

**Q: How do I register for future releases at Hanley's Farm?**

**A:** Visit the Hanley's Farm website:

[www.hanleysfarm.nz](http://www.hanleysfarm.nz) and click on the 'Register Your Interest' button. You will be added to the Hanley's Farm database and will be updated via email about future section releases, when the time comes. Please note no deposit or registration fee is required.

**Q: How much deposit will I need to purchase a section?**

**A:** 10% of the total purchase price is required 3 days after a Sale and Purchase Agreement has been entered into by both parties.

**Q: What services are available to the Lots?**

**A:** All Lots will have access to QLDC reticulated service for water and sewerage. Electricity and telephone/broadband will be provided to the boundary of each Lot. (no reticulated gas)

**Q: Are there home owners association fees?**

**A:** No, there is no home owners association levies / fees.

**Q: Who will be looking after the roads and reserves?**

**A:** The Developer along with Queenstown Lakes District Council will be looking after the roads and the reserves.

**Q: Can I build a two storey house on the section?**

**A:** Yes, you can have a two storey house as long as it is in accordance with the Design Guidelines.

**Q: Can I build two units on one section?**

**A:** No, however you can build a home with an attached rental apartment/flat. The property cannot be unit titled or subdivided.

**Q: Am I able to have a wood burner in my home?**

**A:** Yes, you will be able to have a wood burner inside your home.

**Q: Am I able to have an outdoor Fire/BBQ?**

**A:** Yes, you are able to have an outdoor Fire/BBQ area on your land as long as it complies with the rules.

**Q: Why are there covenants on the title?**

**A:** These are to help ensure that Hanley's Farm is a high quality and coherent living environment where your neighbours share the same vision of quality housing and landscaping as you do. The covenants deal with certain matters between neighbours (i.e. type of use and tree height) or with QLDC (i.e. access to Council infrastructure and services). Your solicitor will need to review these covenants and consent notices and discuss them with you.

**Q: Why are there Design Control Guidelines?**

**A:** To ensure all neighbours in Hanley's Farm share the vision of a high quality residential development, while also protecting Hanley's Farm's natural environment, views and semi-rural character.

**Q: Am I able to on-sell a bare section?**

**A:** There is a covenant on the title which does not allow a purchaser to on-sell a bare section without the express permission of the developer. If you wish to resell for some reason, then you must offer your section back to the Developer, who will then resell this on your behalf. You cannot resell without the Developers consent to do so.

**Q: Are there any body corporate levies or any annual fees payable?**

**A:** No, just QLDC and ORC Rates.

**Q: Do we pay golf levies or costs to Jack's Point?**

**A:** No, Hanley's Farm is totally independent of Jack's Point.

**Q: Are there any restrictions on keeping pets?**

**A:** No, there are no restrictions on keeping domestic pets at Hanley's Farm.

**Q: Is there a set timeframe within which I have to start to build my house?**

**A:** Yes, four years from the issue of title and once you start construction has to be completed within 18 months.

**Q: Are there any restrictions as to the landscaping I can do around my home?**

**A:** Yes, all homes at Hanley's Farm must adhere to the Design Controls that are in place which stipulate both the amount and type of landscaping required.

**Q: Should I take legal advice prior to signing the Sales and Purchase Agreement?**

**A:** We recommend purchasers always take legal advice prior to signing any legal documents.

**Q: Can I purchase more than one lot?**

**A:** No, one registration, one deposit, one section.

**Q: Can I build a home and use it as a show home within the residential precinct?**

**A:** No. Only approved display homes/show homes within the display village precinct can be used for this purpose.

**Any more questions? Email them to [jimmy.allen@bayleys.co.nz](mailto:jimmy.allen@bayleys.co.nz)**

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