

**GREENSTONE LAND DEVELOPMENTS LIMITED - STAGE 2 KENNY ROAD, TE AWA TENDER**

Thank you for your interest in purchasing a section in Stage 2, Kenny Road, Te Awa, Napier. Having received more than 300 registrations of interest to date and with only 23 sections available, Greenstone has decided to offer stage 2 by way of a tender process to provide an equal opportunity for all interested parties to secure a section.

**Please read this letter carefully.**

We now **enclose** for your consideration:

- (a) an agreement for sale and purchase of real estate by tender (the "tender"); and
- (b) a summary registered valuation from Added Valuation of the indicative land valuations for each lot (please note these are intended as a guide only); and
- (c) a road infrastructure plan – showing approved infrastructure such as grass berms, streetlights and street trees together with utility and service connections (relevant for planning vehicle crossings). Please note these may be subject to minor repositioning.

The schedule of indicative land valuations and road infrastructure plan are provided for information only and do not form part of the tender.

The tender includes a copy of the relevant scheme plan and a copy of the land covenants that will be registered as part of Stage 2 of the development.

**Tender Process**

Please note the following matters:

1. Your tender must be received by us, either by email or in hardcopy, at the addresses specified on the front page of the tender form by 5pm, Wednesday, 9 December 2020. Tenders must only be sent to the addresses specified on the front page of the tender form - **Please DO NOT send your tender directly to Greenstone Land Developments Limited**. Provisions relating to the conduct of the tender process are contained in clause 24 of the tender.
2. **Please do not submit a deposit with your tender.** Deposits will only be payable if you are notified that your tender has been accepted.
3. No tenders will be presented to Greenstone Land Developments Limited before the close of the tender process at 5pm Wednesday, 9 December 2020.
4. Please ensure your tender is signed. If a trust is making the offer then make sure the trustees are named as the purchasers (i.e. do not simply insert the name of the trust). Please also insert your contact details ( email address and phone

number) and your solicitor's details on the last page (including your solicitor's email address beside "Email Address for Service of Notices").

5. You **MUST** complete Schedule 1 in relation to GST.
6. If your tender is accepted, you will be notified and required to pay a deposit of 10% of the purchase price within 3 working days of notification that your tender has been accepted. Payment details will be provided at the time of notification .

### **Selection of Lots**

We are aware that some parties may only want a particular lot, while others may want one lot but would be happy with any of a selection of lots. Others may want the chance to purchase more than one lot. When making your tender offer:

1. If you want to purchase a specific lot only, then:
  - a) In Schedule 2 enter "1" in the box at the top of the schedule; and
  - b) In Schedule 2 delete all of the lots you are **Not** interested in purchasing and insert the Purchase Price you wish to offer beside the lot you **ARE** interested in; and
  - c) Sign the memorandum of contract (the signature page).
2. If you want to purchase one lot but would be interested in any one of several, then:
  - a) In Schedule 2 enter "1" in the box at the top of the schedule; and
  - b) In Schedule 2 delete all of the lots you are **NOT** interested in purchasing and insert the Purchase Price you wish to offer beside each of the lots you **ARE** interested in. If you have a preference, then you may specify that preference in Schedule 2 beside each of the lots you are interested in (e.g. by writing "1" for your top priority, "2" for your second priority and so on); and
  - c) Sign a memorandum of contract (the signature page).
3. If you wish to purchase more than 1 lot, then:
  - a) In Schedule 2 enter the maximum number of lots you wish to purchase in the box at the top of the schedule; and
  - b) In Schedule 2 delete all of the lots you are **NOT** interested in purchasing and insert the Purchase Price you wish to offer beside each of the lots you **ARE** interested in. If you have a preference, then you may specify that preference in Schedule 2 beside each of the lots you are interested in (e.g. by writing "1" for your top priority, "2" for your second priority and so on); and
  - c) Sign a memorandum of contract (the signature page).

If no number is specified in the box at the top of Schedule 2, then it is deemed that you only wish to purchase one lot.

Regardless of the number of lots you tender for, there is no guarantee that your tender for any or all of lots will be accepted.

If a tender is accepted by Greenstone it will specify in Schedule 2 which lot(s) are accepted by signing the acceptance box beside each lot(s) and signing the memorandum of contract (the signature page).

### **Independent Advice**

The **enclosed** tender agreement is a legal document and if accepted by Greenstone Land Developments Limited will represent a binding legal agreement. Accordingly, we strongly recommend you seek advice from your solicitor before signing the tender document.

### **LANGLEY TWIGG**



**Shona Christie** | Legal Executive

direct: (06) 831 0447

shona@languetwigg.co.nz

Napier

Encl.