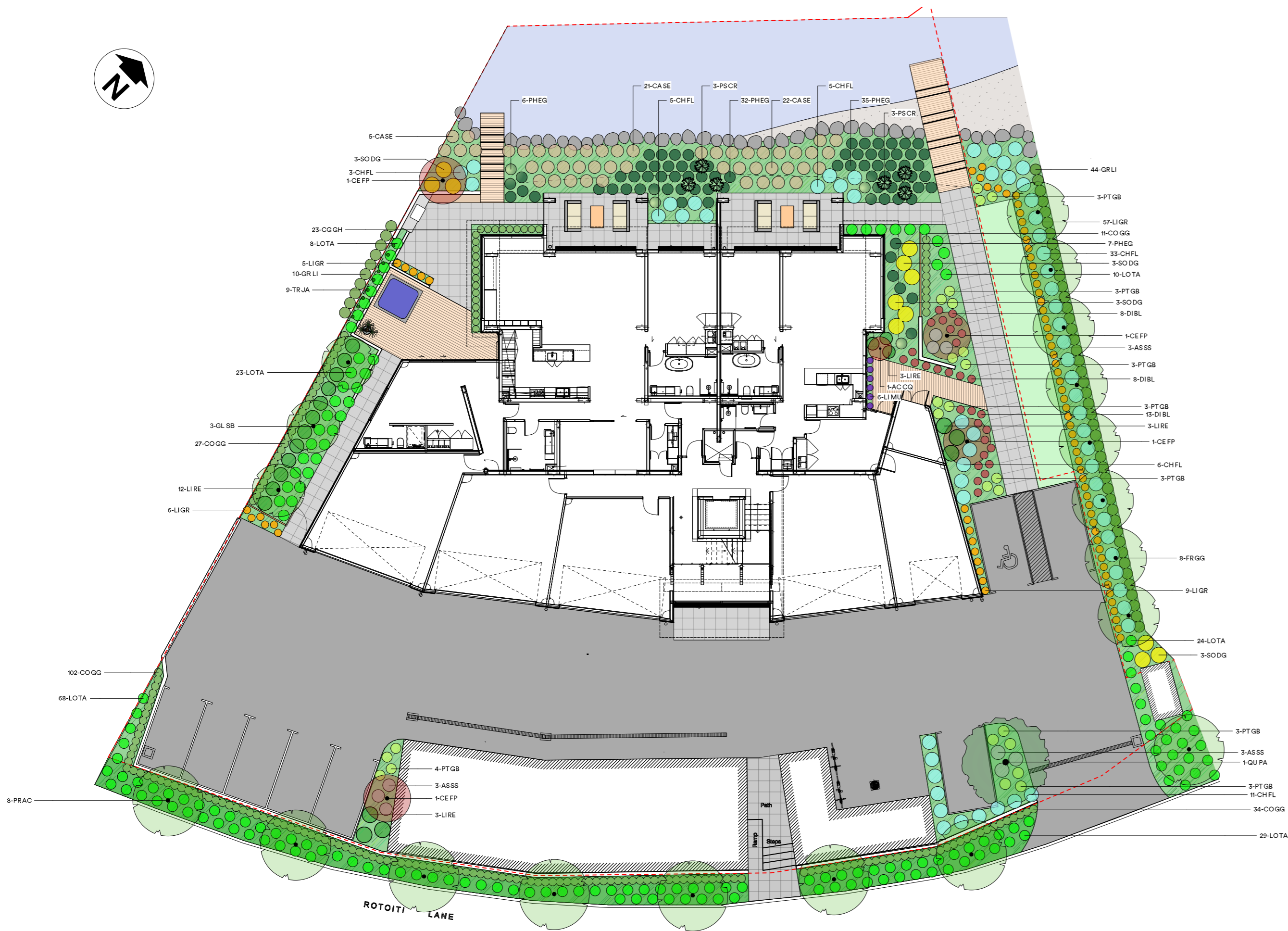




Landscape Concept

Clearwater Quays
49-54 Rotoiti Lane
Christchurch

Designed By J.Hampson
Scale 1:200 @A1
Date 20/04/2020
Rev 5



Plant Schedule

ID	Qty	Latin Name	Common Name	Scheduled Size
AC CQ	1	Acer 'Crimson Queen'	Dwarf Japanese Maple	25L
AS SS	6	Astelia 'Silver Spear'	Bushlily	3L
CA SE	48	Carex secta	Sedge	RX90
CE FP	4	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	45L
CG GH	23	Corokia 'Geenty's Ghost'	Corokia	3L
CH FL	63	Chionochloa flavicans	Dwarf Toetoe	2L
CO GG	174	Corokia 'Geenty's Green'	Corokia	3L
DI BL	29	Dianella 'Blaze'	Flaxlily	2L
FR GG	8	Fraxinus 'Greenglow'	Ash	45L
GL SB	3	Gleditsia 'Sunburst'	Honey Locust	45L
GR LI	54	Griselinia littoralis sp.	Kapuka	3L
LI GR	77	Libertia grandiflora	NZ Iris	2L
LI MU	6	Liriope muscari	Turf Lily	1L
LI RE	21	Ligularia reniformis	Tractor Seat	2L
LO TA	162	Lomandra 'Tanika'	Lomandra	2L
PH EG	80	Phormium 'Emerald Green'	Dwarf Green Flax	2L
PR AC	8	Prunus 'Accolade'	Flowering Cherry	45L
PS CR	6	Pseudopanax crassifolius	Lancewood	45L
PT GB	22	Pittosporum 'Golf Ball'	Pittosporum	2L
QU PA	1	Quercus palustris	Pin Oak	45L
SO DG	12	Sophora 'Dragons Gold'	Kowhai	3L
TR JA	9	Trachelospermum jasminoides	Star Jasmine	3L



Acer 'Crimson Queen'



Astelia 'Silver Spear'



Carex secta



Cercis canadensis 'Forest Pansy'



Corokia 'Geenty's Ghost'



Chionochloa flavicans



Corokia 'Geenty's Green'



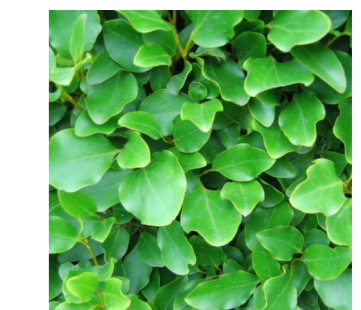
Dianella 'Blaze'



Fraxinus 'Greenglow'



Gleditsia 'Sunburst'



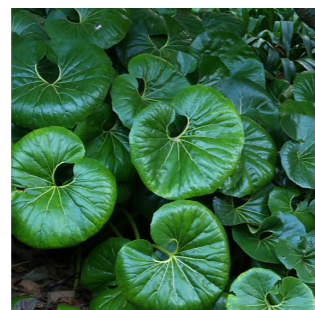
Griselinia littoralis



Libertia grandiflora



Liriope muscari



Ligularia reniformis



Lomandra 'Tanika'



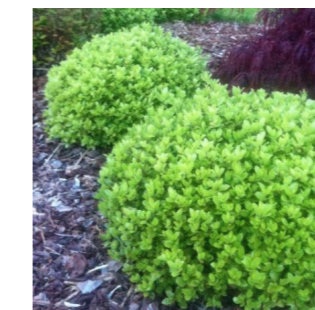
Phormium 'Emerald Green'



Prunus 'Accolade'



Pseudopanax crassifolius



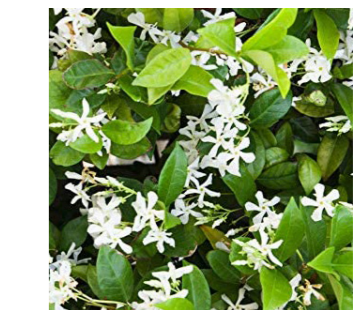
Pittosporum 'Golf Ball'



Quercus palustris



Sophora 'Dragons Gold'

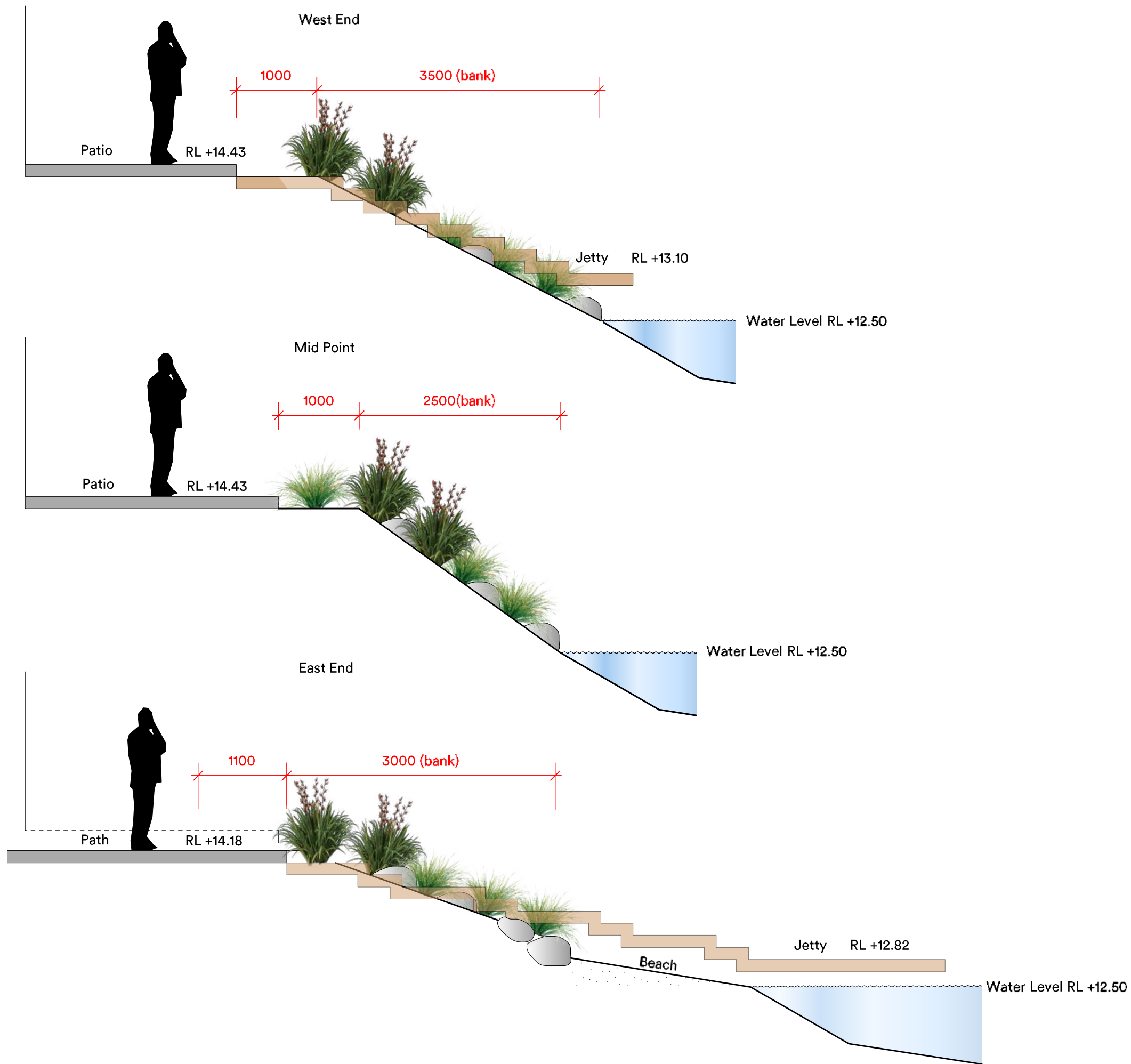


Trachelospermum jasminoides

Planting Plan

Clearwater Quays
49-54 Rotoiti Lane
Christchurch

Designed By J.Hampson
Scale 1:200 @A1
Date 20/04/2020
Rev 1



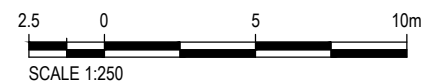
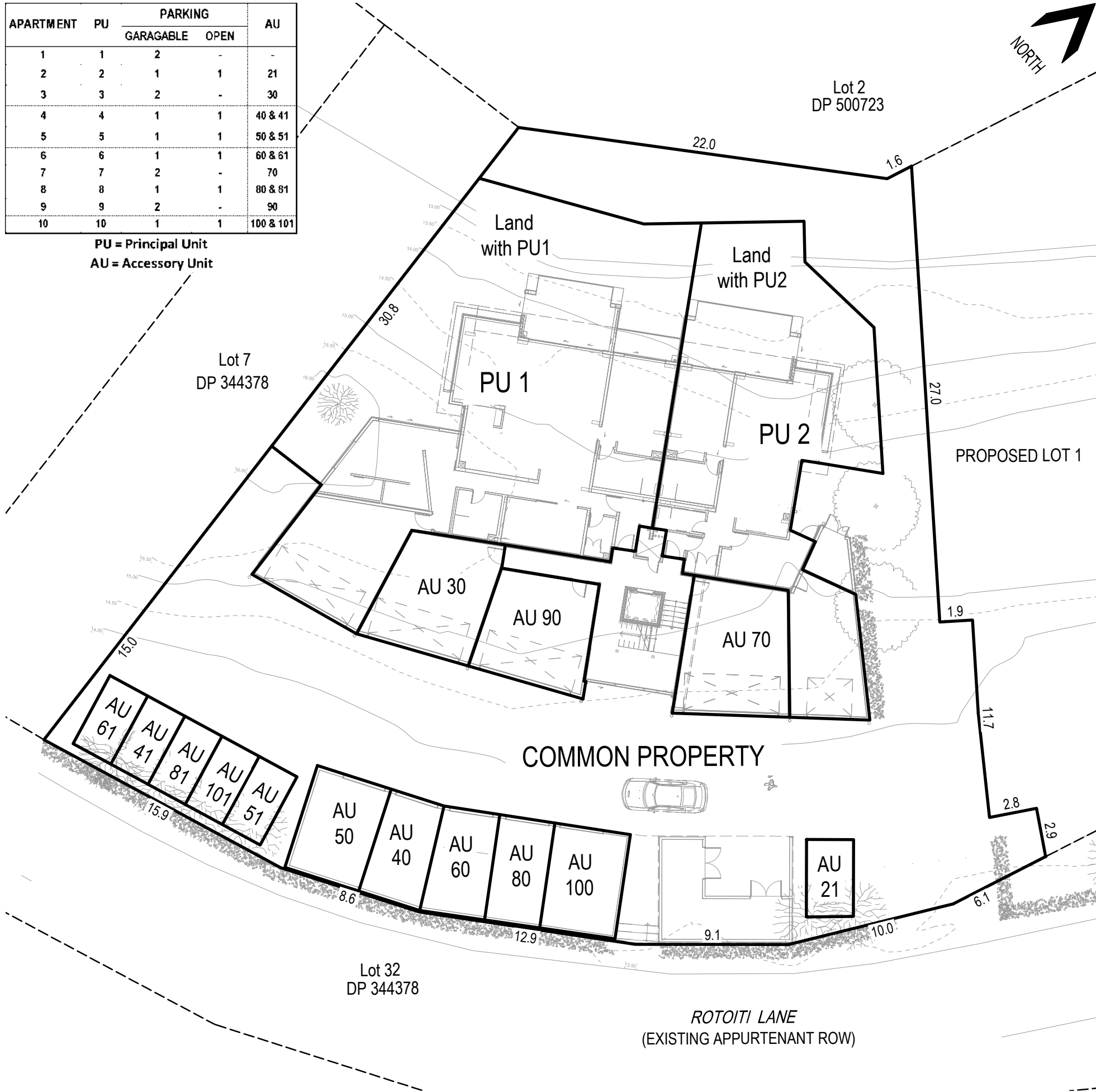
Cross Sections

Clearwater Quays
Rotoiti Lane, Clearwater

Designed By J.Hampson
Scale 1:50 @A3
Date 20/4/2020
Rev 3

APARTMENT	PU	PARKING		AU
		GARAGABLE	OPEN	
1	1	2	-	-
2	2	1	1	21
3	3	2	-	30
4	4	1	1	40 & 41
5	5	1	1	50 & 51
6	6	1	1	60 & 61
7	7	2	-	70
8	8	1	1	80 & 81
9	9	2	-	90
10	10	1	1	100 & 101

PU = Principal Unit
 AU = Accessory Unit



GENERAL DESCRIPTION OF UNIT BOUNDARIES

Unless shown or specified otherwise, Unit boundaries are generally defined by:

Level 1 (ground floor)

- a. The median of common building elements, and its vertical projection to the lower and upper height limits and horizontal projection to the positional limits.
- b. The median of exterior building elements (including exterior roof elements), and its vertical projection to the lower and upper height limits and horizontal projection to the positional limits.
- c. The lower height limit is a plane 1.00 m below the ground floor slab or pavement seal.
- d. The median of fence posts/gates demarcating the extents of the outdoor areas, its vertical projection to the lower height limit, its vertical projection to the horizontal projection from the exterior face of the median of the common building elements, outside balconies and roof elements and its horizontal projection to the median of the exterior building elements.

Levels 2 - 4 incl.

- a. The median of common building elements, and its vertical projection to the lower and upper height limits and horizontal projection to the positional limits.
- b. The median of exterior building elements and its vertical projection to the lower and upper height limits and horizontal projection to the positional limits, except for exterior balconies where the boundary is the outer face and its vertical projection to the lower and upper height limits and horizontal projection to the positional limits.

Level 5

- a. The median of common building elements, and its vertical projection to the lower and upper height limits and horizontal projection to the positional limits.
- b. The median of exterior building elements (including exterior roof elements), and its vertical projection to the lower and upper height limits and horizontal projection to the positional limits, except for exterior balconies where the boundary is the outer face and its vertical projection to the lower and upper height limits and horizontal projection to the positional limits.

The general rationale is that the exterior building elements (including the roof element) are within the Common Property, except where there are outdoor areas (typically only on ground level) exclusive to a particular Principal Unit.

There are various infrastructures on top of the roof, including air con plant and the like. These will sit in the Common Property.

GENERAL NOTES

The boundaries shown are approximate only and based on design plans prior to the issue of building consent(s) for the proposed apartment building and associated features.

Underlying SCHEME plans have been provided by Pacific Environments NZ Architects Ltd on 24 Nov 2017.

The final boundary definitions are reliant on the physical construction of the apartment building and associated features. These definitions are provided via the Land Transfer Unit Title dataset that will be certified by the Licensed Cadastral Surveyor and subsequently approved by Land Information New Zealand.

PROPERTY INFORMATION

APPELLATION:	PROPOSED LOT 2
COMPRISED IN :	NOT YET ALLOCATED
TOTAL AREA :	1875m ²
REG'D PROPRIETORS:	RED STAG INVESTMENTS LTD

Rev.	Date	Revision Details	By
D	21.04.21	ISSUE FOR CONSENT (AU10&20 merged into PU1&2 resp. Central lobby boundary changes)	M.G. SMITH
C	08.04.21	ISSUE FOR CONSENT	M.G. SMITH
B	03.20	REISSUE FOR DISCUSSION (PU1 ONLY)	M.G. SMITH
A	07.19	ISSUE FOR DISCUSSION	M.G. SMITH



ADVISING AND FACILITATING
 ON LAND DEVELOPMENT AND SUBDIVISION
 e: malcolmgsmith@me.com p: 021 645 003

Project:
CLEARWATER QUAYS
 52 ROTOITI LANE
 CLEARWATER RESORT

Drawing Title:
**PROPOSED UNIT DEVELOPMENT
 ON PROPOSED LOT 2
 FLOOR PLAN
 LEVEL 1**

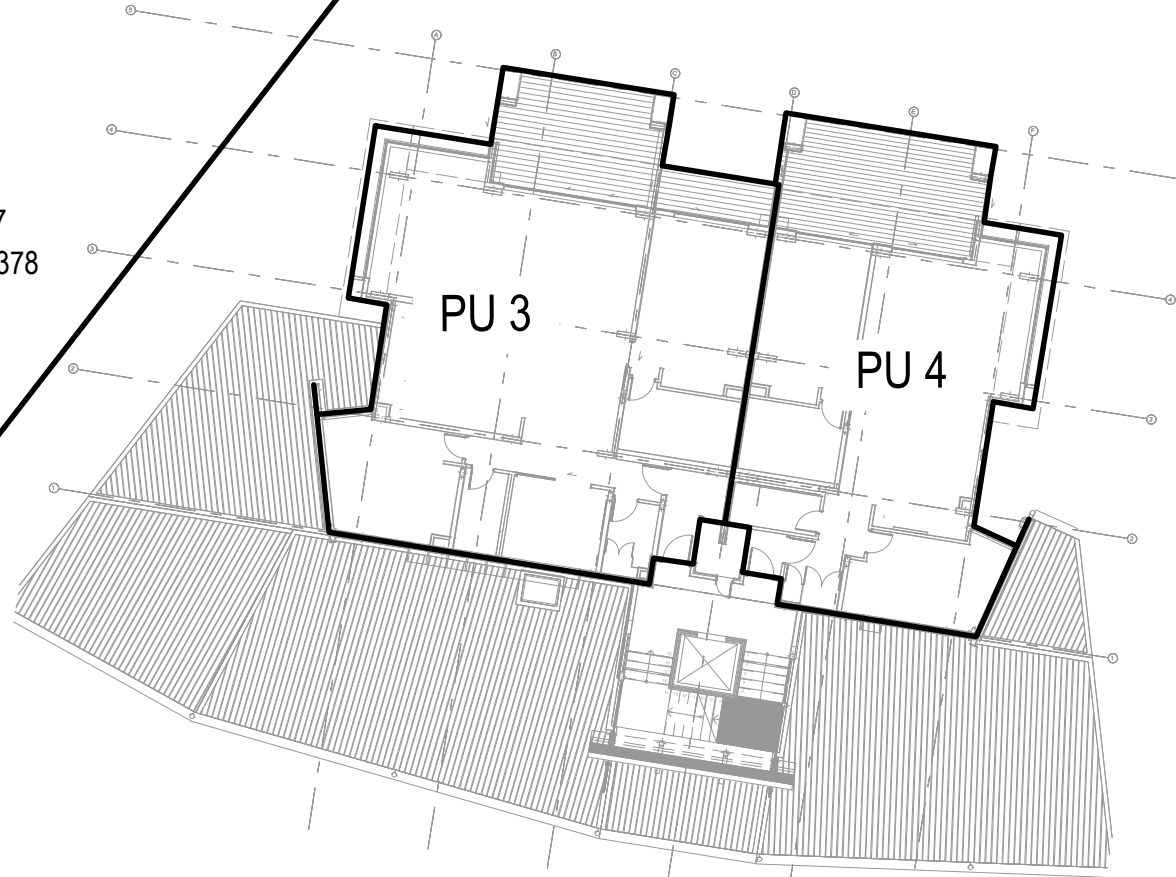
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Drawn	Signed RD	Date 07.19	Scale:	1:250
Verified	Signed	Date	Drawing No.	003.1
Approved	Signed	Date	Rev.	D



Lot 7
DP 344378

Lot 2
DP 500723

Lot 1
DP 344378

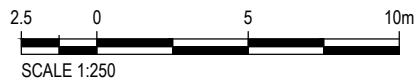


PROPOSED LOT 1

COMMON PROPERTY

Lot 32
DP 344378

ROTOITI LANE
(EXISTING APPURTENANT ROW)



Rev.	Date	Revision Details	By
D	21.04.21	ISSUE FOR CONSENT (Central lobby boundary change)	M.G. SMITH
C	08.04.21	ISSUE FOR CONSENT	M.G. SMITH
B	03.20	REISSUE FOR DISCUSSION (PU1 ONLY)	M.G. SMITH
A	07.19	ISSUE FOR DISCUSSION	M.G. SMITH



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Project:
CLEARWATER QUAYS
52 ROTOITI LANE
CLEARWATER RESORT

Drawing Title:
**PROPOSED UNIT DEVELOPMENT
ON PROPOSED LOT 2
FLOOR PLAN
LEVEL 2**

Designed	Signed MGS	Date 07.19	Project : 097
Drawn	Signed RD	Date 07.19	Scale 1:250
Verified	Signed	Date	Drawing No. 003.2
Approved	Signed	Date	Rev. D



Lot 2
DP 500723

Lot 7
DP 344378

PU 5

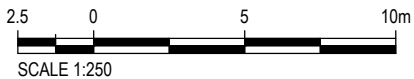
PU 6

PROPOSED LOT 1

COMMON PROPERTY

Lot 32
DP 344378

ROTOITI LANE
(EXISTING APPURTENANT ROW)



Rev.	Date	Revision Details	By
D	21.04.21	ISSUE FOR CONSENT (Central lobby boundary changes)	M.G. SMITH
C	08.04.21	ISSUE FOR CONSENT	M.G. SMITH
B	03.20	REISSUE FOR DISCUSSION (PU1 ONLY)	M.G. SMITH
A	07.19	ISSUE FOR DISCUSSION	M.G. SMITH



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Project:
CLEARWATER QUAYS
52 ROTOITI LANE
CLEARWATER RESORT

Drawing Title:
**PROPOSED UNIT DEVELOPMENT
ON PROPOSED LOT 2
FLOOR PLAN
LEVEL 3**

Designed	Signed MGS	Date 07.19	Project : 097
Drawn	Signed RD	Date 07.19	Scale 1:250
Verified	Signed	Date	Drawing No. 003.3
Approved	Signed	Date	Rev. D



Lot 2
DP 500723

Lot 7
DP 344378

PU 7

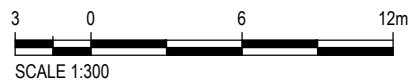
PU 8

PROPOSED LOT 1

COMMON PROPERTY

Lot 32
DP 344378

ROTOITI LANE
(EXISTING APPURTENANT ROW)



Rev.	Date	Revision Details	By
D	21.04.21	ISSUE FOR CONSENT (Central lobby boundary changes)	M.G. SMITH
C	08.04.21	ISSUE FOR CONSENT	M.G. SMITH
B	03.20	REISSUE FOR DISCUSSION (PU1 ONLY)	M.G. SMITH
A	07.19	ISSUE FOR DISCUSSION	M.G. SMITH



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Project:
CLEARWATER QUAYS
52 ROTOITI LANE
CLEARWATER RESORT

Drawing Title:
**PROPOSED UNIT DEVELOPMENT
ON PROPOSED LOT 2
FLOOR PLAN
LEVEL 4**

Designed	Signed MGS	Date 07.19	Project : 097
Drawn	Signed RD	Date 07.19	Scale 1:250
Verified	Signed	Date	Drawing No. 003.4
Approved	Signed	Date	Rev. D



Lot 2
DP 500723

Lot 7
DP 344378

PU 9

PU10

PROPOSED LOT 1

Lot 32
DP 344378

ROTOITI LANE
(EXISTING APPURTENANT ROW)



Rev.	Date	Revision Details	By
D	21.04.21	ISSUE FOR CONSENT (Central lobby boundary changes)	M.G. SMITH
C	08.04.21	ISSUE FOR CONSENT	M.G. SMITH
B	03.20	REISSUE FOR DISCUSSION (PU1 ONLY)	M.G. SMITH
A	07.19	ISSUE FOR DISCUSSION	M.G. SMITH



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e: malcolmsmith@me.com p: 021 645 003

Project:

CLEARWATER QUAYS
52 ROTOITI LANE
CLEARWATER RESORT

Drawing Title:

**PROPOSED UNIT DEVELOPMENT
ON PROPOSED LOT 2
FLOOR PLAN
LEVEL 5**

Designed	Signed MGS	Date 07.19	Project:	097
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Verified	Signed	Date	Drawing No.	003.5
Approved	Signed	Date	Rev.	D

Schedule 2 – Specifications 2

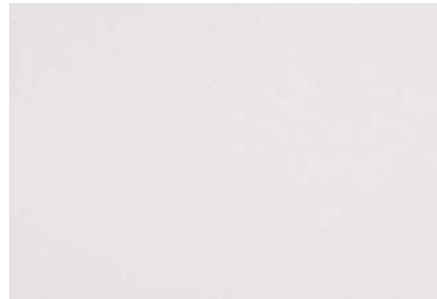
Clearwater Quays Apartments - Kitchen

Apt number	Size	Floor/level	Cabinetry	Benchtop	Splashback
1	large	G/1	Bianco	Intense White	Pristine
2	small	G/1	Moro	Intense White	Pristine
3	large	2	Bianco	Intense White	Pristine
4	small	2	Sesamo	Intense White	Pristine
5	large	3	Moro	Intense White	Pristine
6	small	3	Moro	Piatra Grey	Weka
7	large	4	Sesamo	Intense White	Pristine
8	small	4	Bianco	Intense White	Pristine
9	large	5	Moro	Piatra Grey	Weka
10	small	5	Sesamo	Intense White	Pristine

Cabinetry Colours



Benchtop Colours



Splashback colours

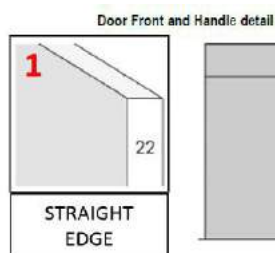


Graphic Glass 2010 Ltd
 Ph: 09 263 0129
 Colour: GG Weka
 Code: 5PL
 Colour can vary slightly from sample






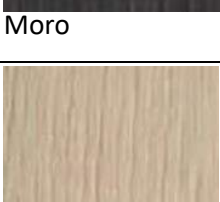




Graphic Glass 2010 Ltd
 Ph: 09 263 0129
 Colour: GG Pristine
 Code: 5PL
 Colour can vary slightly from sample

Other specifications:



Carcase finish selection to be Bianco for the Bianco Laser and Sesamo cabinets, and Grafite for the Moro cabinets

Apt Number	Size	Floor/Level	Cabinetry	Benchtop	Splashback
1	Large	G1	 Bianco	 Intense White	 Pristine
2	Small	G1	 Moro	 Intense White	 Pristine
3	Large	2	 Bianco	 Intense White	 Pristine
4	Small	2	 Sesamo	 Intense White	 Pristine
5	Large	3	 Moro	 Intense White	 Pristine
6	Small	3	 Moro	 Piatra Grey	 Weka
7	Large	4	 Sesamo	 Intense White	 Pristine
8	Small	4	 Bianco	 Intense White	 Pristine
9	Large	5	 Moro	 Piatra Grey	 Weka
10	Small	5	 Sesamo	 Intense White	 Pristine

Clearwater Quays Apartments - Specifications Schedule 2



Project: 17054
 Client: Clearwater Sanitary Ware 1.1
 Date: 18.09.20 Appliances 1.2
 Rev: 2 Lighting 1.3
 Finishes 1.4








NB: Tapware & fittings can be either matt black or silver chrome

Key	Item	Location	Image	Details		Notes
1.1 Sanitary Ware						
B01	WC	Bathrooms (All)		Description	Sfera 52 Floor Mnt Toilet Package incl - Toilet Pan & Soft Close Seat, Inwall Cistern & Matt Black Metal faceplate 350W x 520D	Incl. Flush plate (below)
				Brand / Supplier	Catalano / Plumblíne	
				Product Code	VPC52.ST	
B02	Flush Plate	Bathrooms (All)		Description	Sfera 52 Floor Mnt Toilet Package incl - Toilet Pan & Soft Close Seat, Inwall Cistern, Matt Black Metal faceplate 350W x 520D	incl. WC (above)
				Brand / Supplier	Catalano / Plumblíne	
				Product Code	VPC52.ST	
B03	Bath	Ensuites Only		Description	Patinato Petite Clearstone Bath W 1524mm H 550mm D 800mm	
				Brand / Supplier	VCBC / Bath Co	
				Product Code	N3ACS	
B04	Vanity 1	Ensuite Only Apartment Type A (Larger apt)		Description	Grandangolo Box Package Wall Hung Cabinet 800, Timber Veneer. With Grandangolo Ceramic Basin 1500, with double tap and Towel Holder Natural Oak	
				Brand / Supplier	Michel César (Hatria) / Bath Co	
				Product Code		
B05	Vanity 1	Ensuite Only Apartment Type B (Smaller apt)		Description	Grandangolo Box Package Wall Hung Cabinet 800, Timber Veneer. With Grandangolo Ceramic Basin 1300 and Towel Holder Natural Oak	
				Brand / Supplier	Michel César (Hatria) / Bath Co	
				Product Code		
B06	Vanity 2	Guest Bathrooms Only		Description	Wall Hung Straight Top Vanity 750, 1 Drawer, Timber Veneer. With Grandangolo Ceramic Basin DX Natural Oak	
				Brand / Supplier	Michel César (Hatria) / Bath Co	
				Product Code	GD75DDXT	
B07	Basin Mixer	Bathrooms (All)		Description	Buddy Low Straight Spout Basin Mixer Matt Black Finish	
				Brand / Supplier	Progetto / Plumblíne	
				Product Code	CB003S	
B08	Bath Wall Mixer	Ensuites Only		Description	Buddy Wall Mount Mixer Matt Black Finish Can be installed in 3 configurations with the spout to the left (standard), to the right, or underneath the mixer	
				Brand / Supplier	Progetto / Plumblíne	
				Product Code	CB005	
B09	Slide Shower	Bathrooms (All)		Description	ADESSO URBAN BLACK Column Shower in Black	
				Brand / Supplier	Adesso / Mico Bathrooms	
				Product Code	707652	


B10	Shower Mixer	Bathrooms (All)		Description	Buddy Round Shower Mixer Matt Black Finish 60mmØ flange
				Brand / Supplier	Progetto / Plumblin
				Product Code	CB031
B11	Robe Hook	Bathrooms (All)		Description	CUBO MATT BLACK ROBE HOOK
				Brand / Supplier	Kalessi Bathroomware
				Product Code	6401
B12	Toilet Roll Holder	Bathrooms (All)		Description	MATT BLACK TOILET ROLL HOLDER 185mm
				Brand / Supplier	Kalessi Bathroomware
				Product Code	6404
B13	Heated Towel Rail	Bathrooms (All)		Description	HEATED TOWEL WARMER 632x110mm Black finish
				Brand / Supplier	Kalessi Bathroomware / Voss
				Product Code	YW-3F
B14	Hand Towel Rail	Guest Bathrooms Only		Description	CUBO Towel Ring 270 x 72 x 30 Black finish
				Brand / Supplier	Kalessi Bathroomware / Voss
				Product Code	6405
B15	Towel Rack	Bathrooms (All)		Description	MATT BLACK TOWEL RACK 6482 610mm x 207 x 30
				Brand / Supplier	Kalessi Bathroomware / Voss
				Product Code	6482
B16	Shower Shelf	Bathrooms (All)		Description	MATT BLACK GLASS SHELF 6406-600 600mm
				Brand / Supplier	Kalessi Bathroomware / Voss
				Product Code	6406-300 (6406-600)
				Brand / Supplier	Michel César / Bath Co
B18	Mirror	All Bathrooms		Description	Custom made Mirror Cabinet with 3 adjustable shelves and soft close hinged doors
				Brand / Supplier	Custom Made
				Product Code	
L01	Laundry Unit 1	Laundry Larger Apartment (Type A)		Description	Floor Standing Unit 1200, 2 Drawer, White. With Solid Acrylic Top 1800 (added surface overhang) and Ceramic Tub 1800 x 885 x 590 incl. - end panel LEP Painted white - Laundry Tap
				Brand / Supplier	Michel César / Bath Co
				Product Code	LTD120X
L02	Laundry Unit 2	Laundry Smaller Apartment (Type B)		Description	Floor Standing Unit 600, 2 Drawer, White. With Solid Acrylic Top and Ceramic Tub 600 x 885 x 535 incl. - end panel LEP Painted white - Laundry Tap
				Brand / Supplier	Michel César / Bath Co
				Product Code	LTD60
K01	Kitchen Mixer	Kitchens (all)		Description	Buddy Kitchen Mixer Round Spout Matt Black Finish
				Brand / Supplier	Progetto / Plumblin
				Product Code	CB040

K02	Sink (Db)	Kitchens (all)		Description	Burns & Ferrall Designer Sink 400 x 400 x 200mm & 225 x 400mm
				Brand / Supplier	Plumbing World
				Product Code	14BFD695R15LH/14BFD695R15RH
K03	Sink (Single)	Kitchen Island Larger Apartment (Type A)		Description	Burns & Ferrall Designer Sink 500 x 400 x 200mm
				Brand / Supplier	Plumbing World
				Product Code	14BFD540R15

1.2 Appliances




AP-01	Dishwasher	Kitchens (all)		Description	Fully Integrated Stainless-Steel Dishwasher 850H x 600W x 570D
				Brand / Supplier	Miele
				Product Code	G 4263 SCVi
AP-02	Oven	Kitchens (all)		Description	60 cm Clean steel Oven
				Brand / Supplier	Miele
				Product Code	H 2850 B
AP-03	Steam Oven	Kitchens (all)		Description	Built-in Steam Oven
				Brand / Supplier	Miele
				Product Code	DG 2840
AP-04	Cooktop	Kitchens (all)		Description	4-Zone Induction Cooktop
				Brand / Supplier	Miele
				Product Code	KM 7201 FR
AP-05	Rangehood	Kitchens (all)		Description	Built-in 53 cm Rangehood
				Brand / Supplier	Miele
				Product Code	DA 2450
AP-06	Fridge Freezer	Kitchens (A)		Description	F&P 614L French Door Fridge
				Brand / Supplier	F&P
				Product Code	RFX610ADUX5
AP-06	Fridge Freezer	Kitchens (B)		Description	INTEGRATED FRIDGE / FREEZER COMBINATION
				Brand / Supplier	Miele
				Product Code	FFNS 37432

1.3 Lighting

E01	Downlights	Unless otherwise specified		Description	Recessed Adjustable Downlight Satin Finish
				Brand / Supplier	Lighthouse Lighting
				Product Code	
E01	Wall Light	Ensuites Only		Description	Skara Wall Light Aluminium frame. Frosted acrylic diffuser. Shorter length available. L880mm x H70mm x D70mm
				Brand / Supplier	LEDS-C4 / Lighthouse Lighting
				Product Code	#05-4358-21-M1
E02	Wall Light	Guest Bathrooms Only		Description	LED Bathroom Light 500 Wide 500 X 30 X 100 also available 800mm
				Brand / Supplier	VCBC / Bath Co
				Product Code	2995.514

E03	Pendant Light	Entrance Foyer		Description	Nodi 15 Light Pendant Dia 1050mm, drop 600/1400 Chrome metal, white blown frosted glass balls also available in a 9 light	
				Brand / Supplier	IDEAL LUX / Lighthouse Lighting	
				Product Code	#ID-082073	

1.4 Finishes

WF-B-01	Benchtop	Kitchens (See Kitchen Spec)		Description	White engineered stone benchtop Caesarstone Intense White	
				Colour	Caesarstone Intense White	
				Brand / Supplier	Precision Stone	
				Product Code		
WF-B-01	Benchtop	Kitchens (See Kitchen Spec)		Description	White engineered stone benchtop Piatra Grey	
				Colour	Caesarstone Piatra Grey	
				Brand / Supplier	Precision Stone	
				Product Code		
WF-P-01	Paint Finish	Unless otherwise specified	n/a	Description	Internal walls and ceilings – paint finished and plastered to F4 finish.	
				Colour	TBC	
				Brand / Supplier	Resene	
WF-C-01	Matisse Kitchens	Kitchens (See Kitchen Spec)		Description	Matisse kitchen from Italy	
				Colour	Moro	
				Brand / Supplier	Matisse	
WF-C-01	Matisse Kitchens	Kitchens (See Kitchen Spec)		Description	Matisse kitchen from Italy	
				Colour	Bianco Polare (White)	
				Brand / Supplier	Matisse	
WF-C-01	Matisse Kitchens	Kitchens (See Kitchen Spec)		Description	Matisse kitchen from Italy	
				Colour	Sesamo	
				Brand / Supplier	Matisse	
FF-C-01	Carpet	Bedrooms		Description	Troika - 100% Pure NZWool, Residential EHD 6 Stars, 8.9mm +/-10%	
				Colour	Tula	
				Finish	Level Loop Pile	
				Brand / Supplier	Cavalier Bremworth	
				Product Code	Troika/541	
FF-T-01	Timber Floor	See Finishes Plan		Description	European Oak London 182x2200x14mm Top layer: approx. 3.2 mm	20 year warranty
				Colour	European Oak London	
				Finish	Rustic grade, extra matt lacquer finish, square edge	
				Brand / Supplier	Esta Parquet / Vienna Woods	
				Product Code		
FF-Ti-01	Tile Floor	Bathrooms (all)		Description	Evo Statuario 600x1200mm	PEI Class 4 Rating
				Colour	n/a	
				Finish	Polished, Honed, Interior	
				Brand / Supplier	Tile Warehouse	
				Product Code	n/a	
WF-Ti-01	Wall Tile	Bathrooms (all)		Description	Evo Statuario 600x1200mm	PEI Class 4 Rating
				Colour	n/a	
				Finish	Polished	
				Brand / Supplier	Tile Warehouse	
				Product Code	n/a	
WF-T-01	Feature Wall Panelling	Kitchen / Living		Description	Abodo Vulcan Cladding (WB12F 180x20)	
				Colour	Feast Watson Proof Tint stain in Black	
				Finish	Fine bandsawn face 1st coat: Feast Watson ProofTint Traditional Stain@ 10 m ² /L 2nd coat: FIRESHIELD™ TimberClear 1FR basecoat @ 150 microns DFT 3rd coat: FIRESHIELD™ TimberClear Top Coat Semi Gloss @ 30microns DFT	
				Brand / Supplier	Abodo Vulcan Cladding	
				Product Code	WB12F	

NB: All specifications above are subject to availability, and are subject to change for items of similar look, colour and quality

Building Services:

- High Speed internet connection.
- Data cabling to TV locations in the living room and media room.
- Selected telecommunication jacks.
- Air conditioning and heating - heated electric wall panels to rear rooms.
- Fire sprinklers and detectors
- Access card or keypad security
- 180L hot water cylinder, topped up by PV or solar units on the roof

Structure:

- Cross laminated Timber Floors and stairs
- LVL beams and columns (NB. A ply veneer can be added to the large visible LVL faces as an option \$10,000)
- Light Weight Timber Framing walls

Clearwater Quays Apartments – Flooring Finish Schedule

Floor	Area	Larger Apartment	Smaller Apartment
Ground	Living	Oak	Oak
	Kitchen	Oak	Oak
	Media	Carpet	n/a
	Bedrooms/Studio	Carpet	Carpet
Level 2	Living	Oak	Carpet
	Kitchen	Oak	Oak
	Media	Oak	n/a
	Bedrooms/Studio	Carpet	Carpet
Level 3	Living	Oak	Carpet
	Kitchen	Oak	Oak
	Media	Carpet	n/a
	Bedrooms/Studio	Carpet	Carpet
Level 4	Living	Oak	Carpet
	Kitchen	Oak	Oak
	Media	Carpet	n/a
	Bedrooms/Studio	Carpet	Carpet
Level 5	Living	Oak	Oak
	Kitchen	Oak	Oak
	Media	Carpet	n/a
	Bedrooms/Studio	Carpet	Carpet

All laundries and Bathrooms have tile.

Mixed Use Model Operational Rules

(Draft)

1. **Interpretation of terms, and rules binding on owners, occupiers, employees, agents, invitees, licencees and tenants**
 - 1.1 Terms defined in the Unit Titles Act 2010 (“Act”) have the same meaning in these rules as they have in the Act, unless the context otherwise requires.
 - 1.2 These rules are binding on all owners and occupiers of units in the unit title development as well as the employees, agents, invitees, customers, licencees and tenants of all owners and occupiers of units in the unit title development.
 - 1.3 “Owner” has the same meaning in these rules as it has in the Act, and for the purposes of these rules it also includes occupiers of a unit in the unit title development and the employees, agents, invitees, licencees and tenants of all owners and occupiers of units in the unit title development, unless the context otherwise requires.
2. **Interference and obstruction of common property**
 - 2.1 An Owner of a unit must not:
 - 2.1.1 interfere with the reasonable use or enjoyment of the common property by other Owners;
 - 2.1.2 obstruct any lawful use of the common property by other Owners;
 - 2.1.3 restrict any light or air in any unit or common property, or obstruct or cover any windows, sky lights, lights or other means of illumination of any unit or common property.
3. **Damage to common property**
 - 3.1 An Owner of a unit must not:
 - 3.1.1 damage or deface the common property; and
 - 3.1.2 drive, operate or use, or permit to be driven, operated or used, any vehicle or machinery on the common property of a size and weight that is likely to cause damage to the common property and any such damage caused or contributed to shall be paid for by the Owner responsible.
4. **Use of facilities, assets and improvements within the common property**

4.1 An Owner of a unit must not use any facilities contained within the common property or any assets and improvements that form part of the common property for any use other than the use for which those facilities, assets or improvements were designed and constructed and must comply with any conditions of use for such facilities or assets or improvements set by the Body Corporate from time to time.

4.2 Any part of the common property that is used as an entrance or accessway to the unit title development and any easement area giving access to the unit title development shall not be used by any Owner for any other purpose than for entering or leaving the unit title development.

5. **Vehicle parking**

5.1 An Owner of a unit must not park a vehicle or permit a vehicle to be parked on any part of the common property unless the Body Corporate has designated it for vehicle parking or the Body Corporate has given prior written consent.

5.2 An Owner of a unit that is designated for use as a vehicle park must:

5.2.1 only use the vehicle park for the purpose of parking vehicles;

5.2.2 ensure the vehicle park is kept tidy and free of litter;

5.2.3 not use the vehicle park or permit it to be used for storage;

5.2.4 ensure that any vehicle parked in the vehicle park is parked within the boundaries of the vehicle park; and

5.2.5 must clearly mark any vehicle parks designated solely for use by employees or customers of the Owner.

5.3 The Body Corporate may remove a vehicle from the unit title development that the Body Corporate considers is parked in such a manner that is in breach of this rule 5, at the expense of the owner of the vehicle concerned, and the Body Corporate shall not be liable for any resulting damage, loss or costs.

6. **Aerials, satellite dishes and antennas**

6.1 An Owner of a unit must not erect, fix or place any aerial, satellite dish, antenna or similar device on or to the exterior of a unit or on or to common property without the prior written consent of the Body Corporate which shall not be unreasonably or arbitrarily withheld. The consent of the Body Corporate may be withheld, varied or revoked if the rights of another Owner are adversely affected by the exterior aerial, satellite dish, antenna or similar device.

7. Signs, notices, advertising and promotion

- 7.1 An Owner of a unit must not, without the prior written consent of the Body Corporate which shall not be arbitrarily or unreasonably withheld, erect, fix, place or paint any signs or notices of any kind on or to any part of the common property or on or to any external part of a unit.
- 7.2 An Owner of a unit must not display any temporary or mobile signage, including but not limited to sandwich boards and portable banners (“temporary signage”), at any time other than during the opening hours of the business operating from a unit, and must not display any temporary signage on the common property or any accessory unit without the prior written consent of the Body Corporate which shall not be arbitrarily or unreasonably withheld.
- 7.3 An Owner of a unit must not display any goods or services on common property or any accessory unit or use the common property or any accessory unit for any business, promotional or commercial purpose without prior written consent of the Body Corporate which shall not be arbitrarily or unreasonably withheld.
- 7.4 Rules 7.2 and 7.3 do not apply to any unit used solely for residential purposes.

8. Contractors

- 8.1 An Owner of a unit who carries out any repair, maintenance, additions, alterations or other such work on a unit must ensure that any contractors or other such persons employed by the Owner cause minimum inconvenience to all other Owners and ensure that such work is carried out in a proper workmanlike manner.

9. Rubbish and pest control

- 9.1 An Owner of a unit:
- 9.1.1 must not leave rubbish, recycling material, trade refuse or waste, dirt or other material on the common property except in areas designated for rubbish collection by the Body Corporate, and where such material is left in a designated rubbish collection area it must not be left in such a way that interferes with the enjoyment of the common property by other Owners;
 - 9.1.2 must dispose of rubbish and recycling material promptly, hygienically and tidily and ensure such disposal does not adversely affect the health, hygiene or comfort of other Owners;
 - 9.1.3 must not burn any rubbish anywhere on the common property or in any unit; and
 - 9.1.4 shall keep the unit free of vermin, pests, rodents and insects.

10. **Cleaning and garden maintenance**

10.1 An Owner of a unit must ensure the unit is kept clean at all times and any gardens, grounds, yards or paved areas within the unit are kept neat and tidy and are regularly maintained.

11. **Cleaning and replacing glass**

11.1 An Owner of a unit must keep clean all glass contained in windows or doors of a unit, and replace any cracked or broken glass as soon as possible with glass of the same or better weight and quality.

12. **Lawns and gardens on common property**

12.1 An Owner of a unit must not damage any lawn, garden, tree, shrub, plant or flower being part of or situated on the common property or, without the prior consent of the Body Corporate use any part of the common property as a garden for their own purposes.

13. **Use of water services**

13.1 All things required for the provision of water supply, drainage, wastewater and sewage services to units or common property and all things attached to and used in relation to such services, including but not limited to pipes, drains, taps, faucets, toilets, baths, showers, sinks, sink incinerators and dishwashers, must only be used for the purpose for which they were designed and constructed. If any Owner causes or permits any damage, loss or costs to be incurred due to misuse or negligence that Owner shall pay for such damage, loss or costs.

13.2 An Owner of a unit shall not waste water unnecessarily and shall ensure that all taps in the unit are turned off after use.

14. **Washing**

14.1 An Owner of a unit:

14.1.1 shall not hang any clothes, washing, bedding, towels or other items outside or from a unit or outside or from any building contained within a unit or on or from any deck or balcony; and

14.1.2 shall not hang any clothes, washing, bedding, towels or other items on the common property other than on parts of the common property designated by the Body Corporate as washing line areas, and such items may only be hung for a reasonable period.

15. **Security and ventilation equipment**

15.1 An Owner of a unit shall comply at all times with the operating and maintenance instructions of any security, fire alarm, air conditioning or ventilation equipment in the unit.

16. **Floor coverings**

16.1 Except in kitchen, laundry, toilet or bathroom areas of a unit, an Owner of a unit must ensure that all floor space in a unit is covered or otherwise treated to an extent sufficient to prevent noise transmission from the unit that is likely to disturb the quiet enjoyment that could reasonably be expected by the Owner of another unit.

17. **Noise, behaviour and conduct**

17.1 An Owner of a unit shall not make or permit any noise or carry out or permit any conduct or behaviour, in any unit or on the common property, which is likely to interfere with the use and enjoyment of the unit title development by other Owners.

18. **Pets**

18.1 An Owner of a unit must not, without the prior written consent of the Body Corporate, bring or keep any animal or pet (other than a cat or cats) in any unit or the common property. Consent of the Body Corporate shall not be unreasonably or arbitrarily withheld and may be revoked upon written notice if the rights or interests of any other Owner are adversely affected by any animal or pet.

18.2 Notwithstanding rule 18.1 any Owner of a unit who relies on a guide, hearing or assistance dog may bring or keep such a dog in a unit, and may bring such a dog onto the common property.

18.3 An Owner of any animal or pet permitted under rule 18.1 or any dog permitted under rule 18.2 must ensure that any part of a unit or the common property that is soiled or damaged by the animal, pet or dog must promptly be cleaned or repaired at the cost of the Owner.

19. **Security**

19.1 An Owner of a unit must:

19.1.1 keep the unit locked and all doors and windows closed and securely fastened at all times when the unit is not occupied, and do all things reasonably necessary to protect the unit from fire, theft or damage;

19.1.2 take all reasonable steps to ensure any electronic security cards, security keys or security codes to a unit or common property are not lost, destroyed or stolen or given to anyone other than a registered proprietor, occupier or

tenant of the unit to which the security card, security key or security code relates;

19.1.3 not duplicate or permit to be duplicated any electronic security cards, security keys or security codes to a unit or common property; and

19.1.4 notify the Body Corporate as soon as reasonably practicable if rules 19.1.2 or 19.1.3 are breached.

20. Moving and installing heavy objects

20.1 An Owner of a unit must not, without the prior written consent of the Body Corporate, bring onto or through the common property or any unit, or erect, fix, place or install in any unit, any object of such weight, size, nature or description that could cause any damage, weakness, movement or structural defect to any unit or common property, and any such damage caused or contributed to shall be paid for by the Owner responsible.

21. Lifts

21.1 An Owner of a unit must comply at all times with any notice or instruction displayed in any lift in the unit title development. If any lift in the unit title development, other than a goods lift, is to be used for carrying anything other than passengers, lift protection equipment supplied by the Body Corporate must be used.

22. Delivery areas

22.1 Any part of common property designated by the Body Corporate as an area for the receipt, delivery or other movement of goods, supplies, produce, merchandise, freight, or other articles, including but not limited to a loading dock or lift designed for goods only, (together called "delivery area"), must only be used:

22.1.1 by Owners of units or anyone permitted by an Owner;

22.1.2 for the purpose for which it was designed and constructed; and

22.1.3 during certain hours set by the Body Corporate from time to time.

22.2 Any delivery area in a unit must only be used by the Owner of the unit or anyone permitted by the Owner, and must only be used for the purpose for which it was designed and constructed.

22.3 An Owner of a unit that contains a delivery area must not move any goods, supplies, produce, merchandise, freight, or other articles in or out of the unit except through the delivery area.

23. Hazards, insurance and fire safety

23.1 An Owner of a unit must not bring onto, use, store, or do, in a unit or any part of the common property anything that:

23.1.1 increases the premium on or is in breach of any Body Corporate insurance policy for the unit title development; or

23.1.2 is in breach of any enactment or rule of law relating to fire, insurance, hazardous substances or dangerous goods, or any requirements of any Territorial Authority; or

23.1.3 creates a hazard of any kind; or

23.1.4 affects the operation of fire safety devices and equipment or reduces the level of fire safety in the unit title development.

24. Emergency evacuation drills and procedures

24.1 An Owner of a unit must cooperate with the Body Corporate during any emergency evacuation drills and must observe and comply with all emergency evacuation procedures.

25. Notice of damage, defects, accidents or injury

25.1 Upon becoming aware of any damage or defect in any part of the unit title development including its services, or any accident or injury to any person in the unit title development, an Owner of a unit must immediately notify the Body Corporate. Any cost to repair any such damage or defect shall be paid by the Owner that caused or permitted the damage or defect.

26. Compliance with Sale of Liquor Act and other statutes

26.1 Where a business operating from a unit is subject to the Sale of Liquor Act 1989 or any other statute, regulation or enactment to which the business is subject (together called "statute") the unit Owner must ensure that the requirements of the statute are complied with at all times and must take all reasonable steps to ensure that the business operation does not interfere with the use and enjoyment of the unit title development by other Owners.

27. Leasing a unit

27.1 An Owner of a unit must:

27.1.1 provide a full copy of these rules and a full copy of all future amendments to these rules to any tenant or occupier of the unit; and

27.1.2 provide the Body Corporate with written notice of the full name, landline phone number, cellphone number, email address and address for service for the purposes of the Act for the Owner and for all tenants or occupants of the unit, and promptly notify the Body Corporate in writing of any changes to such details.

Clearwater Quays Apartments – Body Corporate

- Accounting Fees
- Administration Fees
- Bank Fees
- Cleaning (External Building Elements & Spider-proofing)
- Cleaning (Lobby, Stairs, Lift)
- Electricity - Common Areas
- Fire System Monitoring
- Gardens & Landscape Maintenance
- General Expenses & Secretarial Disbursements
- Insurance - Material Damage, Public & Statutory Liability
- Insurance Valuation Fees
- Lift Maintenance
- Minor Repairs & Maintenance Contingencies
- Monitoring & Testing for Building Warrant of Fitness
- Subscriptions - Xero

Apartment #	Budgeted Operating Levy (GST incl.)	Budgeted LTMF Levy (GST incl.)	Annual Fees (GST incl.)
Apartment 1	9,413	628	10,040
Apartment 2	6,038	403	6,440
Apartment 3	7,523	502	8,024
Apartment 4	5,100	340	5,440
Apartment 5	8,288	553	8,840
Apartment 6	5,475	365	5,840
Apartment 7	9,413	628	10,040
Apartment 8	6,225	415	6,640
Apartment 9	10,545	703	11,248
Apartment 10	6,983	466	7,448