



D
DAMIAN
DELLABARCA



Projects
In partnership with

proudly presents

Lot 311
Beachgrove
Kaiapoi

(em)powered by Trinity **Real Estate** 

Trinity Network Licensed REAA 2008





Getting to know Kent Homes

We are a family-owned building company specialising in residential construction in the Canterbury area. With over 20 years' experience in the industry, we understand the importance of working closely with our clients to ensure their vision is met while staying within their budget and without compromising on quality.



Justin Kent

Managing Director



Justin Kent has worked in the construction industry for approximately 15 years whilst taking a break to complete a bachelor's degree. Since returning to the industry 9 years ago, he has been specialising in project management and quantity surveying. His experience allows him to work closely with clients, consultants, local councils, and trade peoples ensuring a positive result are achieved and timeframes are met.

As twin brothers these two know what it means to work closely together and with their different area of expertise they complement one another. They place a high emphasis on building relationships with their clients to ensure the process runs smoothly.

Calvin Kent

Managing Director



Calvin Kent has over 20 years' experience as a qualified builder and business owner. His portfolio includes a wide range of entry-level homes to more complex and architectural homes.

His experience and knowledge of the construction process and council requirements are invaluable. He has excellent attention to detail and works closely with the trades on site ensuring things are completed to a high standard and in accordance with the building code.



*Photos are of previously built homes by Kent Homes & may not be the same as the property advertised.

Our Vision

Our vision is to provide our clients with a home and asset they can be proud of and call their own. Kent Homes prides itself on creating a trusting relationship that fosters open communication with our clients while providing a service that is competitively priced.



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Getting to know Damian Dellabarca

Since launching his Real Estate career, Damian has specialized in selling new build properties for Trinity Network Real Estate. His experience in this sector of Real Estate will serve you well when it comes to understanding the new-build process and working with developers, local council bodies and building sub contractors.

Make use of his valuable experience in home design, pricing, the consent process and negotiating tricky build contracts. And...if you need to sell your home as part of the process, he can do that too!

Damian believes that an agent should bring two key elements to the table. These are the ability to market your property through understanding the correct marketing channels and truly understanding how to leverage the most appealing parts of your property, and the second is the ability to negotiate on your behalf to get the best outcome. He values open and honest communication so that you can make informed decisions, and it is important to Damian that he will provide such a high level of service that you will become loyal advocates, spreading the word that Damian is the only real estate agent you would work with.

So the real question is, what are you waiting for?



Trinity Network Real Estate
New Build Specialist

022 528 6592

damian.dellabarca@trinitynetwork.co.nz

www.trinitynetwork.co.nz



A rich ecosystem of native plants and wildlife, this reserve extends and connects the walking trails that weave through residential neighbourhoods. This is currently under development as part of stage five and due for completion in 2023.





All Kent Homes come with the comprehensive
10 year Master Build Guarantee giving you
complete peace of mind for your investment.



Specifications

APPLIANCES – Fisher & Paykel

- Fisher & Paykel Built-in Oven 60 cm, 85L, 6 Function 0B60SC6EX2
- Fisher & Paykel Electric Cooktop 60cm, 4 Zone, Dual Element CE604CBX2
- Fisher & Paykel Wall Rangehood 90cm HC90PLX4
- Dishwasher 15 Place Settings DW60FC2X1

KITCHEN & CABINETRY – MSP 2012 LTD

- Cabinetry – Melteca
 - Melteca Standard Range
- Benchtop
 - CaesarStone, 1x slab (32400mm x 1620mm)
- <http://www.elitehardware.co.nz/>

HEAT PUMP

- Fujitsui Heatpump (size to suit)

STANDARD LAUNDRY TUB

- Aquatica Stream Laundry Tub LST560 (560mm)

BATHROOM & PLUMBING

- Tapware
 - Greens Astro- Chrome
 - Greens Curb- Chrome
- Englefield Valencia Square
- Kitchen Mixer
- Bath- Plumbline Freestanding Back to wall
- Mirror
- Vanity - Verona
- Toilet – Tornado V2
- Heated Towel Rail - Chrome
- Accessories
- Chrome
- Heat Light/Fan

FLOORING SPECIFICATIONS

- Cando Creative Flooring

OPTION - STANDARD CARPET

- Liberty Carpet
- Tango Carpet
- Urban Twist Carpet
 - STANDARD VINYL
- Moduleo Select
- Floorwork Classic
- Supremo

DOORS

Entrance Door – First Windows & Doors

- Latitude – Main front door
 - LAT00
- Internal Door – Independent Doors Ltd
- Flat door

GARAGE DOOR

- Dominator Valero Double Garage Door

FUTURA BY WINDSOR

Door Handles & Locks

- Apex
- Corbel
- Talon
- Helix
- Sylvan / Entrance door

FUTURA BY WINDSOR

- Flush Pulls & Flush Rings handles

INTERIOR COLOURS – Resene/ Dulux

- Choice of any range throughout the house
- Wall Choice
- Bathroom Choice
- Ceiling Choice

LIGHTING

- Led light lighting throughout the house

OUTSIDE CLADDING

- Midland BricksClassic range
- Feature Linear

ROOFING

- Long run colour steel iron

LANDSCAPING

- Exposed aggregate/35 square metres for the drive & patio areas
- Boundary fences 1.8 metres high / wooden battened finished with a top facing

LAWN

- Fresh topsoil levelled and hydroseed lawn

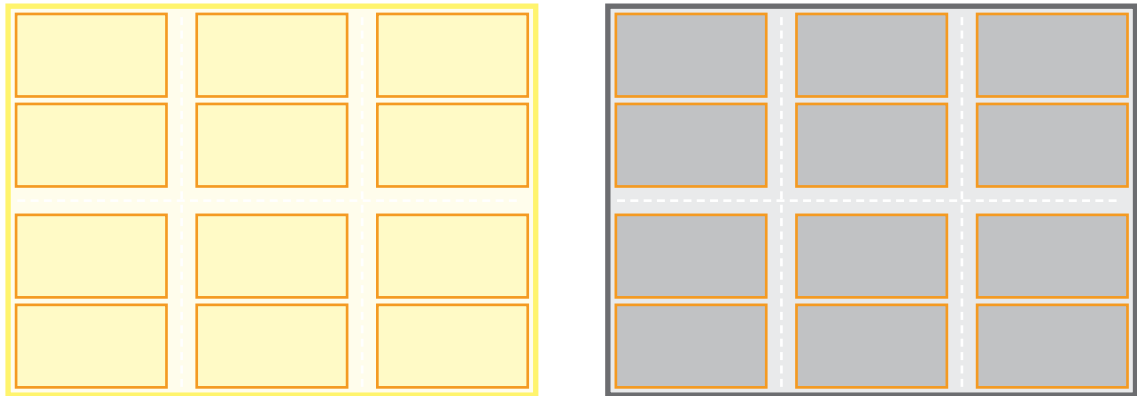


Understanding the timeline

It can be confusing the first time you buy a new-build. As a general guide, the Trinity Projects Team have made it a little easier for you to understand where in the timeline your property is.

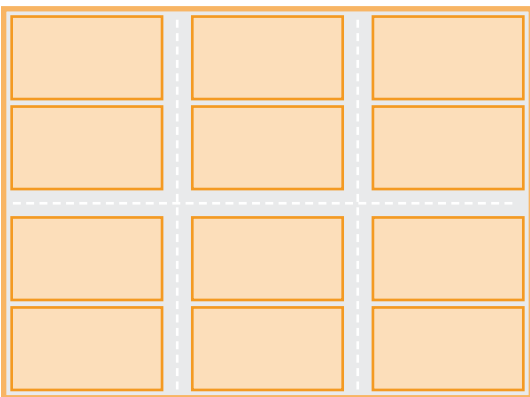
The following 2 pages are a general guideline only on what you can expect at each stage of a typical development process. This will differ from property to property so make sure you do not rely on this guide and get the complete information pack for the property you are interested in.

SECTIONS



Stage One: Pre-Sales

- May be subject to pre-sale targets for approval of finance
- May be subject to resource consent approval



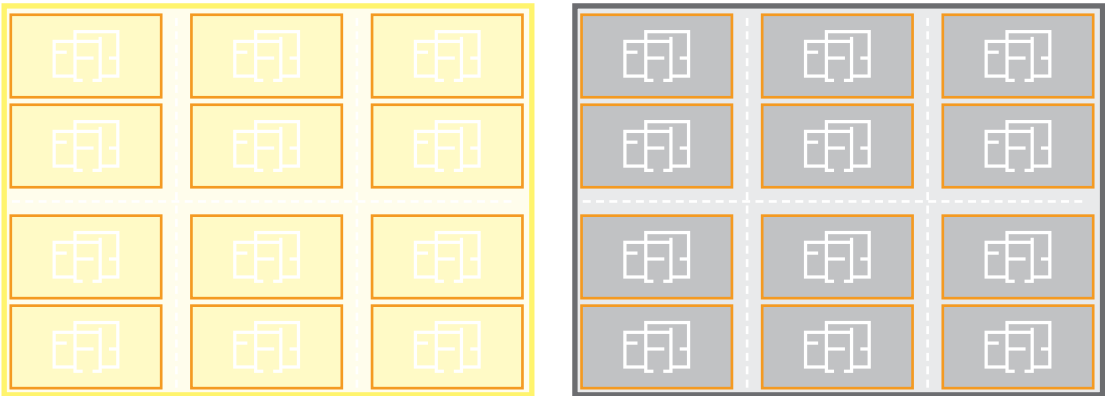
Stage Three: Title Issued

- No further restrictions. You can settle on the property tomorrow!

Stage Two: Pre-Title

- Subject to Certificate of Title being issued

HOUSE & LAND PAGKAGES



Stage One: Pre-Sales

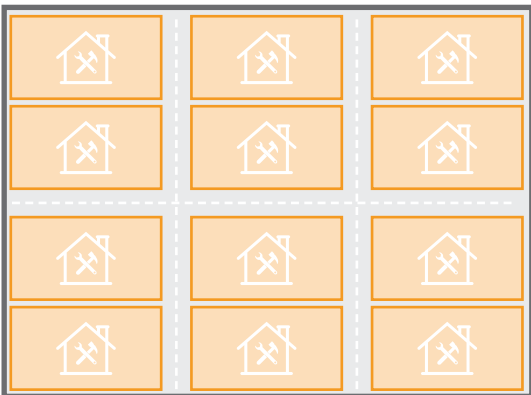
- Pre-sales to meet financial requirements. You might get a deal here!
- May be subject to pre-sale targets for approval of finance
- May be subject to resource consent approval
- Buyers may either buy the section with the floor plans (building consent normally not included), or the developer may offer the build package as part of the purchase.

Stage Two: Pre-Title

- Building momentum
- Subject to Certificate of Title being issued
- Buyers are unlikely to be able to change resource consented build plans depending on the size of the development
- Buyers can either buy the section with the floor plans (building consent normally not included), or the developer may offer the build package as part of the purchase.

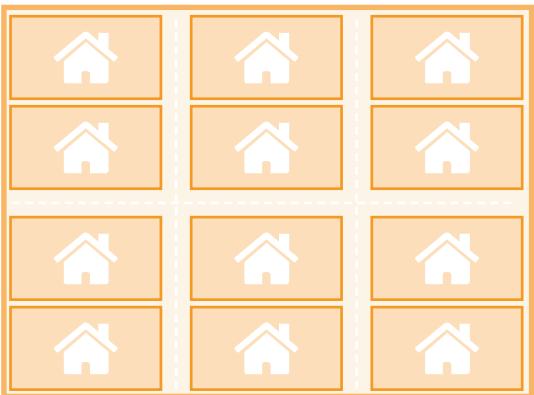
Stage Three: Title Issue

- Ready to start building
- Building Consent will be required prior to construction commencing
- Buyers can either buy the section with the floor plans (building consent normally not included) & settle at this stage, or the developer may offer the build package as part of the purchase which can be completed in one of two ways:
 1. The buyer settles on the land, and makes progress payments to complete the build (in the same way they would engage with a separate building company).
 2. Turn-Key solution where the buyer pays a deposit and only settles when construction is completed.



Stage Four: Under Construction

- Almost there!



Stage Five: Completed

- You're buying a house that's ready to move in!

- Subject to Certificate of Compliance being issued
- Purchasing at this stage will likely only be available as a Turn-Key solution as construction is already underway. There will be a limit to any changes in terms of appliance upgrades, colour choices etc.
- No further restrictions - turn-key sale

Frequently asked questions

Do these homes come with a guarantee?

Yes, all Kent Homes come with the 10 year Master Build Guarantee.

Are these fixed price contracts?

Yes, banks require fixed price contracts so we guarantee our pricing.

When are titles due for these packages?

Titles have been issued so building can begin almost as soon as a plan is finalised.

Can I make changes to the plan?

Yes, Kent Homes encourages its clients to make their house their own, this is at no extra cost.

Can I upgrade the specifications if I want to?

Yes, Kent homes has a range of options for all specifications, you can discuss this with them directly once the sale is finalised.



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