

DISCLAIMER: FOR ILLUSTRATIVE PURPOSES ONLY

SALE AND DEVELOPMENT AGREEMENT – Lots [#] Lakeside, Te Kauwhata

PARTIES:

- HOUSING NEW ZEALAND BUILD LIMITED (“HNZ Build”)
- **[DEVELOPER]** (“Developer”)
- **[GUARANTOR]** (“Guarantor”)

EXTRACT OF SPECIFIC TERMS:

Land			
Lots:	Lot Identifiers	Records of Title	Legal Descriptions
	[insert]	[insert]	[insert]
Payments			
Purchase Price:	Lot Identifier	Lot Size (m²)	Lot Purchase Price
	[insert]	[insert]	\$(insert)
	[insert]	[insert]	\$(insert)
	[insert]	[insert]	\$(insert)
	[insert]	[insert]	\$(insert)
	[insert]	[insert]	\$(insert)
	Purchase Price: \$(insert) plus GST (if any)		
Deposit:	An amount equal to [insert]% of the Purchase Price Date for payment: [insert]		
Maximum Marketing Contribution:	\$(insert) plus GST per annum per Lot. (Note: All builders and developers contribute to a budget for a coordinated and combined marketing programme that HNZ Build organises for Lakeside, such contribution to be assessed in a suitable and appropriate manner and not exceeding a fair proportion/pro rata amount of the total marketing costs for the marketing programme and the Maximum Marketing Contribution)		

Milestones		
Milestones and Milestone Dates:	Milestones	Milestone Dates
	The Developer must have begun construction of the first Home on the Lots.	[insert] months after the date of this Agreement
	The Developer must have completed construction of all of the Homes on each of the Lots.	[insert] months after the date of this Agreement
Conditions		
Conditions: (if required/ relevant)	Condition	Date for Satisfaction
	Kāinga Ora Board Approval Condition	[insert date]
	Developer Board Approval Condition	[insert date]
	Developer Suitability Condition	[insert date]
	Resource Consent Condition	[insert date]
	Construction Start Condition	The relevant Milestone Date
	Finance Condition	[insert date]
	OIO Condition	[insert date]
	[insert]	[insert date]
Settlement Date:	[insert date]	
Licence Commencement Date	[insert date]	
Pre-Settlement Requirements	[insert if applicable]	
Homes to be built by Developer		
Total number of Homes on the Lots	[insert #] Homes (Note: this includes the Affordable Homes and Market Homes)	

Typologies	
[Insert Typology subheadings]	[insert]
Affordable Homes <i>(Refer clause Error! Reference source not found.)</i>	
Applicable Affordable Home deliverables	[insert]% of the total number of Homes to be delivered as Affordable Homes. Affordable Homes means Homes of three (3) bedrooms or less subject to a price cap of \$650,000 (including GST, if any) and known as Lakeside Colab Series.
Other Details	
HNZ Build Address for Notices:	3 Boundary Road, Hobsonville Point [insert HNZ Build representative role/title and contact details]
HNZ Build's GST No.:	125-981-623
Developer's Address for Notices:	[insert Developer's address] [insert Developer's email]
Developer's GST No.:	[insert Developer's GST No.]
Insurances:	<ul style="list-style-type: none"> • Public Liability: [\$insert] for any one claim and [\$insert] in aggregate • Contract Works: Full replacement value • Professional Indemnity: [\$insert] for any one claim and [\$insert] in aggregate • Motor Vehicle: [\$insert] • Plant and machinery insurance: [\$insert]
Developer's initial DPM Representatives: <i>(Refer clause Error! Reference source not found.)</i>	[insert the names occupations and contact details of 2 representatives]
HNZ Build initial DPM Representatives: <i>(Refer clause Error! Reference source not found.)</i>	[insert the names occupations and contact details of 2 representatives]
Developer's Senior Manager: <i>(Refer clause Error! Reference source not found.)</i>	[insert role/title and contact details]

**HNZ Build Senior
Manager:**
*(Refer clause Error! Reference
source not found.)*

[insert role/title and contact details]

SAMPLE