

8 LAING

LOWER

# S R O A D

R H U T T



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**Disclaimer** - This information has been provided for marketing purposes only and has been prepared prior to all local authority consents being granted and the commencement of construction. Whilst every attempt has been made for the accurate preparation of the information, purchasers must make their own enquiries regarding the development. Changes may be made during the development and all dimensions, finishes, fittings and specifications are subject to change without notice. All units are measured in accordance with the sale and purchase agreement. All illustrations are artist impressions only and no responsibility will be taken for any difference between the depictions in the marketing material and the completed. All loose furniture, feature lighting and window treatments are shown for illustration purposes only and excluded from the purchase price.

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8 LAINGS ROAD  
LOWNA, WA 6021

We are excited to present to the market, 8 Laings Road, a boutique development of 30 apartments in the heart of Lower Hutt.

# Architecture and lifestyle

blending the  
old with the new.

Originally constructed in 1959, the Art Deco architecture reveals beautiful curvature and feature windows. Internally, the apartment fitout will be brand-new. The design uses the original architecture as a canvas upon which to build from and combines it with the convenience and practicalities of modern-day design, providing a simple juxtaposition of more contemporary and restrained heritage elements. Creating a warm, refined, calm and unique space to come home to.







# Stylish. Urban. Oasis.

8 Laings Road epitomises the best of living in the heart of Lower Hutt. Combine life and style in your own urban oasis within walking distance from green spaces, the Hutt River, shopping, markets, cafes and restaurants.

# Unique Central Hutt position

## FOOD

- Buzz Cafe
- The Crooked Elm
- Starbucks
- Bellbird Eatery
- Tūtaki Cafe
- Fellow Cafe
- The Cheesecake Shop Lower Hutt
- Sweet Vanilla Kitchen

## F

- F1
- F2
- F3
- F4
- F5
- F6
- F7
- F8

## ENTERTAINMENT

- The Dowse Art Museum And Dowse Square
- Queensgate Shopping Centre
- Lower Hutt Events Centre
- The Hutt Pop-Up by Reading Cinemas
- Lower Hutt War Memorial Library
- Riverbank Market
- Hutt Art Society Inc
- Huia Pool+Fitness
- Les Mills Hutt City
- CityFitness

## E

- E1
- E2
- E3
- E4
- E5
- E6
- E7
- E8
- E9
- E10

## PARKS AND REC

- Birdie Park
- Riddiford Park Playground
- Hutt Recreation Ground
- Strand Park
- Lower Hutt parkrun
- Lower Hutt tennis club
- Melling Station
- Waterloo Station
- Lower Hutt Centre City Carpark

## P

- P1
- P2
- P3
- P4
- P5
- P6
- P7
- P8
- P9

## SUPERMARKET

- Countdown Queensgate
- New World Hutt City
- Countdown Lower Hutt
- PAK'nSAVE Lower Hutt

## M

- M1
- M2
- M3
- M4







Zoned for all the desirable schools and a handy walk to all the central public transport hubs, these apartments are unrivalled in Lower Hutt as to what they have to offer.

















# Original features blended with modern interior

8 Laings Road retains original features but blended with modern interior design, high quality fittings and appliances, fully insulated with energy efficient heating.





8 Laings Road has come together with care in the design and thorough planning. Spaces will be beautiful and timeless whilst also being practical and easy to maintain.







# Specification Outline

## LIVING AREA

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Floor coverings	Carpet - 100% solution dyed nylon.
Ceilings	Gib lined and insulated, 2.5m ceiling height.
Walls	Gib lined insulated and acoustic intertenancy walls, paint finish.
Doors	Fire-rated solid core timber door to corridor. Hollow core timber internal doors. Paint finish.
Windows	Refer to window schedule.
Lighting	LED downlights and feature light in the living area.
Heating	2.4 kw electric panel heater.

## BEDROOM

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Floor covering	Carpet - 100% solution dyed nylon.
Ceilings	Gib lined square stopped. 2.5m ceiling height.
Walls	Gib lined and insulated and acoustic intertenancy walls, paint finish.
Doors	Typically, hollow core timber doors, paint finish. Glazed aluminium sliding door, powdercoated to remaining bedrooms (refer plans).
Lighting	LED downlights.
Wardrobe	Fitted with custom wardrobe system.

## KITCHEN

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Benchtop	High pressure laminate.
Cabinetry	Low pressure melamine
Toe kick	Colour to match selected doors and panels.
Dishwasher	55cm dishdrawer.
Oven	Stainless steel oven 60cm.
Cooktop	Ceramic electric cooktop.
Rangehood	Overhead integrated rangehood with ducted extract to exterior.
Floor Covering	Vinyl with acoustic backing.
Splashback	High pressure laminate.
Tapware	Matte black mixer tap.
Lighting	LED downlights, task LED strip lighting under upper cabinetry.
Laundry	Laundry cupboard to fit a standard washing machine and condenser dryer.

## BATHROOM

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Vanity	750mm wall-hung vanity unit. Includes two drawers and white composite basin.
Mirror	Fixed wall mirror
Tapware	Matte black mixer tap.
Shower	Three-sided shower enclosure, square acrylic tray, centre waste.
Mixer	Matte black shower mixer.
Floor Covering	Vinyl with acoustic backing.
Lighting	LED downlights.
Toilet	Back-to-wall toilet suite.
Toilet roll holder	Wall mounted matte black style.
Extraction	Ducted extract to exterior

## COMMON AREAS

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Secure Mail Room	On Ground Floor. Lockable numbered box per apartment.
Rubbish Room	Ground Floor rubbish room with recycling.
Lift	Brand new Schindler lift
Lift Lobbies	Tiled
Floor Corridor	Carpet tiles

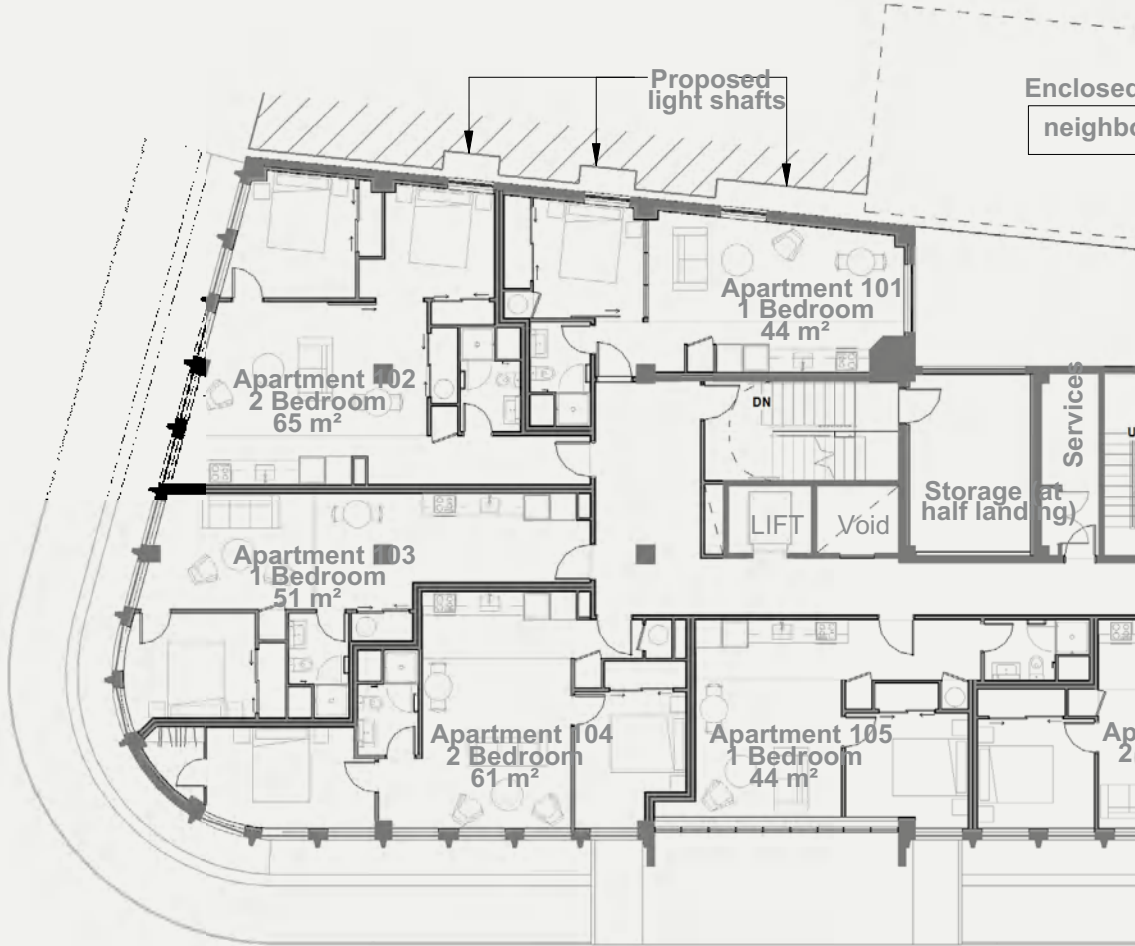
## SERVICES & SAFETY

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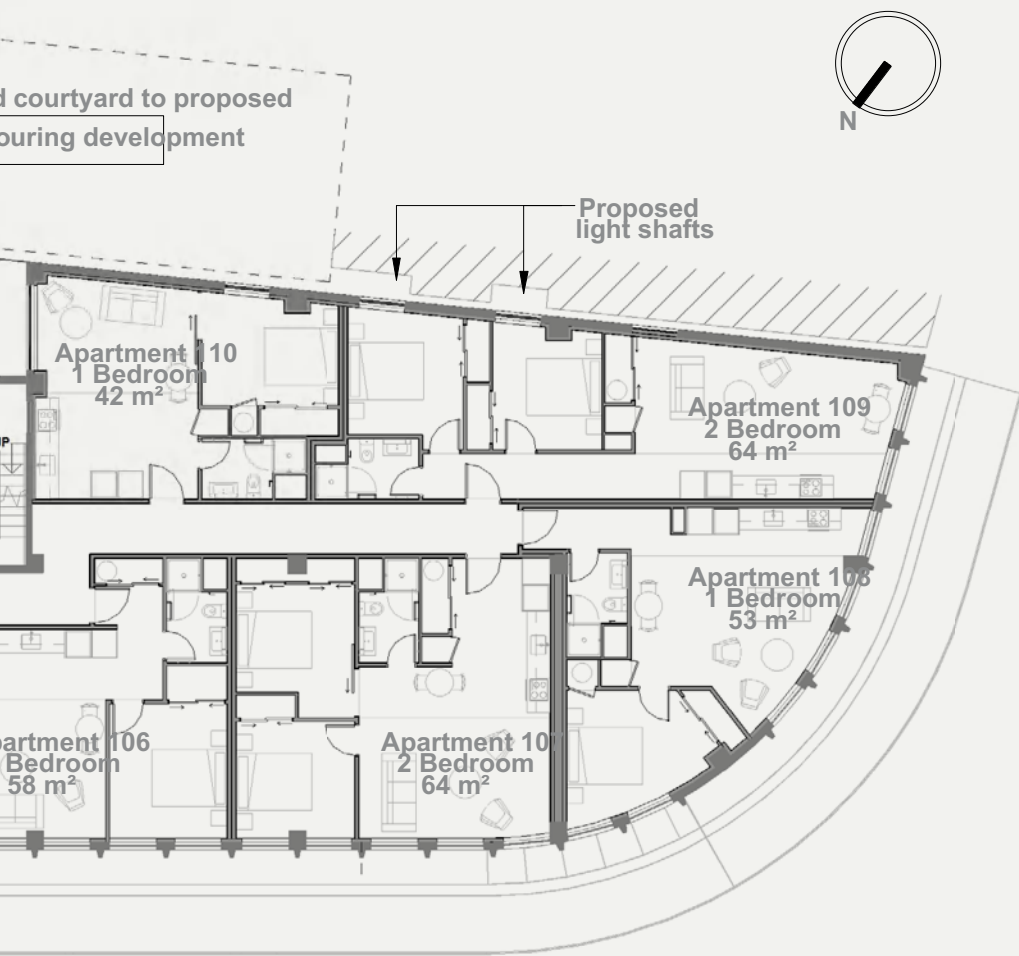
Security	Main entrance: electronic access control. Corridor: electronic access control on each floor. Apartment front door: standard key and barrel lock.
Fire	Fire sprinklers throughout plus smoke detectors and manual call points.
Hot Water	180 litre hot water cylinder per apartment.
EXTERIOR	Exterior building render mesh system and paint.

**Please note** that this Outline Specification was prepared prior to the commencement of construction. While the developer will use its best endeavours to ensure each unit is built in accordance with the plans and specifications contained in the marketing material, the developer reserves the right to change or vary the information at any time. The information contained herein is believed to be correct but is not guaranteed. Prospective purchasers must rely on their own enquiries. The Outline Specification is for a guideline only and does not constitute an offer or contract

# Master Plan

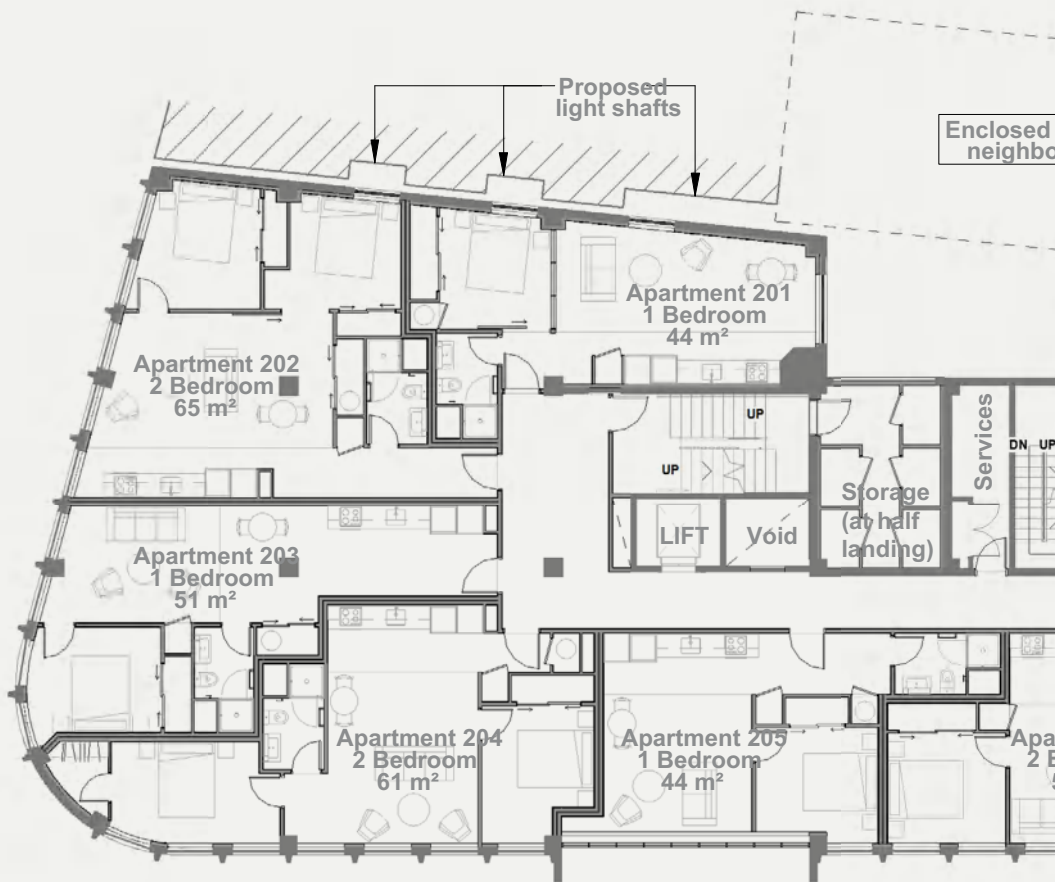


**Please note** South facing windows on levels 1 and 2 as detailed on the plans will be obstructed until the development and light shaft at 100 High Street has been completed. A new development is to be constructed at 100 High Street, which will include a light shaft to allow light into the South facing windows on levels 1 and 2.

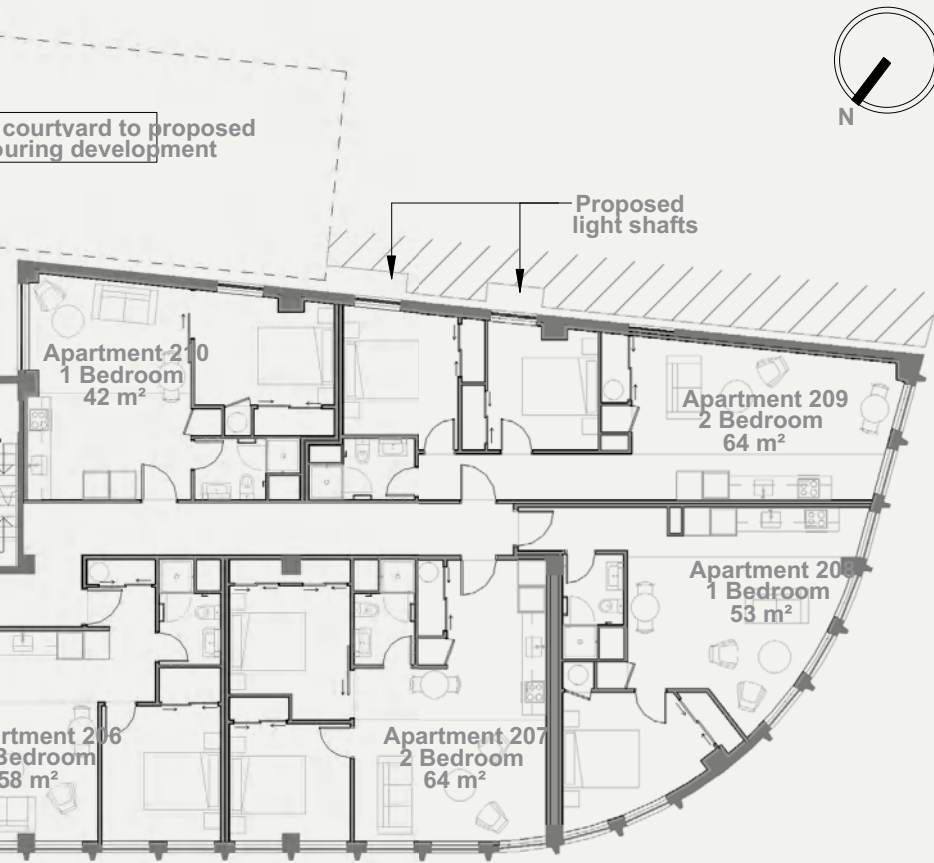


# Level One

# Master Plan

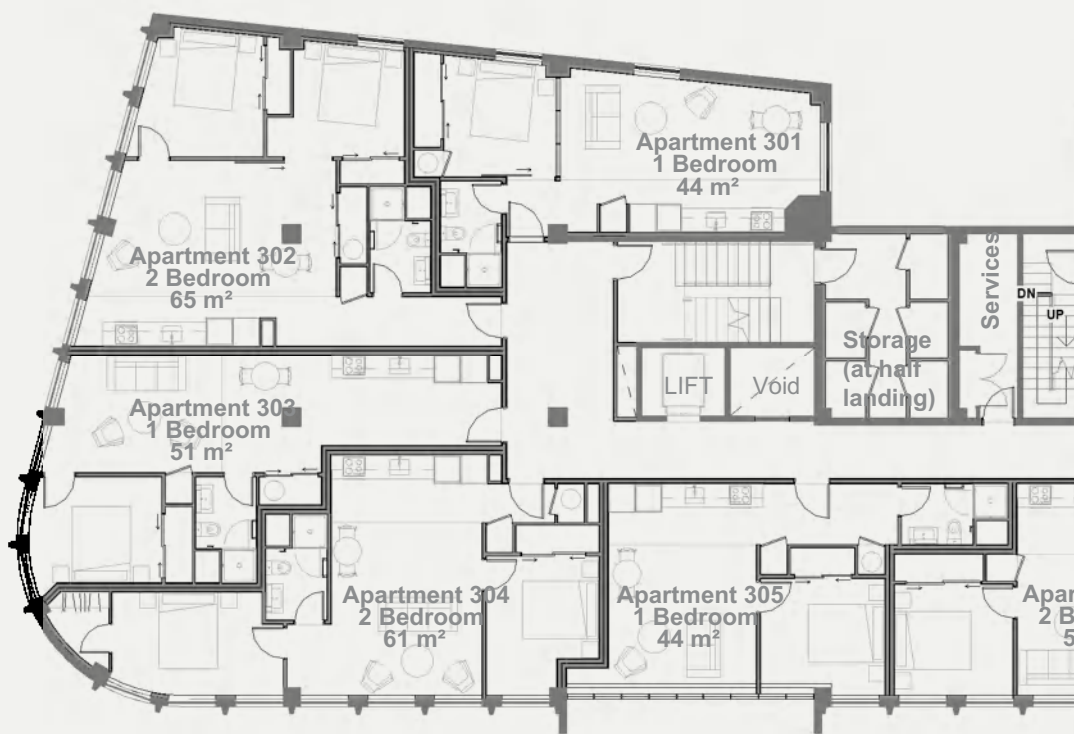


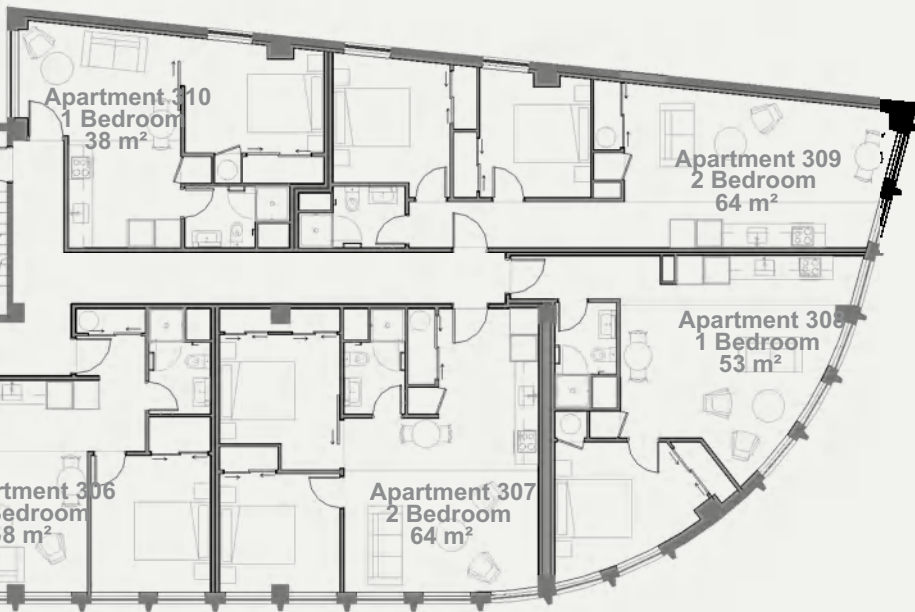
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# Level Two

# Master Plan





# Level Three



# Apartment Summary

## LEVEL 1

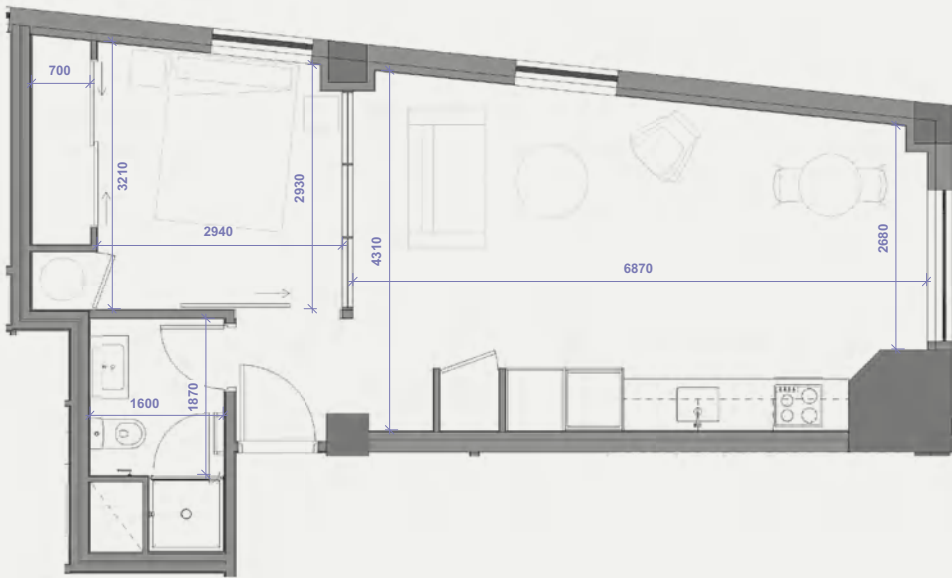
APT NO.	BEDROOMS	UNIT SIZE (M2)	TPOLOGY	DIRECTION FACING
101	1	44	A	S/E
102	2	65	B	S/W
103	1	51	C	N
104	2	61	D	N
105	1	45	E	N/E
106	2	58	F	N/E
107	2	64	G	N/E
108	1	53	H	N/E
109	2	64	J	S/E
110	1	42	K	S

## LEVEL 2

APT NO.	BEDROOMS	UNIT SIZE (M2)	TPOLOGY	DIRECTION FACING
201	1	44	A	S/E
202	2	65	B	S/W
203	1	51	C	N
204	2	62	D	N
205	1	44	E	N/E
206	2	58	F	N/E
207	2	64	G	N/E
208	1	53	H	N/E
209	2	64	J	S/E
210	1	42	K	S

## LEVEL 3

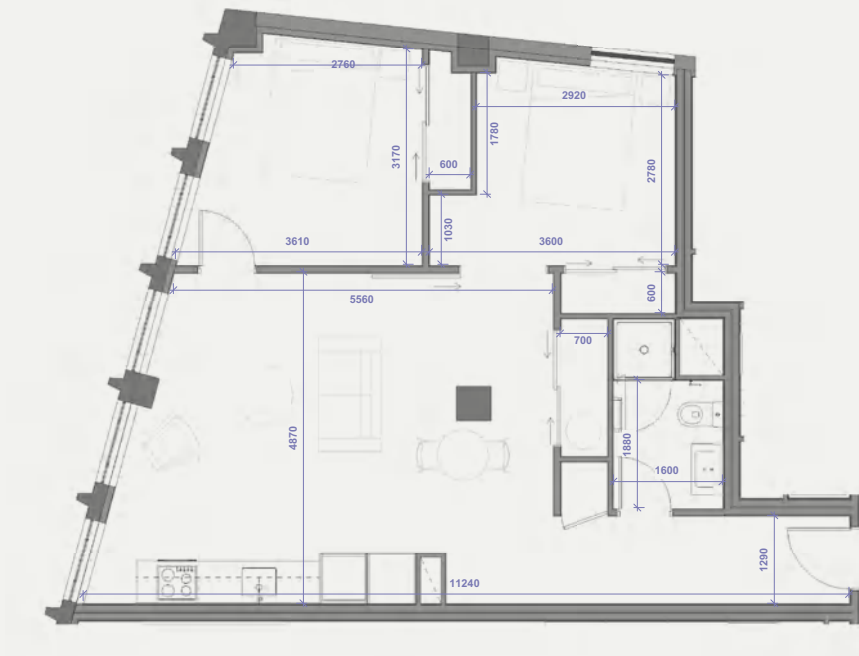
APT NO.	BEDROOMS	UNIT SIZE (M2)	TPOLOGY	DIRECTION FACING
301	1	44	A	S/E
302	2	65	B	S/W
303	1	51	C	N
304	2	62	D	N
305	1	44	E	N/E
306	2	58	F	N/E
307	2	64	G	N/E
308	1	53	H	N/E
309	2	64	J	S/E
310	1	39	K	S



**TYPE**

**A**

Unit Size (m2)	44
Apartment Number	101, 201, 301
Bedrooms	1
Direction Facing	S/E



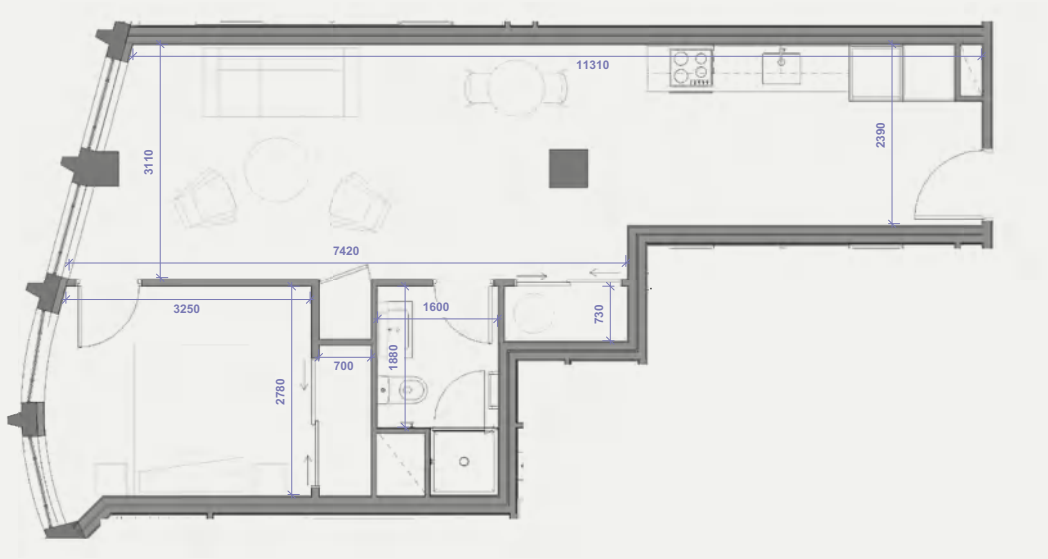
**TYPE**

**B**

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Unit Size (m2)	65
Apartment Number	102, 202, 302
Bedrooms	2
Direction Facing	S/W

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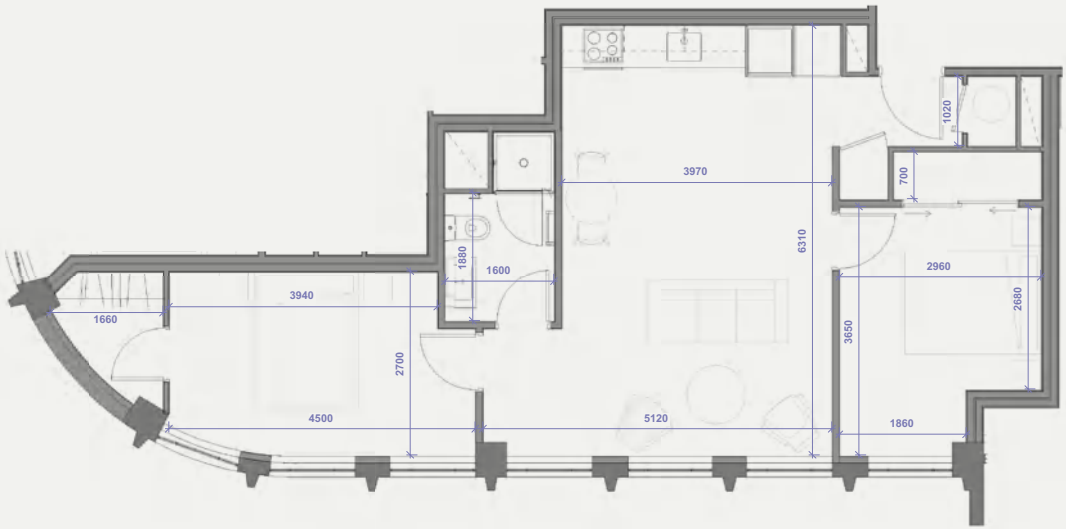
**TYPE**

**C**

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Unit Size (m2)	51
Apartment Number	103, 203, 303
Bedrooms	1
Direction Facing	N

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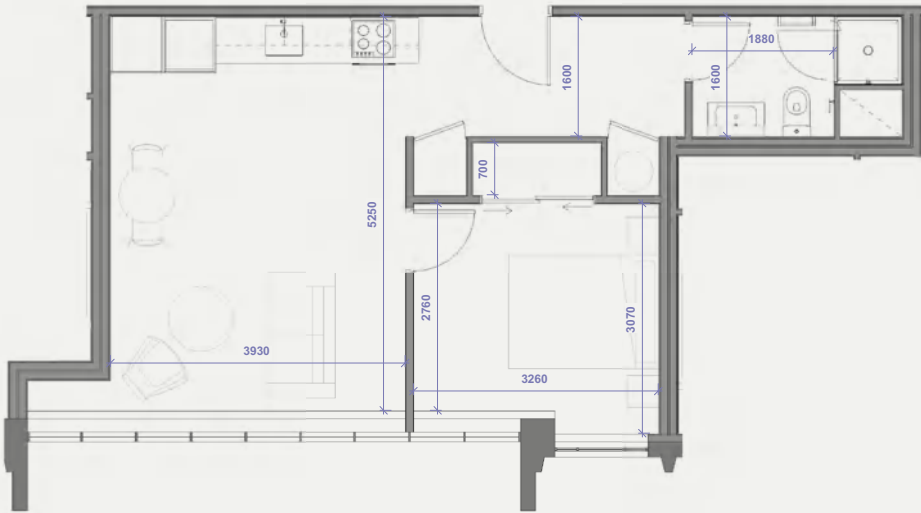
**TYPE**

**D**

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Unit Size (m2)	61/62
Apartment Number	104, 204, 304
Bedrooms	2
Direction Facing	N

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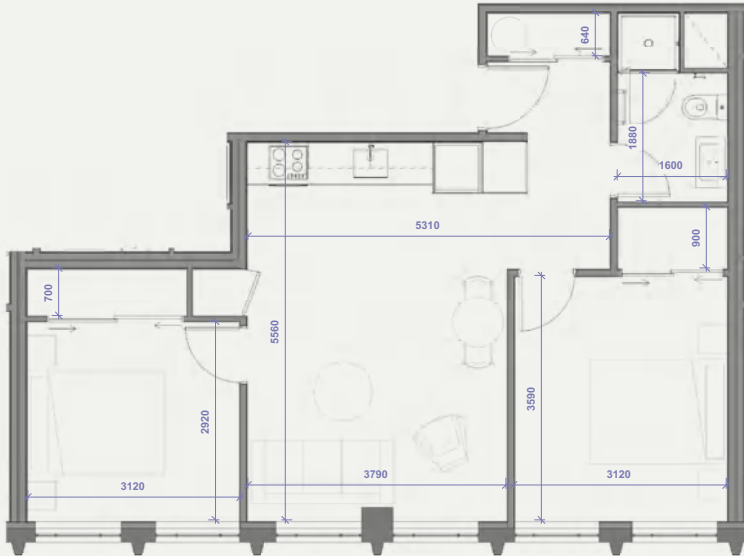
**TYPE**

**E**

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Unit Size (m2)	45/44
Apartment Number	105, 205, 305
Bedrooms	1
Direction Facing	N/E

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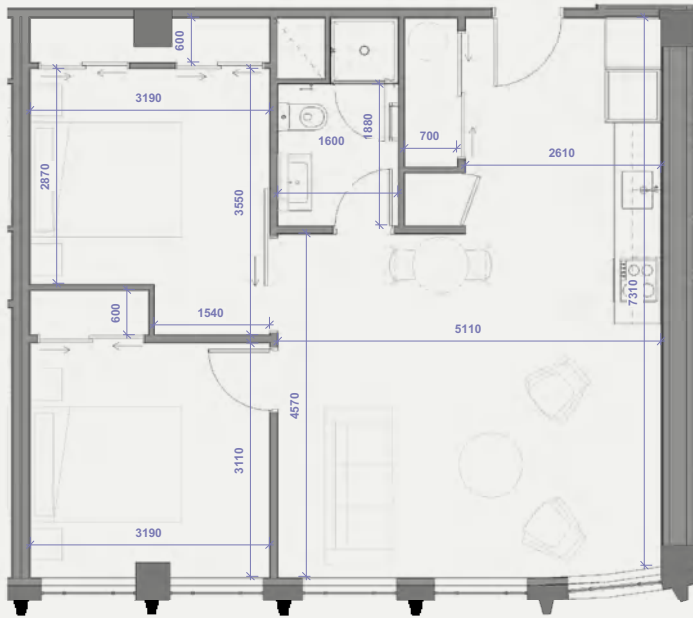
**TYPE**

**F**

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Unit Size (m2)	58
Apartment Number	106, 206, 306
Bedrooms	2
Direction Facing	N/E

---



**TYPE**

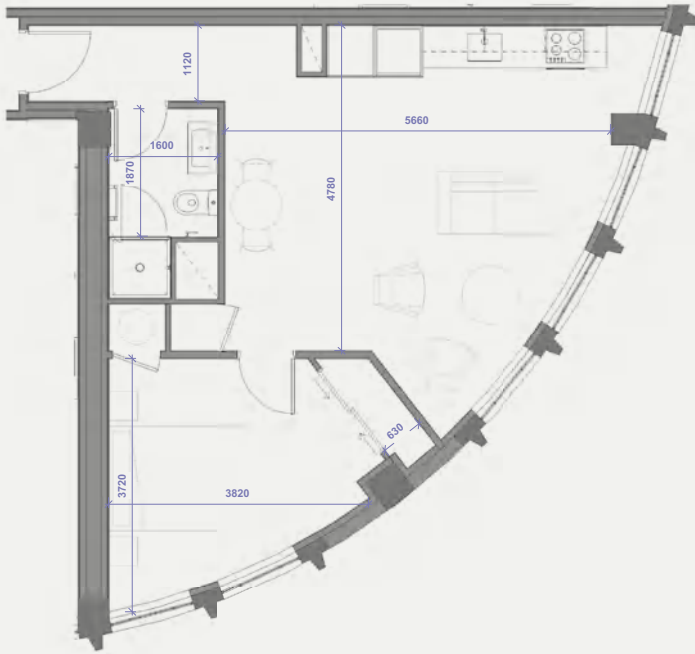
**G**

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Unit Size (m2)	64
Apartment Number	107, 207, 3071
Bedrooms	2
Direction Facing	N/E

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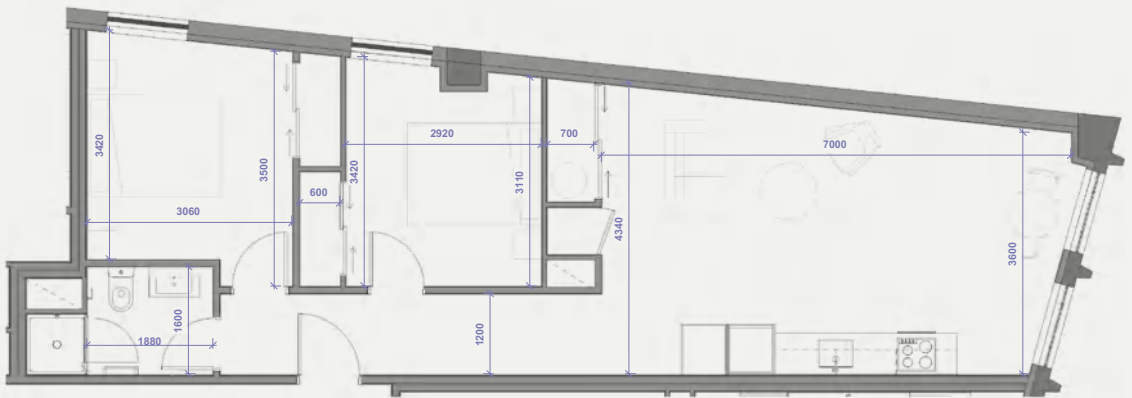




## TYPE

H

Unit Size (m2)	53
Apartment Number	108, 208, 308
Bedrooms	1
Direction Facing	N/E



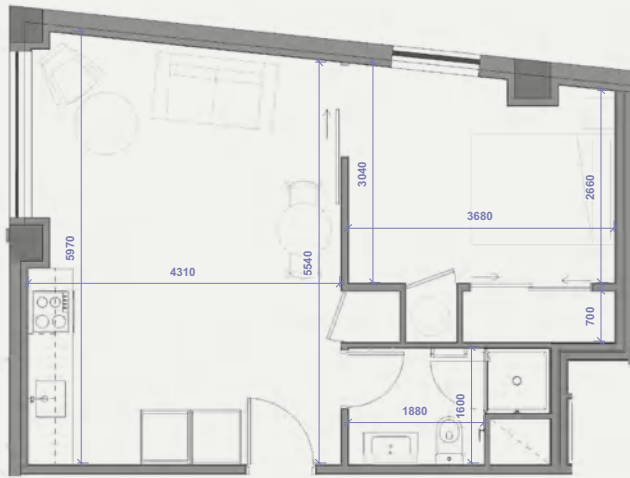
**TYPE**

**J**

---

Unit Size (m2)	63/64
Apartment Number	109, 209, 309
Bedrooms	2
Direction Facing	S/E

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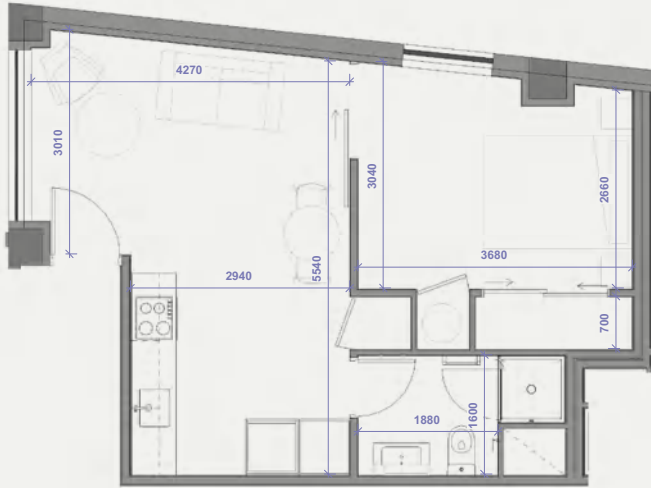
## TYPE

## K (FIRST AND SECOND FLOOR)

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Unit Size (m2)	42/43
Apartment Number	110, 210
Bedrooms	1
Direction Facing	S

---



**TYPE**

**K  
(THIRD FLOOR)**

---

Unit Size (m2)	39
Apartment Number	310
Bedrooms	1
Direction Facing	S

---

# Questions & Answers

## Where is the development located?

The development is located at 8 Laings Road in central Lower Hutt, in the civic centre precinct, an area with a vast amount of amenities on offer and more to come in future.

## Who is on the project team?

- *The development has been designed by award winning New Zealand architects: Designgroup Stapleton Elliot (DGSE) who are based in Wellington.*
- *Structural Engineering has been completed by Certa Engineering: a specialist structural and civil engineering consulting practice who specialise in earthquake analysis and design.*
- *Acoustics by Marshall Day.*
- *Mechanical ventilation by HotChilli.*
- *Project Management is by Egmont Dixon.*
- *The Developer is Laings Road Residential Limited, alongside The Wellington Company. Both are major players in the development of urban environments with a focus on revitalising places of interest and delivering development solutions founded on building better communities.*
- *Construction is by Black Interiors, bringing in an impressive resume of beautifully crafted premium interiors and a reputation in delivering the highest level of craftsmanship.*

## Is there a Body Corporate?

Yes. The Body Corporate will take care of the building management, maintenance, insurance and rubbish collection. You will receive an annual Body Corporate Levy Notice. See draft budget for costings.

## Who will manage the Body Corporate?

Lloyd Richardson Limited will manage the Body Corporate. Being the past and present property management company of 8 Laings Road, they know the building inside out and have a proven reputation for positive customer service.

## Can I become a member of the Body Corporate Committee?

Yes. There will be opportunities to run for election to the Body Corporate Committee in future.

## What other costs will there be?

In addition to your annual Body Corporate levy, you are responsible for your Council rates. Power is individually metered, so you pay for what you use. Although the Body Corporate will take care of building insurance, you need your own contents insurance.

## What is the NBS rating of the building?

Upon completion the building will be strengthened to a minimum 67-70% of the New Building Standard (NBS).

### Are there any historical property files available?

All historical files can be accessed through Hutt City Council Archives. The building is not heritage listed.

### What fire protection is there in the building?

The building will be fully sprinklered and maintained according to a Building Compliance in accordance with Hutt City Council. Upon completion the building will meet the current fire compliance standard.

### Will there be a warranty?

There will be two opportunities to notify of any defects - the first being five days from pre-settlement inspection and the second being within the first three months following the settlement date. Warranties under the Building Act apply.

### What storage is available?

Each apartment is unique and available storage spaces (such as wardrobes) can be seen within the floor plans. There are also 15 storage lockers available to purchase. These are 1.57m (w) x 1m (d) and are positioned off the main stairwell half landings. These are sold as accessory units (AU) which will be attached to your principal unit (PU) title upon settlement. Each locker will be allocated at settlement. The storage lockers can only be owned by owners within 8 Laings Road and not on-sold outside of the development.

### How do we guarantee a storage locker?

The guide price for a storage locker is \$10,000. The lockers will be allocated based on best price (if over-subscribed).

### Are the windows double glazed?

The developers have planned to retain the original bronze framing where possible; these frames will be fitted with single glazing. Windows where the frames are to be replaced will be double glazed. Your salesperson will be able to advise further on the location of each.

### Is a deposit required?

Yes. A deposit of 10% of the purchase price is payable on satisfaction of any purchaser conditions contained within the Agreement for Sale and Purchase. The deposit is safely held in trust by the developer's solicitors until settlement. The developers cannot use the deposited funds to complete the development.

### When do I have to pay the balance?

The balance is due when settlement takes place. This is once the apartment construction has been completed and the new Titles and Code Compliance Certificate have been issued. Your solicitor will manage this process with the developers' solicitor.

# Questions & Answers

## What type of homes are available?

There are one and two-bedroom apartments available. The apartments are on Levels 1 – 3. On each floor there are 10 apartments - five one-bedroom apartments and five two-bedroom apartments. In total there are 32 apartments in this development (including two penthouse apartments not yet released).

## What titles will the apartments have?

The apartments will have Stratum in Freehold titles, otherwise known as unit title.

## Are these homes warm?

Yes, the apartments are required to meet the healthy homes standards. They will be insulated, and heating is provided by an energy efficient 2.4kw eco heater.

## What are the acoustics like?

A noisy environment can be a real nuisance. These apartments will meet Clause G6 of the Building Code requirement with a STC (Sound Transmission Class) of 55 and an IIC (Impact Insulation Class) of 55.

## Can I rent out the apartment?

The apartments are unit titled and you are free to rent them out as you please. Any other activity such as operating a business will need to meet the Hutt City Council District Plan rules.

## Are pets allowed?

Pets will be determined on a case-by-case basis and will require Body Corporate approval. All pets are subject to the rules imposed by the Hutt City Council Animal bylaws

## When will these apartments be completed?

Completion is planned for early 2022. A sunset date of 1 June 2024 is written into all Agreements for Sale and Purchase.

## Will I be informed of progress?

Absolutely. Regular progress updates will be provided on the Purchasers' section on the Laings Road website.

## Can the apartments be altered prior to construction?

Not really. The apartments are designed as part of a comprehensive development, consented by Hutt City Council and designed to the highest quality at an affordable price.

### What about car parking?

This apartment building is in the heart of Lower Hutt City where we encourage the use of public transport, cycling, and walking. Bike storage is provided within the development. If you own a vehicle, there is parking available in the nearby Lower Hutt Centre City Carpark, located at 47 Queens Drive. Reserved parking is available at \$250 per month, per bay. Unreserved parking is available at \$140 per month.

### What about rubbish?

There will be rubbish and recycling bins provided on the ground floor lobby area. These will be emptied by an external contractor under the management of the Body Corporate.

### What is security like?

Security has been front of mind in the development of the apartment building. Your swipe card/fob will provide access to the building, as well as to your floor corridor and into your apartment.

### Are the apartments wired for telephone, internet, and Sky?

Yes, each apartment will get a fibre connection (that can be used for phone through the ISP) as well as a MATV outlet which can be used for Sky and Freeview TV. Owners and residents are free to choose their own selected service providers directly.

### Can the developer make variations to the plans and outline specifications?

There are instances in which legislative changes and Local Territorial Authorities require the developer to make changes to abide by contractual law, best practice at the time or because certain materials are not available. Yes, changes can be made. If materials are changed, they must be of equal quality and value to those shown in the plans and outline specifications in accordance with the Agreement for Sale and Purchase. All illustrations are artist's impressions only. Loose furniture, feature lighting, whiteware and window dressings are shown for illustration purposes only and are excluded from the purchase price.

### Can the price increase from what was agreed?

Once an Agreement for Sale and Purchase for an apartment has been signed by all parties, no, the price will not change during construction.

### Does the price include GST?

Yes, GST is included in the price for all apartments. The GST for residential sales is a cost to the developer.







[www.laings.com](http://www.laings.com)

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