



The Roy, 57 Lakeside Road, Lake Wanaka, New Zealand



The view from The Roy

The Roy

The Roy is a luxury lakefront residence nestled in the rugged landscape of majestic Wanaka.

The Roy has been specifically designed as a high-end second residence in this destination resort town, which is world-renowned as both a summer retreat and winter playground. Located 200 metres from the restaurants and shops in Wanaka township, The Roy is comprised of 12 three-bedroomed, three-bathroomed Residences, two Master Residences and a Manager's Residence. Each Residence has a 16-metre lake frontage, providing a sense of connection with the outdoors, and expansive views of the calm waters of the lake and pristine mountain peaks beyond.

Overview

The Roy provides flexible ownership options that open up access to the vast beauty, big skies and outdoor pursuits of Wanaka for a period of time to suit the individual owner. You can choose to purchase the full title in a Residence at The Roy, or you have the option of fractional ownership, which is sold in one-quarter shares.

The Roy's interior, designed by Penny Hay, feature furniture and fixtures procured from premium brands and design houses around the world. Ownership at The Roy is accompanied by a Family Ski Pass to Treble Cone, a share in an Audi Allroad or similar vehicle, entertainment system, furniture, chattels, mobile wardrobe, fixtures and specifications for fractional owners or Treble Cone Ski Pass, entertainment system, fixtures and specifications with the option to purchase all furniture and car for full owners.

The comprehensive service package provided for residents of The Roy includes a live-in manager, 24/7 concierge service and mobile wardrobe service (for fractional owners). Among the world-class facilities are a resident's lounge, children's lounge, wine cellar and secure storage.

We invite you to enjoy the summer retreat and winter playground that is Wanaka from the comforts of your luxury Residence at The Roy.

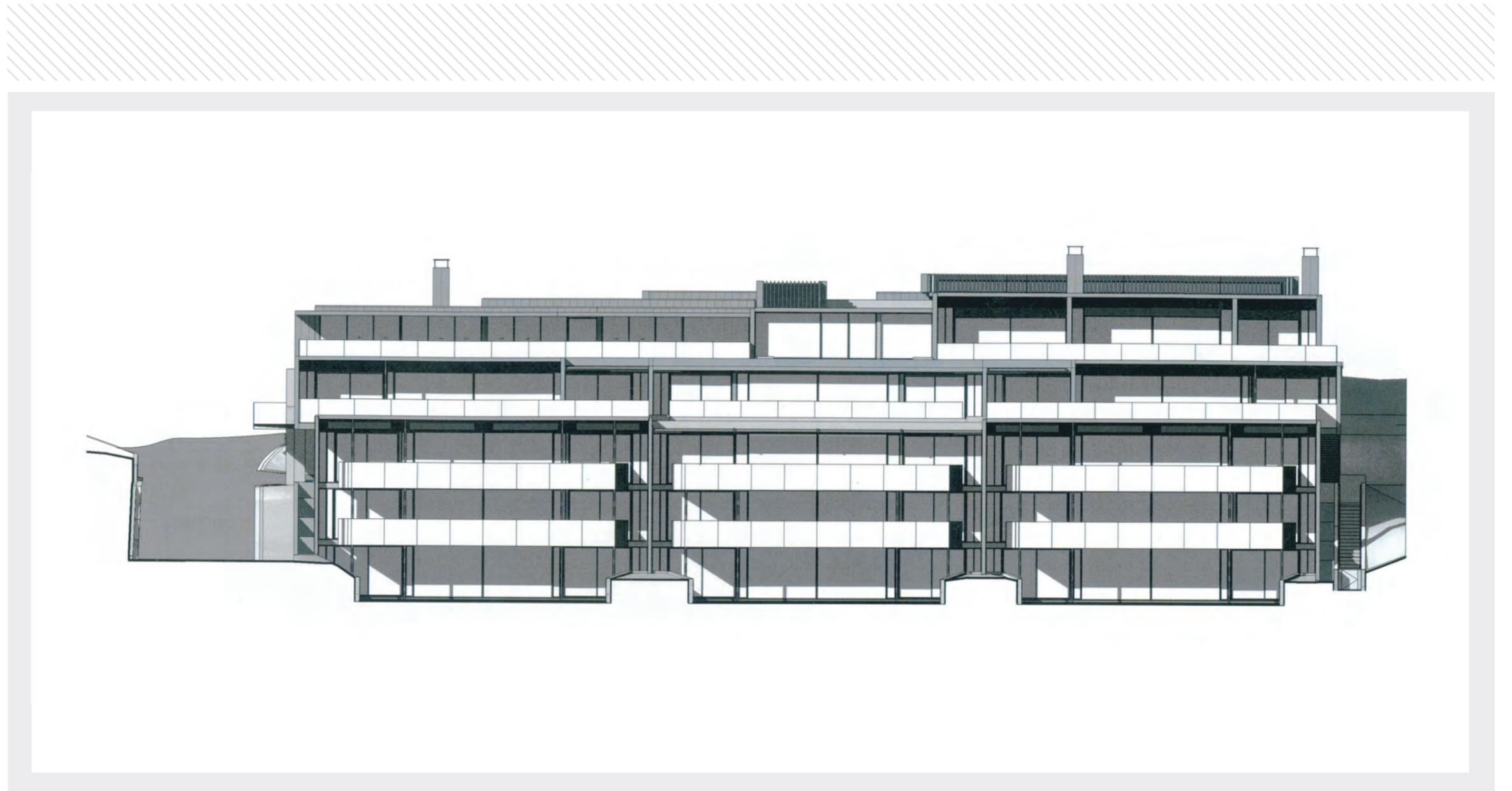


Plans

The Roy is a five-level lakeside resort complex comprised of only 15 luxury Residences - 12 three-bedroomed, three-bathroomed Residences, two Master Residences and Manager's Residence. Each Residence features a 16-metre lake frontage. Ground-floor Residences feature 100-plus m² of outdoor area. Levels two and three have a two-metre deep by sixteen metre balcony, while the fourth and fifth floors have huge balcony areas up to 200m², each with a hot tub. The three-bedroomed Residences have two King Master bedrooms, complete with full ensuites fitted with handmade stone baths, Boffi tapware and fittings, and stone tile finishes. The third bedroom has four king singles with its own ensuite.

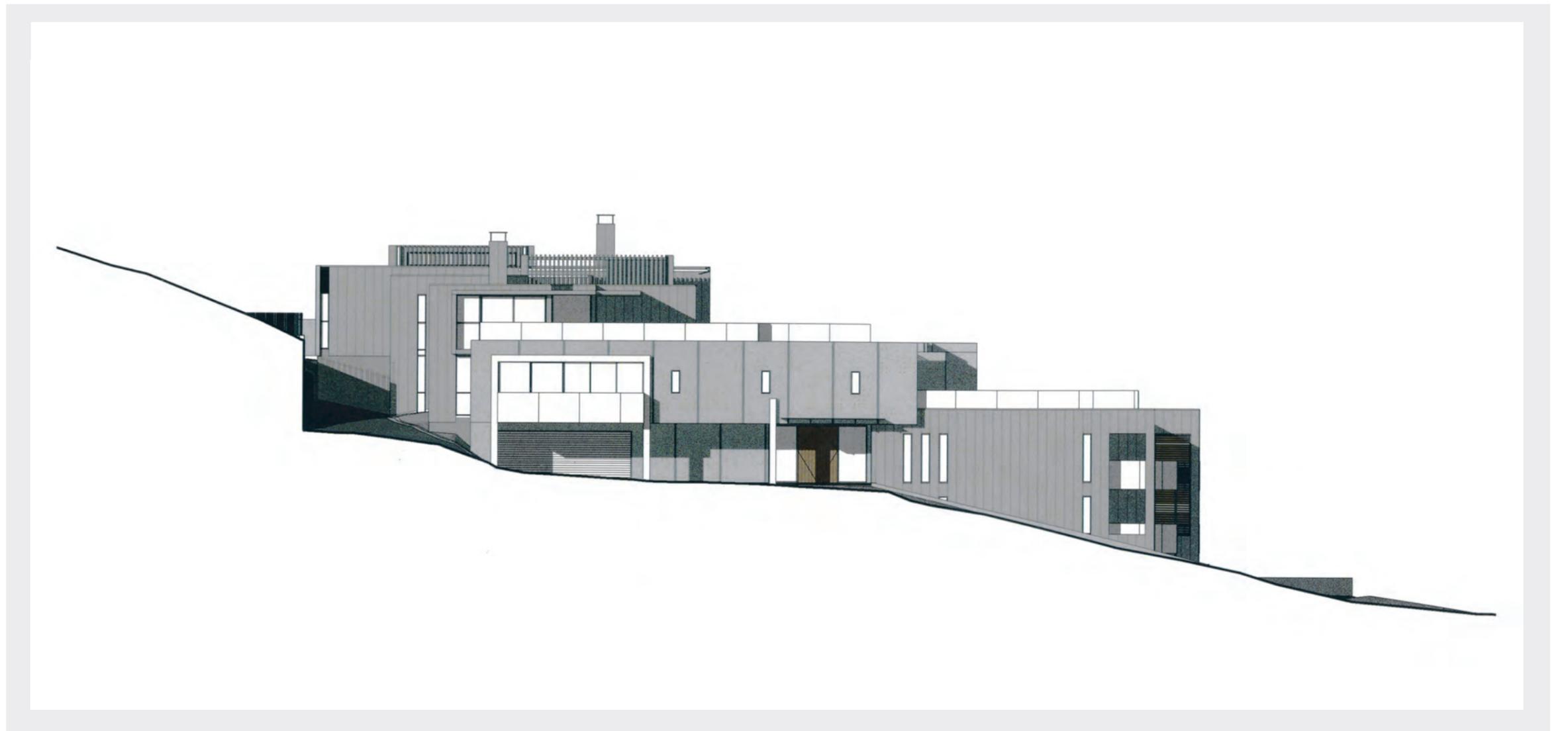
Building Elevation

WEST ELEVATION



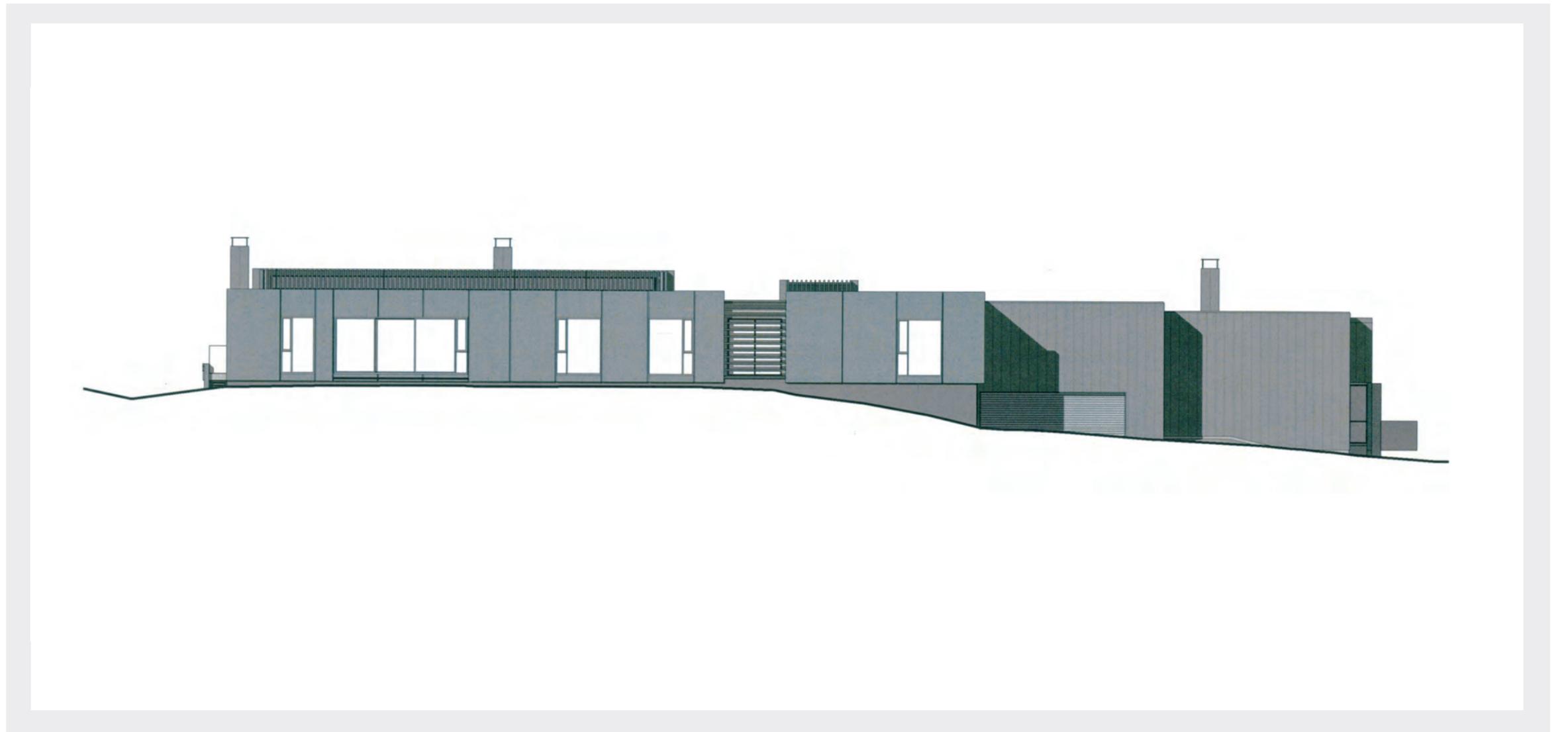
Building Elevation

NORTH ELEVATION



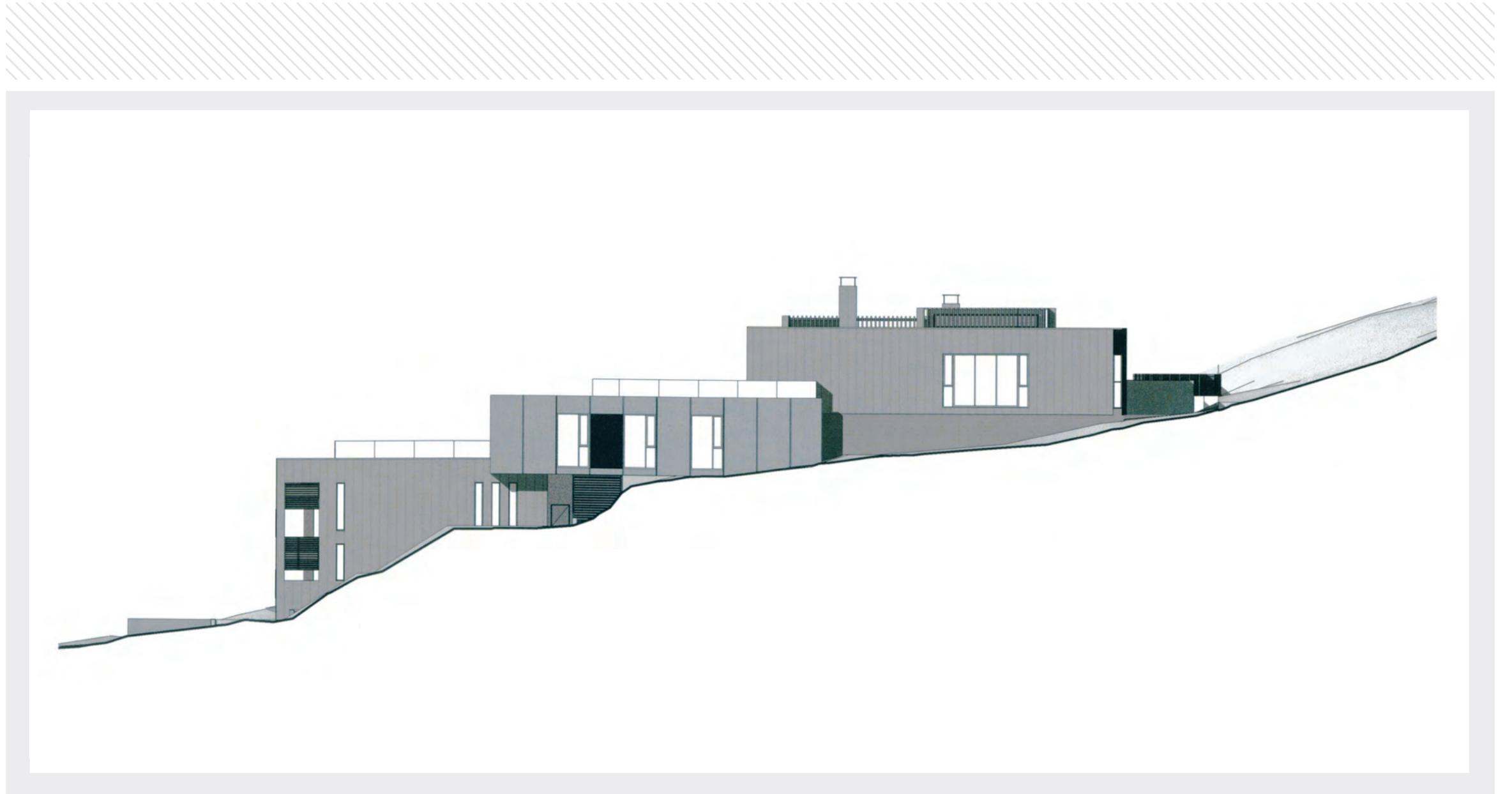
Building Elevation

EAST ELEVATION



Building Elevation

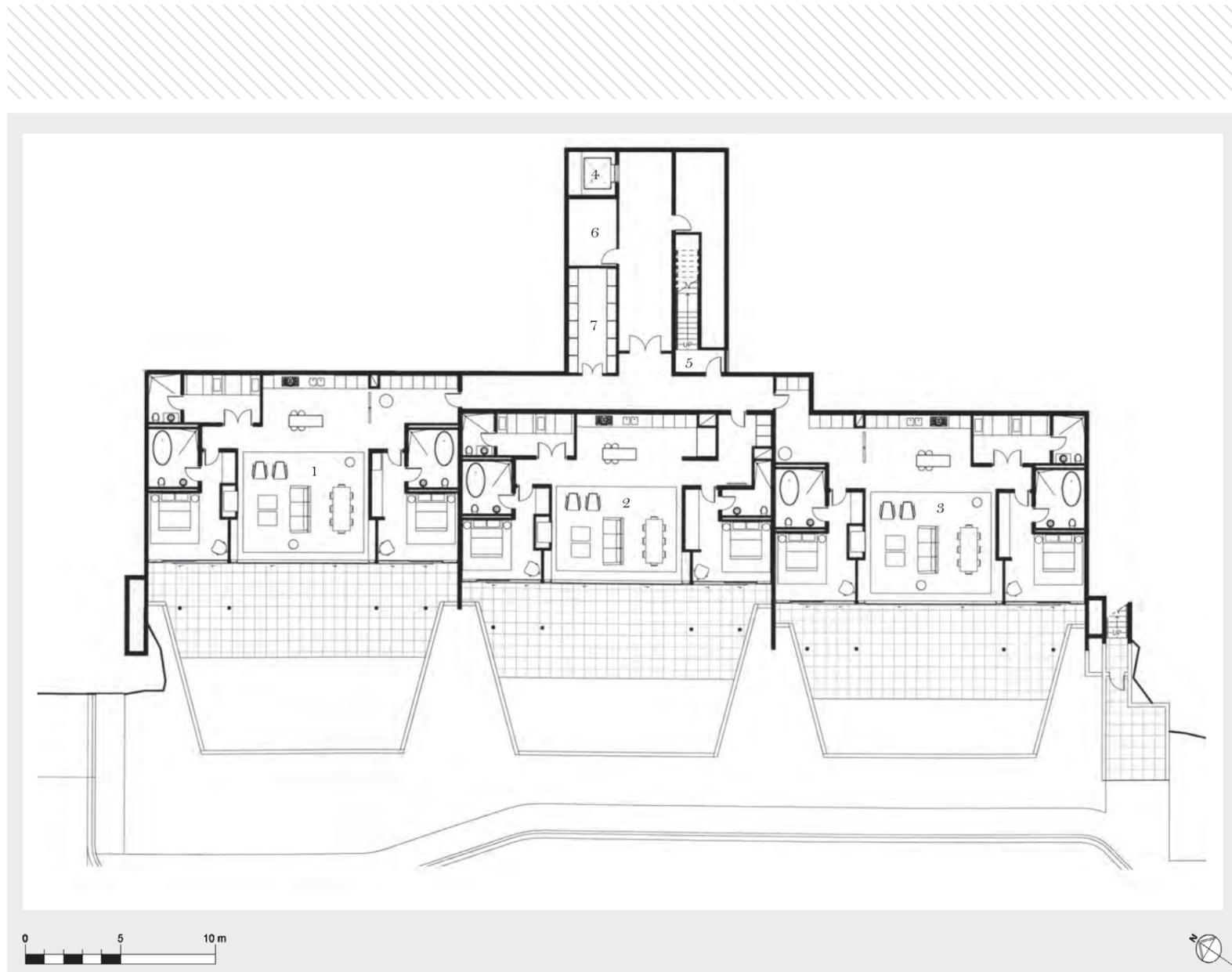
SOUTH ELEVATION



Level One

ON THIS LEVEL

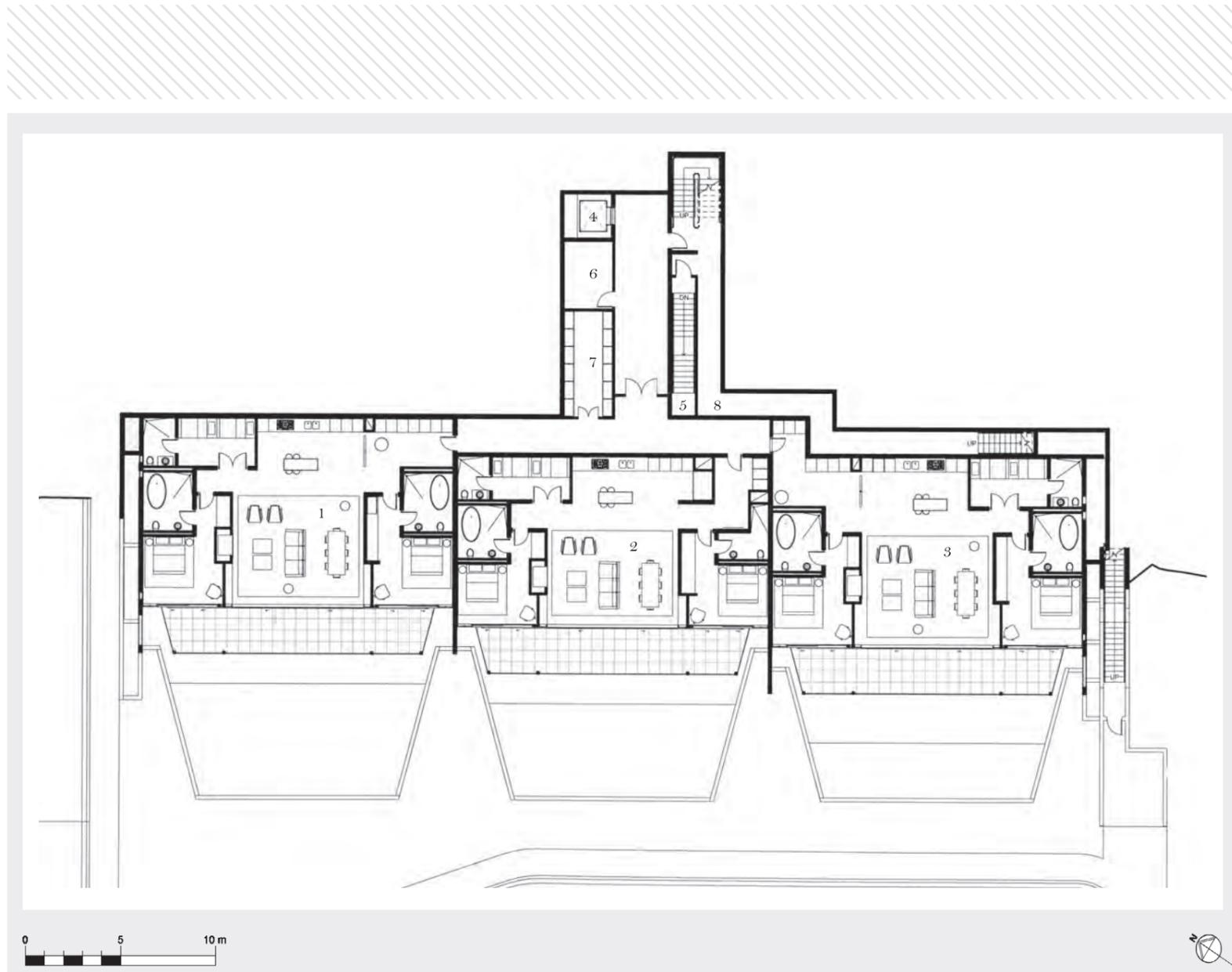
- 1. Residence 101
- 2. Residence 102
- 3. Residence 103
- 4. Lift
- 5. Stairs
- 6. Maid's room
- 7. Mobile wardrobe store



Level Two

ON THIS LEVEL

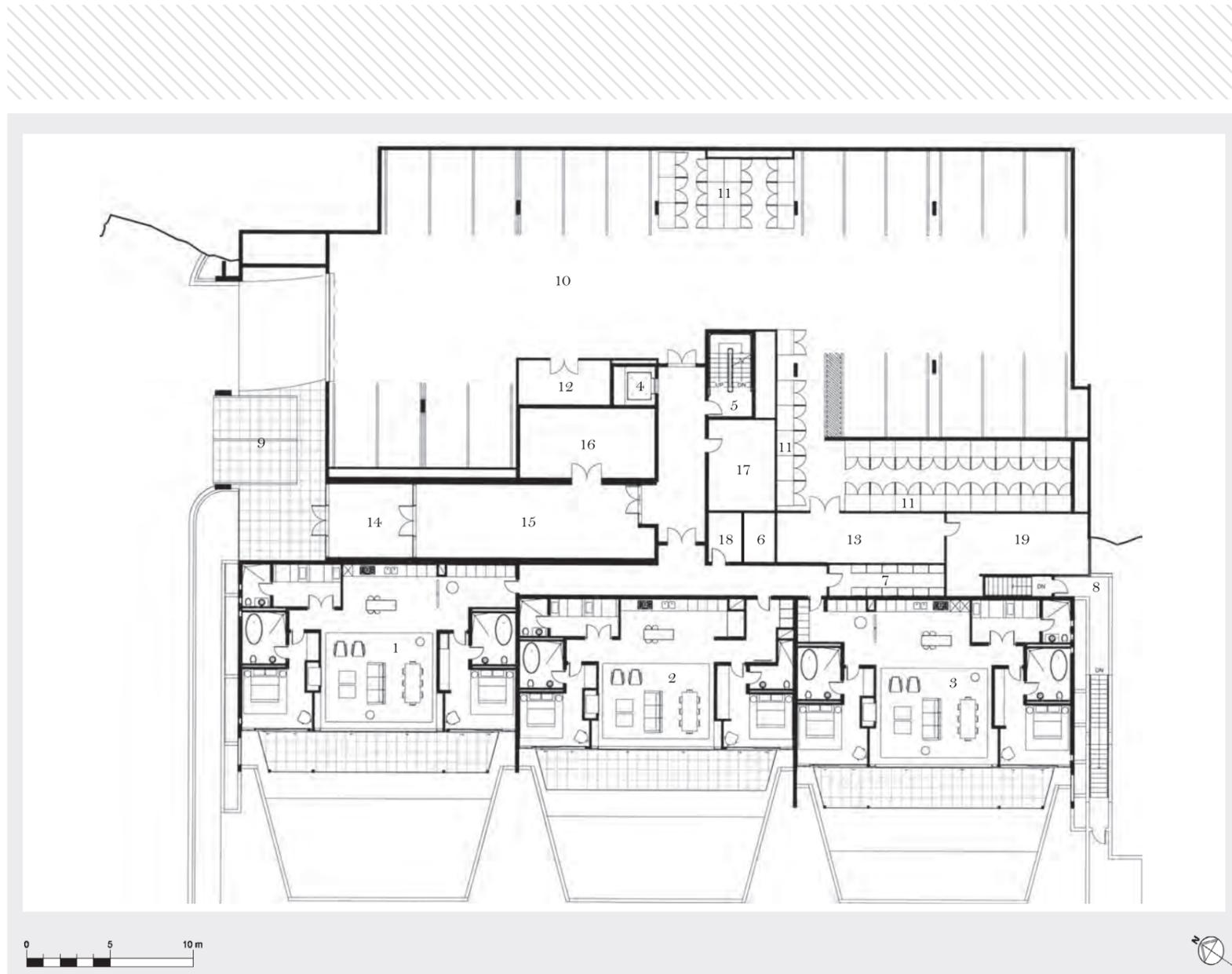
1. Residence 201
2. Residence 202
3. Residence 203
4. Lift
5. Stairs
6. Maid's room
7. Mobile wardrobe store
8. Fire egress



Level Three

ON THIS LEVEL

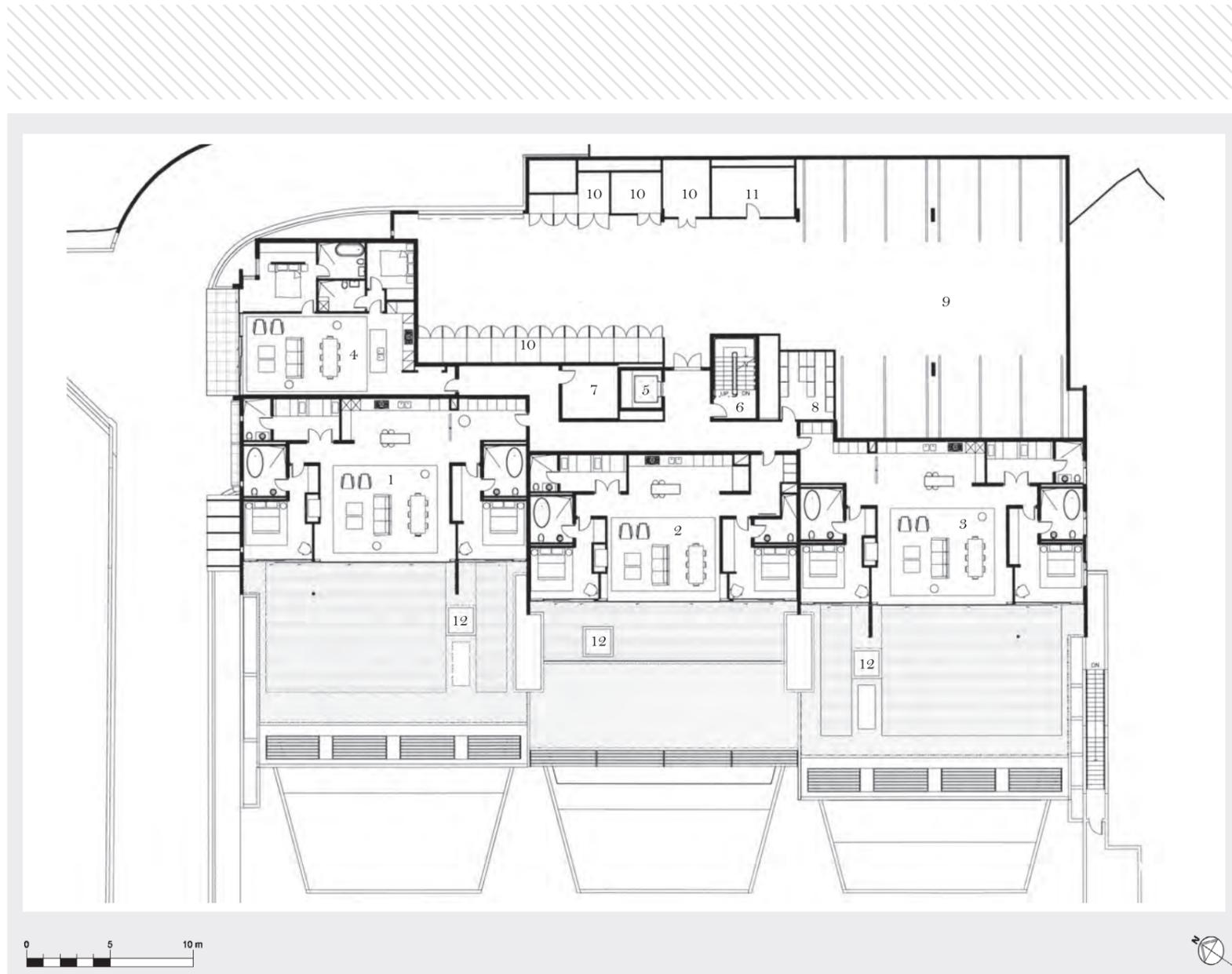
1. Residence 301
2. Residence 302
3. Residence 303
4. Lift
5. Stairs
6. Maid's room
7. Mobile wardrobe store
8. Fire egress
9. Guest parking
10. Residents' car parks
11. Lockers
12. Drying room
13. Equipment room
14. Wind lobby
15. Residents' lounge
16. Wine cellar
17. Children's lounge
18. WC
19. Plant room



Level Four

ON THIS LEVEL

1. Residence 401
2. Residence 402
3. Residence 403
4. Manager's residence
5. Lift
6. Stairs
7. Maid's room
8. Mobile wardrobe store
9. Residents' car parks
10. Lockers
11. Drying room
12. Hot tub



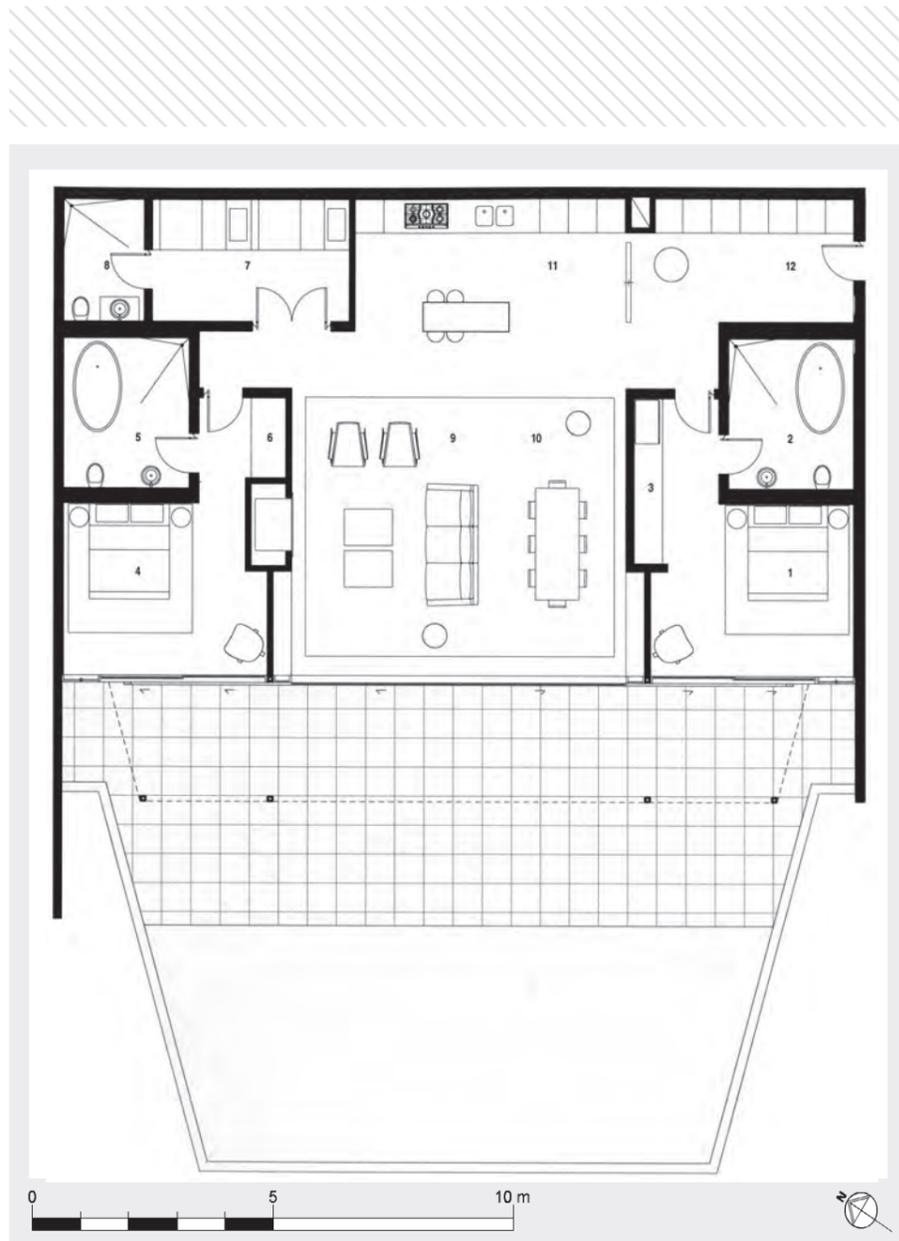
Level Five

ON THIS LEVEL

- 1. Residence 501
- 2. Residence 502
- 3. Lift
- 4. Stairs
- 5. Fire egress
- 6. Hot tub



Residence 101



Size

Total residence area*	270m ²
Floor area	169m ²
Balcony area	76m ²
2-Car park	25m ²

Specification Summary

Locker
Ski Pass
Under-floor heating
Gas fire
Double glazing
Loewe/Marantz entertainment system
Verenna kitchen/laundry
Miele appliances
Boffi bathroom fittings
Timber and stone floors

Refer Specifications & Fixtures for full detail.

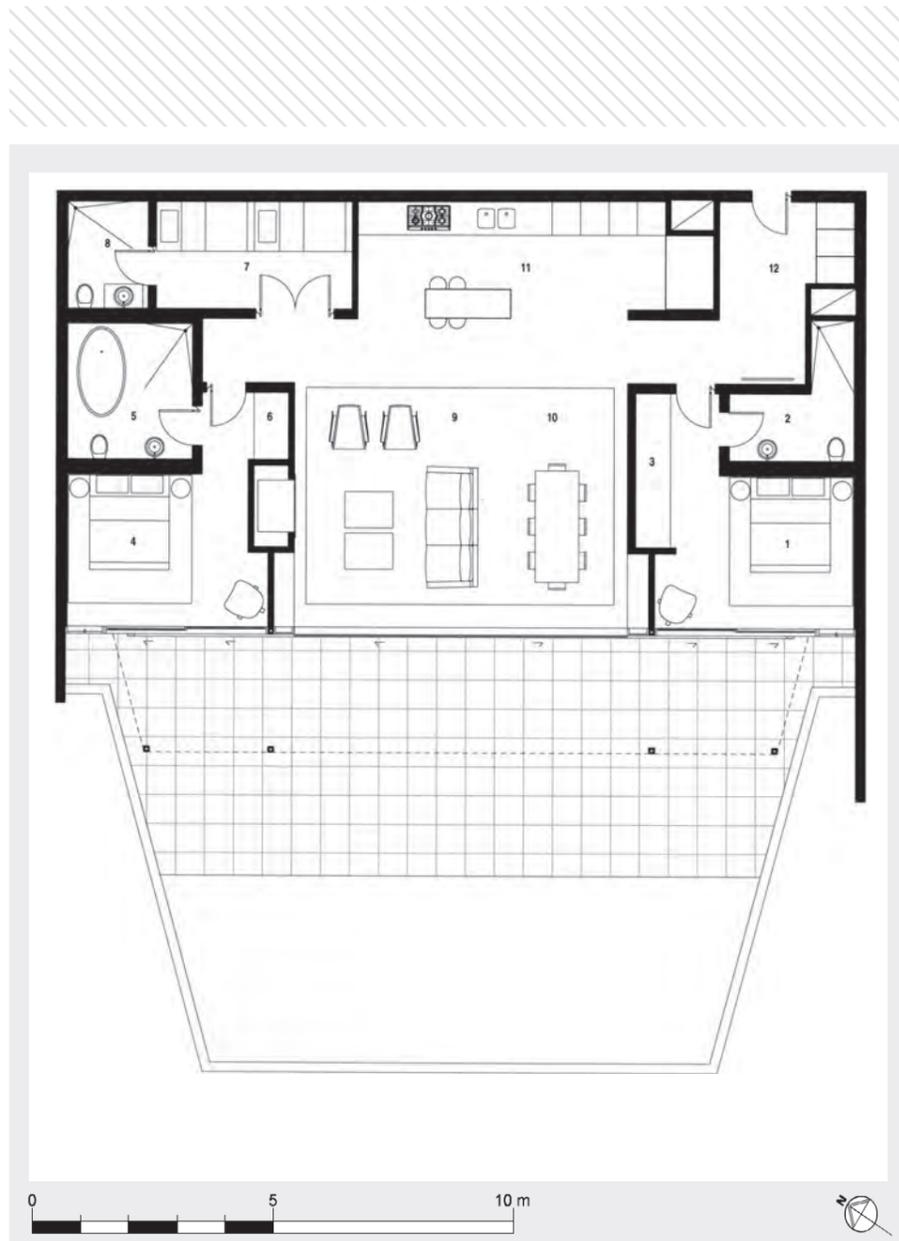
ROOM KEY

1. Master bedroom
2. Master bedroom ensuite
3. Master bedroom wardrobe
4. Bedroom 2
5. Bedroom 2 ensuite
6. Bedroom 2 wardrobe
7. Bunk room
8. Bunk room ensuite
9. Lounge
10. Dining
11. Kitchen
12. Entry foyer



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Residence 102



Size

Total residence area*	249m ²
Floor area	152m ²
Balcony area	72m ²
2-Car park	25m ²

Specification Summary

Locker
Ski Pass
Under-floor heating
Gas fire
Double glazing
Loewe/Marantz entertainment system
Verenna kitchen/laundry
Miele appliances
Boffi bathroom fittings
Timber and stone floors

Refer Specifications & Fixtures for full detail.

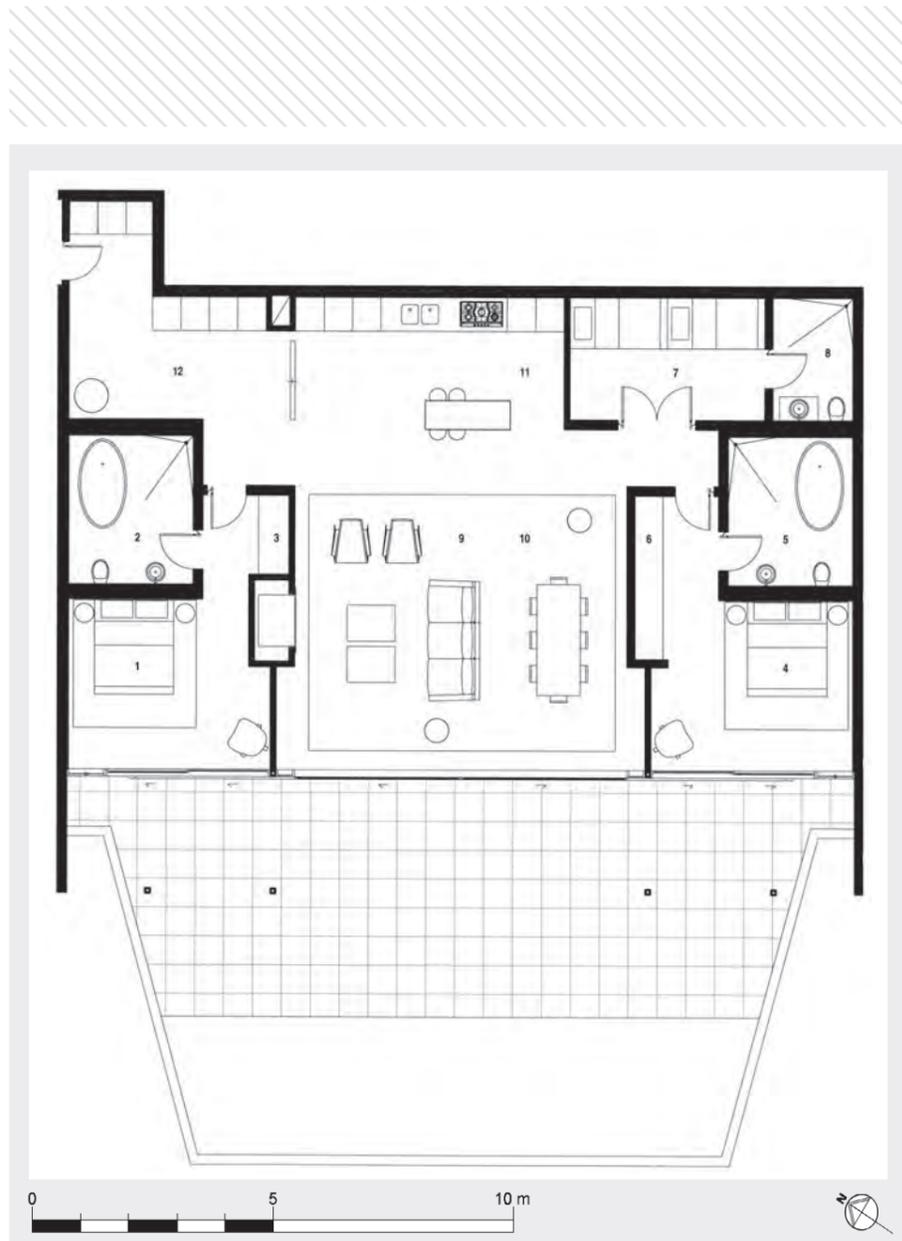
ROOM KEY

1. Master bedroom
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3. Master bedroom wardrobe
4. Bedroom 2
5. Bedroom 2 ensuite
6. Bedroom 2 wardrobe
7. Bunk room
8. Bunk room ensuite
9. Lounge
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11. Kitchen
12. Entry foyer



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Residence 103



Size

Total residence area*	271m ²
Floor area	174m ²
Balcony area	72m ²
2-Car park	25m ²

Specification Summary

Locker
Ski Pass
Under-floor heating
Gas fire
Double glazing
Loewe/Marantz entertainment system
Verenna kitchen/laundry
Miele appliances
Boffi bathroom fittings
Timber and stone floors

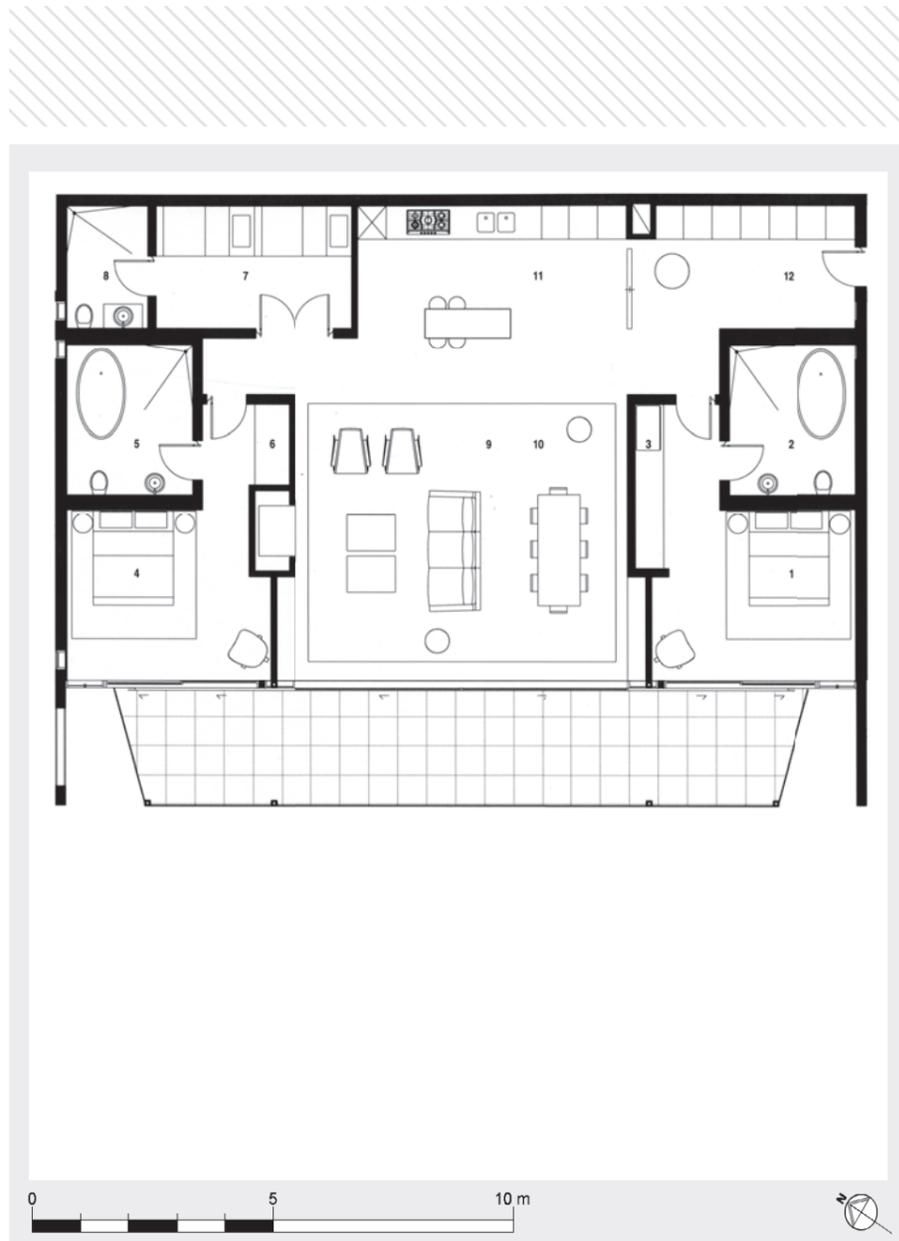
Refer Specifications & Fixtures for full detail.

ROOM KEY

1. Master bedroom
2. Master bedroom ensuite
3. Master bedroom wardrobe
4. Bedroom 2
5. Bedroom 2 ensuite
6. Bedroom 2 wardrobe
7. Bunk room
8. Bunk room ensuite
9. Lounge
10. Dining
11. Kitchen
12. Entry foyer

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Residence 201



Size

Total residence area*	228m ²
Floor area	170m ²
Balcony area	33m ²
2-Car park	25m ²

Specification Summary

Locker
Ski Pass
Under-floor heating
Gas fire
Double glazing
Loewe/Marantz entertainment system
Verenna kitchen/laundry
Miele appliances
Boffi bathroom fittings
Timber and stone floors

Refer Specifications & Fixtures for full detail.

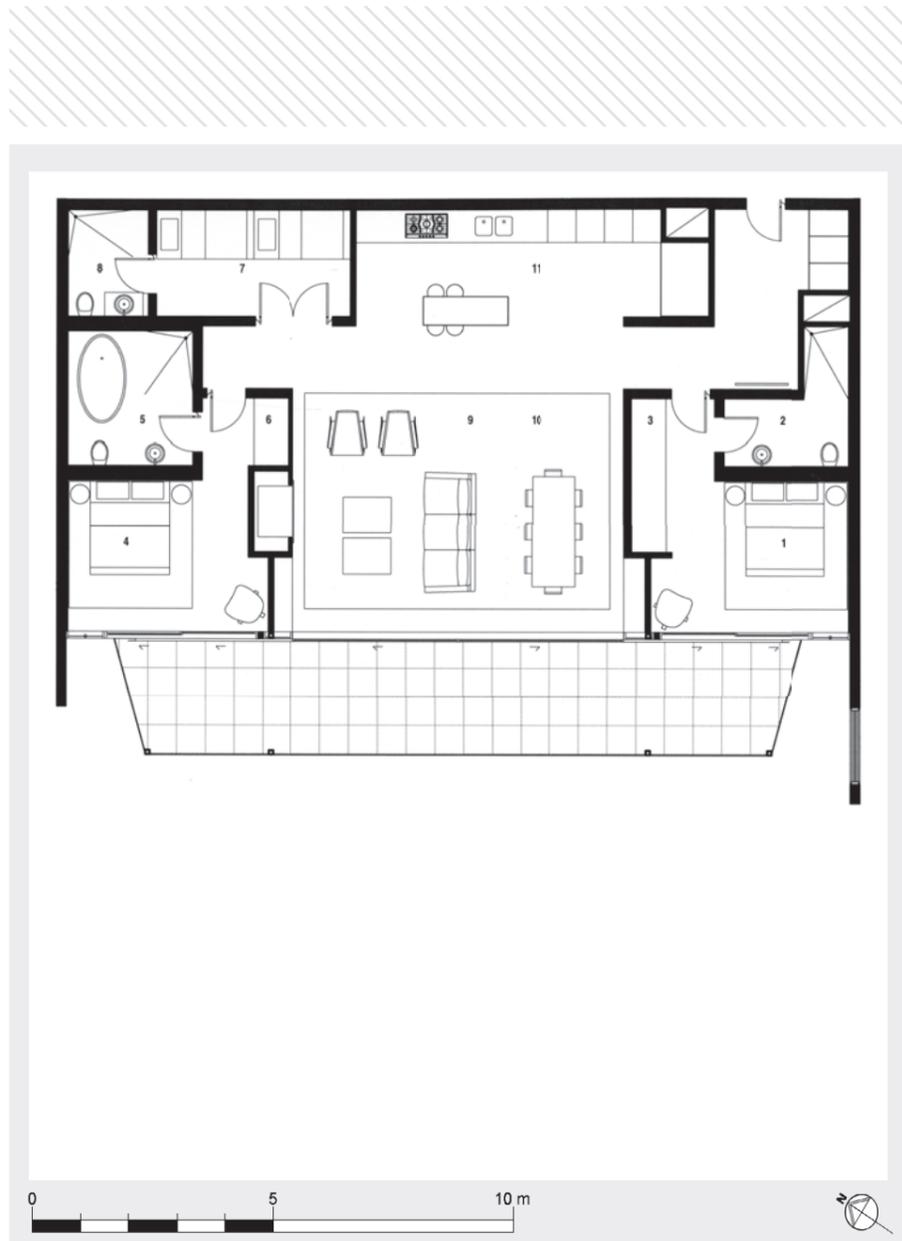
ROOM KEY

1. Master bedroom
2. Master bedroom ensuite
3. Master bedroom wardrobe
4. Bedroom 2
5. Bedroom 2 ensuite
6. Bedroom 2 wardrobe
7. Bunk room
8. Bunk room ensuite
9. Lounge
10. Dining
11. Kitchen
12. Entry foyer



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Residence 202



Size

Total residence area*	210m ²
Floor area	152m ²
Balcony area	33m ²
2-Car park	25m ²

Specification Summary

Locker
Ski Pass
Under-floor heating
Gas fire
Double glazing
Loewe/Marantz entertainment system
Verenna kitchen/laundry
Miele appliances
Boffi bathroom fittings
Timber and stone floors

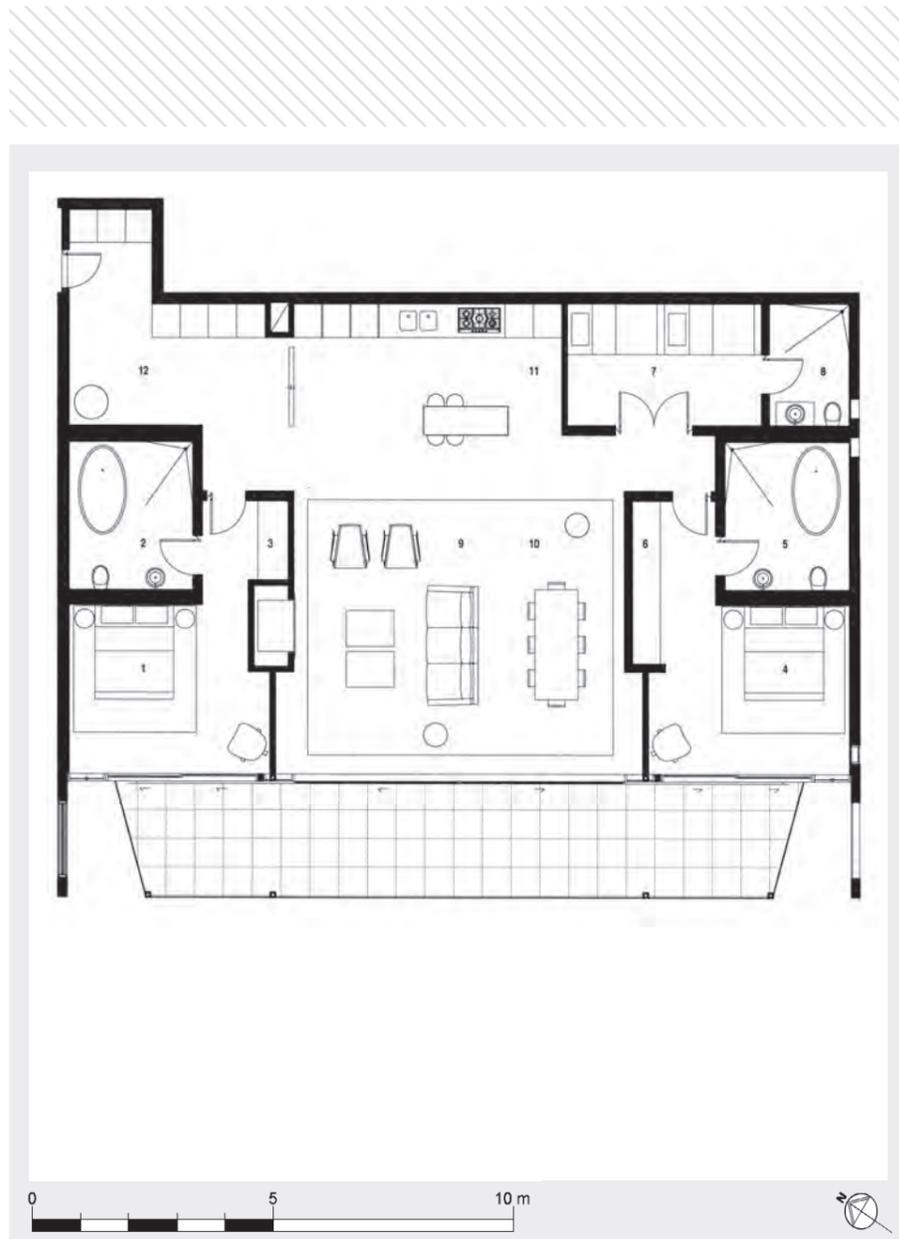
Refer Specifications & Fixtures for full detail.

ROOM KEY

1. Master bedroom
2. Master bedroom ensuite
3. Master bedroom wardrobe
4. Bedroom 2
5. Bedroom 2 ensuite
6. Bedroom 2 wardrobe
7. Bunk room
8. Bunk room ensuite
9. Lounge
10. Dining
11. Kitchen
12. Entry foyer

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Residence 203



Size

Total residence area*	232m ²
Floor area	174m ²
Balcony area	33m ²
2-Car park	25m ²

Specification Summary

Locker
Ski Pass
Under-floor heating
Gas fire
Double glazing
Loewe/Marantz entertainment system
Verenna kitchen/laundry
Miele appliances
Boffi bathroom fittings
Timber and stone floors

Refer Specifications & Fixtures for full detail.

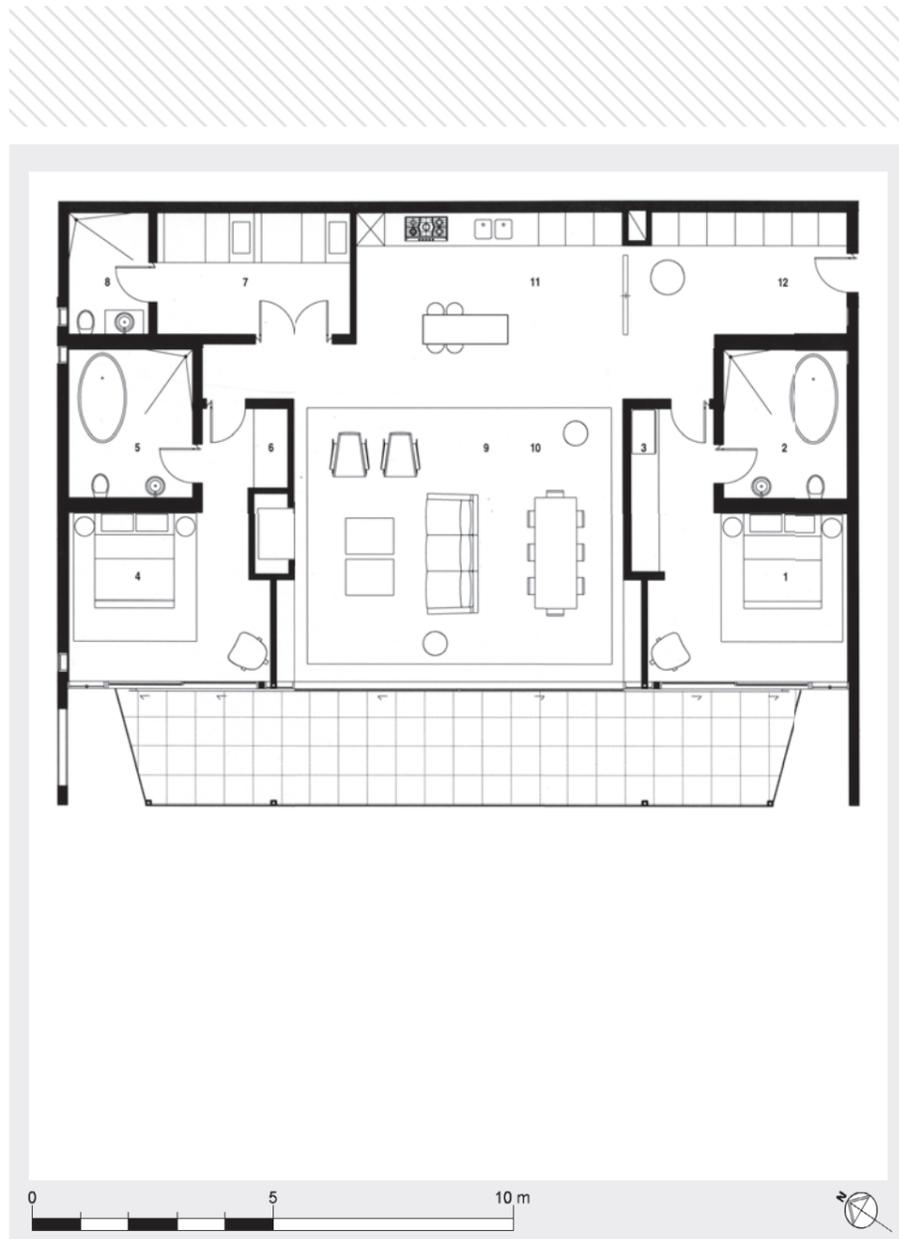
ROOM KEY

1. Master bedroom
2. Master bedroom ensuite
3. Master bedroom wardrobe
4. Bedroom 2
5. Bedroom 2 ensuite
6. Bedroom 2 wardrobe
7. Bunk room
8. Bunk room ensuite
9. Lounge
10. Dining
11. Kitchen
12. Entry foyer



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Residence 301



Size

Total residence area*	228m ²
Floor area	170m ²
Balcony area	33m ²
2-Car park	25m ²

Specification Summary

Locker
Ski Pass
Under-floor heating
Gas fire
Double glazing
Loewe/Marantz entertainment system
Verenna kitchen/laundry
Miele appliances
Boffi bathroom fittings
Timber and stone floors

Refer Specifications & Fixtures for full detail.

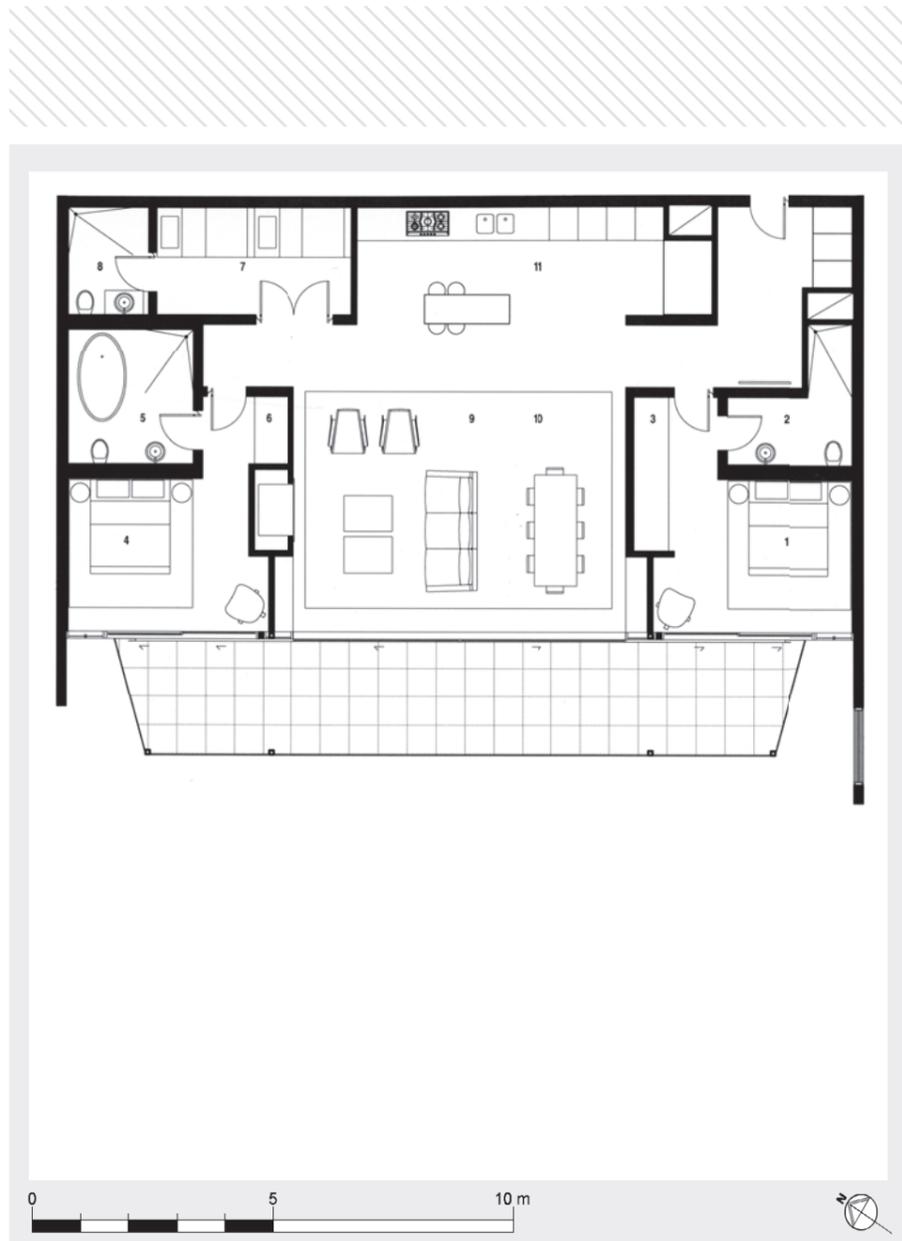
ROOM KEY

1. Master bedroom
2. Master bedroom ensuite
3. Master bedroom wardrobe
4. Bedroom 2
5. Bedroom 2 ensuite
6. Bedroom 2 wardrobe
7. Bunk room
8. Bunk room ensuite
9. Lounge
10. Dining
11. Kitchen
12. Entry foyer



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Residence 302



Size

Total residence area*	210m ²
Floor area	152m ²
Balcony area	33m ²
2-Car park	25m ²

Specification Summary

Locker
Ski Pass
Under-floor heating
Gas fire
Double glazing
Loewe/Marantz entertainment system
Verenna kitchen/laundry
Miele appliances
Boffi bathroom fittings
Timber and stone floors

Refer Specifications & Fixtures for full detail.

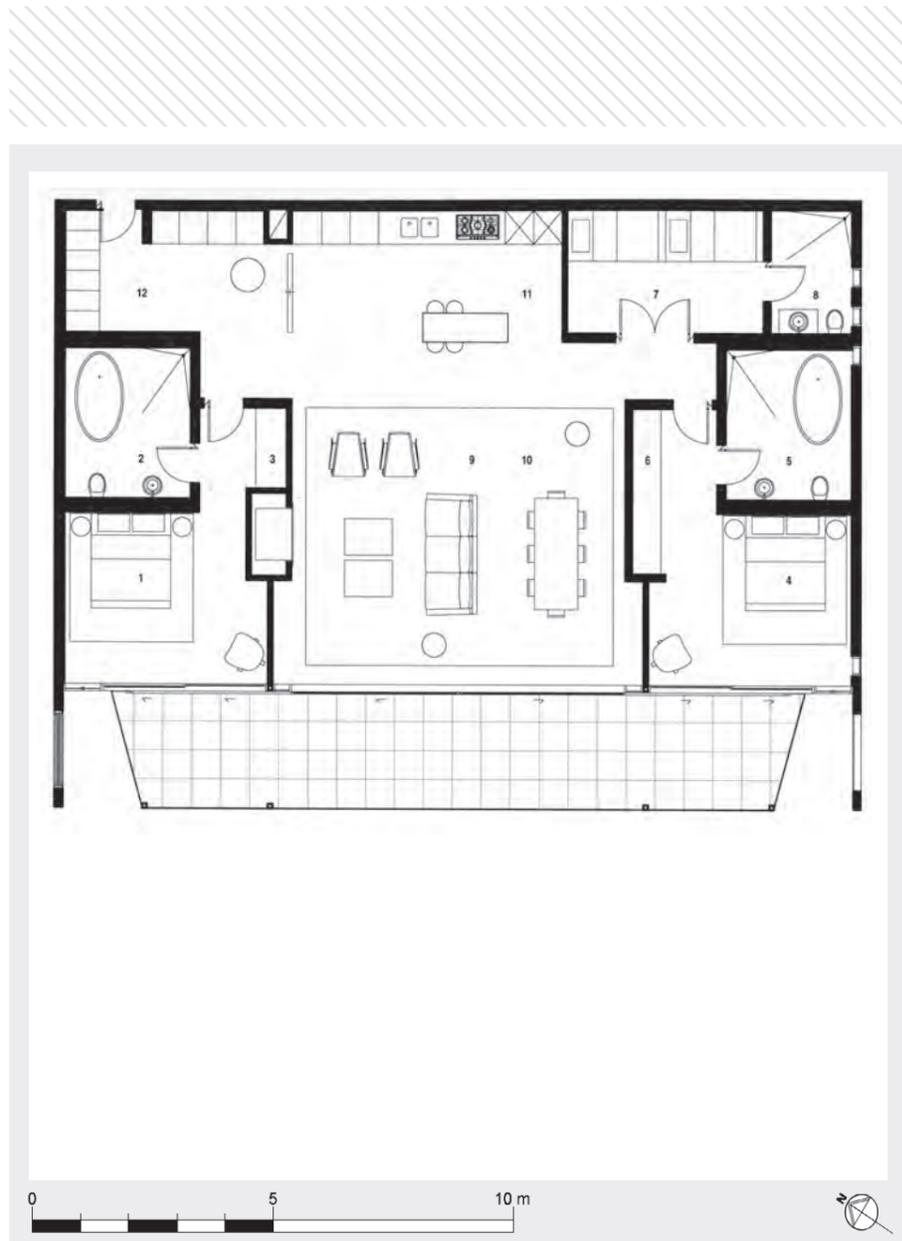
ROOM KEY

1. Master bedroom
2. Master bedroom ensuite
3. Master bedroom wardrobe
4. Bedroom 2
5. Bedroom 2 ensuite
6. Bedroom 2 wardrobe
7. Bunk room
8. Bunk room ensuite
9. Lounge
10. Dining
11. Kitchen
12. Entry foyer



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Residence 303



Size

Total residence area*	232m ²
Floor area	174m ²
Balcony area	33m ²
2-Car park	25m ²

Specification Summary

Locker
Ski Pass
Under-floor heating
Gas fire
Double glazing
Loewe/Marantz entertainment system
Verenna kitchen/laundry
Miele appliances
Boffi bathroom fittings
Timber and stone floors

Refer Specifications & Fixtures for full detail.

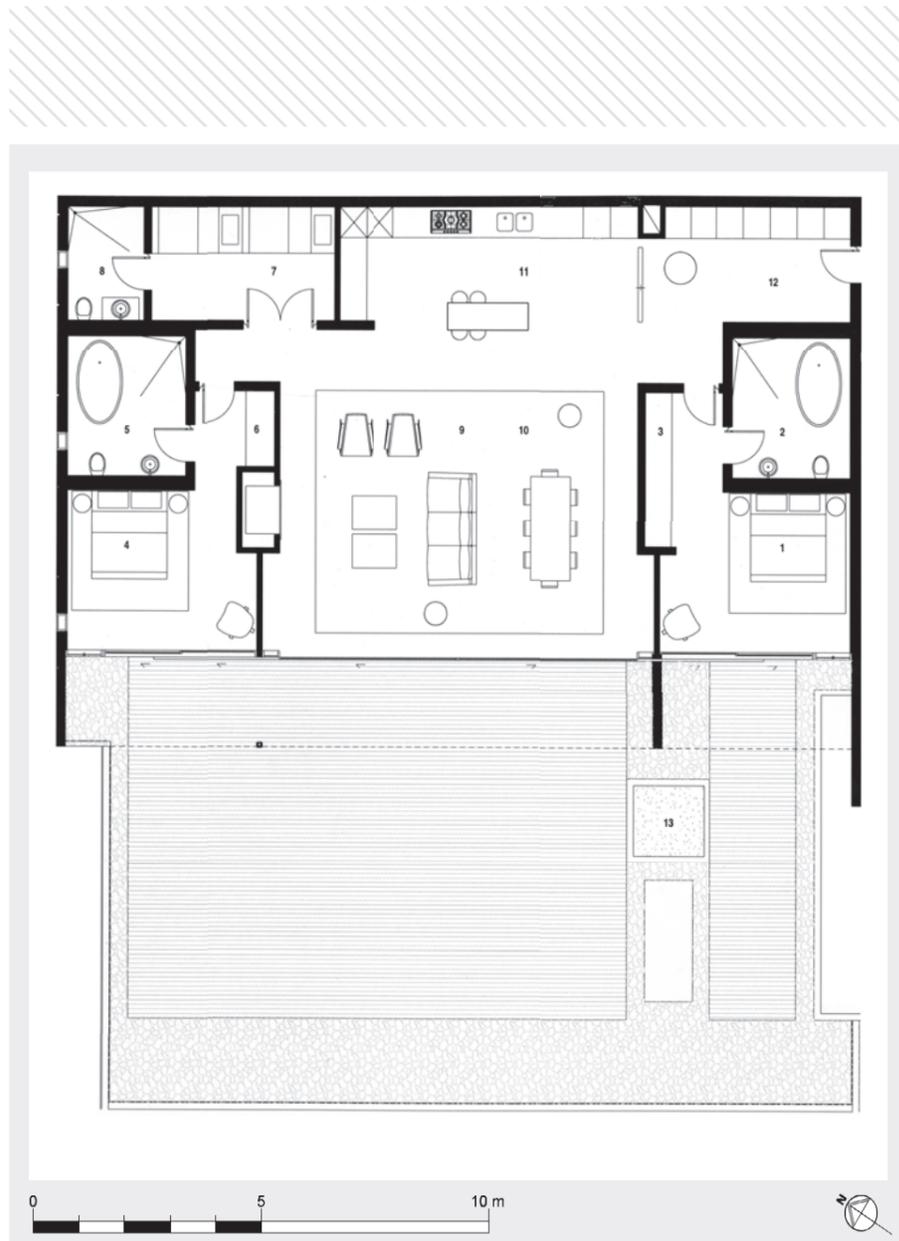
ROOM KEY

1. Master bedroom
2. Master bedroom ensuite
3. Master bedroom wardrobe
4. Bedroom 2
5. Bedroom 2 ensuite
6. Bedroom 2 wardrobe
7. Bunk room
8. Bunk room ensuite
9. Lounge
10. Dining
11. Kitchen
12. Entry foyer



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Residence 401



Size

Total residence area*	361m ²
Floor area	179m ²
Balcony area	157m ²
2-Car park	25m ²

Specification Summary

Locker
Ski Pass
Under-floor heating
Gas fire
Double glazing
Loewe/Marantz entertainment system
Verenna kitchen/laundry
Miele appliances
Boffi bathroom fittings
Timber and stone floors

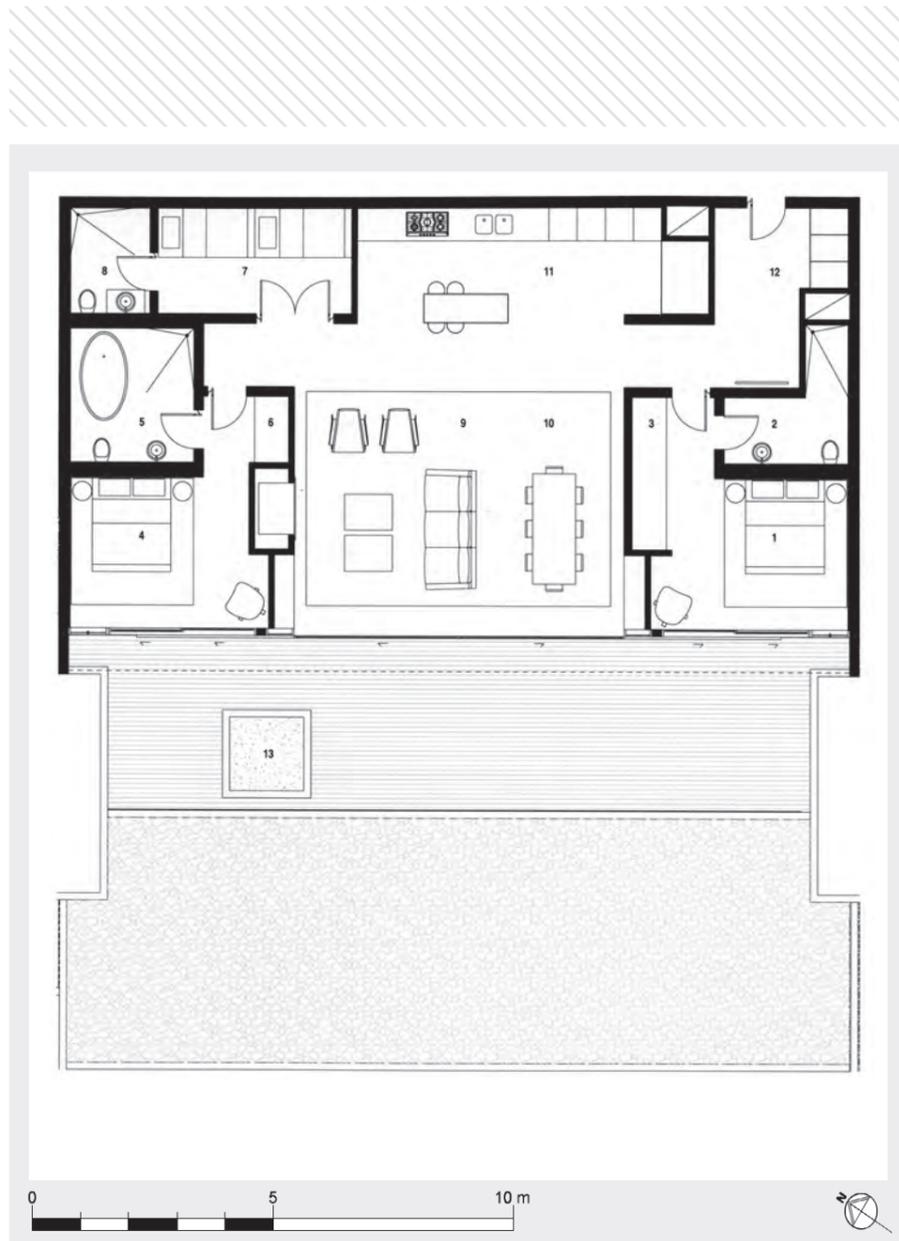
Refer Specifications & Fixtures for full detail.

ROOM KEY

1. Master bedroom
2. Master bedroom ensuite
3. Master bedroom wardrobe
4. Bedroom 2
5. Bedroom 2 ensuite
6. Bedroom 2 wardrobe
7. Bunk room
8. Bunk room ensuite
9. Lounge
10. Dining
11. Kitchen
12. Entry foyer
13. Hot tub

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Residence 402



Size

Total residence area*	232m ²
Floor area	152m ²
Balcony area	55m ²
2-Car park	25m ²

Specification Summary

Locker
Ski Pass
Under-floor heating
Gas fire
Double glazing
Loewe/Marantz entertainment system
Verenna kitchen/laundry
Miele appliances
Boffi bathroom fittings
Timber and stone floors

Refer Specifications & Fixtures for full detail.

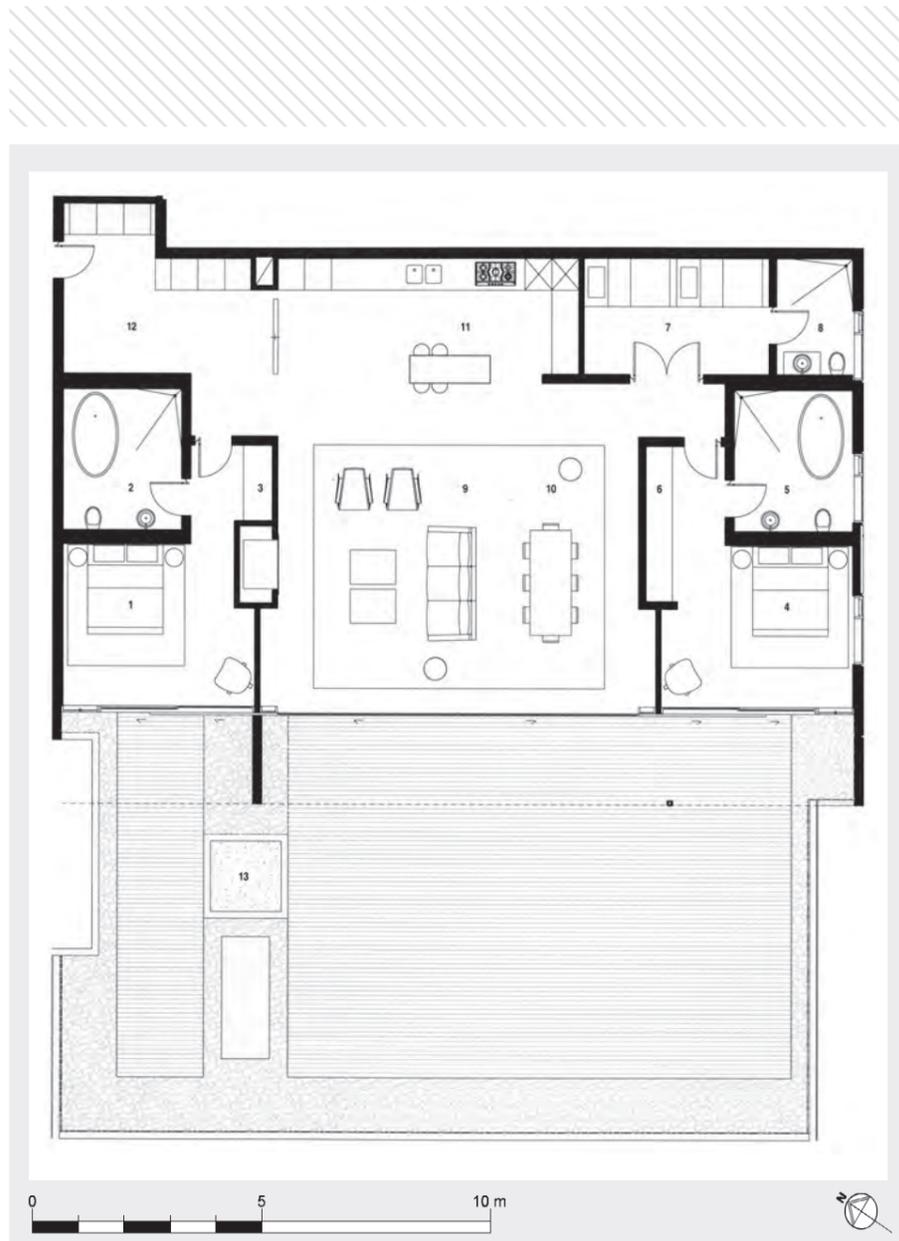
ROOM KEY

1. Master bedroom
2. Master bedroom ensuite
3. Master bedroom wardrobe
4. Bedroom 2
5. Bedroom 2 ensuite
6. Bedroom 2 wardrobe
7. Bunk room
8. Bunk room ensuite
9. Lounge
10. Dining
11. Kitchen
12. Entry foyer
13. Hot tub



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Residence 403



Size

Total residence area*	357m ²
Floor area	183m ²
Balcony area	149m ²
2-Car park	25m ²

Specification Summary

Locker
Ski Pass
Under-floor heating
Gas fire
Double glazing
Loewe/Marantz entertainment system
Verenna kitchen/laundry
Miele appliances
Boffi bathroom fittings
Timber and stone floors

Refer Specifications & Fixtures for full detail.

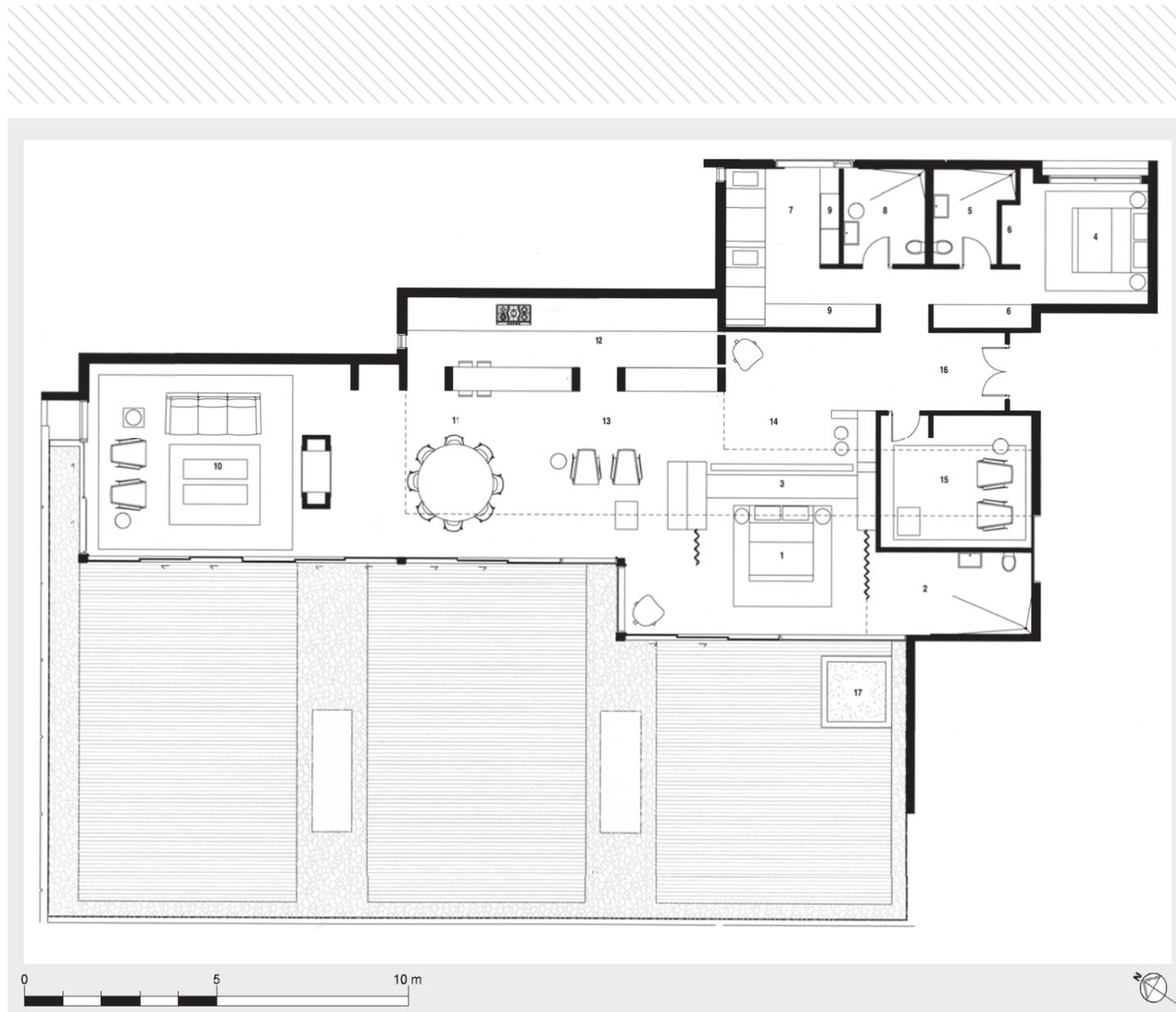
ROOM KEY

1. Master bedroom
2. Master bedroom ensuite
3. Master bedroom wardrobe
4. Bedroom 2
5. Bedroom 2 ensuite
6. Bedroom 2 wardrobe
7. Bunk room
8. Bunk room ensuite
9. Lounge
10. Dining
11. Kitchen
12. Entry foyer
13. Hot tub



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Residence 501



Size

Total residence area*	456.5m ²
Floor area	224m ²
Balcony area	195m ²
3-Car park	37.5m ²

Specification Summary

Locker
Ski Pass
Under-floor heating
Gas fire
Double glazing
Loewe/Marantz entertainment system
Verenna kitchen/laundry
Miele appliances
Boffi bathroom fittings
Timber and stone floors

Refer Specifications & Fixtures for full detail.

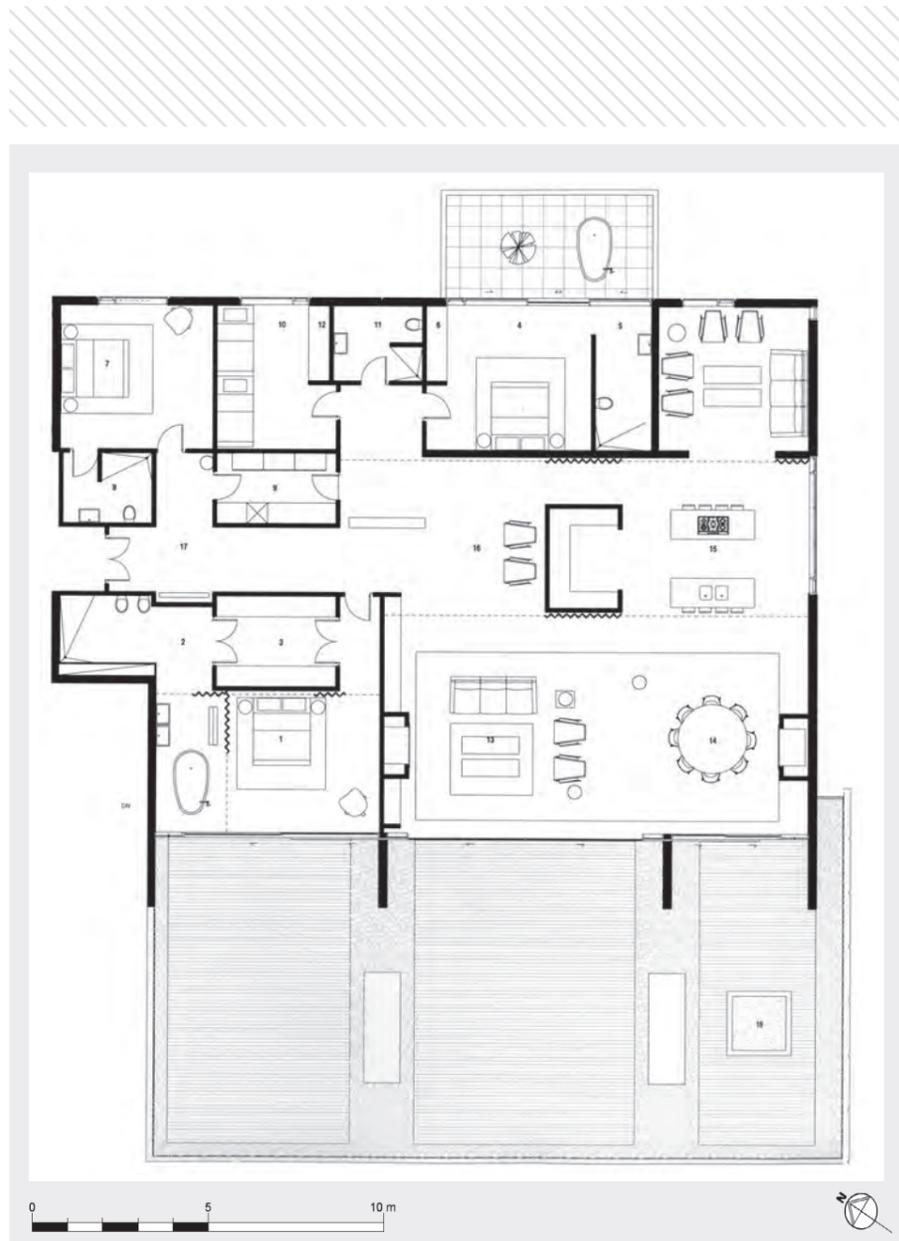
ROOM KEY

1. Master bedroom
2. Master bedroom ensuite
3. Master bedroom wardrobe
4. Bedroom 2
5. Bedroom 2 ensuite
6. Bedroom 2 wardrobe
7. Bunk room
8. Bunk room ensuite
9. Bunk room wardrobe
10. Lounge
11. Dining
12. Kitchen
13. Sitting room
14. Study
15. AV room
16. Entry foyer
17. Hot tub



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Residence 502



Size

Total residence area*	566.5m ²
Floor area	328m ²
Balcony area	201m ²
3-Car park	37.5m ²

Specification Summary

Locker
Ski Pass
Under-floor heating
Gas fire
Double glazing
Loewe/Marantz entertainment system
Verenna kitchen/laundry
Miele appliances
Boffi bathroom fittings
Timber and stone floors

Refer Specifications & Fixtures for full detail.

ROOM KEY

1. Master bedroom
2. Master bedroom ensuite
3. Master bedroom wardrobe
4. Bedroom 2
5. Bedroom 2 ensuite
6. Bedroom 2 wardrobe
7. Bedroom 3
8. Bedroom 3 ensuite
9. Bedroom 3 wardrobe
10. Bunk room
11. Bunk room ensuite
12. Bunk room wardrobe
13. Lounge
14. Dining
15. Kitchen
16. AV room
17. Sitting room
18. Entry foyer
19. Hot tub

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Manager's Residence



Size

Total residence area*	134.5m ²
Floor area	109m ²
Balcony area	13m ²
1-Car park	12.5m ²

Specification Summary

Under floor heating

Double glazing

Miele appliances

Refer Specifications & Fixtures for full detail.

ROOM KEY

1. Master bedroom
2. Master bedroom ensuite
3. Master bedroom wardrobe
4. Bedroom 2
5. Bedroom 2 ensuite
6. Bedroom 2 wardrobe
7. Lounge
8. Dining
9. Kitchen
10. Entry foyer



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Specifications & Fixtures

Inspired by the pristine beauty of the environment in which it rests, The Roy has been designed with infinite care. The specification and fixtures for every aspect of the building are the highest quality possible, selected from the world's top design houses.

TYPICAL RESIDENCE

SPECIFICATIONS & FIXTURES

Living & Dining

Doors (general internal)

- Full height x nominated width, solid core, pivot-action doors, selected timber veneer, two-pot polyurethane paint system, clear gloss finish. Timber veneer to be crown cut/book matched

Doors (corridor entry)

- Full height x 860mm wide, solid core, selected timber veneer, two-pot polyurethane paint system, clear gloss finish with acoustic seals, fire-rated

Trim

- **Skirting** : Selected solid timber for clear finish 100mm x 25mm, or selected stone skirting
- **Scotia** : Negative stopping bead trim (to create shadow line) where indicated on plan. Square stopped corners elsewhere

Window Reveals

- Ex solid timber reveal to head, jambs and sill taped and stopped to wall linings with slimline angle, 3-coat enamel paint system semi-gloss finish

Door Architrave

- Note wall finishes to pivot door frames

Internal Wall Surfaces (generally)

- Strapping (as required) and framing and lined with plasterboard, Ambitec Suave Polished High Grade rendered plaster

Window Dressings

- Double-track curtains to run the full width of the windows (refer to image 1)

Inter-tenancy Walls and Floors

- Refer Acoustic and Fire Design requirements. Strapping (as required) and framing and lined with plasterboard, Ambitec Suave Polished High Grade rendered plaster
- All electrical and data wiring to run in joinery, custom skirting or headboard to eliminate penetrations

Fireplace

- Selected gas fireplace 1500mm long

Flooring

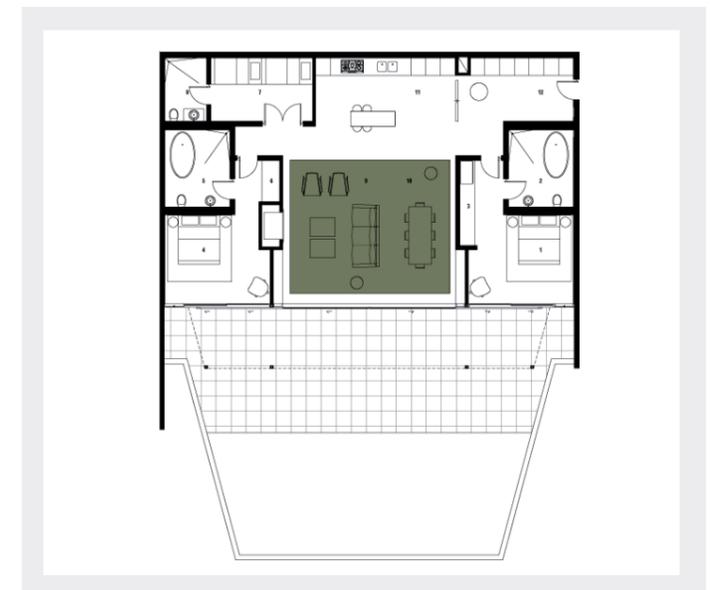
- Selected solid timber boarding direct fixed to structure (refer to image 2)

Interior Lining of Exterior Walls

- Plasterboard internal linings on 25mm polystyrene insulation to external cladding system, spandrels, and framing as required with Ambitec Suave Polished High Grade rendered plaster

Ceiling

- Plasterboard on Donn top hat and stringers - 2500 high. (2300mm high bathrooms and kitchens), stopped to Level 5 for 3-coat Wash'n'Wear acrylic paint system, matt finish, shadowline negative detail to perimeter and all surface junctions



Living & Dining

Ceiling Access Panels

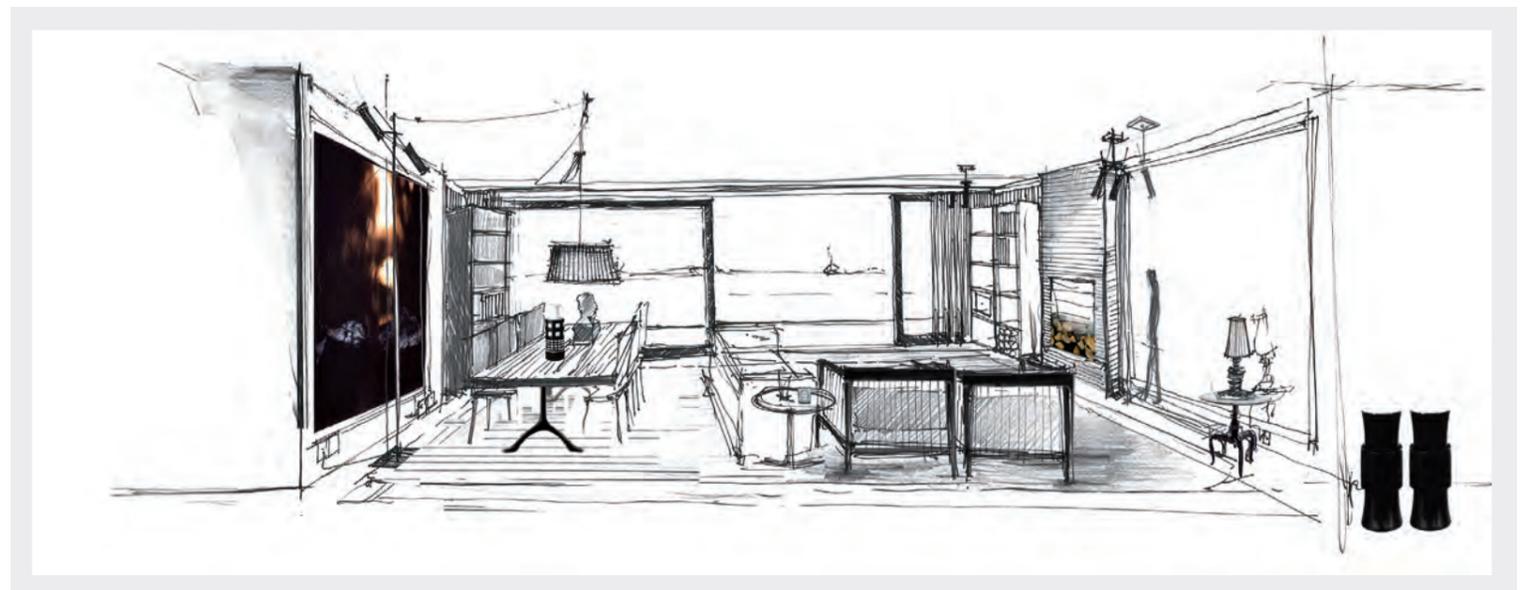
- Production Systems or similar aluminium manhole frame with painted plasterboard panel sized to suit access requirements. Customwood access hatch to service fan coil units.

Metal Grilles

- Powdercoated to match adjoining wall surface

Audio Visual

- **Automation controller** : Control 4 HC-300 automation controller
- **Switcher** : Leaf audio system amp & AV switcher
- **AV receiver** : Marantz AV receiver
- **DVD player** : Marantz DVD player
- **ipod doc** : Marantz ipod doc
- **Hard drive** : Apple TV hard drive
- **LCD Screen** : Loewe Modus L37 LCD screen/TV
- **Remote** : Control 4 RCZSRC2 remote
- **Speakers** : Canton 500 ceiling speakers
- **Subwoofer** : Canton subwoofer



Bedrooms

Doors

- 1980mm x 860mm, solid core, selected veneer, pivot-action two-pot polyurethane paint system, clear gloss finish with acoustic seals

Ceilings

- Plasterboard on Donn top hat and stringers - 2500mm high, shadowline negative detail to perimeter

Window Reveals

- Solid timber reveal to head, jambs and sill taped and stopped to wall linings with slimline angle, 3-coat enamel paint system semi-gloss finish

Door Architrave

- Custom profile, 3-coat enamel paint system, semi-gloss finish

Internal Wall Surfaces (generally)

- Strapping (as required) and framing and lined with plasterboard, Ambitec Suave Polished High Grade rendered plaster

Inter-tenancy Walls and Floors

- Refer Acoustic and Fire Design requirements. Strapping (as required) and framing and lined with plasterboard, Ambitec Suave Polished High Grade rendered plaster
- All electrical and data wiring to run in joinery, custom skirting or headboard to eliminate penetrations

Flooring

- Selected ex 150mm wide, solid timber flooring direct stuck to concrete substrate

Interior Lining of Exterior Walls

- Plasterboard internal linings on 25mm polystyrene insulation to external cladding system, spandrels, and framing as required with Ambitec Suave Polished High Grade rendered plaster

Ceiling

- Plasterboard on Donn top hat and stringers - 2500mm high, stopped to Type 5 finish, 3-coat Wash'n'Wear acrylic paint system, matt finish

Ceiling Access Panels

- Production Systems or similar aluminium manhole frame with painted plasterboard panel sized to suit access requirements

Metal Grilles

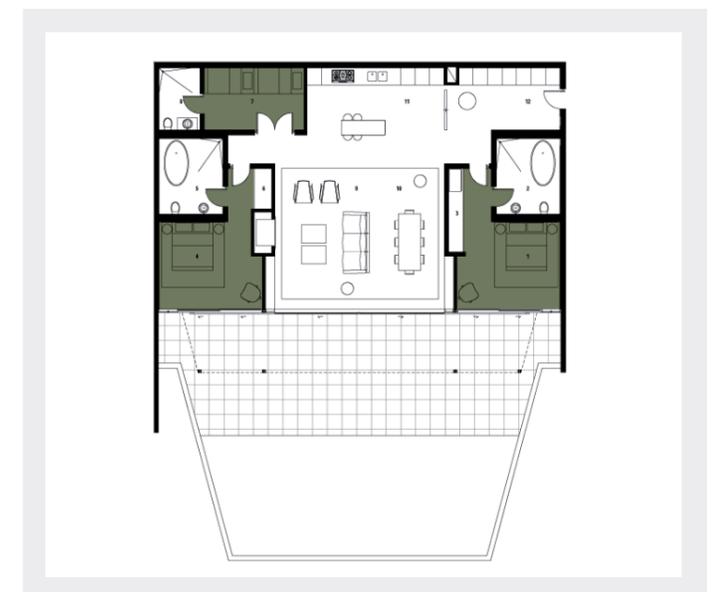
- Powdercoated to match adjoining surfaces

Wardrobe Units

- Senzafine wardrobe system from Poliform Italia (refer to image 1)

Audio Visual

- **Screen** : Loewe Xelos 20 DVB-T LCD screen/TV
- **Remote** : Control 4 RCZSRC2 remote
- **Speakers** : Rose speakers



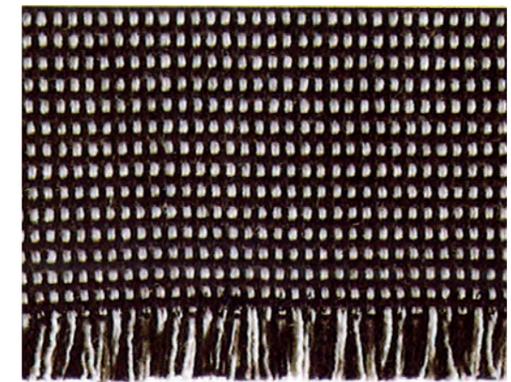
Bedrooms

Bunk Room Audio Visual

- **Screen** : Loewe Xelos 20 DVB-T LCD screen/TV
- **Remote** : Control 4 RCZSRC2 remote
- **Speakers** : Rose speakers

General Notes

- Solid edge clashings of timber veneer doors to match exactly colour of veneer facings
- Electrical faceplates Clipseal range, matt stainless steel finish including dimmer control / buttons / power outlets / shaver and hair drier outlets
- All recessed downlights complete with 5000-hour lamps on 'dimnable' circuits as indicated on drawings



Bathrooms

Walls

- Stone tiles full height to perimeter of room over 6mm Villaboard with waterproof sealer

Ceilings

- Plasterboard board, 3-coat enamel paint system, matt finish. Sealant allowed to abutment of ceramic tiles and plasterboard ceiling

Floors

- Stone tiles over megaseal waterproofing and acoustic membrane to slab
- 6mm stainless steel angle threshold to door
- Shower floor to be tiled as above, but with 'green honed' non-slip finish

Door (through to bedroom)

- Full height x nominated width, solid core, pivot-action doors, selected timber veneer, two-pot polyurethane paint system, clear gloss finish. Timber veneer to be crown cut / book matched

Toilet Pan / Cistern

- Boffi floor mounted WC, Boffi seat for toilet bowl, soft closure hinge (refer to image 1)

Bath to Guest Bedrooms

- Stone bath (refer to image 2)

Shower to Guest Bedrooms

- Boffi Minimal open shower with floor-shower spout 1940mm high (refer to image 6)

Wall Hand-shower

- Boffi Minimal wall-mounted spray hand-shower with silicone anti-limestone membrane, hose L=1500mm, 1/2" wall connection (refer to image 3)

Shower to Bunkroom

- Boffi shower arm, wall mounted, 1/2" connection, Ø 25mm, W=300mm. With Boffi shower plate, Ø 220mm, 1/2" connection with silicone anti-limestone membrane (refer to image 4)

Basin

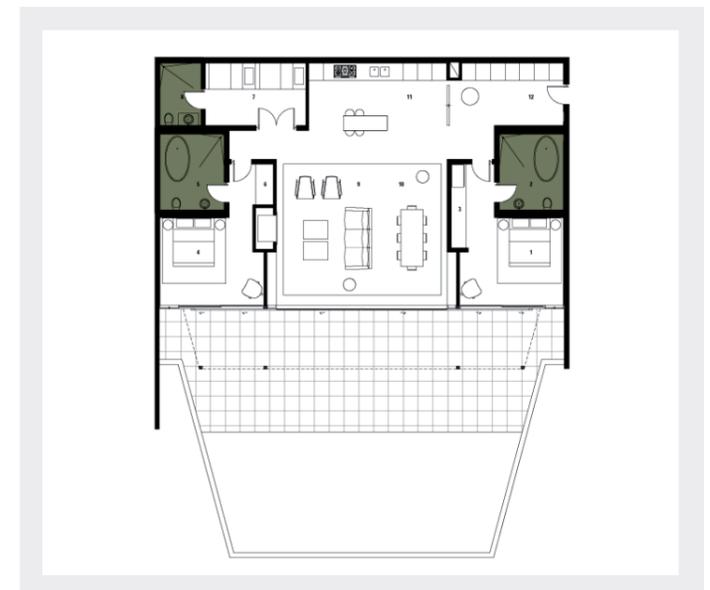
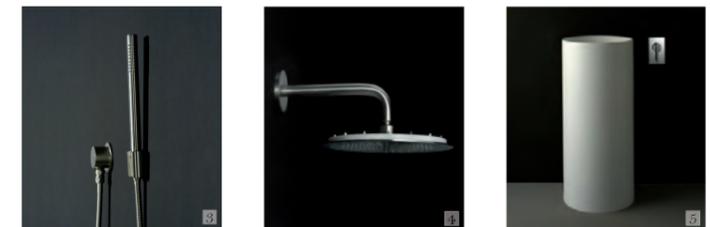
- 1 x stone basin (refer to image 5)

Mirrors

- 6mm silver float-glass Mirox, copper-backed, moisture sealed

Tapware

- **Bath / shower / basin mixer** : Boffi Minimal built-in mixer for shower, Ø 100mm washer (refer to image 7)
- **Basin spout** : Boffi wall-mounted spout for wash-basin, 1/2" connection, Ø 20mm. To be matched with code REDM03 Long Spout 250mm (refer to image 8)
- **Bath spout** : Boffi Minimal floor-spout for bathtub, 1/2" floor-connection, Ø 25mm



Bathrooms

Floor Waste

- UPVC body with stainless steel grate

Towel Rails

- Boffi Blade - towel rail - 80mm wide - satin finish
- Boffi Blade - towel rail - 450mm wide - satin finish
- DCS Custom heated towel rail

Toilet Roll Holders

- Boffi Blade - toilet roll holder - satin finish

Toilet Brush

- Boffi Minimal - toilet brush - satin finish

Robe Hook (x1 per door)

- Boffi Blade - wall hook 80mm - satin finish

Soap Holders to Shower

- Boffi Blade - teak soap dish to be used with shower shelf

Shower Shelf

- Boffi Blade - shower shelf W320mmL - satin finish

Metal Grilles

- Powdercoated to match adjoining surface



Kitchen & Laundry

Cabinetry

- Proprietary supplied kitchen cabinetry – Minimal by Varenna Poliform
- 25mm-thick doors
- Stainless steel base cabinets
- Tall cabinets Wenge timber veneer finished height 2130mm, integrated door handles to match door finish
- 150mm-high aluminium steel finish
- Stainless steel bench top with 80mm square front edge, Skotchbrite or glossy finish with two Blanco sink bowls. Water retention recess to all edges – refer details. Finished height 950mm AFFL
- Splashback of stainless steel sheet 1030mm high in 3 x 1200mm sections
- Orgaline dividers, 1 x 1200mm wide-bin configuration

Kitchen Appliances

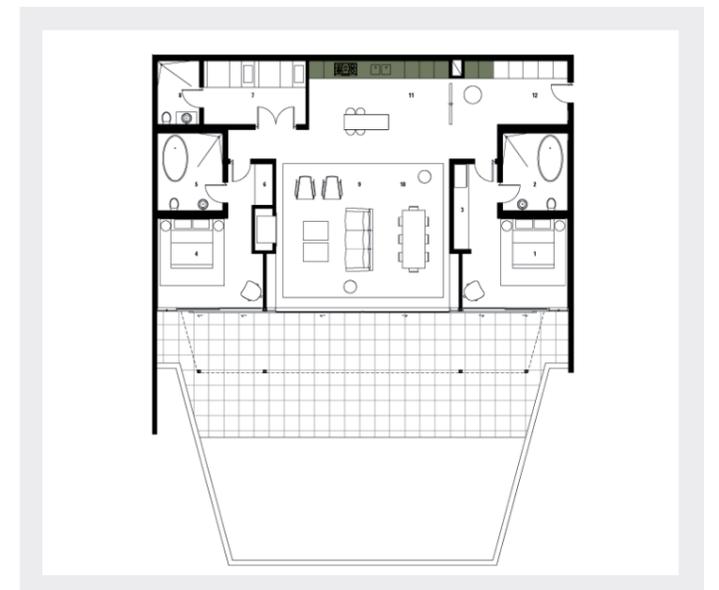
- **Rangehood** : Miele slimline rangehood BMDA3190i
- **Hob** : Miele gas hob BMKM 390 G
- **Diswasher** : Miele fully integrated dishwasher BMG2283scvi
- **Oven** : Miele 60cm pyrolytic oven unit BMH 4271BP
- **Plate warmer** : Miele plate warmer BMEGW4060-14
- **Coffee Machine** : Miele BMCVA4060 coffee machine
- **Wine Cooler** : Miele KWT4154 UG wine cooler
- **Microwave** : Miele oven / microwave BMH 4020BM
- **Fridge** : Liebherr KIKNv 3056 integrated fridge / freezer / icemaker.

Laundry Appliances

- **Washing Machine** : Miele BMW1712 washing machine
- **Condensor Dryer** : Miele BMT7744C condensor dryer

Audio Visual

- **Ethernet Touch Screen** : Control 4 TSE3.BC1 Ethernet touch screen
- **Speakers** : Canton 500 in wall speakers



COMMON AREAS

SPECIFICATIONS & FIXTURES

Residents' Lounge & Wind Lobby

Wall Cladding

- Selected mechanically fixed stone cladding or selected timber panelling (refer to image 2)
- Two-off gas fireplaces 2000mm (refer to image 3)
- Timber full height or Ambitec Suave High Grade

Doors

- Timber, solid core, full height doors and framed sidelights (refer to image 4)

Ceiling

- Plasterboard on Donn top hat suspended ceiling with two separate coffers maximum height, Type 5 finish with 3-coat acrylic paint system, matt finish

Floor

- Selected stone slabs (refer to image 5)
- Custom loomed carpet rug

Trim

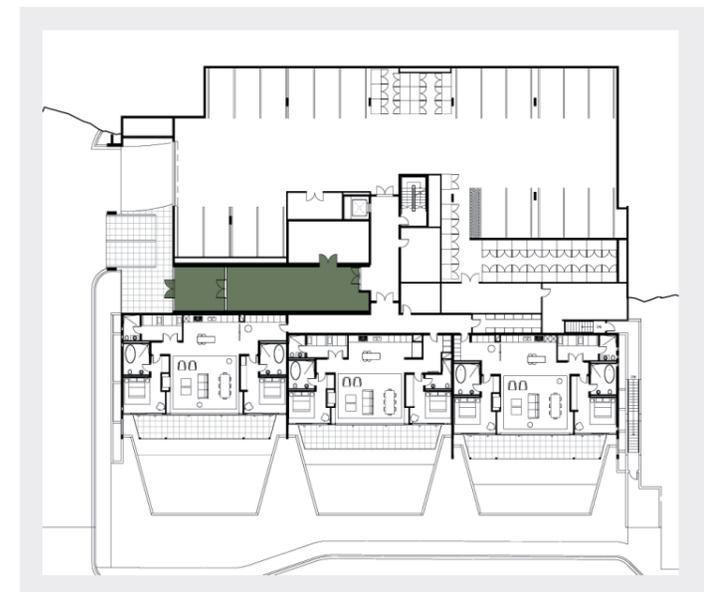
- **Scotia** : 10mm x 10mm shadowline
- **Architrave** : ex 125mm x 19mm solid timber for clear finish
- **Skirting** : stone cladding

Metal Grilles

- Powdercoated to match adjoining surface

Intercom

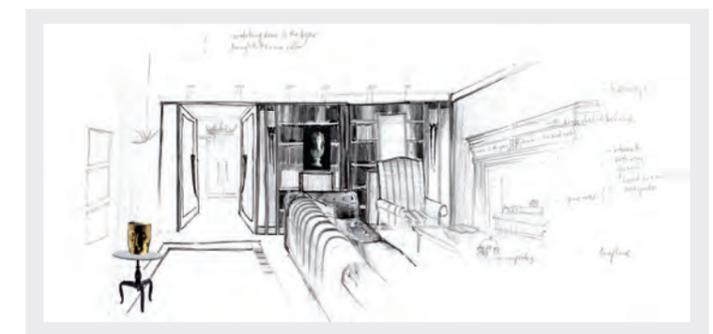
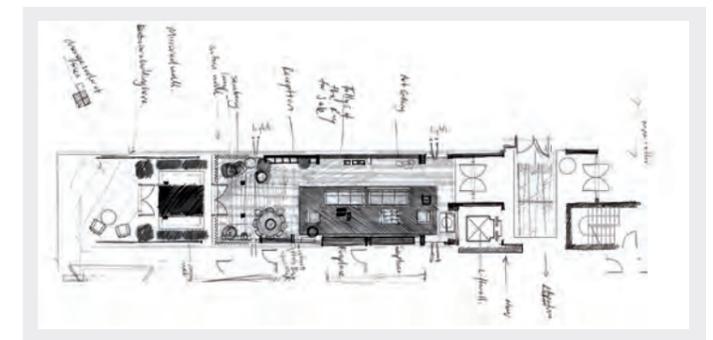
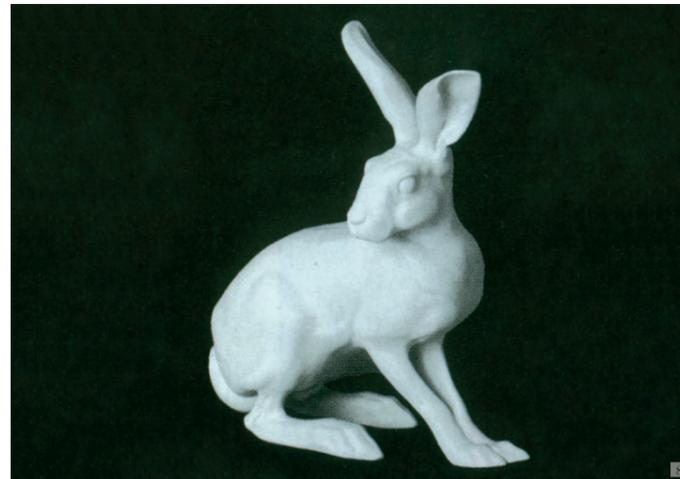
- External stainless steel proprietary intercom security system connected to each of the Residences, including remote door release



Residents' Lounge & Wind Lobby

Furniture

- **Side Table** : 550mm x 520mm Minotti Bellagio side table
- **Side Table** : 900mm x 380mm Minotti Bellagio side table
- **Coffee Table** : Linteloo low-tide coffee table
- **Sofa** : Flexiform Le Canapé Divano sofa
- **Armchair** : Mooi leather smoke chair (refer to image 6)
- **Table**: Marcel Wanders-designed small table with wood-turned structure, and round smoke-grey crystal top (refer to image 7)
- **Art** : Cast or stone bust of an anonymous figure (refer to image 1)
- **Art** : Matte white, finish of porcelain animals, varied sizes (refer to image 8)
- **Bookcase** : Custom-made bookcase with selection of art and design books (refer to image 9)
- **Art** : Porcelain cast sword sculpture (refer to image 10)
- **Armchair** : Minotti chrome Cortina chair with selected hide throw (refer to image 11)
- **Armchair** : Custom-designed studded wing back chair in selected fabric, with piping detail (refer to image 12)



Wine Cellar

Wall Cladding

- Timber veneer panels full height or stone cladding
- Full-height frameless glass wall to residents' lounge
- Timber veneer wine storage lockers 400mm deep with lockable glass doors full length of rear wall (60 off)

Doors

- Timber, solid-core, full-height, pivot-action doors (refer to image 1)

Ceiling

- Plasterboard on Donn top hat suspended ceiling with two separate coffers maximum height, Type 5 finish with 3-coat acrylic paint system, matt finish

Floor

- Selected honed stone slabs

Trim

- **Scotia** : 10mm x 10mm shadowline
- **Architrave** : Ex 125mm x 19mm solid timber for clear finish
- **Skirting** : 150mm-high solid timber for clear finish

Metal Grilles

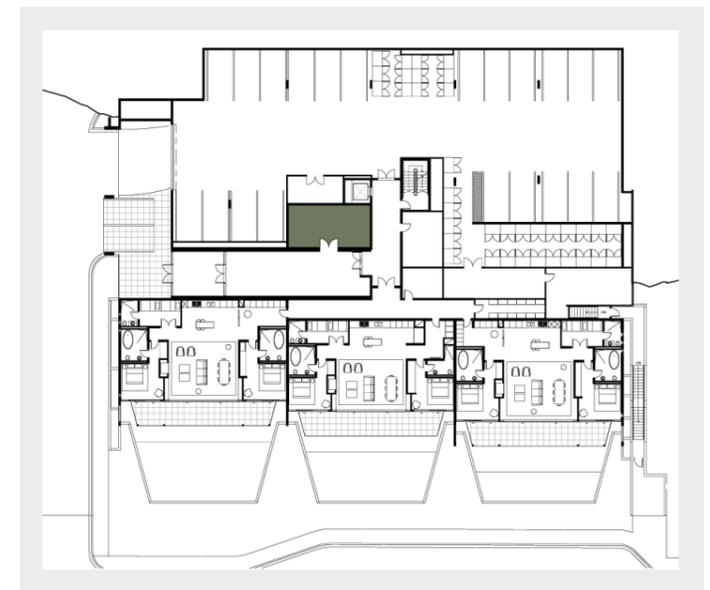
- Powdercoated to match adjoining surface

Audio visual

- **Speaker** : Canton in wall speaker
- **Touch Screen** : Control 4 tse3.8C1 ethernet mini touch screen
- **Speaker Point** : Control 4 speaker point
- **Remote** : Control 4 RCZSRC2 remote

Furniture

- **Table** : Horn table with black granite top and drawer. Connecting stretcher of interlocked horns (refer to image 2)
- **Chairs** : Eclectic range of chairs (refer to image 5)
- **Art** : Variation of art (refer to image 3)
- **Armchairs** : Poliform Miami armchairs
- **Side Table** : Marble Bellagio Minotti side table (refer to image 4)



Children's Lounge

Wall Cladding

- Blockwork/concrete walls strapped and timber-framed walls lined with plasterboard stopped to Type 5 finish, 3-coat acrylic paint system, Wash'n'Wear semigloss finish

Doors

- Timber, solid core, full-height doors

Ceiling

- Plasterboard on Donn top hat suspended ceiling with two separate coffers maximum height, Type 5 finish with 3-coat acrylic paint system matt finish
- Allow for wiring and fixing of projector to ceiling and allow for electronically controlled recessed drop down-screen

Floor

- Custom-loomed carpet

Trim

- **Scotia** : 10mm x 10mm shadowline
- **Architrave** : ex 125mm x 19mm solid timber for clear finish
- **Skirting** : 150mm-high solid timber for clear finish

Metal Grilles

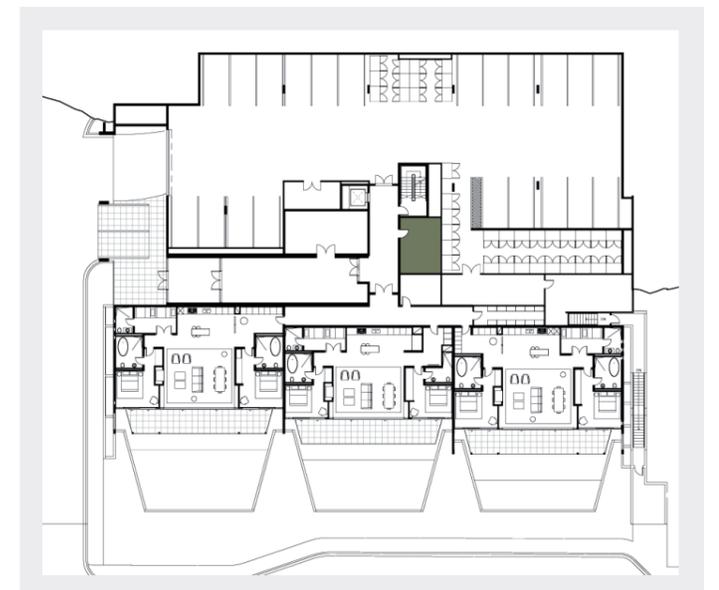
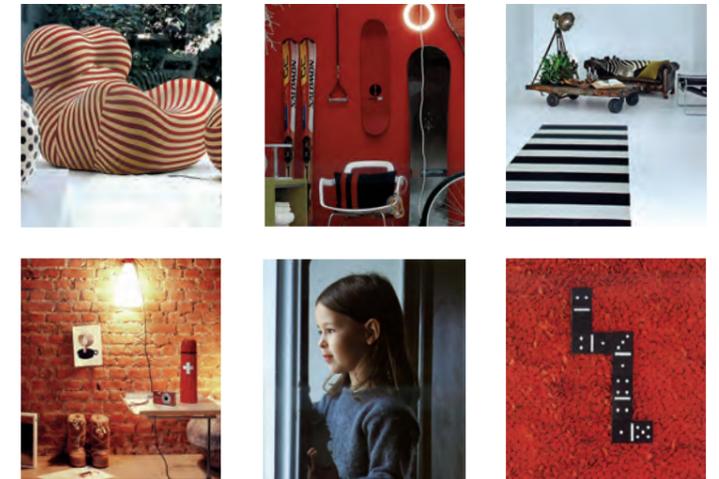
- Powdercoated to match adjoining surface

Audio Visual

- **Projector** : Sony projector
- **Screen** : Technics screen
- **Speakers** : Canton in wall LCR theatre speakers
- **Subwoofer** : Canton subwoofer
- **Receiver** : Marantz AV receiver
- **DVD** : Marantz single DVD
- **DVD Player** : Control 4 Sony 777ES 400 DVD player
- **Media Controller** : Control 4 media controller
- **Ethernet Mini Touch Screen** : Control 4 TSE3.8C1 Ethernet mini touch screen
- **Gaming System** : Nintendo XBOX 360 or latest version
- **Gaming System** : Sony PlayStation 3 or latest version

Furniture

- **Sofa** : Custom selected
- **Chairs** : Custom selected
- **Desk** : Built-in desk
- **Table** : Custom selected
- **Bean Bags** : Coast bean bags



Treble Cone Pass

New Zealand's Premier Ski Resort, Treble Cone Ski Resort

Treble Cone is New Zealand's premier ski resort, with a vast array of slopes and runs suitable for all experience levels. The Roy has made this incredible mountain experience available to the owners of The Roy. Each owner will receive a family season pass for two adults and two children (18 years old or under) valid for 10 years from the completion of The Roy development. Owners may use the pass when in residence at The Roy. A pass will be issued for each owner and their family for the duration of each stay.



Facilities & Services

Luxury and convenience are intrinsic to every detail of the design and operation of The Roy. The interiors, facilities and amenities of The Roy combine to offer owners the ultimate in effortless enjoyment of their second home.

Services

Live-in Manager

The live-in Manager is there to look after you and your property. He/She will provide building management services, as well as manage your residence if you wish.

24/7 Concierge Service

Concierge service for The Roy Residents is exclusively provided by Touch of Spice Lifestyle Specialists. Touch of Spice allows you to relax and enjoy your stay and make the most of your time. All services, spanning 24/7 concierge, event planning and itinerary co-ordination, are tailor-made to suit your unique taste and requirements.

Concierge Services on offer include:

- In-house staff
- Private transfers or transport
- In-house catering including private chef's or gourmet 'heat and serve' meals
- Private ski equipment fittings
- Restaurant, golf and spa reservations
- Personal trainers, gym equipment or yoga lessons
- Security
- Hosting service
- Personal assistant services
- Itinerary planning
- Personalised tours and activities

Mobile Wardrobe Service

For those choosing fractional ownership, your own personal mobile wardrobe provides easy, secure access to your clothing and personal belongings while you are staying in your Residence. Your mobile wardrobe will be stored in a secure area and wheeled back into your Residence by the Manager prior to your arrival.

It is a beautiful design piece out of Europe that will be located in your Residence while you are there and will be securely stored for you while you are not in residence. The Manager will see to it that your wardrobe is back in residence for your return, as if it never left...



Facilities

Residents' Lounge

The exquisitely appointed Residents' Lounge is a prominent design feature in its own right, and offers a comfortable, luxurious meeting place for Residents. This is the social hub of The Roy where you are able to relax, recharge and share the highlights of the day.

Children's Lounge

The kids are Residents too! Your children will enjoy their evenings sans adults in the Children's Lounge watching movies, catching up on the day's events, or playing PlayStation.

Wine Cellar

The wine cellar features individual wine lockers for each owner.

Car Parks

Two car parks for three-bedroomed Residences; three car parks for Master Suites.

Secure Storage Facility

Each owner has a secure storage facility at the carpark level for ease of access (refer to lockers on level three and four plans).

Secure Drying Room

Dry ski boots and gloves in winter and fishing gear or waders in summer in the secure drying room at the carpark level.

Equipment Room

The Equipment Room located at level three in The Roy will house sporting and outdoor equipment such as mountain bikes, kayaks, golf clubs and fishing equipment for the use of all owners to take advantage of the myriad of activities that Wanaka has to offer.

Location

200 metres from restaurants and shops of Wanaka township.

Balcony – 16-metres Wide

Enjoy unobstructed lakefront views, savour breathtaking sunsets and watch the weather change over the rugged mountain landscape.

Furniture & Chattels

Inspired by the vast beauty and majesty of Wanaka, The Roy's interiors by Penny Hay are elegant and timeless. Each Residence has been appointed with furnishings and fittings hand-selected from premium brands and design houses around the world.

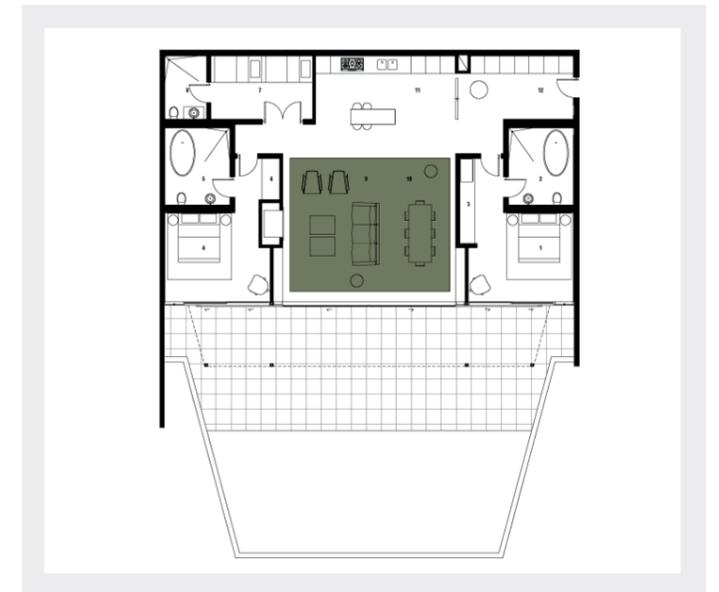
Living & Dining

Living Room Furniture

- Flexform Groundpiece Fabric Sofa (refer to image 7)
- Poliform Camilla Wenge Ash Armchair (refer to image 1)
- Poliform Yard-1200 di Timber Coffee Table (refer to image 2)
- Flexform Jiff-400 di Tavolini Timber Side Table (refer to image 8)
- Flexform Vienna Tavolini Timber Occasional Table (refer to image 4)
- Custom Timber Cabinetry/TV (refer to image 6)
- Custom Wool-Blend Floor Rug (refer to image 5)

Dining Furniture

- Mooi Flip Timber Table (refer to image 3)
- Cassini Cab Leather Chairs (refer to image 9)
- Custom Timber Bookcase



Kitchen / Laundry

Cutlery

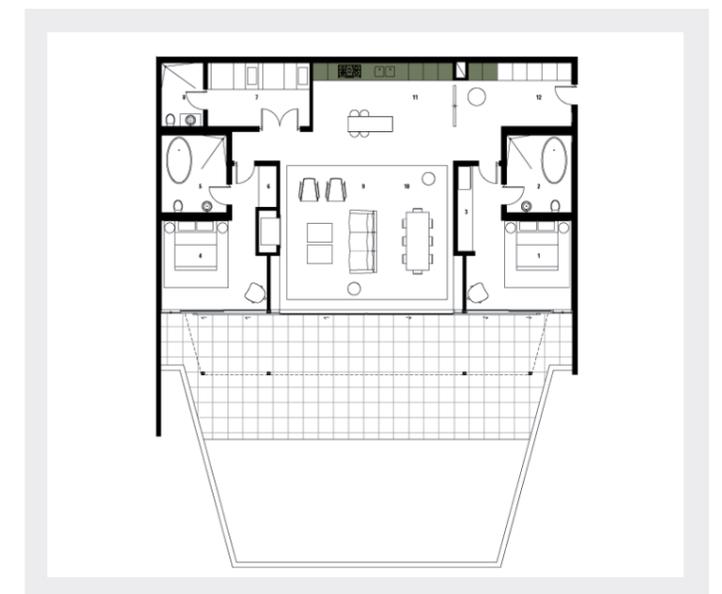
- S&C Habitat Silver Table Knife (refer to image 4)
- S&C Habitat Silver Dessert Knife (refer to image 4)
- S&C Habitat Silver Table Fork (refer to image 4)
- S&C Habitat Silver Dessert Fork
- S&C Habitat Silver Dessert Spoon
- S&C Habitat Silver Soup Spoon
- S&C Habitat Silver Teaspoon

Crockery

- Schönwald 9130031 Moonlight Flat Plate (refer to image 3)
- Schönwald 9130027 Moonlight Flat Plate (refer to image 3)
- Schönwald 9130016 Moonlight Flat Plate (refer to image 3)
- Schönwald 9130123 Moonlight Deep Plate Narrow
- Schönwald 9130166 Moonlight Salad Dish (refer to image 1)
- Schönwald 9136922 Moonlight Saucer (refer to image 2)
- Schönwald 9136922 Moonlight Teacup (refer to image 2)
- Schönwald 9136909 Moonlight Espresso Saucer (refer to image 2)
- Schönwald 9135159 Moonlight Espresso Cup (refer to image 2)
- Schönwald 9134924 Moonlight Sugar Bowl
- Schönwald 9134715 Moonlight Milk Jug (refer to image 2)
- Schönwald 9134350 Moonlight Teapot (refer to image 2)

Glassware

- Zwiesel Enoteca Hand-Blown Red Wine (refer to image 5)
- Zwiesel Enoteca Hand-Blown Goblet (refer to image 5)
- Zwiesel Enoteca Hand-Blown Flute (refer to image 5)
- Zwiesel Enoteca Hand-Blown Beer Glass
- Zwiesel Enoteca Hand-Blown Tumbler
- Zwiesel Enoteca Hand-Blown Bistro Jug



Kitchen / Laundry

Cooking

- Le Creuset triVita – 28cm Non-stick Frypan (refer to image 10)
- Le Creuset triVita – 20cm Casserole (refer to image 15)
- Le Creuset triVita – 24cm Casserole (refer to image 15)
- Le Creuset Oval – 31cm Casserole (refer to image 12)
- Le Creuset Rectangle – Large Grill Plate (refer to image 7)
- Le Creuset triVita – 16cm Saucepan (refer to image 8)
- Le Creuset tirVita – 20cm Saucepan (refer to image 8)
- Le Creuset triVita – 24cm Saucepan (refer to image 8)

Utensils

- Adhok Selected Alloy Selection (refer to image 9)
- Peugeot Florac Black Pepper Grinder
- Peugeot Florac Black Salt Grinder
- Typhoon Medium Timber Butcher's Block (refer to image 11)
- Typhoon Large Timber Butcher's Block (refer to image 11)
- Salad Bowl (refer to image 13)
- Large Platter
- Medium Platter
- Place Mats
- Napkins

Baking

- 16cm Stainless Steel Mixing Bowl (refer to image 14)
- 20cm Stainless Steel Mixing Bowl (refer to image 14)
- 30cm Stainless Steel Mixing Bowl (refer to image 14)
- Muffin Tray
- Scales (refer to image 6)
- Mixer
- Measuring Cup

Laundry Items

- Iron
- Ironing Board
- Broom
- Brush and Shovel



Bedrooms

Master & Guest Bedroom Linen

- Colbin Super King Cotton Fitted Sheet
- Colbin Super King Cotton Top Sheet
- Colbin Super King Duvet Cover
- Sleepyhead Dual-Season Super King Down Duvet
- Super King Blanket
- Standard Pillow Cover
- Euro Pillow Cover
- Bath Towel
- Face Cloth
- Hand Towel
- Bath Mat
- Beach Towel

Master & Guest Bedroom Furniture

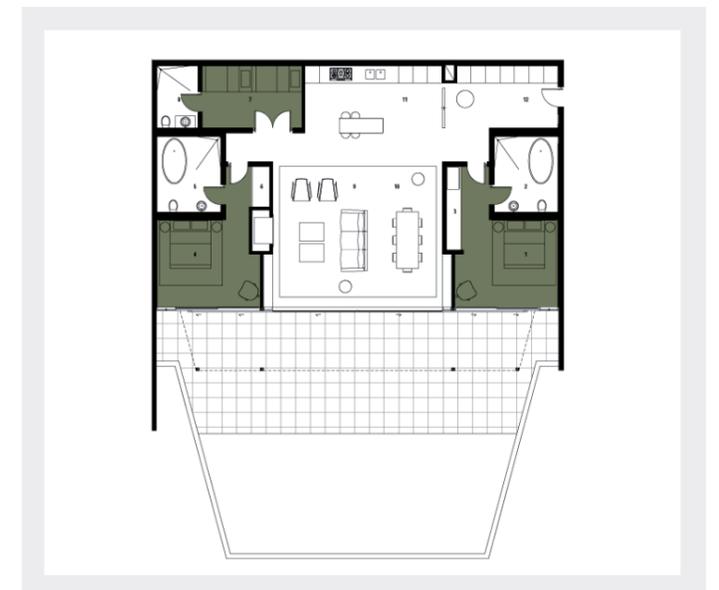
- Custom The Roy Fabric Bed
- Custom The Roy Fabric Bedhead
- Sleepyhead Mattress
- Custom The Roy Timber Bedside Tables
- Flexform Thomas Fabric Chair (refer to image 1)
- Custom Wool-Blend Floor Rug (refer to image 2)

Bunk Room Linen

- King Single Fitted Sheet
- King Single Top Sheet
- King Single Duvet Cover
- Sleepyhead Dual Season King Single Duvet
- King Single Blanket
- Standard Pillow Cover
- Bath Towel
- Face Cloth
- Hand Towel
- Bath Mat
- Beach Towel

Bunk Room Furniture

- Custom King Single Timber Lac Bed
- Sleepyhead King Single Mattress



Car

AUDI ALLROAD OR SIMILAR VEHICLE

A superb example of both form and function, The Audi Allroad has been selected as the ideal vehicle for exploring the wild rugged wilderness in pure comfort and style. As an owner of a fractional share in a Residence at The Roy, you are also a part-owner of an Audi Allroad. It will be available for you on arrival at The Roy, or, via the concierge, can be delivered to either Wanaka or Queenstown airports.



Ownership Full

To buy outright the full title in a Residence at The Roy: full ownership offers you the full specification and fixture which includes the Miele appliances, the Treble Cone ski pass and the TVs entertainment system including the Leowe TVs. Additionally you have the opportunity to purchase our furniture and chattels lists including the car and the mobile wardrobe if you wish. You will have the benefit of the use of management as you see fit. The Manager's cost is incorporated in the Body Corporate charges. Of course the concierge services will be at your fingertips... The wine cellar, Residents' Lounge and Children's Lounge are all there for you and other owners to use. You have the benefit of four locker spaces. Two car parks....

The Opportunity

If Wanaka is your preferred vacation destination and you find yourself wanting to live there, you may want to consider buying the full title of a Residence at The Roy outright. In addition to exclusive use of your Residence at The Roy, full ownership offers you a comprehensive package of specifications and fixtures, which include the Miele appliances, and the entertainment system featuring Leowe TVs.

When you purchase the full title of your Residence, you also have the opportunity to purchase the items from our furniture and chattels lists, the car and the mobile wardrobe.

The luxury and convenience of The Roy facilities are available for all residents, including the wine cellar, Residents' Lounge and Children's Lounge. In addition, full ownership comes with four locker spaces, two carparks and a 10-Year Family Ski Pass to Treble Cone. And of course, the concierge services will be at your finger tips.

All management fees associated with your Residence at The Roy are incorporated in the body corporate levies.



Ownership Fractional

Fractional real estate provides an alternative form of real estate ownership for someone who wants to own a vacation property but realises they have limited time to make use of it and they like the idea of sharing the property so that they get the use they need and want, but at a fraction of the cost.

Why It Works

The Residences at The Roy offer you the option of fractional ownership. Fractional ownership refers to the legal sharing of real estate among more than one owner. The Residences at The Roy can be purchased in one-quarter shares, with ownership shared by up to four owners per Residence.

Each quarter share offers you 13 weeks per year on a fixed schedule or use period to use your Residence and everything Wanaka has to offer.

By sharing ownership in a luxury retreat in this way, owners invest a fraction of the capital and add an appreciating asset to their portfolio.

On the following pages are the use plan calendars. Each four-year calendar sets out the owner's time in residence.



FAQs

QUESTIONS TO ASK BEFORE MAKING A DECISION ON YOUR FRACTIONAL OWNERSHIP PURCHASE

1. What form of ownership am I getting?

The ownership is a registered interest in freehold under the Unit Titles Act 1972 in a one-quarter undivided share (as tenant in common) in a Residence. That share is commonly referred to as a 'fraction'. For each one-quarter Residence share purchased you will also be allocated an undivided one 56th share (as tenant in common) in the Manager's Residence.

2. How is the fraction defined?

The fraction is a one-quarter share of the Residence which entitles the owner to a specified period of use as set out in the use schedule in the Owner's Deed. The Manager's Residence is intended to be let to the Manager for accommodation purposes. This is reflected in the land covenant that will come down each of the one-56th share titles in that residence.

3. What outgoings should I expect to pay for my share?

The anticipated outgoings are:

- (a) Body Corporate levies (billed monthly on a predetermined annual budget);
- (b) Residence Costs (billed monthly on a predetermined annual budget): Rates, contents insurance, repairs and maintenance
- (c) Discretionary Charges (user pays): Power, telephone, concierge services (to be recovered by the Manager upon departure).

Cost budgets for (a) and (b) are attached to this summary.

4. How is time allotted?

With emphasis on peak seasons and school holidays, time is allotted on a fixed but rotating basis so that in each year an owner's use period is clearly delineated. An owner's use period will rotate so that in every four-year period each owner will enjoy use periods covering a whole year.

5. How far in advance do I have to book my period of use?

Time is not allocated on a reservation basis. It is anticipated that owners of shares in The Roy will wish to know with a degree of certainty when the Residence is available for their use. Owners will not be required to book their period of use in advance.

6. Can a fractional interest be purchased by a business or family trust?

Yes, there are no restrictions on the type of entity which will own the share.

7. Can I purchase more than one fractional interest?

Yes, it is possible for one owner to purchase one or more of the shares in The Roy.

8. What common facilities will be included in The Roy?

The Roy includes common facilities which will be owned by or under the control of the Body Corporate as follows:

- Common areas within the development such as gardens, common parking etc.
- Audiovisual room
- Residents' lounge
- Wine cellar
- Drying room
- Equipment room with equipment for common use such as golf clubs, mountain bikes, fishing rods, tennis racquets etc.

9. What are the options for exchanging my use period for use of a Residence in another development?

The Roy Project Company Limited (TRPCL) has not yet developed any formal exchange arrangements. TRPCL intends to develop exchange options for owners in conjunction with the Manager. Owners will be entitled to enter into their own exchange arrangements. There is a variety of international exchange organisations currently operating.

10. May I keep pets in the development?

No, pets are not allowed.

11. Can you I stay more days than I am allotted?

No, you must vacate the Residence when your use period expires. You may of course negotiate an extended period of use (or swap allotted periods) with other owners but owners will not be obliged to agree on any particular arrangement.

FAQs

12. What if I cannot use all of my allotted days?

How you use your use period is entirely up to you. If you do not anticipate using all of your use period you may elect to make the use period available to friends or family or you might wish to let the use period. Letting must be undertaken through the Manager who has exclusive rights to operate a letting service in the Residence.

13. Can other persons use the Residence without the primary owner?

Yes, owners may authorise other persons to use the Residence without charge during that owner's use period. At least one occupier must be over the age of 21 years. An owner will be responsible for the acts of any occupier during that owner's use period. Any letting of the Residence must be undertaken through the Manager who will be entitled to deduct a letting fee of 20%.

14. Am I allowed to make any changes to the interior of my Residence?

Yes, if at least three of the four owners agree to make the change. Owners are required to contribute equally to the relevant costs. As a consequence, the unanimous agreement of all four Residence owners is required where proposed expenditure exceeds \$10,000.

15. Are storage facilities available for my belongings?

Yes, The Roy includes provision for personal lockers for each owner located in the carpark level. The Roy also offers each owner a personal relocatable wardrobe. This wardrobe will be placed in your Residence before your arrival and removed to the secure store room on the same level of the building as your Residence upon your departure.

16. Who looks after the property?

The Body Corporate will appoint a manager who will be responsible for maintaining the property and ensuring that the property is used in accordance with the owner's expectations of a high-end residential development. The Manager will be paid a management fee and be reimbursed for certain costs by the Body Corporate for the provision of its management services. Maintenance obligations at a Residence level will also be delegated to the Manager. The owners of each Residence will contribute to related costs on a pro rata basis. In addition, the Manager will be paid a separate fee by individual owners for the provision of discretionary services (services not common to all owners). Owners will not be responsible for payment for discretionary services that they do not order or consume.

17. What sets my property apart from others?

Its location, the 16-metre lake frontage of each Residence, the furnishings and fittings, the amenities, the technology to be installed in each Residence, the service provided (including 24/7 concierge service), the 10-year family ski pass to Treble Cone Ski Resort for the use of each owner and the interest in the vehicle included in the purchase of each Residence share.

18. How many fractional interests are available?

The Roy includes 14 Residences. Each Residence has four fractions for sale, giving a total number of 56 fractions in the development.

19. How are the policies for shared ownership of the Residence established?

Ownership policies are set out in the Owner's Deed. The Owner's Deed is intended to ensure that the owners use the Residence in a considerate and co-ordinated manner. The Owner's Deed is intended to be as functional as possible but not overbearing. As mentioned above, use of the Manager's residence is governed by the terms of the land covenant registered against each Manager's residence share title.

20. At what rate can the Manager's fee be increased each year?

The Manager's fee is increased by the greater of:

- Movement in the consumer price index
- 3% per annum.

FAQs

21. Can I visit before purchasing?

Yes, you are very welcome to visit the site. You will be required to comply with Health and Safety requirements and any other regulations which apply to protect your safety. Purchasers will also be given an opportunity to enter the completed Residence for inspection purposes on one occasion prior to the settlement date. At the time of drafting this executive summary, construction of The Roy has not commenced.

22. Are there any additional fees or costs above and beyond the annual Body Corporate levies?

The charges usually associated with home ownership such as rates and contents insurance will be charged under 'Residence Costs'. Other than this, it is user pays as per the Discretionary costs.

23. Can a non-New Zealand resident own a Residence at The Roy?

Yes, The Roy is exempt from the Overseas Investment Commission Consent criteria.

24. What are the rules on resale?

In the interest of protecting value in The Roy for all owners, the Developer believes it appropriate to maintain a degree of control on resale. Any publicly advertised share resale prior to sale of the last share in The Roy (or within a period ending two years from the date of settlement of your initial share purchase, if earlier) is required to be for a price not less than the most recent sale price achieved by TRPCL for a comparable share. In addition, if owners decide to sell through an agent during that same period they will be required to use TRPCL's nominated sales agent. Shares are otherwise freely transferable but owners must notify other owners in the Residence that they intend to sell. There is no formal pre-emptive right or right of first refusal for other owners. It is expected that if other owners wish to purchase a transferring owner's share they will make contact with that owner and negotiate a purchase of that share. A transferring owner will not be bound to sell to other owners. On the sale of a share, the new owner must enter into a deed of novation whereby it will agree to observe the Owner's Deed. Ownership of each of the one-quarter Residence shares is collateral with ownership of a one 56th share in the Manager's Residence. These interests are required to be transferred together.

Budgets

OPERATING BUDGET

A key benefit of fractional ownership is the sharing of fixed and variable costs proportional to your degree of ownership. Ongoing costs are delineated into three levels as outlined below. A schematic outlining the fee levels is also attached for reference.

Body Corporate Level *

These costs include the standard maintenance, building insurance and common area operational expenses associated with ownership in a multi-residence property, as well as an on-site General Manager. A schedule of the Body Corporate levy's is attached with estimates based on quotations as of August 2007. These costs are intended to be levied on a monthly basis direct from your account based on a predetermined annual budget for the year.

Residence Cost *

These costs represent the normal costs of home ownership along with normal costs of vehicle ownership i.e. rates, contents insurance, power, internet, car insurance and a reserve fund for renovations. A schedule of these costs and estimate based on quotations as of August 2007 is attached. These costs are intended to be levied on a monthly basis direct from your account based on a predetermined annual budget for the year.

Discretionary Costs

These are the costs incurred while you are in residence, including telephone and concierge services. They are effectively user-pay items. The Manager will arrange for payment before you depart your Residence.

* The budgets have been compiled by Lakes Property Services Ltd who are experienced Body Corporate and Property managers located in Queenstown. The budgets have been compiled based on the plans and specifications herein. The budget is indicative of estimated cost in the year 2007. The budgets will be reviewed prior to Settlement of the Residence and will be review on an annual basis thereafter.

Body Corporate Level

Draft annual Body Corporate level* (GST inclusive)

Insurance	\$24,500.00	Based on estimate from insurance broker
Insurance valuation	\$1,800.00	
Cleaning carparking common areas	\$3,500.00	Estimate supplied
Carpark ramps access	\$500.00	
Rubbish removal	\$4,500.00	Mini skip – 3 empties per week
Building maintenance	\$1,500.00	After warranty has expired
Grouds maintenance	\$3,000.00	
- Servicing planters	\$2,500.00	Estimated on time basis plus materials
Fire alarms / WOF and annual building compliance / WOF inspection	\$1,500.00	Estimate from technician / contractor
Lift inspections and WOF	\$850.00	Estimate from technician / contractor
Lift electrical	\$4,500.00	
Lift maintenance	\$5,000.00	Service contract after warranty period
Lift phone	\$750.00	
Ventilation electrical	\$3,000.00	Estimate from technician / contractor
Maintenance and service	\$500.00	
Sprinkler / hose reels maintenance	\$1,000.00	Estimate from technician / contractor

Sundry / legal fees	\$1,500.00	
General bank fees	\$350.00	
Audit fees	\$2,000.00	Body Corporate accounts only
Electrical – common areas	\$4,000.00	Includes general access lighting, carpark
Electrical – pump	\$6,250.00	
Sky TV	\$12,000.00	Estimate from a similar property
Internet : VOIP communications	\$11,760.00	Estimate
Security systems – WOF	\$1,500.00	
Secretarial / management fee	\$17,325.00	\$275.00 (plus GST) per title
Total levies	\$115,585.00	
Sinking fund – building optional	\$3,500.00	
TOTAL	\$119,085.00	

Excludes: Estimate / salaries for manager and staff statutory returns and employment costs and change-over cleaning costs.

* Body Corporate Level is intended to be levied in 56 shares. Based on this budget the annual Body Corporate Level is estimated at approximately \$3555.00 per share, including management salary set at \$80,000.00 per annum.

Residence Cost

Draft annual Residence cost* (GST inclusive. Per residence basis)

Insurance	\$245.00
	\$850.00
Local body rates	\$4,100.00
Water rates ORC	\$450.00
Internet	\$600.00
TOTAL	\$6,245.00

* The Residence Cost Budget is intended to be levied in 4 shares per Residence. Based on the estimates from Lakes Property Services Ltd each quarter share would be levied at \$4,536.25 per annum. This includes a quarter share of the draft annual sinking fund.

Based on furniture package of \$125,000.00
Audi Allroad (or similar vehicle)
3-bedroomed residences

Draft annual sinking fund - Fractional Ownership (GST inclusive. Per residence basis)

Replacement / spare crockery, glassware	\$2,000.00
Refresh walls and high traffic areas	\$1,500.00
Refurbishment fund	\$8,400.00
TOTAL	\$11,900.00

Based upon 7% of furniture package

Legal Summary

1. Introduction

1.1 This is a brief summary of the documentation for the development by The Roy Project Company Limited (TRPCL) at 57 Lakeside Road, Wanaka, to be known as “The Roy”. This summary is intended to assist purchasers and their advisors in their perusal of the documentation associated with the development. It is not intended to be an exhaustive or binding explanation as to the nature and effect of the documentation.

2. The development

- 2.1 The Roy is a high-end residential development. It has been developed to meet a perceived demand for quality second home ownership. TRPCL has designed the development with a particular emphasis on owner comfort and a high level of amenity seldom seen in residential developments.
- 2.2 The Roy will be developed in one stage over approximately two years. TRPCL intends to issue progress newsletters to purchasers on a quarterly basis during the development period. TRPCL encourages contact and purchasers are invited to contact TRPCL at the address above.

3. Ownership of the development land

- 3.1 TRPCL already owns the land at 57 Lakeside Road, Wanaka, (Land) upon which the development will be undertaken.
- 3.2 There is an existing building on a corner of the Land which will not be included in the development and TRPCL will separate the portion of the Land associated with that building (Balance Land) for future development. The purchasers in the development will be bound by a no-objection covenant

regarding TRPCL's proposed development of the Balance Land. TRPCL has not finally determined the extent of its development on the Balance Land. The no-objection covenant will prohibit purchasers from objecting to any development by TRPCL on the Balance Land provided such development falls within the parameters of the local authority's district plan.

4. The agreement

- 4.1 The agreement is for the sale of an undivided one-quarter share (as tenant in common) of a residence in the development (Residence). This type of ownership is commonly referred to as “fractional ownership”. This means that the owner's use of the Residence is shared between (in this development) a maximum of three other owners. Each one-quarter share in the Residence will have a separate and distinct “use period” during which the Residence is available for use by the owner. Purchasers may acquire more than one share in a given Residence.
- 4.2 The owner of each undivided one-quarter share in a residence will also acquire an undivided one fifty-sixth share (as tenant in common) in the Manager's Residence.
- 4.3 The sale also includes an undivided one-quarter share in the chattels described in section 8 below.
- 4.4 The Residence and the chattels are together referred to in the agreement as the “Property”.
- 4.5 The agreement is conditional upon:
- 4.5.1 The purchaser's solicitor approving the agreement and the transaction.

- 4.5.2 TRPCL obtaining a satisfactory level of sales of residences in the development.
- 4.5.3 TRPCL being satisfied as to the financial and practical viability of the development.
- 4.5.4 TRPCL obtaining issue of separate certificates of title for the Residence, the manager's residence and the share in each that is being sold.
- 4.5.5 TRPCL obtaining issue of a code compliance certificate either for the building or for each of the residence and the Manager's Residence.
- 4.6 The agreement requires TRPCL to construct the Residence and the Manager's Residence and to obtain issue of separate certificates of title for the relevant shares in each. The purchaser is obliged to pay for the purchaser's shares.

5. The title structure

- 5.1 TRPCL will subdivide the building and the land under the Unit Titles Act 1972 to create separate certificates of title for each Residence and the Manager's Residence. TRPCL will then arrange for the issue of separate certificates of title for each of the four shares per Residence and each of the fifty-sixth shares in the Manager's Residence. It is these titles that will be transferred to purchasers.
- 5.2 Each of the one-quarter Residence share titles will be subject to an encumbrance requiring all of the owners of shares in a Residence to comply with the terms of an “Owner's Deed”. The Owner's Deed is a document which records the owner's rights and obligations in respect of the Property.

Legal Summary

- 5.3 The Owner's Deed establishes how owners will use the Property including in particular the periods during which an owner can use the Property. Because the shares in the Property are undivided shares it is necessary to regulate the use of the Property between the owners to ensure that all owners receive a fair use of the Property.
- 5.4 Each owner's use period is specified in a schedule attached to the Owner's Deed (refer attached Use Plan). During an owner's use period an owner may:
- 5.4.1 Self-use the Residence;
 - 5.4.2 Allow the Residence to be used by friends or family provided that use of the Residence by any person other than the owner's immediate family must be arranged through the Manager; or
 - 5.4.3 Let the Residence out. Letting of the Residence must be undertaken through the Manager who will be entitled to deduct a letting fee. Any income received from the letting of a Residence during that owner's use period will be for the benefit of that owner and will not be pooled amongst owners.
- 5.5 No fee will be payable for use of the Residence by an owner, their friends or family beyond user pays-charges for discretionary services consumed.

- 5.6 Each of the one fifty-sixth Manager's Residence share titles will be subject to a land covenant registered against the title to the Manager's Residence in favour of each Residence title. The relevant covenant will provide:
- 5.6.1 For collateral ownership of the shares in the manager's residence and the one-quarter Residence shares. A transferring owner will be required to dispose of both interests contemporaneously to the same transferee.
 - 5.6.2 That, for so long as there is a manager appointed by the Body Corporate, the Manager's Residence will be let to the manager at a nominal rental for accommodation purposes (the Manager to pay all outgoings and to assume all repair and maintenance obligations in respect of the relevant residence). This lease will terminate when the management agreement mentioned in section 6 below terminates.

6. Management

- 6.1 The smooth operation of The Roy is dependent on good management. There will be one manager appointed by the Body Corporate. The terms of the management agreement are set out in the agreement for sale and purchase. The Manager will provide a range of services to the Body Corporate and to owners.
- 6.2 The Body Corporate will pay the general management fee. In addition, the Body Corporate will reimburse the Manager for:

- 6.2.1 The overall cost of any service contracts entered into by the Manager in the performance of that part of the Manager's duties described in the management agreement as the "Schedule Works". The Schedule Works include services authorised to be performed by the Manager under any Owner's Deed. The Body Corporate will not however be responsible for the costs associated with maintenance at a Residence level nor any additional discretionary services consumed by owners. Owners will pay a separate fee for any such discretionary services.
 - 6.2.2 The materials component of any contract entered into by the Manager in the performance of the Manager's duties.
- 6.3 The distinction between common services (Manager's duties) and discretionary services is made in both the management agreement and in the Owner's Deed. An agreed fee will apply to the range of discretionary services set out in the Owner's Deed. The fee for any other services which the Manager agrees to perform is to be settled with the Manager (on a case-by-case basis).
- 6.4 The Owner's Deed imposes various obligations on the owners and in many instances requires the owners to carry out those obligations through the Manager to ensure consistent performance of those obligations between all owners.

Legal Summary

7. Body Corporate secretary

7.1 Prior to settlement, TRPCL will appoint a separate Body Corporate secretary to perform secretarial services for the Body Corporate. The secretary will be a person or entity appointed by TRPCL at its discretion. Its term of appointment will be arms-length market terms.

8. Chattels

8.1 The share in the Residence is sold with a share in the following chattels:

Vehicle: This will be an Audi All-road TDI or similar vehicle to be selected by TRPCL. The vehicle will be registered in the name of the Manager as bare trustee for the owners. Rules as to the use of the vehicle are set out in the Owner's Deed.

Furniture and fittings: These are specified in the agreement for sale and purchase and will be in the Residence at the settlement date. Obligations regarding the use of the furniture and fittings are set out in the Owner's Deed.

Ski pass: The ski pass will be a 10-year family pass for two adults and two children (under 18 years) to Treble Cone. The ski pass will be for the benefit of owners only and may not be used by non-owners.

9. Schematic diagram

9.1 Attached to this summary is a schematic diagram which presents a visual overview of the title and management structure outlined in the preceding sections.

10. Deposit

- 10.1 The total deposit for the purchase of the share is 15% of the purchase price. This is payable as follows:
- \$5,000 on signing of the agreement by both parties.
 - The balance 20 working days after the date of the agreement.
- 10.2 The deposit is part of the purchase price and will be held by a stakeholder, being the vendor's solicitor.
- 10.3 The vendor is not entitled to access the deposit until the settlement date.
- 10.4 The deposit will be placed in an interest-bearing account. On the settlement date the purchaser will receive a credit against the purchase price payable by the purchaser for the deposit plus interest less resident withholding tax and stakeholder's fees.

11. Settlement and possession

- 11.1 The purchaser will have possession of the Residence as soon as settlement is completed. The settlement date is the later of 10 working days after:
- Issue of a certificate of practical completion.
 - The date that a search copy of the certificates of title for the purchaser's Residence share and related share in the Manager's Residence are available.
 - The date that a code compliance certificate for the building or each of the Residence and the Manager's Residence is available.

12. GST

- 12.1 The purchase price is inclusive of Goods and Services Tax. The share is not sold as a going concern.

Market Facts

The Roy stands alone in terms of quality and ownership opportunity; however, it is important to recognise the value in comparing the price of The Roy to other developments which have sold in the Wanaka and Queenstown region.

Market Facts

Investing in Wanaka

Location:

The site on which The Roy is to be developed is one of the last two remaining development sites available on the Wanaka lakefront within the high-density residential zone and the only one within 150 metres of restaurant and shopping. The Wanaka boat ramp and Marina are within 50 metres. The location cannot be beaten in terms of proximity to amenities and will never be built out given its lakefront position.

Ease:

The Roy is meant to be easy for you, combining the luxury of what is your second home on the Wanaka lakefront with the ease of location, management, concierge, car, ski pass, storage facilities, sporting equipment, and wine cellar, all available to you at a fraction of what it might normally cost to purchase and maintain a property of quality in such a location.

Growth:

Given that the site on which The Roy is to be located was purchased in 2005 by the Directors of The Roy Project Company Ltd, the capital gains for you as a purchaser are immediate. The property today has almost doubled in value since then; that growth is being passed on to you as an owner in The Roy. The Wanaka and the Lakes District expect that the 34% population growth experienced during the last census period will continue as more and more like-minded people discover the area.

Climate Facts

Spring (Oct - Dec) : Changeable, 11-20° Celsius

Summer (Jan - Mar) : Hot and Dry, 21-34° Celsius

Autumn (Apr - Jun) : Warm, 12-25° Celsius

Winter (Jul - Sep) : Snowfalls, Cold and Clear Days, 5-12° Celsius

Cost of Living

Average Cost of a House (Jan-Jun 2006): \$511,085.00

Wanaka Comparative Sales

Extract from CBRE valuation report 7 June 2007

Lakeshore Springs–Lakeside Road

It is understood that these sales were achieved pre-construction. Construction is now nearing completion on the first five units at Lakeshore Springs, all of which are sold.

- Sold – \$1,725,000: 3 bedroom – \$9,913/m² excluding balconies and garage. (Frontage is approx 7.5 metres. Total floor area is over 4 levels.)
- Sold – \$1,770,000: 3 bedroom – \$10,172./m² excluding balconies and garage. (Frontage is approx 7.5 metres. Total floor area is over 4 levels.)
- Sold – \$1,850,000: 3 bedroom – \$10,632/m² excluding balconies and garage. (Frontage is approx 7.5 metres. Total floor area is over 4 levels.)

Queenstown Comparative Sales

The Club – Frankton Road

Pre-sales achieved - Construction now complete

- Sold – Unit 902 – \$2,500,000: 4 bedroom – \$13,736/m² excluding balconies

53 Shotover Street

Single Unit above Commercial

- Sold – \$2,250,000: 3 bedroom – \$13,829/m² excluding balconies

The Esplanade – 58 Lake Esplanade

- Sold – \$1,600,000 ; 3 bedroom – \$11,851/m² including balconies and garaging

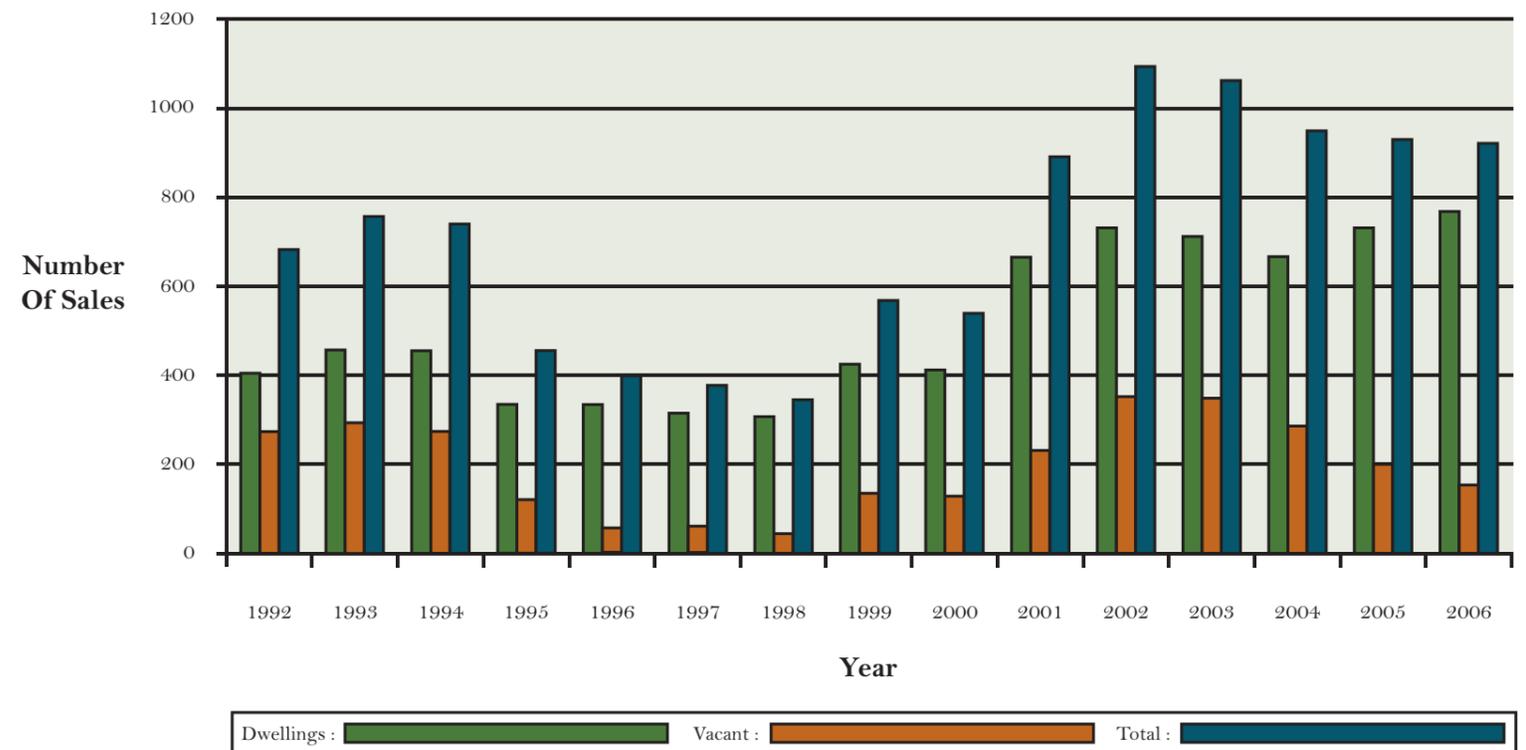
Market Facts

Total Number of Sales in the Queenstown and Arrowtown area (1992 - 2006)

Year	Dwellings	Vacant	Total
1992	408	281	689
1993	462	300	762
1994	461	282	762
1995	340	121	762
1996	335	62	397
1997	315	65	380
1998	303	47	350
1999	430	138	568
2000	414	129	543
2001	665	231	896
2002	734	359	1093
2003	712	351	1063
2004	671	284	955
2005	735	198	933
2006	769	158	927

These market facts have been sourced from www.queenstownproperty.com

Sales By Year (1992 - 2006)



Wanaka & Surrounds

Wanaka is a 'heartland' that inspires all who enter. Its vast beauty and big sky humble yet make one feel whole. It is a place that spawns dreams and ideas. Hike into its majestic world of high and silent places above the bushline and you will feel like you are flying. The Roy, positioned in Roy's Bay, Wanaka, imbues the strong heritage and vision of its namesake who was smart, generous and tough, and like Roy, it is one of a kind. Its superior lakeside location commands expansive views that have excited painters and poets for centuries.

Location

Paradise at the bottom of the world

The Roy is situated 200 metres from the township of Wanaka, an idyllic lakeside village, and world-renowned resort destination. Wanaka's breathtaking beauty and four distinct seasons make it a spectacular place to be year-round, complete with myriad of sporting, recreational and cultural opportunities. Wanaka is highly accessible with frequent scheduled air services between Wanaka and Christchurch. Direct Trans-Tasman flights are available from Queenstown International airport near by.



Location

AVAILABLE FLIGHTS TO THE ROY



History

JOHN ROY – A PASSION FOR ADVENTURE

In 1859 the pioneering spirit of a hardy and courageous Scotsman drove him to embark on an arduous journey over a rugged mountain pass that led him into one of the world's most extraordinary and untouched wildernesses – Lake Wanaka. His name was John Roy.

Accompanied by his friend H.S. Thomson, a farmer and skilled boatman, Roy tackled the high Lindis Pass and followed the eastern side of the mighty Clutha River before crossing the azure water on a raft of koradi sticks. When they reached the far shore, “the whole land lay before them” – pristine mountain peaks shone white in the sunshine and reflected in the calm water of an immense lake born during the Ice Age. The place was known as Oanaka - ancient crossroads of the Maori who travelled inland from the coast to the lakes to collect precious jade (pounamu).

Roy and Thomson were among the first European pioneers to reach these majestic crossroads. An astute businessman, Roy secured the prime land where Wanaka township stands today and established a thriving merino sheep station. He also had a ‘generous Scottish heart’ and supplied subsequent expeditions to the area with provisions, even when his own stores were low. His legacy remains at Roy’s Bay, a picturesque 55-minute drive from Queenstown international airport over the Crown Range Road.

The Roy, positioned in Roy’s Bay, Wanaka, imbues the strong heritage and vision of its namesake who was smart, generous and tough, and like Roy, it is one of a kind. Its superior lakeside location commands expansive views that have excited painters and poets. Wanaka is a ‘heartland’ that inspires all who enter. Its vast beauty and big sky humble yet make one feel whole. It is a place that spawns dreams and ideas. Hike into its majestic world of high and silent places above the bushline and you will feel like you are flying.

Events & Activities

Wanaka is a summer retreat and winter playground. In summer, warm föhn winds blow from the northwest and the western mountains provide a natural barrier from storms on the Tasman Sea. Its northwest orientation means it enjoys its place in the sun longer than nearby Queenstown.

Winter is cool and crisp as the alps lift the clouds and wring the moisture from them. Skiers and snowboarders have the pick of two downhill fields, Cardrona and Treble Cone, and cross-country skiing at Waiorau Snow Farm. Restaurants and bars thrive in this lakeside resort, which also boasts a vineyard, Rippon Estate. The vineyard overlooks Ruby Island (one of four islands on the lake) and hosts the Rippon Music Festival. At Easter, chins point skywards to view the international air show, Warbirds Over Wanaka. The area is known for its challenging hikes, rock climbing, mountain biking and horseback trekking as well as more genial pursuits such as fishing on the lake and river, and wine tasting. Because of the rugged nature of the surrounding landscape, development of this lakeside area will never compromise being able “to commune with the mountains, watch the weather change, savour the sunsets and marvel at the clarity and entrancing light quality”.



Contact Details

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