

Whenuapai Affordable Homes Ballot



The Whenuapai development was consented as one of Auckland Council’s Special Housing Areas (SHA). Being a SHA, a number of homes within the Whenuapai development are required to be sold within the Affordable Housing parameters set by Auckland Council and the resource consent for the Whenuapai development.

Fletcher Residential are now releasing via a ballot process a limited number of homes, which meet the requirements of the resource consent for the Whenuapai development.

Who is eligible?

The Whenuapai affordable homes are for people wanting to purchase their first home in Auckland. To ensure these homes go to the people they are intended for, the purchasers must:

- Be a New Zealand permanent resident or citizen.
- Be a first home buyer and have never owned any other real property in New Zealand or abroad, whether alone or jointly with other persons or entities.
- Be over the age of 18.
- Be a natural person and are purchasing the home in their own name and not in the name of any other person, company, nominee or trust.
- Have a gross household income which does not exceed \$105,000 per annum as at the date of entering the ballot.
- Agree to own and occupy the dwelling exclusively as your primary place of residence for a minimum of three (3) years.

How to buy

A limited number of homes will sell via the ballot process. The people whose names are drawn from the ballot first will get the first opportunity to buy the homes.

How to enter the ballot

The ballot will open at 10am on Saturday 24 February and close at 4pm on Wednesday 21 March 2018. Ballot applications must include the following:

1. Whenuapai affordable eligibility form (completed and signed)
2. Whenuapai affordable supporting information

All entries will need to be hand delivered to the Whenuapai Fletcher Living showhome at: 10 Ripeka Lane, Auckland. (All entries must be delivered in a sealed A3 envelope with your name on it).

Purchasing timeline

Key milestones	Key dates
Selected finished affordable homes open for viewing	February 24, 24, March 3,4 10,11,17,18
Info pack and ballot entry packs available for collection	From February 24
Ballot period opens	10am Saturday 24 February
Ballot closes	4pm Wednesday 21 March
Successful applicants notified	By Friday 23 March
Applicants sign sale and purchase agreements and agreements are reviewed by purchasers solicitors	By 13 April
Deposits payable	By 13 April
Homes settled and owners can move in	From 31 May to 22 June

Purchasing Criteria

Check List

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EACH PURCHASER MUST MEET THE ALL THE BELOW REQUIREMENTS:

- A first home buyer with no current or previous interest in property in New Zealand or overseas (if you are successful at the ballot we will ask your solicitor to provide an undertaking that they have undertaken searches in this regard)
- You are a New Zealand citizen or permanent resident, currently tax resident and residing in New Zealand.
- You are over the age of 18
- Your total gross household income in the last 12 months is no greater than \$105,000 (no greater than 120% of the Auckland medium household income as defined in the resource consent for the Whenuapai development),
- The home will be your primary place of residence and you will own and occupy it for a minimum of 3 years (continuously) following settlement
- You are purchasing the home in your own name and not in a trust or other entity
- You can prove that you have enough savings and finance to complete the purchase, including having a letter of pre-approval by a lender.

Frequently Asked Questions



General

If I am successful what is the process?

You will be contacted via phone and/or email following the ballot closing date. You will be invited to the Whenuapai showhome to sign the Sales & Purchase Agreement for the property and pay a \$500 holding deposit. The agreement will have a solicitor's approval clause and this will allow time for you to meet with your solicitor after signing the agreement and have the agreement reviewed.

If I am successful when will I be able to move in?

Depending on which home is allocated to you, you will settle between 31 May and 22 June 2018, and you will be able to move in after.

Do I get to select my own home?

No, you will be randomly allocated a home.

How much are the homes?

Sale price for each home is \$617,500 (no greater than 75% of the Auckland medium house price as at September 2016 as defined in the Resource Consents for the Whenuapai development).

How much deposit do I need?

You will need to pay a \$500 holding deposit AND then \$25,000 upon the Sale & Purchase Agreement becoming unconditional. The remainder will be payable upon settlement of the home between 31 May and 22 June 2018.

How big are the homes?

The homes are all 88m². They are two storey and consist of two bedrooms and one bathroom.

Can two or more purchasers of a home apply separately so they have more chances of being pulled from a ballot?

No, all purchasers of the house must apply in one application.

Income

I earn just over the income cap - am I still able to enter?

No. Your total gross household income for the last 12 months must be no greater than \$105,000. (no greater than 120% of the Auckland median household income as defined in the Resource Consents for the Whenuapai development).

Can I have flatmate in my home? Would their rent count towards my total household income?

Yes, you can have a flatmate. Rent received from a flatmate that will reside with you in your home is not counted towards your total gross household income. For the purpose of the meeting the eligibility criteria for the ballot.

I am self employed. What kind of evidence do I need to provide as to my income?

If you are self employed you need to provide:

- A copy of your personal IR3 statement, Notice of Assessment and Return Acknowledgement for the most current tax year
- Up-to-date interims if the end of the last financial year is more than six months old.

I have just returned from living overseas and the Certificate of Earnings from the IRD for the past 12 months shows I have had no earnings. Can I still apply?

Yes you can, as long as you can provide evidence of why the IRD have not collated any earnings information for you.

Eligibility Application Form

PURCHASER 1

A - YOUR DETAILS (TICK ONE)

YOUR NAME MR MRS MISS MS OTHER (PLEASE STATE): _____

FIRST NAME (S) _____

SURNAME _____

YOUR DATE OF BIRTH _____ / _____ / _____
DAY MONTH YEAR

GENDER MALE FEMALE

MARITAL STATUS

SINGLE MARRIED DE FACTO CIVIL UNION SEPARATED WIDOW(ER)

ETHNICITY

NZ EUROPEAN MAORI SAMOAN TONGAN COOK ISLAND NIUEAN
 CHINESE INDIAN NOT STATED OTHER (PLEASE STATE): _____

RESIDENCY

Are you a NZ citizen or Permanent NZ resident? YES NO
- don't forget to attach copy of birth certificate or passport

YOUR CURRENT PHYSICAL ADDRESS

UNIT NUMBER _____ STREET NUMBER _____

STREET ADDRESS _____

SUBURB OR RD _____

TOWN/CITY _____ POSTCODE _____

YOUR POSTAL ADDRESS (IF DIFFERENT FROM YOUR PHYSICAL ADDRESS)

UNIT NUMBER _____ STREET NUMBER _____

STREET ADDRESS _____

SUBURB OR RD _____

TOWN/CITY _____ POSTCODE _____

CONTACT NUMBER

WORK _____ HOME _____

MOBILE _____

YOUR EMAIL ADDRESS _____

B - YOUR INCOME DETAILS:

INCOME STATUS - SALARY/WAGES, SELF-EMPLOYED, BENEFICIARY, OTHER

- SALARY/WAGES
- SELF-EMPLOYED
- BENEFICIARY
- OTHER

YOUR INCOME IN THE LAST 12 MONTHS

TOTAL _____ \$ _____

C- YOUR FINANCE DETAILS?

WHO IS YOUR PROPOSED LENDER? _____

HOW MUCH FINANCE HAS YOUR LENDER PRE-APPROVED?

Don't forget to attach a copy of the pre-approval from your lender. _____ \$ _____

ARE YOU A MEMBER OF KIWISAVER? YES NO

ARE YOU APPLYING FOR A HOUSESTART GRANT? YES NO

HOW MUCH DEPOSIT DO YOU HAVE?

(this covers all purchasers) _____ \$ _____

D- PROPERTY STATUS

WHICH OF THE FOLLOWING BEST DESCRIBES YOU?

- CURRENTLY OWN PROPERTY/LAND IN NZ OR OVERSEAS
- PREVIOUSLY OWNED PROPERTY/LAND IN NZ OR OVERSEAS
- HAVE NEVER OWNED PROPERTY/LAND IN NZ OR OVERSEAS

E- AGREEMENTS AND ACKNOWLEDGEMENTS

By signing below I confirm acknowledge and agree that:

1. I have read and considered the Fletcher Residential Ltd and accept the in full.
2. I understand that eligibility for the Fletcher Residential Ltd initiative does not guarantee me the opportunity to purchase one of these homes.
3. I understand that Fletcher Residential Ltd has the right to decline my application.
4. If false or fraudulent information has been provided for the assesment of Fletcher Residential Ltd, then any such eligibility becoomes null and void and I may be criminally prosecuted and held liable for all costs and damages caused by such fraud.

SIGNED BY: (PURCHASER 1) _____

(PURCHASER 2) _____

PRIVACY STATEMENT:

The information that you provide to Fletcher Residential Ltd will be used to:

- Assess if you meet the eligibility criteria for an affordable home within the Whenuapai special housing area.
- If eligible, then to administer the ballot and allocation stages of the process

This information will be held by Fletcher Residential Ltd and any other authorised person/agency in accordance with the Privacy Act 1993. You have the right to access, or request the correction of, any information held by Fletcher Residential Ltd about you or your application.

You agree that Fletcher Residential can use this information to administer the ballot, to see how you are settling in your home (if succesful) and to ensure you live in the new home for three years following settlement.

You further agree that Fletcher Residential Ltd may make enquiries with governemnt agencies (such as the Inland Revenue Department) and private sector agencies (such as your lender and employer) for these purposes, and authorise these agencies to disclose information helf about you for these purposes.

Statutory Declaration

You can make your declaration in front of anyone authorised to take a statutory declaration. This includes: Justice of the Peace; barristers and solicitors of the High Court of New Zealand; Notary Publics; Registrars and Deputy Registrars of the Supreme Court, Court of Appeal, High Court and District Court; Members of Parliament.

PURCHASER 1

I, _____ (purchaser 1 name) of _____ (Purchaser 1 address)
Occupation _____ do solemnly and sincerely declare that as the date of this Statutory Declaration:

1. I am a first home buyer and have never owned any other real property in New Zealand or abroad whether alone or jointly with any other persons or entities.
2. I am a New Zealand citizen or permanent resident, currently tax resident and residing in New Zealand.
3. My total gross household income from all sources in the last 12 months is no greater than \$105,000.
4. Be over the age of 18 at the date of this declaration and have the legal right to own and occupy the dwelling and intend to use it exclusively as my residence for not less than three years after I gain title to the dwelling.
5. I am a natural person and I am purchasing the dwelling in my own name and not in the name of any other person.
6. I attach as supporting information true and correct evidence of my total household income.
7. I attach as supporting information true and correct evidence that I am able to borrow sufficient funds from a lender in which to buy the home.
8. I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

Declared at _____
this _____ day of _____

Purchaser 1 Signature

before me _____

A person authorised to take a Statutory Declaration under the Oaths and Declarations Act 1957.

Notes:

Each Purchaser must complete a separate Statutory Declaration. If more than two purchasers, please attach additional page/s to this form.

Guidelines:

- Every person who intends to be listed as an owner must complete a separate Statutory Declaration form
- This form must be signed in front of person authorised to take a Statutory Declaration under the Oaths and Declarations Act 1957. (Lawyer, Court Official, Justice of the Peace or Notary Public)
- You acknowledge that Fletcher living is relying on the correctness of the representations and statements made above in order to comply with legal requirements on the sale of this dwelling.

Eligibility Application Form

PURCHASER 2

A - YOUR DETAILS (TICK ONE)

YOUR NAME MR MRS MISS MS OTHER (PLEASE STATE): _____
 FIRST NAME (S) _____
 SURNAME _____

YOUR DATE OF BIRTH _____ / _____ / _____
 DAY MONTH YEAR

GENDER MALE FEMALE

MARITAL STATUS
 SINGLE MARRIED DE FACTO CIVIL UNION SEPARATED WIDOW(ER)

ETHNICITY
 NZ EUROPEAN MAORI SAMOAN TONGAN COOK ISLAND NIUEAN
 CHINESE INDIAN NOT STATED OTHER (PLEASE STATE): _____

RESIDENCY
 Are you a NZ citizen or Permanent NZ resident? YES NO
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YOUR CURRENT PHYSICAL ADDRESS
 UNIT NUMBER _____ STREET NUMBER _____
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 TOWN/CITY _____ POSTCODE _____

CONTACT NUMBER
 WORK _____ HOME _____
 MOBILE _____
 YOUR EMAIL ADDRESS _____

B - YOUR INCOME DETAILS:

INCOME STATUS - SALARY/WAGES, SELF-EMPLOYED, BENEFICIARY, OTHER

- SALARY/WAGES
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- OTHER

YOUR INCOME IN THE LAST 12 MONTHS

TOTAL _____ \$ _____

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HOW MUCH FINANCE HAS YOUR LENDER PRE-APPROVED?

Don't forget to attach a copy of the pre-approval from your lender. _____ \$ _____

ARE YOU A MEMBER OF KIWISAVER? YES NOARE YOU APPLYING FOR A HOUSESTART GRANT? YES NO _____

HOW MUCH DEPOSIT DO YOU HAVE?

(this covers all purchasers) _____ \$ _____

D- PROPERTY STATUS**WHICH OF THE FOLLOWING BEST DESCRIBES YOU?**

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(PURCHASER 2) _____

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Statutory Declaration

You can make your declaration in front of anyone authorised to take a statutory declaration. This includes: Justice of the Peace; barristers and solicitors of the High Court of New Zealand; Notary Publics; Registrars and Deputy Registrars of the Supreme Court, Court of Appeal, High Court and District Court; Members of Parliament.

PURCHASER 2

I, _____ (purchaser 2 name) of _____ (Purchaser 2 address)
Occupation _____ do solemnly and sincerely declare that as the date of this Statutory Declaration:

1. I am a first home buyer and have never owned any other real property in New Zealand or abroad whether alone or jointly with any other persons or entities.
2. I am a New Zealand citizen or permanent resident, currently tax resident and residing in New Zealand.
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4. Be over the age of 18 at the date of this declaration and have the legal right to own and occupy the dwelling and intend to use it exclusively as my residence for not less than three years after I gain title to the dwelling.
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7. I attach as supporting information true and correct evidence that I am able to borrow sufficient funds from a lender in which to buy the home.
8. I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

Declared at _____

this _____ day of _____

Purchaser 2 Signature

before me _____

A person authorised to take a Statutory Declaration under the Oaths and Declarations Act 1957.

Notes:

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Guidelines:

- Every person who intends to be listed as an owner must complete a separate Statutory Declaration form
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Supporting Information

The Whenuapai development was consented as one of Auckland Council's Special Housing Areas (SHA). Being a SHA, a number of homes within the Whenuapai development are required to be sold within the Affordable Housing parameters set by Auckland Council and the resource consent for the Whenuapai development.

Fletcher Residential are now releasing via a ballot system a limited number of homes, which meet the requirements of the resource consent for the Whenuapai development.

Each purchaser must include the following supporting information with their application form.

IF YOU ARE A NEW ZEALAND CITIZEN, A COPY OF YOUR:

- Birth Certificate; or
- Current Passport

IF YOU ARE A PERMANENT RESIDENT, A COPY OF YOUR:

- Current passport; and
- Current permanent Resident Visa

LENDING PRE APPROVAL

A copy of your lending pre approval letter or certificate, clearly showing the maximum that can be borrowed and that cover the named purchasers.

EVIDENCE OF HOUSEHOLD INCOME

You are required to provide documented evidence of your household income. Total household gross income means the combined income of all household residents sharing the house as their primary residence. Combined income means every form of income received by household residents. Household residents do not have to be related but are persons over 18 who will reside in the home with you and/or contribute to or share household expenses and who have a relationship with you. You do not need to account for people that are just flatmates.

Salary and wage earners are required to provide a Certificate of Earnings for the past 12 months, which include

- Ordinary salary or wages or primary work and income benefits
- Overtime
- Shift allowances
- Second job or casual employment
- ACC payments

To obtain a certificate of earnings:

- Go to www.ird.govt.nz and login using your IRD Online Services name and password
- Select 'My Income'
- Under 'Account Information' click on 'Salary and Wages'
- This will default to show your current tax years earnings info (not required)
- Select the 'earnings last 12 months' tab
- Click on 'Save/Print. Save as PDF to include as supporting information in your ballot pack
- Self-employed people are required to provide:
 - A copy of your personal IR3 statement, Notice of Assessment and Returns Acknowledgement for the most current tax year
 - Up-to-date interims if the end of the last financial year is more than six months ago.