



TUI ESTATE

PROPERTY OFFERED

- A freehold lot of no less than one hectare (2.471 acres) with a designated building "platform" area.
- Each lot has underground services such as electricity, water, gas and telephone (including high speed broadband internet)
- Membership of the Tui Estate Owners Association Incorporated, the entity that will have responsibility for the management of the services and infrastructure.

THE VISION

Tui Estate is a premium residential development located in a very special part of New Zealand.

Design guidelines ensure the buildings and houses contain a design theme and integrity that is in keeping with the landscape and character of the property as a whole.

It is a unique opportunity created by an approved Resource Consent from the Selwyn District Council.

MANAGEMENT STRUCTURE

Each lot owner will become a member of the TUI ESTATE OWNERS ASSOCIATION INCORPORATED.

TUI ESTATE OWNERS ASSOCIATION INCORPORATED

All owners are required to become members of the Tui Estate Owners Association, an incorporated society under the Incorporated Societies Act 1908. The Tui Estate Owners Association, a non-profit organisation established to manage the collective interests of the 16 lots.

The objects of the Association are:

- To maintain, preserve and enhance the unique character, and recreational capabilities of Tui Estate as a premium international standard residential lifestyle community;
- To enable the Owners to enjoy the assets and facilities of Tui Estate and its surrounds;
- To maintain and improve, or develop where not already developed the recreational and conservation opportunities within Tui Estate in accordance with the resolutions of the Association to that effect from time to time;
- To protect and enhance the resources, wildlife, beauty and presence of Tui Estate and in particular to maintain and enhance the existing landscape areas;
- To enforce compliance with the Land Covenants registered against the certificates of title comprising Tui Estate in accordance with their terms;

- To promulgate and enforce the Rules of the Association;
- To do all things as may appear necessary to achieve the objects of the Association.

This is a common structure vehicle for this type of property ownership in New Zealand. It provides members with excellent control of all aspects of administration, management, building design, and access to common facilities and property.

A full copy of the Tui Estate Owners Association Incorporated constitution will be provided to prospective purchasers as part of the Legal Pack.

HOME DESIGN & CONSTRUCTION

Purchasers may engage architects and builders of their choice providing the design is approved by the Residents Association building design committee and is in keeping with the covenants. Tui Estate Limited is prepared to assist in managing the construction process and can arrange for all aspects of the project involving landscaping design and implementation, interior design and furnishing to produce the "walk in" home.

TUI ESTATE – DESIGN GUIDELINES

Each owner of a one hectare lot is entitled to construct a house within the designated building "platform" on that lot providing the owner obtains the relevant building consents and complies with the design and landscaping guidelines contained within the rules of the Tui Estate Owners Association.

Only one house is permitted on each lot, there can only be 16 houses on the Tui Estate property.

The intention of the restrictive covenants and building guidelines is to ensure a quality development that is in harmony with the unique surrounding environment of the high country.

The Tui Estate design control committee has the sole discretion in approving matters relating to construction, use of materials, quality standards and specifications.

Key criteria are:

- Centre point of the building is defined
- No part of any building to exceed 6m above original ground level unless the floor area is between 250m² and 470 m² when the maximum height is 7m
- Total floor area maximum 600m², minimum 250m²

Key criteria are:

- Roof pitches between 22.5 and 45 degrees
- Flat roof areas max 25% of total roof area
- Roof materials to be greens, greys, fawns and have reflectivity less than 37% and be iron, shingles or slate
- Exterior cladding to be river stone, natural timber, weatherboard, concrete, corrugated metal, plastered brick and a range of proprietary plaster systems.
- Exterior joinery to be timber, steel or aluminum
- All services to be underground with aerials antennae and dishes to be approved
- Landscape plans to be approved and completed within 6 months of dwelling completion
- No requirement to commence building within any given time frame but once commenced completion must be within 1 year.

ONGOING MANAGEMENT

Tui Estate can arrange for all aspects of the owner's property maintenance, security and care in the owner's absence. Refer 'services' section of website.

PROPERTY COSTS & TAXES

Residents will meet the cost of rates (land taxes) on their freehold house lot. Not yet rated, it is expected these rates should be in the region of NZD \$1,500 - \$2,000 per annum. Owners will also be required to contribute levies to the Tui Estate Owners Association to meet the costs of its objectives.

LOCAL INFORMATION

Local Schools

- Windwhistle School – 6km from Tui Estate is very highly regarded 'primary' school with approximately 30 pupils aged 5 to 11.
- Darfield High School 44 km from Tui Estate
- Public school buses to the above two schools pass Tui Creek morning and afternoon.
- Other Local schools
- Mt Hutt College, Methven

Christchurch Schools

- Rangī Ruru Girls' School
- Christchurch Boys' High School
- St Bedes College
- St Andrews College
- Christ College
- St Margaret's College

Universities

- Lincoln University
- Canterbury University

Lake Coleridge

<http://www.lakecoleridgez.info>



TUI ESTATE

PURCHASING PROPERTY IN NEW ZEALAND

New Zealand welcomes and encourages overseas investment. There are no regulations preventing an overseas person purchasing a 1 hectare (2.47 acre) lot in Tui Estate. There is no regulatory applications, purchase/conveyancing tax or stamp duty. The price quoted on all properties includes GST (Goods & Services Tax).

IMMIGRATING TO NEW ZEALAND

If you are interested in immigrating to New Zealand or becoming a New Zealand resident we suggest you read the following letter:
<http://www.tuiestate.co.nz/khundig.pdf>