1. **Does The Heights Have Resource Consent?** – Yes! The Heights is fully consented, earthworks are complete and civil construction is underway.


3. **Where Are The Services For My Lot Located?** – services will be to the boundary of each Lot. Where a rear Lot is accessed by a RoW the services will be in the RoW to the edge of the Net area of the Lot. Following current best practice stormwater is to be dealt with by the owner on-site and you should allow for this as part of house construction.

4. **Does The Developer Require Me To build Within a Certain Time?** No.

5. **Can I Further Subdivide?** There are only five lots where subdivision is allowed - Lots 63, 128, 130, 131, and 161.

6. **Can I Build a ‘Granny Flat’** – Lots of 700m2 or greater may be permitted to have a Residential Flat as well as the main dwelling. Please see Covenant 2 and LDR rules.

7. **Is There a Height Covenant?** Yes, most Lots have a height restriction of 5.5m to protect views. Some rear Lots have an allowance of 7.0m - see Covenant 3.
8. **What Are The Other Covenants?** All other covenants are familiar and straightforward and are shown in the Sale and Purchase Agreement.

9. **What are the road widths?** We have deliberately made the roads wide in The Heights for both practical and visual amenity reasons.
   
   Road 1 – 15m. Road 2 – 15m. Road 3 – 16.5m. Road 4 – 12m. Road 5 – 12m.

10. **What If My Final Lot Size Is Smaller Than Described In The S&P Agreement?** If the final surveyed section size is more than 5% smaller than represented on the Sale and Purchase Agreement, the purchaser is able to choose either to cancel the contract or buy at a pro-rata reduced price.

11. **Will The Heights Have Fibre?** Yes

12. **What Is The Standard Of Fill?** All fill has been placed and compacted in accordance with the recommendations of NZS4431:1989 and certification will be provided to QLDC to that effect before issue of titles.

13. **Is There Going to be Reticulated Gas?** The Heights is designed for bottled gas, not reticulated.

14. **When Is The Deposit Due?** 10% is payable to the vendor’s solicitor on acceptance of the contract. The deposit is held safely in the solicitor’s trust account as stakeholder until separate title is available.

15. **What if the purchaser is GST registered?** If the Purchaser intends on being registered for GST then the purchase price must be expressed on “Plus GST (if any)” basis in the contract.

*These answers have been provided by Universal Developments Limited as initial guidance to purchasers. Purchasers are required to verify all particulars to their own satisfaction as part of their due diligence. Accordingly no liability will be accepted by Universal Developments Limited for any error, misstatement or omission herein.*