

Three Kings SHA

Stage Two

Fletcher Living will make available for sale, eight Affordable Housing Units in the Three Kings SHA - Stage Two development, Obsidian Apartments, to purchasers who meet the eligibility criteria.

These will be one bedroom apartments, which do not include car parks.

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Purchasers must meet the following eligibility criteria to confirm their interest in a Fletcher Living Affordable Housing Unit from the **available dwellings** list.

> ELIGIBILITY CRITERIA FOR EACH PURCHASER

- 1.** Your total gross household income* will not exceed 120% of the Auckland median household income per annum, for the financial year in which you make the Statutory Declaration.^
^As of August 2018 this figure is \$110,971 per annum.
- 2.** A completed Statutory Declaration is submitted with the Confirmation of Interest Form.
- 3.** You are over the age of 18 at the date of signing the Statutory Declaration.
- 4.** You will own and occupy the dwelling exclusively as your primary place of residence for a minimum of three (3) years.
- 5.** You are 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.
- 6.** You are purchasing the affordable dwelling in your own name and not in the name of any other company, nominee or trust.

By signing the Statutory Declaration you confirm that all the information contained in the Statutory Declaration is true, current and correct.

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* Total gross household income means the combined income of all persons sharing the house as their primary place of residence other than those persons who are independent flatmates. Combined income includes every source of income received by the household residents however arising from wages, pensions, investments, rental incomes and money from any source and prior to any deductions for tax or other deductions/expenses.



PROCESS & TERMS AND CONDITIONS OF THE AFFORDABLE HOUSING BALLOT

Due to the overwhelming demand for affordable housing and to ensure fairness, Fletcher Living has introduced a random ballot draw. The following is a summary of the ballot process.

Step 1

Check you comply with the Eligibility Criteria. If you are in doubt, we suggest you discuss this with your solicitor.

Step 2

If you have completed Step One and wish to be entered into the ballot, you will need to complete your application by:

- Complete the **Confirmation of Interest** form
- Submit a Statutory Declaration confirming that you meet the above eligibility criteria. All applicants (including all those parties intending to purchase the affordable housing units in joint ownership) will be required to sign a separate Statutory Declaration to accompany their confirmation of interest.
- You can only lodge one application but the application is for either or both the \$578,250 or \$544,500 price bracket (preference needs to be indicated on the ballot box form).

Step 3

Ballot Draw - The random ballot draw will be carried out on the date set out below or such amended date posted on our website. Detailed terms and conditions of the ballot are set out on our website. If your name is drawn as the first applicant for a dwelling, you will be ineligible for further purchases for any other affordable housing units in the other draws.

Step 4

Evaluation - An independent body (to be selected by Fletcher Living) will evaluate your application and confirm your eligibility.

Step 5

Sign the Agreement for Sale and Purchase - If you wish to proceed with the purchase, you will need to sign an Agreement for Sale and Purchase and pay a \$5,000 deposit within ten (10) days of being notified of your selection. The purchase price for the dwelling will be \$578,250 or \$544,500 as specified.



KEY DATES

Please note that these dates are indicative only and subject to change:

Application Closing Date:

All applications must be correctly completed and received by Tuesday 20 November 2018.

Ballot Draw Date:

Wednesday 21 November 2018.

Notification of outcome to successful applicants:

The first eight successful applicants randomly drawn from the ballot will have ten (10) days to sign the Agreement for Sale and Purchase and pay the deposit. All Agreements for Sale and Purchase will include a ten (10) working day finance clause and a five (5) day solicitor's approval.

Refer to the Affordable Homes terms and conditions.

Three Kings SHA

Stage Two

Development:

Three Kings SHA - Stage Two,
Obsidian Apartments

Application Closing Date:

Tuesday 20 November 2018

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> TERMS AND CONDITIONS

1. To qualify to enter the ballot draw you must:
 - Comply with the eligibility criteria
 - Complete a '**Confirmation of Interest**' form. You can only lodge one submission, multiple entries will be disregarded.
 - Submit a **Statutory Declaration** confirming that you meet the eligibility criteria. All applicants (including all those parties intending to purchase the affordable housing units in joint ownership) will be required to sign a Statutory Declaration to accompany their confirmation of interest.
 - Submit all of the above information by hand delivery (details below) in a DLE size envelope to a Fletcher Living representative at the Sales Suite by 5.00pm on the closing date.

Hand delivery:
Obsidian Sales Suite
989 Mount Eden Road
Three Kings
2. Fletcher Living reserves the right for an independent body (selected by Fletcher Living) to evaluate all confirmation of interest applications and confirm eligibility. The decision of the independent body as to eligibility is final and no correspondence will be entered into regarding eligibility.
3. All eligible applications will be placed in the ballot draw.
4. On the ballot date (Wednesday 21 November 2018), applications will be drawn randomly by an independent body for each dwelling. A back-up list of a further eight applicants will be

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selected from the draw, should any of the applicants not be able to complete the sale and purchase transaction for any reason. The next applicant randomly drawn will be notified of their success. Unsuccessful applicants will not be notified of the results of the draw.

5. The first eight applicants randomly drawn from the ballot will be offered the first right to purchase by:

- Signing an Agreement for Sale and Purchase for the purchase price specified.
- Paying a \$5,000 deposit as specified in the Agreement for Sale and Purchase within ten (10) working days of being notified of your selection.

If the successful applicant fails to sign the Agreement for Sale and Purchase and pay the deposit within ten (10) working days of being notified, that applicant will be deemed to have forfeited his or her right to purchase the dwelling and Fletcher Living may offer the dwelling to the next name randomly drawn from the ballot. The next applicant will then be required to comply with the above conditions within ten (10) working days of being notified that they are the successful applicant.

6. Fletcher Living will receive, collect and hold the following personal information from applicants entering the ballot.

- Name
- Phone number
- Email address
- Post code

Fletcher Living will use the applicant's personal information to contact any successful applicant. From time to time, Fletcher Living may send the applicant and the applicant agrees to receive emails and other material relating to Fletcher Living projects. The applicant may opt out of receiving those emails and other materials by following the opt-out instructions provided in the relevant communication.

7. Fletcher Living will not be responsible for any cost, loss or expense incurred by any applicant in connection with their entry into the ballot or purchase of the dwelling except as may be set out in a binding signed Agreement for Sale and Purchase.

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Development:

Three Kings SHA - Stage Two,
Obsidian Apartments

Application Closing Date:

Tuesday 20 November 2018

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> 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 a 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 on this Statutory Declaration in order to comply with legal requirements on the sale of this dwelling.

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> STATUTORY DECLARATION: THREE KINGS SHA - STAGE TWO OBSIDIAN APARTMENTS

I	<input type="text" value="(Name in full)"/>
of	<input type="text" value="(Address)"/>
	<input type="text"/>
Occupation	<input type="text" value="(Occupation)"/>

Solemnly and sincerely declare that:

- My total gross household income* from all sources (however arising and prior to any deductions for tax or any other deductions or expenses) will not exceed 120% of the Auckland median household income per annum, for the financial year in which this Statutory Declaration is signed.^
^As at August 2018 this figure is \$110,971 per annum.
- I am not paying a price for the dwelling located at Three Kings SHA - Stage Two which exceeds \$578,250 as defined under Criteria A of the Affordability criteria set out in the Housing Accords and Special Housing Areas (Auckland) Amendment Order 2013 Mt Eden Road and Haul Road SHA dated 2 February 2015.
- I am over the age of 18 at the date of this declaration, I have the legal right to own and occupy the dwelling at Three Kings SHA - Stage Two and intend to use it exclusively as my primary residence for not less than three years after I gain title to it.
- 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.
- I am purchasing the dwelling at Three Kings SHA - Stage Two in my own name and not in the name of any other company, nominee or trust.
- And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

> SIGNATURE

Signature of declarant	<input type="text" value="(Signature)"/>
Declared at	<input type="text" value="(day/month/year)"/>
Before me	<input type="text" value="(Name)"/>
	<input type="text" value="(Signature)"/>
	<input type="text" value="(Occupation/Company)"/>

* Total gross household income means the combined income of all persons sharing the house as their primary place of residence other than those persons who are independent flatmates. Combined income includes every source of income received by the household residents however arising from wages, pensions, investments, rental incomes and money from any source and prior to any deductions for tax or other deductions/expenses.

Three Kings SHA

Stage Two

Development:

Three Kings SHA - Stage Two,
Obsidian Apartments

Application Closing Date:

Tuesday 20 November 2018

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➤ GUIDELINES

To confirm your interest in an affordable home in Three Kings SHA - Stage Two, please complete this form along with a **Statutory Declaration** for every person who intends to be listed as an owner. Hand deliver to a Fletcher Living representative, all the relevant documentation no later than 5pm on the closing date, in a DLE envelope.

Hand delivery:

**Obsidian Sales Suite
989 Mount Eden Road
Three Kings**

A pre-condition to submitting the confirmation of interest is that you comply with the eligibility criteria for a Fletcher Living affordable home, which includes the completion of a **Statutory Declaration**.

- Please review the **available dwellings** to ensure suitability for purpose.
- Familiarise yourself with the terms and conditions of the **ballot process**.

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CONFIRMATION OF INTEREST - CONTACT DETAILS

First Name

Last Name

Email

Phone

Postcode

Date

☐

I confirm my interest in any of the eight available Obsidian apartments:

Ground Floor - Apartment G08, G09, G12, G14 (1 Bedroom Apartment) Three Kings SHA

First Floor - Apartment 108, 109, 115 (1 Bedroom Apartment) Three Kings SHA

Second Floor - Apartment 215 (1 Bedroom Apartment) Three Kings SHA

Please ensure you have read and/or completed the accompanying documentation:

- **[Affordable Homes Eligibility Criteria](#)**
- **[Available Dwelling Information](#)**
- **[Statutory Declaration](#)** (One Statutory Declaration for every person who intends to be listed as an owner)
-
- **[Terms and Conditions of the Affordable Housing Ballot Draw](#)**

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Eight affordable homes will be available for sale in the Three Kings SHA - Stage Two, Obsidian Apartments. These will be one bedroom apartments, which do not include car parks.

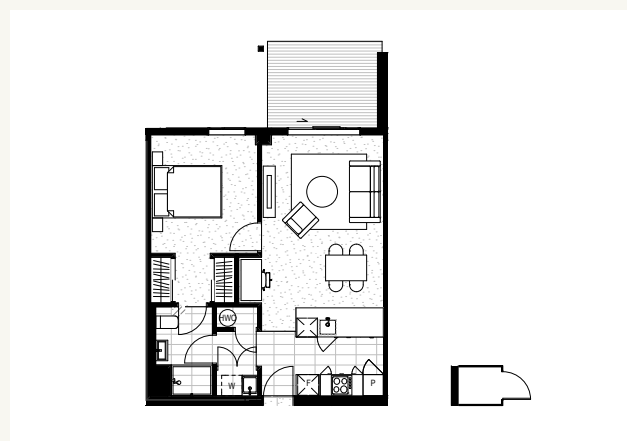
Purchasers who meet the eligibility criteria can register an interest in purchasing an affordable home. Please refer to the Eligibility Criteria and the Ballot Process for further information.

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➤ AFFORDABLE 1 BEDROOM HOMES AT THREE KINGS SHA - STAGE TWO, OBSIDIAN APARTMENTS

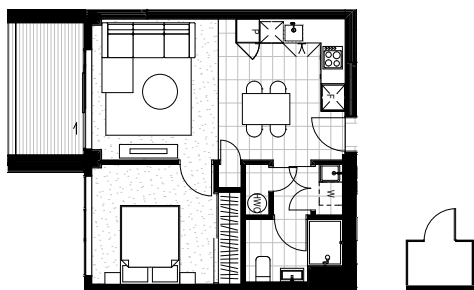
- **Ground Floor - Apartment G08**
Total floor & balcony area: ~74m²
\$578,250
- **Ground Floor - Apartment G09**
Total floor & balcony area: ~75.7m²
\$578,250
- **Ground Floor - Apartment G12**
Total floor & balcony area: ~74.1m²
\$578,250
- **First Floor - Apartment 108**
Total floor & balcony area: ~65.9m²
\$578,250
- **First Floor - Apartment 109**
Total floor & balcony area: ~67.2m²
\$578,250





AFFORDABLE 1 BEDROOM HOMES AT THREE KINGS SHA - STAGE TWO, OBSIDIAN APARTMENTS

- **Ground Floor - Apartment G14**
Total floor & balcony area: ~57.4m²
\$544,500
- **First Floor - Apartment 115**
Total floor & balcony area: ~57.4m²
\$544,500
- **Second Floor - Apartment 215**
Total floor & balcony area: ~57.4m²
\$544,500



The specifications, details and information (including size and layout) on these floor plans are indicative only and may be subject to change.