

# SALTWOOD

RED BEACH

STAGE 1

LOTS 1 - 9

2 & 3 BEDROOM HOMES



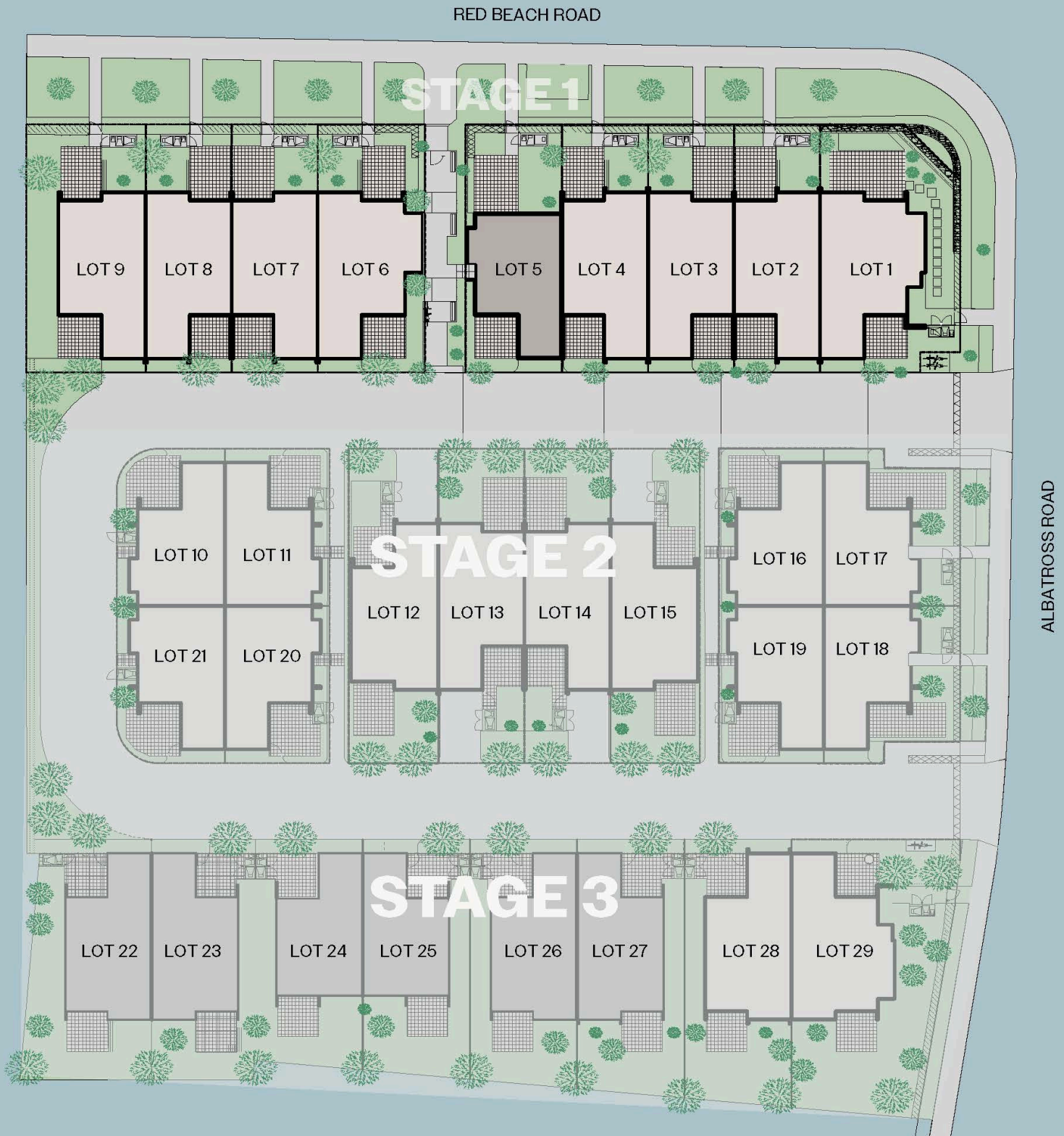
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LICENSED AGENT REAA 2008

**Harcourts** Cooper & Co

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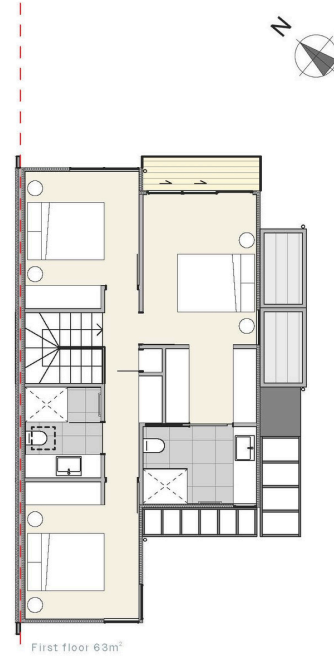
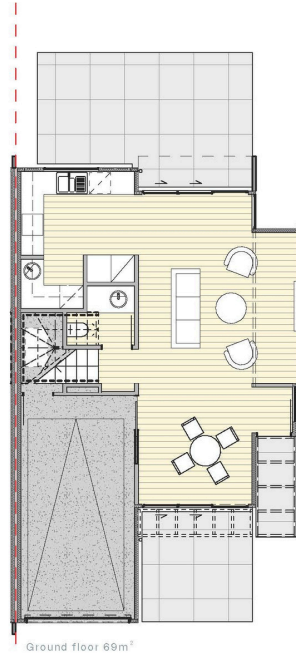
STAGE 1  
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2 & 3 BEDROOM HOMES

## TYPE C1

### LOT 1 AND 6:

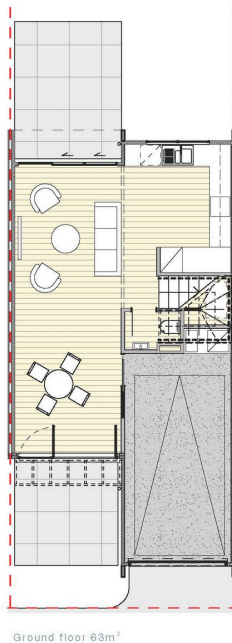
Kitchen	2.8 x 3.0
Dining	3.1 x 3.0
Living	4.1 x 4.9
Bedroom 1	3.9 x 3.0
Bedroom 2	3.0 x 3.0
Bedroom 3	3.0 x 3.0
Garage	5.8 x 3.0



## TYPE C

### LOT 2, 4, 7 AND 9:

Kitchen	3.0 x 3.5
Dining	4.0 x 3.0
Living	4.0 x 3.0
Bedroom 1	3.9 x 3.0
Bedroom 2	3.0 x 3.0
Bedroom 3	3.0 x 3.0
Garage	5.8 x 3.0



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## TYPE C FLIP

### LOT 3 AND 8:

Kitchen	3.0 x 3.5
Dining	4.0 x 3.0
Living	4.0 x 3.0
Bedroom 1	3.9 x 3.0
Bedroom 2	3.0 x 3.0
Bedroom 3	3.0 x 3.0
Garage	5.8 x 3.0



110m<sup>2</sup>



126m<sup>2</sup>



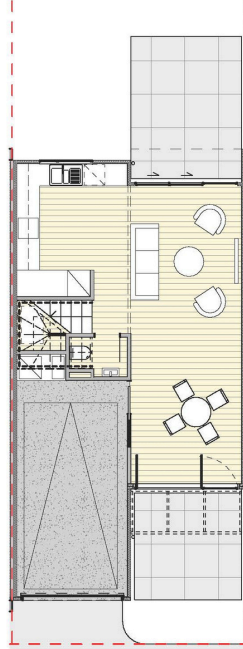
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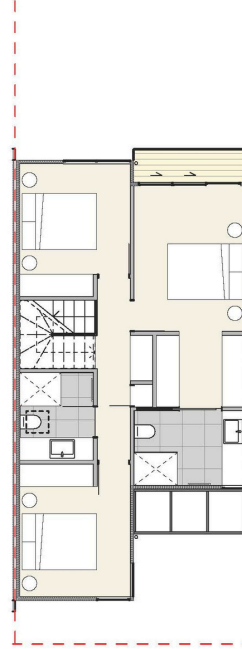
3



2.5



Ground floor 63m<sup>2</sup>



First floor 63m<sup>2</sup>



## TYPE D1

### LOT 5:

Kitchen	2.5 x 3.0
Dining	3.4 x 3.0
Living	3.5 x 3.5
Bedroom 1	3.5 x 3.0
Bedroom 2	3.9 x 3.5
Garage	5.6 x 3.0



126m<sup>2</sup>



108m<sup>2</sup>



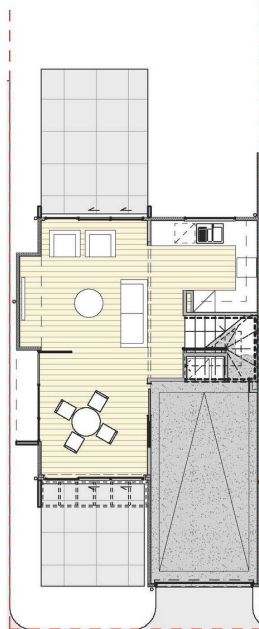
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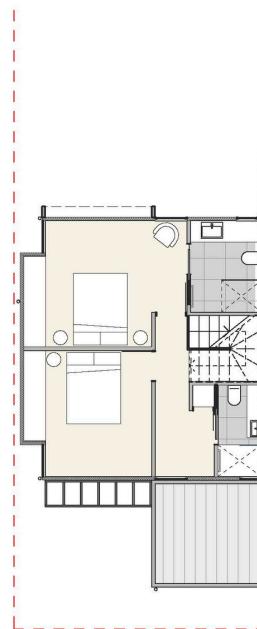
2



2



Ground floor 57m<sup>2</sup>



First floor 49m<sup>2</sup>



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Walls, ceilings, doors and trim painted Resene Quarter Rice Cake



Feature walls painted in Resene Eighth Lemon Grass, as shown in renders.

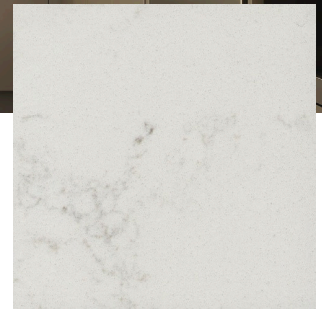


Kitchen splashback in Pietra Ivory Matt subway tiles



Melteca seal grey naturale kitchen cabinetry

Engineered stone benchtop Neve Quartz



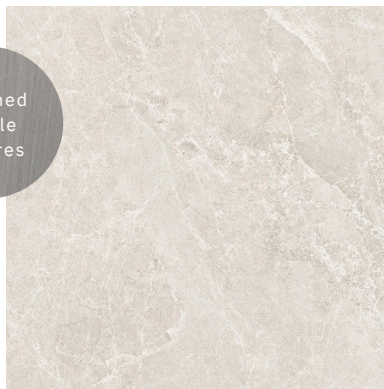
Wall hung melteca parisian oak vanity



100% wool loop carpet Ertha Coastal Rush



Floor tiles in bathrooms and laundry Pietra Ivory Matt 600 x 600



Feature wall tiles in bathroom Homey White Stripe 300 x 600



Brushed nickle fixtures



Engineered Oak flooring natural

17 February 2025

We have endeavoured to depict the true colour of the samples, however the colours may vary slightly, so these are indicative only.



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Walls, ceilings, doors and trim  
painted Resene Quarter Rice Cake



Feature walls  
painted in  
Resene Sorrell Brown,  
as shown in renders.

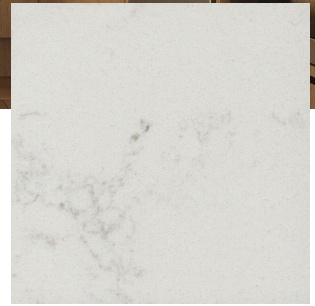


Kitchen splashback in Pietra  
Ivory Matt subway tiles

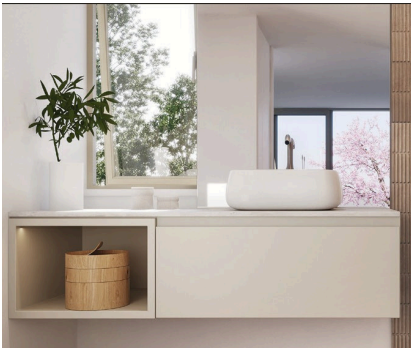


Melteca urban ash  
kitchen cabinetry

Engineered stone benchtop  
Neve Quartz



Wall hung melteca parisian  
oak vanity



Feature wall tiles in bathroom  
Homey Stripes Powder 300 x 600



Brushed  
nickle  
fixtures

100% wool loop carpet  
Lavante Shamal



Floor tiles in bathrooms and laundry  
Terrazo Ivory Matt 600 x 600



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## Draft Budget - Incorporated Society

33 Red Beach Rd, Red Beach

29 Residential Units

Items	Amount	Notes
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### Administration

Administration	\$ 8,895.00	Crockers management services for the administration of the Incorporated Society
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### Utilities/Rubbish

Water and Waste Water	\$ 500.00	Common area water supply
Utility Billing Services	\$ 4,000.00	Meter reading and billing of water + cashflow for first two months' water invoice to all units
Electricity	\$ 2,000.00	Common area power supply
Rubbish Removal	\$ 10,450.00	Private rubbish collection

### Maintenance/Cleaning

Gardens/Lawns	\$ 2,000.00	Maintenance of common area gardens and lawns
Repairs and Maintenance	\$ 1,000.00	General repairs and maintenance costs

### Insurance

Insurance Premium	\$ 40,000.00	15 month insurance quote from Gallagher NZ for the Orion Insurance
Valuation Fee	\$ 1,000.00	Annual insurance valuation

<b>Total Expenditure</b>	<b>\$ 69,845.00</b>	
GST	\$ 10,476.75	
<b>Total Expenditure inc GST</b>	<b>\$ 80,321.75</b>	
<b>Per Unit Cost</b>	<b>\$ 2,769.72</b>	

**NOTE:**

This Budget is Preliminary ONLY and prepared on the basis of information available.  
All allowances are subject to adjustment to reflect CPI increase during the term of construction  
Levies will be determined by even share of fully developed lots, based on the final approved budget.  
Private Utilities and Rates are the owner's responsibility.  
Council Rates for the shared access lot have been excluded



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