



**28 Infinity Drive (Lot 202)
Peninsula Bay, Wanaka**

INFORMATION PACK

**Auction Saturday 25th February 2012 at 1pm,
on site at 33 Infinity Drive
(unless sold prior)**

INFORMATION PACK

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NOTE: The information contained in this pack is intended to help purchasers with their initial interest. However it is strongly recommended that all parties undertake their own detailed investigations prior to purchase, such as taking independent legal advice prior to the auction.



STYLISH NEW FAMILY HOME

28 Infinity Drive, Peninsula Bay, Lake Wanaka
Lot 202

4  2  2 

Settle your family into this large, brand new home with four double bedrooms, two bathrooms, two living areas with an extra large dining/living area.

Built by Mike Greer Homes, this home offers spacious, open plan living on a 1074m² section with excellent outdoor flow. Designed with a north westerly aspect, this family home will enjoy all day sun.

7 year master build guarantee.

A few minutes walk to community facilities* including swimming pool, spa, BBQ area, gym, and clubroom.

*Small membership fee applies

AUCTION

Saturday 25th February at 1pm
at 33 Infinity Drive
(unless sold prior)

www.peninsulabay.co.nz/homes

Another quality development by
award winning developer

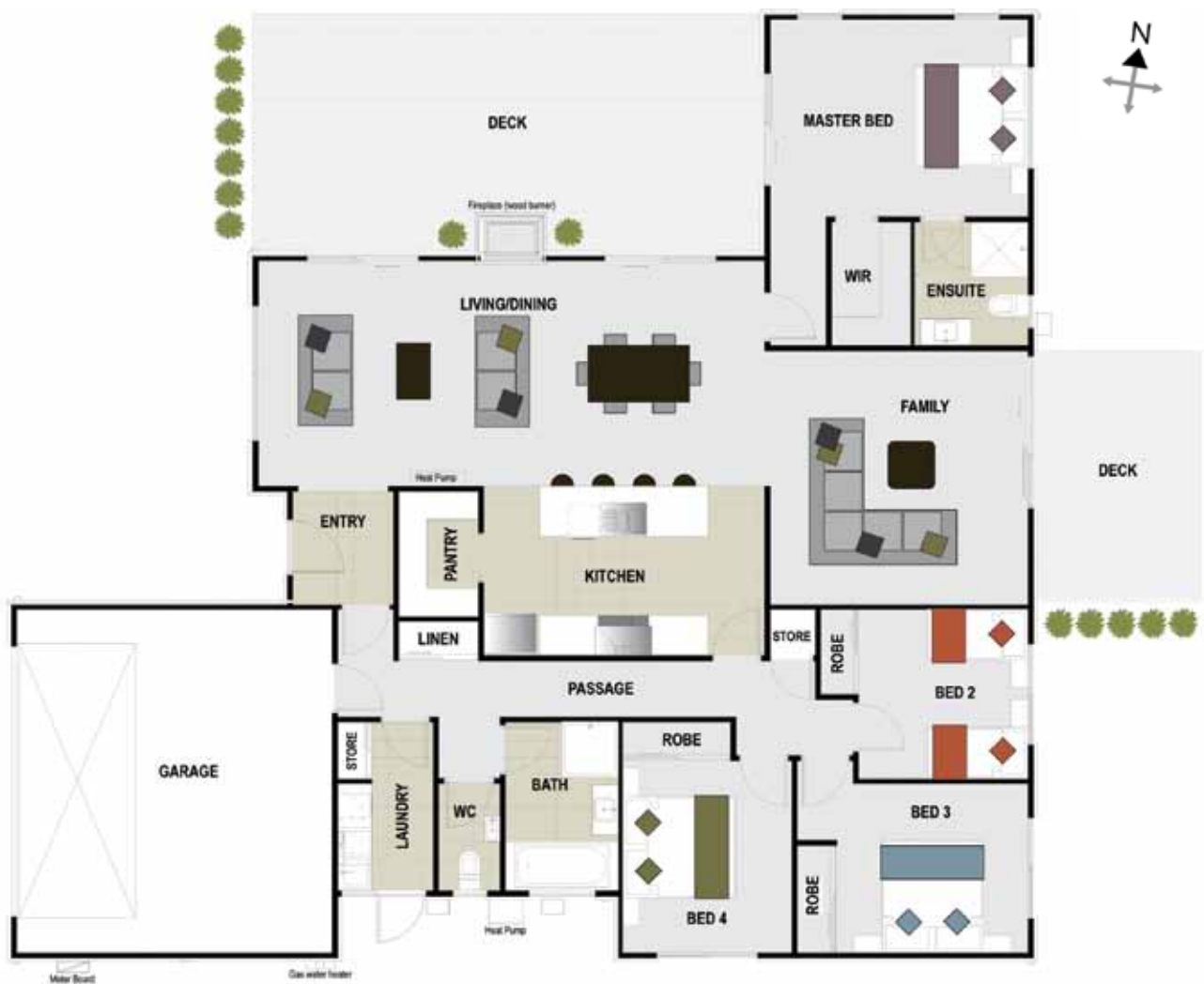
INFINITY
INVESTMENT GROUP

STYLISH NEW FAMILY HOME

28 Infinity Drive, Peninsula Bay, Lake Wanaka

Lot 202

Legal description: Lot 202 DP 442315	Bedroom 1: Walk in wardrobe, ensuite	Garaging: Double
C/T number: 568577	Bedroom 2: Double internal wardrobe	Separate laundry: One
Rateable land value: \$310,000	Bedroom 3: Double internal wardrobe	Chattels: 1 x heat pump, stove (Westing House), range hood (Asco), dishwasher (Westing House), carpet, fireplace (wood burner), auto garage door with two remote controls.
Rates: Approx. \$1,800 p/a	Bedroom 4: Double internal wardrobe	Other: Connected to reticulated natural gas and super fast broadband (fibre optic cabling)
Home size: 214m ²	Bathrooms: Two	
Land area: 1074m ²	Toilets: Two	



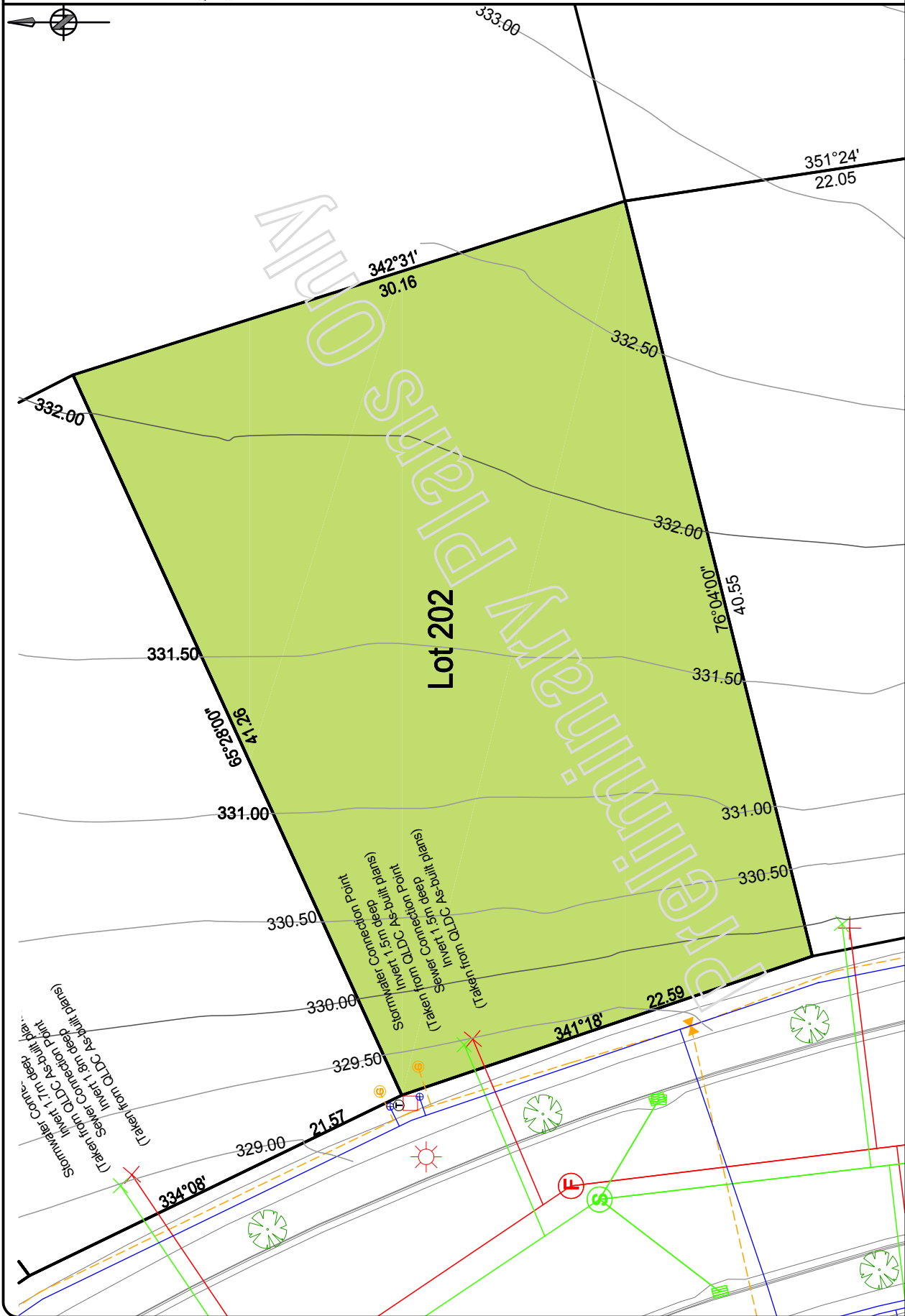
Floor plan and deck are not to scale and are indicative only.

Location of Services

These are preliminary plans only. It is the responsibility of the lot owner or contractor employed by the lot owner to verify the position of services on the ground before excavating. Contours are indicative only and independent verification is recommended.

Key

- Mudtank
- Sign
- Water Toby
- Water Main
- Rockgas House Connection
- Power Service Box
- Telecom Service Box
- Telecom Manhole Box
- Street Light
- Footpath
- Fence
- Stormwater Manhole
- Stormwater Line
- Foulsewer Manhole
- Foulsewer Line
- Tree
- Major Contours (2.0m)
- Minor Contours (0.5m)



Scale	1:200	@ A3
Drawn By	CRL	Date
Job No.	W3677	Layout
		6 October 2010
		1 Rev A

Overall
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 Electronic Information
 An electronic copy of the information in Autocad format can be obtained from Paterson Pitts Wanaka. Note this information is extracted on an individual basis and a fee applies.
 Ground levels as at August 2010

Lot 202
 Infinity Drive
 Peninsula Bay, Wanaka

PATERSON PITTS LTD
 Wanaka Cromwell Queenstown Alexandra Dunedin
 Surveying ~ Land Planning ~ Land Development ~ Resource Management
 Wanaka ph. 03 443 0110 fax 03 443 1939

7 November 2011

Mike Greer Homes Central Otago Limited
PO Box 688
WANAKA 9343

**MASTER BUILD GUARANTEE No. 124629 – WORKMANSHIP AND MATERIALS
COVER**

Dear Sir/Madam

Master Build Services is in receipt of the completion notice for the dwelling located at Lot 202 Infinity Drive, Wanaka, advising us that it is near completion.

We advise that in this instance we will not undertake a final inspection of the dwelling, as Master Build Services has the right to inspection but is not obliged to do so, as we believe that the regular inspections performed by the territorial authority's building inspectors are sufficient.

We have informed the Owner(s) that if they are satisfied that all requirements of the Building Contract have been met, except for minor defects and omissions, which do not prevent the dwelling from being practically complete, then they should now make full and final payment to you in accordance with their Building Contract. We have also informed the Owner(s) that the Guarantee shall become null and void in the event they fail to make the final payment including the release of any retention, upon completion of the dwelling and receipt of Master Build Services approval. As per the above paragraph, this is our written approval.

Your Workmanship and Materials Cover will commence from 4 November 2011, and will expire on 4 November 2013, at which stage Structural Phase Cover will commence and expire 5 years later.

Please read your Guarantee Agreement so that you are aware of all the terms and conditions. If you have any further questions please do not hesitate to contact Master Build Services Ltd on 0800 269 119.

Yours faithfully

Elliot Bird
Claims Support Officer
Email: mbs@masterbuilder.org.nz

Code Compliance Certificate 110392

Section 95, Building Act 2004



Mailing Address

PENINSULA VILLAGE LTD & WANAKA BAY LTD
C/- MR J HOGG
PO BOX 390
WANAKA 9343

The Building

Street address of building: INFINITY DRIVE, WANAKA
Legal description of land where building is located: LOT 202 DP 442315
Valuation number: 2905115018
Description of work: ERECT NEW DWELLING WITH ATTACHED GARAGE
Building name:

The Owner

Name of owner: PENINSULA VILLAGE LTD & WANAKA BAY LTD
Contact person: JAMES CREWS
Mailing address: C/- MR J HOGG, PO BOX 390, WANAKA 9343
First point of contact for communications with the council/building consent authority:
Full Name: MIKE GREER HOMES
Mailing Address: PO BOX 688, WANAKA 9343
Phones:: 021 860 774: 03 443 2065
Fax: 03 443 2067
Email: ttawera@mikegreerhomes.co.nz

Building Work

Building consent number: 110392

Issued by: Lakes Environmental Limited

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that —

- (a) the building work complies with the building consent

Signature



Position



On behalf of: Lakes Environmental Limited

Date: 4/11/11

Limitations of this Code Compliance Certificate

- This Code Compliance Certificate has been issued because the Queenstown Lakes District Council was satisfied, on reasonable grounds, that at the date of its issue, the building work was completed in accordance with the Building Code in force at the date of issuing the Building Consent, (and where applicable, any previously approved waiver or modification of the Building Code contained in the building consent for the work).
- Since the date the Building Consent was granted, the Building Code may have been amended. This certificate is not a representation that the building work meets the requirements of any amendments to the Building Code made since the Building Consent was issued.
- This Code Compliance Certificate is not a guarantee that the whole of the work has been completed in accordance with the Building Code or Building Consent, but that the Council was reasonably satisfied.
- The Code Compliance Certificate relates only to the state of the building work at the date of issue, and is not a statement that the building will remain sound throughout its life.
- Various types of building methods and materials do have specific requirements for ongoing inspection, cleaning & maintenance. The owner needs to be familiar with these standard practices, manufacturers instructions, and warranty conditions which must be complied with in order to maintain the integrity of the building work. All materials and components will deteriorate over time.
- Regular Inspection and maintenance by the building owner is particularly important in the harsh environment and climate experienced in the Queenstown Lakes District. In some cases – complete replacement of building components will be a requirement where they have deteriorated, or have passed their manufacturers warranty period – for example – sealants, waterproofing membranes, paint coatings.
- No representation is made as to the compliance of all items of building work on the specific site to which this Code Compliance Certificate pertains. This certificate relates solely to the building work specifically described in it. It does not relate to any other work. The Queenstown Lakes District Council cannot be held responsible for any other subsequent, or preceding building work, including maintenance, which has been done other than in accordance with an approved building consent.
- Nobody should rely solely upon this Code Compliance Certificate as representing that the building work is weathertight or otherwise sound, fit for its purpose and of acceptable quality. It is a snapshot only, which assesses the Building's compliance with the Building Consent, and Building Code on the date of issue. The soundness of the building will depend, among other things on its subsequent use and the ongoing maintenance performed.