Ranui Townhouses

Information Brochure

Development Summary

- Facing north-west and enjoying views to the western hills, 7-9 Handyside Street was the former Linden Tennis Club. It's very close to local shops, kindergarten, schools and just a few minutes' walk to the Linden railway station.
- 15 townhouses architecturally designed by Solari Architects, each being approximately 100 sqm, 3 bedrooms, 1 ½ bathrooms, and car park. 3 unit types within the development, with a carefully considered layout to maximise sun, views, privacy, ease of access and outdoor space.
- Completion September 2017.
- Titles to the properties Stratum in Freehold, with the Body Corporate managed by YPM, Wellington. Body Corporate levies are budgeted at $3,200 per townhouse.
- Initial rental appraisals for the townhouses are between $550 and $600 per week.
- The development company is owned and directed by William Pennington and Michael Lee, both of whom are experienced developers with vast experience in the property and construction industries.

Artist's impression only

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Solari Architects Limited
Level 1, 13-15 Adelaide Road, Wellington
+64 (0)4 974 4562
hello@solariarchitects.com

Source: WCC 'ePlan'

1 Site Context
1 : 2000

7 - 9 Handyside Street, Tawa

Property Information

7 Handyside Street
Lot Number: 59
DP Number: 2054

9 Handyside Street
Lot Number: 13
DP Number: 9069

Site Area: 2261m²
District Plan Zoning: Outer Residential
Site Coverage: 33% (34% incl. decks > 1m)

N

1 Proposed Landscaping Plan
1 : 200

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Level 1, 13-15 Adelaide Road, Wellington
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Project Number	Project	Handyside Street Townhouses
1524	Client	Ranui Limited
	Address	7 - 9 Handyside Street, Tawa

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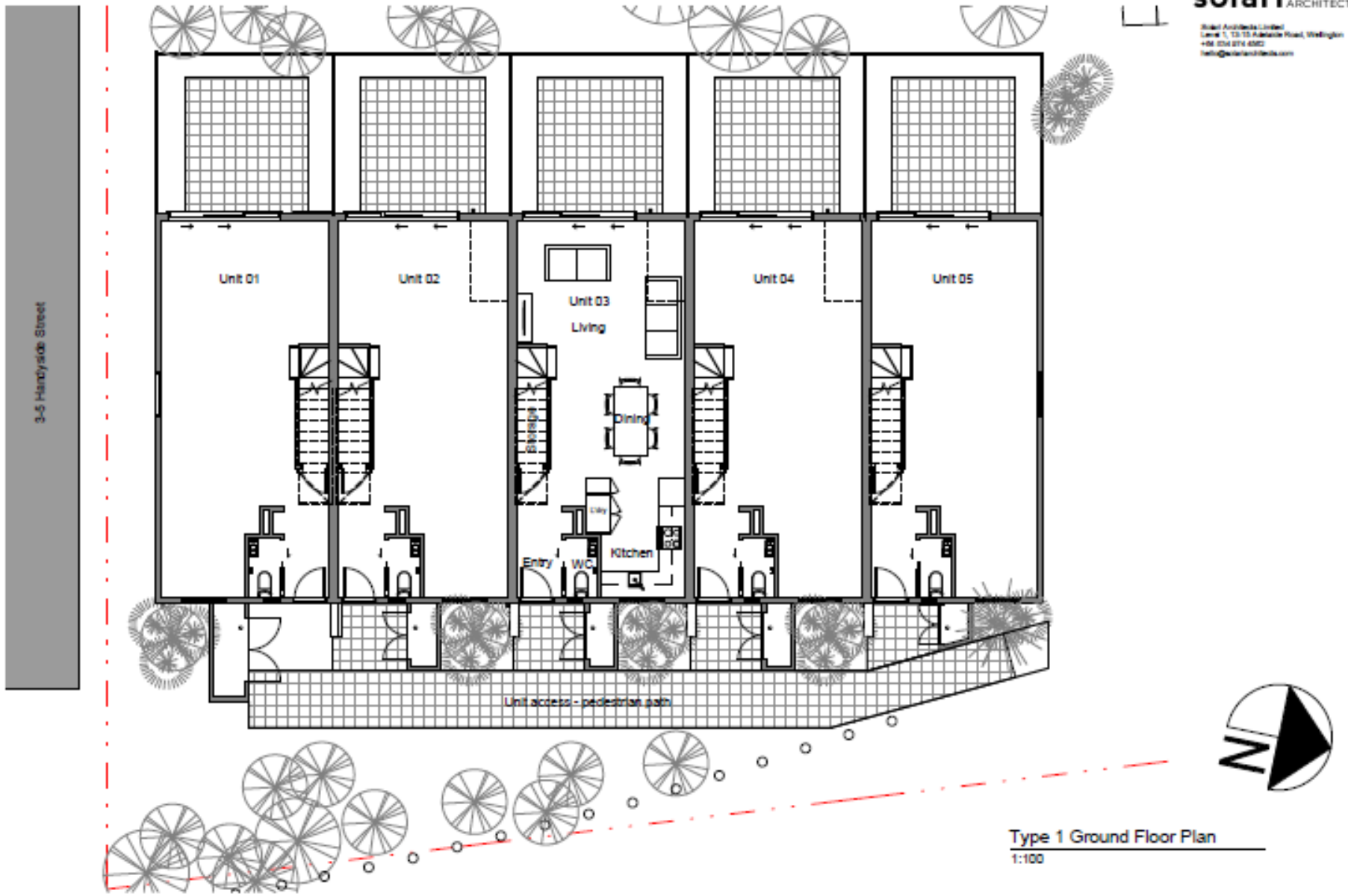
Revision	Date	Description

Issue	Resource Consent
Drawing	Proposed Landscape Plan
Date	12/02/16
Scale	As indicated

Drawing Number/Revision
A-205



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Type 1 Ground Floor Plan
1:100

Project Number	Project	Ranui Townhouses	Revision	Date	Description	Issue	Building Consent	Drawing Number/Revision
1524	Client	Ranui Limited	A	27/07/16	Unit 1 change	Drawing	Ground Floor Plan	A-207 A
	Address	7 - 9 Handyside Street, Tawa				Date	27/07/16	
						Scale	1 : 100	

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Level 1, 13-15 Adelaide Road, Wellington
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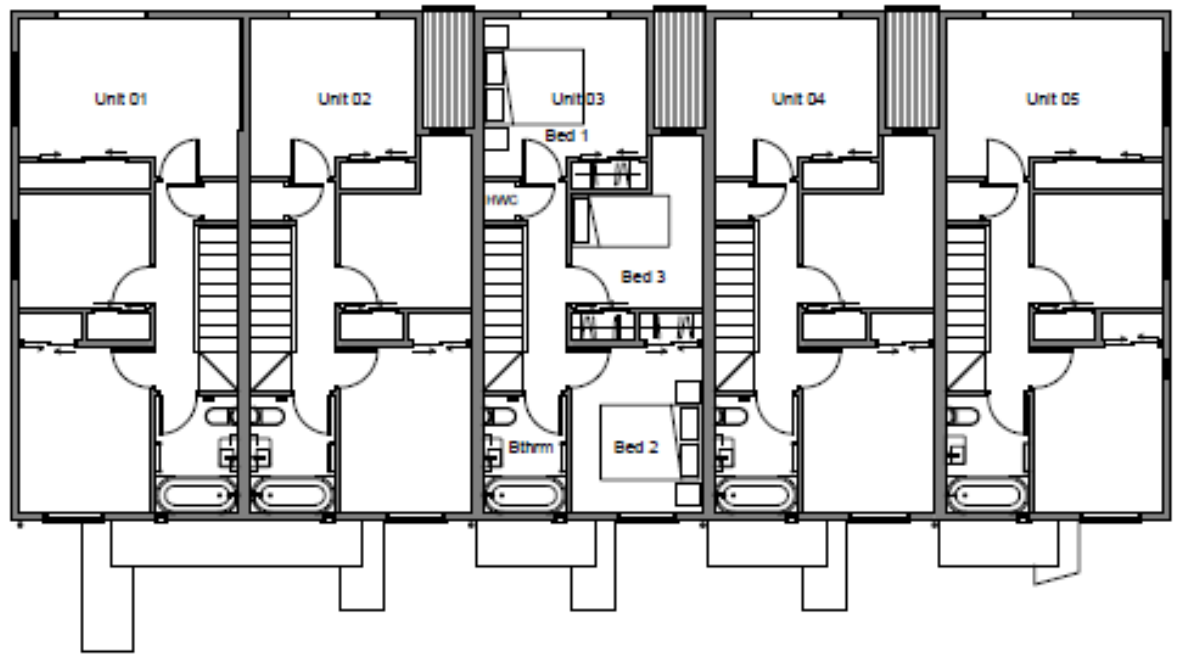
3-5 Handyside Street



Type 1 First Floor Plan
1:100

Project Number	Project	Ranui Townhouses	NOTE: This drawing is copyright and is the property of Solari Architects Limited and must not be used without written authorisation.	Revision	Date	Description	Issue	Building Consent
1524	Client	Ranui Limited		A	27/07/16	Unit 1 change	Drawing	First Floor Plan
	Address	7 - 9 Handyside Street, Tawa					Date	27/07/16
							Scale	1 : 100

Drawing Number/Revision

A-208 A

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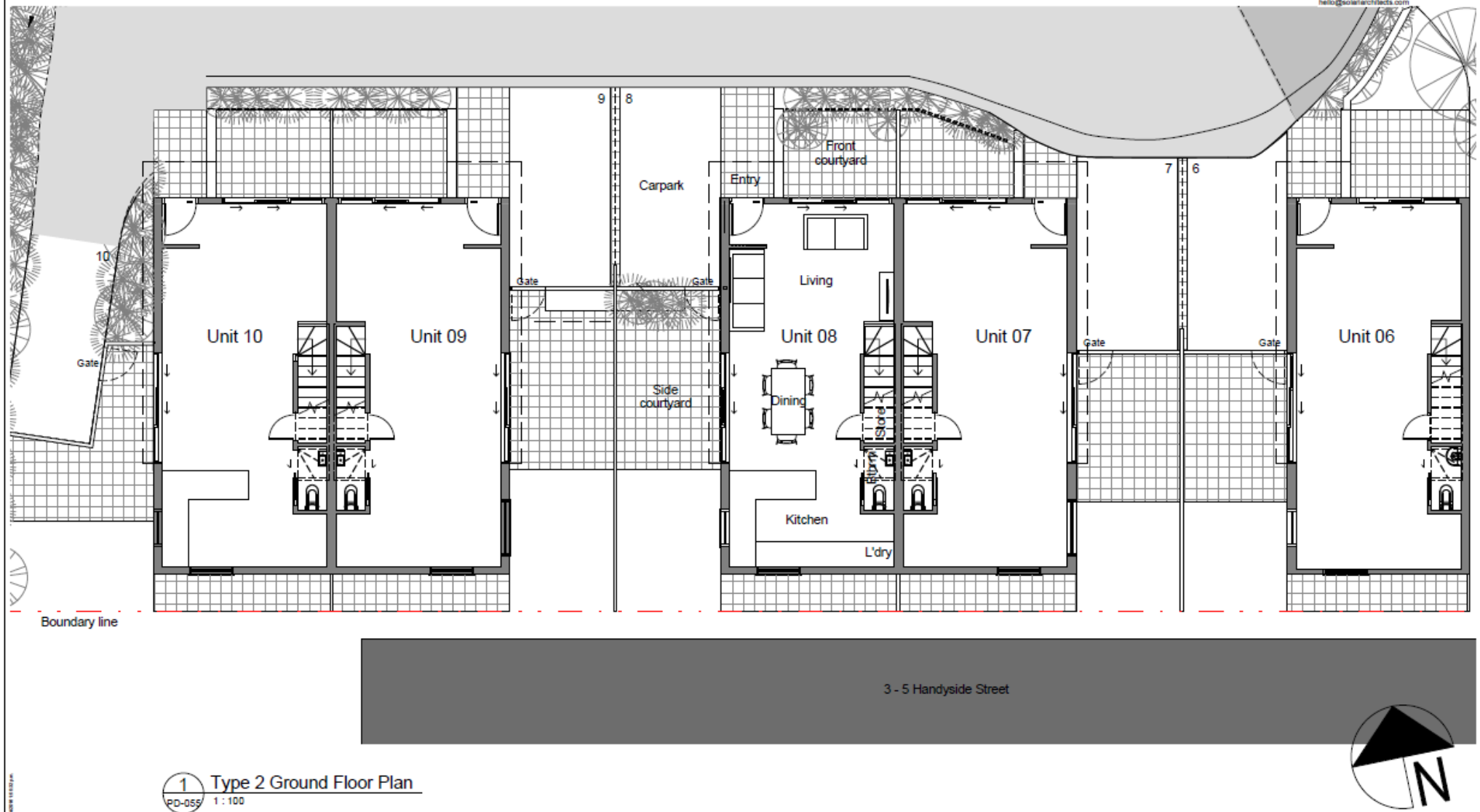

1 PD-055 Type 2 Ground Floor Plan
1 : 100

Project Number	Project	Ranui	NOTE: This drawing is copyright and is the property of Solari Architects Limited and must not be used without written authorisation.	Revision	Date	Description	Issue	Building Consent	Drawing Number/Revision
1524	Client	Ranui Limited					Drawing	Ground Floor Plan - Type 2	A-209
	Address	7 - 9 Handyside Street, Tawa					Date	12/02/16	
							Scale	1 : 100	

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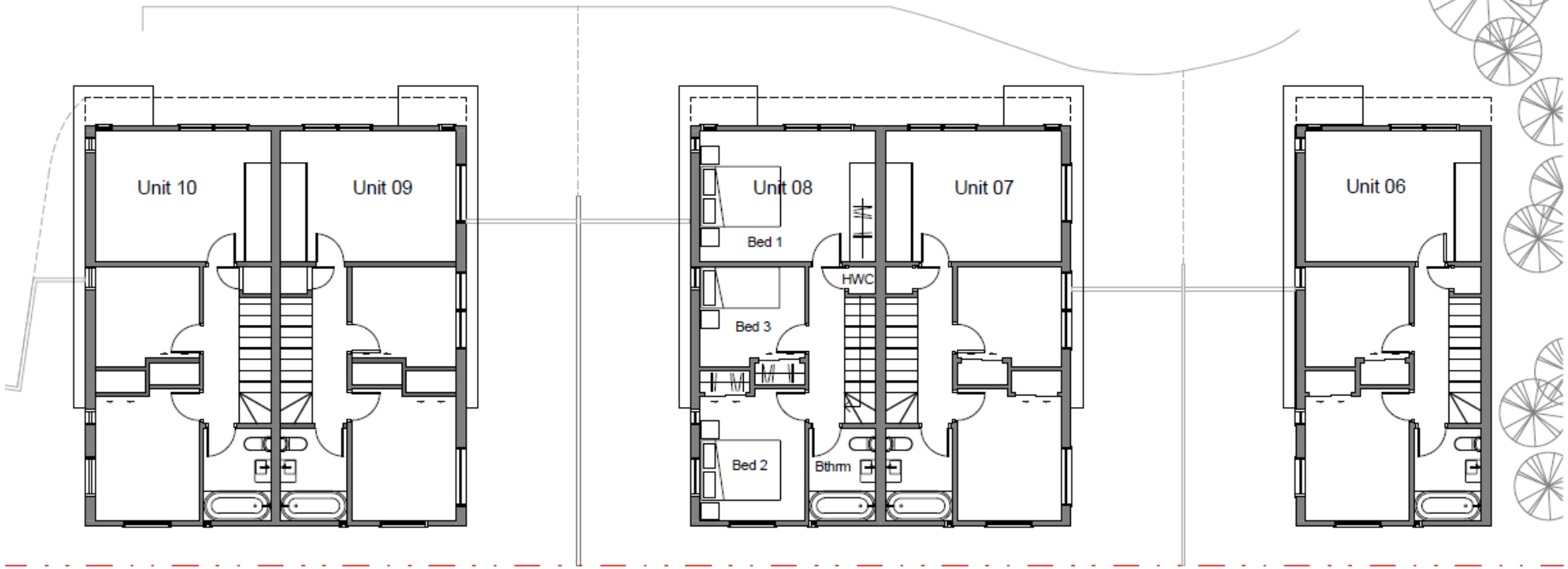
hello@solariarchitects.com



1 PD-055 Type 2 First Floor Plan
1 : 100

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1524	Client	Ranui Limited					Drawing	First Floor Plan - Type 2	A-210
	Address	7 - 9 Handyside Street, Tawa					Date	12/02/16	
							Scale	1 : 100	

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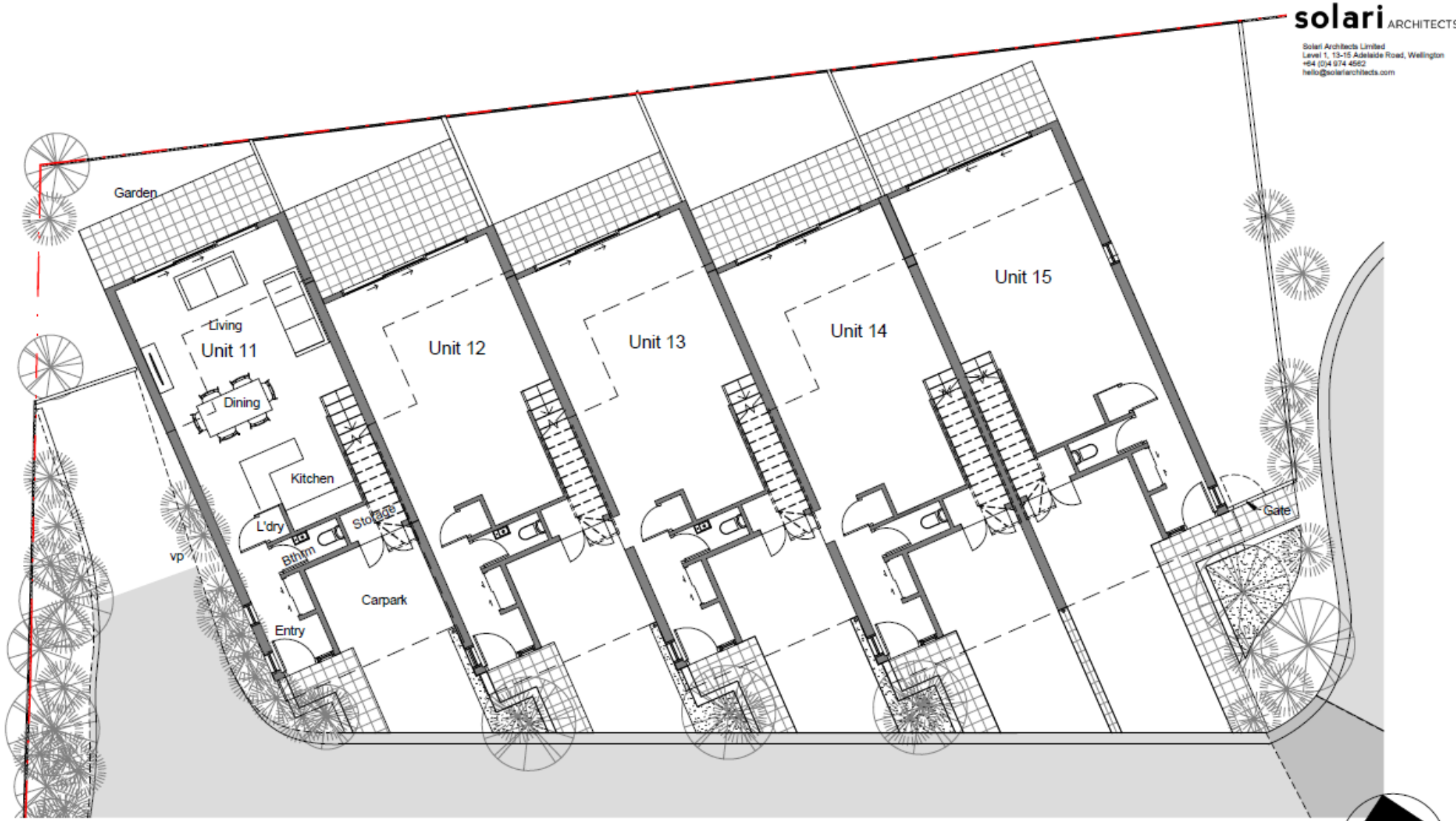

1 PD-055 Type 3 Ground Floor Plan
1 : 100

Project Number	Project	Ranui
1524	Client	Ranui Limited
	Address	7 - 9 Handyside Street, Tawa

NOTE:
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Revision	Date	Description

Issue	Building Consent
Drawing	Ground Floor Plan - Type 3
Date	12/02/16
Scale	1 : 100

Drawing Number/Revision
A-211

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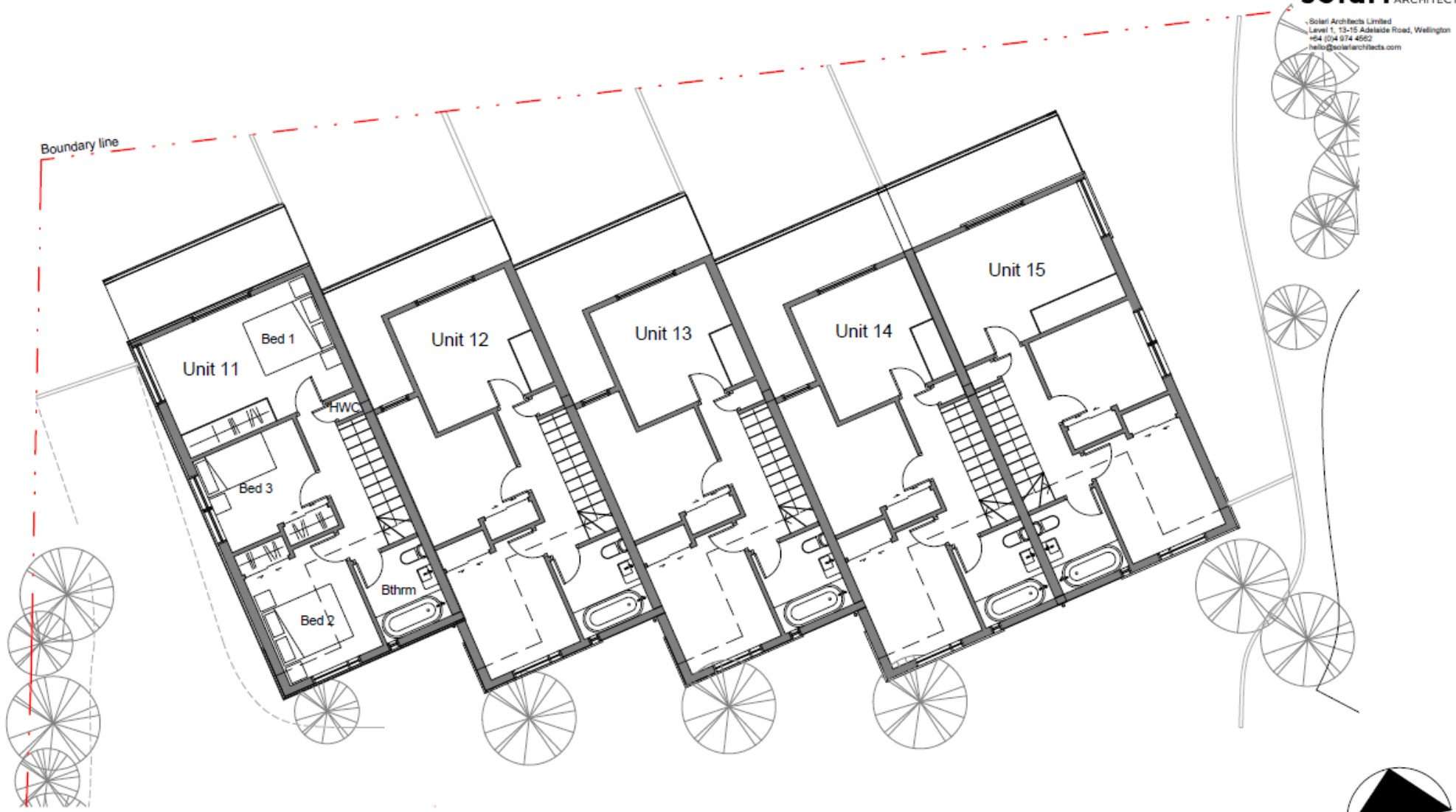

1 Type 3 First Floor Plan
1 : 100

Project Number	Project	Ranui	NOTE: This drawing is copyright and is the property of Solari Architects Limited and must not be used without written authorisation.	Revision	Date	Description	Issue: Building Consent
1524	Client	Ranui Limited					Drawing: First Floor Plan - Type 3
	Address	7 - 9 Handyside Street, Tawa					Date: 12/02/16
							Scale: 1 : 100

Drawing Number/Revision
A-212

Indicative Specification : 7-9 Handyside Street, Linden, Wellington

1. Floor Construction

Concrete slab to ground level. HD particle board flooring over timber joists to internal floors.

2. Wall Construction Between Townhouses

Acoustic and Fire rated wall. Double framing, two layers 10mm Gib each side, acoustic sealant, thermal and acoustic R2.2 batts.

3. External Cladding

Quality exterior cladding system to architects specifications including a ventilated cavity between framing and cladding.

4. Roof Construction

Prefinished long run profiled metal roofing, waterproof membrane and colour steel to flat roofs.

5. Windows and Doors

Plyco painted exterior front door. Internal doors paint finished, hollow core. Powder coated aluminum window joinery with clear double glass to all external windows and doors.

6. Kitchen

A modern contemporary kitchen comprising of the following items:
Formica HPL Laminate bench tops with square edges,
Stainless steel under mounted single sink.
Melteca finish to joinery.
Quality designer polished chrome tapware.

Appliances:

Ceramic Cooktop
Oven (Stainless Steel)
Rangehood
Dishwasher (Stainless Steel)
Waste Disposal

7. Bathrooms

Porcelain sanitary fittings, quality designer polished chrome tapware. Custom made polished edge mirrors to all bathrooms to architects design. Tiled floor and including wall area behind vanity unit. Athena fibreglass shower unit complete with framed glass doors.

8. Laundry

Supertub installed with plumbing.

9. Internal Walls

Level 4 plaster with paint finish. Skirtings to architects specification.

10. Flooring

Kitchen, bathrooms and laundry ceramic tiles from specified range
Smartstrand carpet laid on foam underlay to all living areas selected from specified range.

11. Hardware

Quality satin chrome lever handle sets with privacy locks to bathrooms.

12. Cupboard Shelving

Shelf and clothes rail to all bedroom wardrobes.

13. Hot Water

Mains pressure electric 180L hot water system.

14. Lighting

Recessed LED down lighting to all areas including bathrooms and kitchens.

15. Power and Telephones

All power points are double. Two telephone points to each townhouse.

16. Television

Two television points to each townhouse

19. Landscaping

Planting, fencing and screens to architects design.

Please Note:

These are preliminary plans and specifications prepared prior to the commencement of construction.

While every effort has been made to ensure that the information is true and correct at the time of printing, no responsibility will be taken for any errors or omissions.

These plans and specifications may be subject to further amendment.

Ranui Body Corporate
Projected Operating Budget

Operating Expenses	**Budget $**	**Budget %**
Bank Fees	180	0.4%
Body Corporate - Facilities Management	2,000	4.2%
Body Corporate - Finance, Admin & Compliance	8,050	16.9%
Building Wash & Window Clean	4,000	8.4%
Common Area Electricity	600	1.3%
Miscellaneous	3,500	7.4%
Gardening	550	1.2%
Insurance	9,200	19.3%
Repairs & Maintenance	2,500	5.3%
Refuse Collection	4,000	8.4%
Total Operating	34,580	72.7%
Long Term Maintenance	13,000	27.3%
Total Annual Budget	**47,580**	100.0%
Average Cost Per Unit:	***3,172***	