

FORTY WEST

ST HELIERS

40 WEST TAMAKI ROAD

ST HELIERS

AUCKLAND

PURCHASER INFORMATION

Frequently Asked *Questions*

The questions buyers ask most often about Forty West — the team behind it, what you are buying, and what happens between now and the day you get the keys.

PREPARED FOR SELLING AGENTS AND PROSPECTIVE PURCHASERS

SEVEN FREEHOLD HOMES · HANDOVER Q1 2027

Frequently Asked Questions

FORTY WEST · 40 WEST TAMAKI ROAD

THE DEVELOPMENT

01 What makes this development different from others in the area?

Careful detailing, practical planning and genuine value for the eastern suburbs. Specification and construction quality have been considered throughout, so buyers receive a resolved, low-maintenance home rather than a generic product.

02 Where is the development located, and how far is the beach and village?

Forty West sits approximately 2.6km from St Heliers Beach and the St Heliers village strip of cafés, restaurants and local retail. As a guide:

- **Walk** — around 30–35 minutes
- **E-bike or cycle** — around 8–12 minutes
- **Drive** — a few minutes, subject to traffic

St Heliers sits on the Tāmaki Drive waterfront, with easy onward access along the shared path toward Kohimarama, Mission Bay and the city.

03 Who is the developer, and what is their track record?

The developer is **SHJ Developments**. The project has been assembled with an experienced consultant and construction team — BW Living (architecture), Muse Interiors (interiors) and W Construction (build), managed by Cube Projects.

04 Who are the architects?

The architectural design is by **BW Living**.

05 Who led the interior design?

Interior design has been led by Sarah of **Muse Interiors**, with selections specified to complement the architecture and support a clean, liveable finish throughout.

06 Who is the construction company, and what stage is the build at?

Construction is being carried out by **W Construction**. Works are well advanced — ground-floor framing is installed and the team is preparing to pour the driveway concrete. Buyers are inspecting a project that is already taking physical shape on site.

07 What is included in common area maintenance, and how are costs split between owners?

Common areas are administered through a **Residents' Society**. The shared spaces are designed as low-maintenance gardens and landscaping, keeping ongoing obligations practical and contained. Costs are shared between owners in accordance with the Residents' Society rules, and a copy of the relevant documents can be provided on request.

THE DEVELOPMENT — CONTINUED

08 What type of title will purchasers receive, and when?

Purchasers receive a **fee-simple (freehold) title**. Title is expected to issue around handover and practical completion in Q1 2027, once survey, LINZ and settlement requirements are complete. Common landscaping sits under the Residents' Society rather than a unit-title body corporate.

TIMEFRAMES

09 What is the current consent status?

All required consents for construction have been received. The project is on site and building.

10 What is the estimated construction timeframe and handover?

Handover is scheduled for **Q1 2027**. Current programming indicates completions toward the end of February 2027, with the latest expected handover by the end of March 2027. Individual dates may vary slightly by dwelling as finishing trades complete.

PURCHASE AND AFTERCARE

11 What deposit is required, and how is it held during construction?

A **10% deposit** is required. It is held in a solicitor's trust account for the purchaser's protection during the construction period, in line with standard New Zealand off-the-plan practice.

12 Is there a defects liability period, and how long is it?

Yes — a **three-month defects liability period** following handover. During this period, any defects notified in accordance with the contract will be attended to by the builder. Purchasers also retain the benefit of the statutory warranties under the Building Act 2004, as well as a 10-year NZCB Halo Guarantee.

13 How will buyers be kept updated on construction progress?

Once a sale is unconditional, purchasers receive monthly email updates on construction progress through to handover.

LIFESTYLE AND SPECIFICATION

14 What are the ceiling heights throughout?

- **Kitchen and living floors** — 2.7m
- **All other floors** — 2.4m

The extra height on the main living level gives those rooms a more open, generous feel.

15 How are the homes heated and cooled?

Each home is specified with a heat pump in the living room and a further heat pump in the master bedroom, providing efficient heating and cooling in the principal living and sleeping spaces.

16 What construction materials and systems are used?

Homes are timber-framed and clad in **James Hardie Oblique**, a durable, low-maintenance weatherboard system well suited to Auckland's coastal climate. Windows and doors are double glazed for comfort, acoustic performance and energy efficiency.

TALK TO US

Every home at Forty West is different, and the right one usually becomes obvious once you have walked the site and seen the levels. We are on site regularly and happy to meet you there.

FOR FURTHER INFORMATION

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This document answers the standard purchaser questions used on previous developments. Answers reflect current information supplied by the vendor team and may be updated as construction progresses. Nothing in this document forms part of any agreement for sale and purchase; purchasers should rely on the contract documents and their own legal advice.