

THE ELMS  
CARTERTON

# Investor Proposal

## *The Elms, Costley Street, Carterton*



**Jennian**  
HOMES  
*Feels like family*

To discuss building your dream home  
on your selected site contact:

**Abby Schaefer**  
P 021 242 8802  
E [abby.schaefer@jennian.co.nz](mailto:abby.schaefer@jennian.co.nz)

**Harcourts**

To discuss land availability contact:

**Shannon Hemi**  
P 027 868 1657  
E [abby.schaefer@jennian.co.nz](mailto:abby.schaefer@jennian.co.nz)



# Why Invest in The Elms?

If you've been dreaming of rural and mountain views on a maintainable residential section, we have the perfect building platform for you.

Right in the heart of Carterton you will find Wairarapa's newest subdivision, 'The Elms' with views of the Tararuas and close to Carterton township, public transport, and schools.

The perfect spot for your new home.

The second stage of the subdivision consists of five flat sections ranging from 585-760m<sup>2</sup> (subject to final survey).

All services will be available to the boundary and sensible covenants have been put in place to protect your investment without being unnecessarily restrictive.

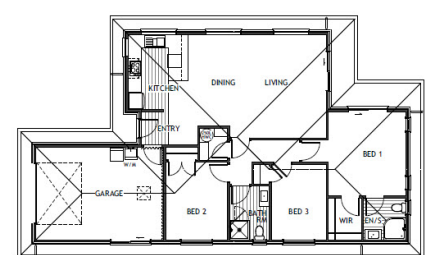
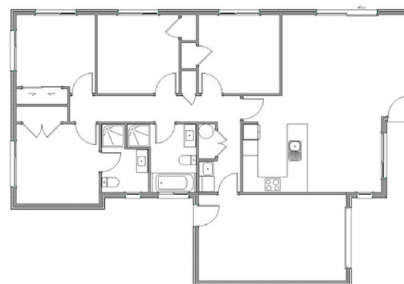
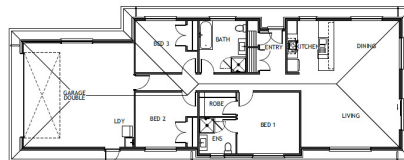
Shannon from Harcourts Wairarapa and Abby from Jennian Homes will assist you in buying your land and building your dream home.

Check out our sample range of homes and starting prices here or find out more by contacting the team.

You won't get better than this in Carterton, a new build, walking distance to town, schools and transport.

All packages include:

- Jennian Homes Completion Promise
- Jennian Homes 36 Month Defects Warranty
- 10 Year Registered Master Build Guarantee



# Why Invest in The Elms?



## Location, location

Located on the popular west side of Carterton, nestled within an established community we have available Stage 2 of the The Elms subdivision. The second stage of the subdivision consists of five flat sections ranging from 585m<sup>2</sup> - 759m<sup>2</sup>. All services are available to the boundary and sensible covenants have been put in place to protect your investment without being unnecessarily restrictive.

## House and Land Packages

Home and Land packages available from Jennian starting from \$658,000 for a new four bedroom, two bathroom home. Please note: The outbuildings have been removed from site.

## An innovative approach to urban design

The Elms stunning setting forms the basis of a significant residential development which utilises an innovative approach to urban design to create a tight nit subdivision with rural aspects in the heart of Carterton.

Some features include:

- A beautiful rural backdrop.
- Close to amenities, shops, schools and parks
- Off main road location

## A great investment.

- The Elms offers a selection of practical urban designs with a variety of décor options to suit your investment needs.
- Full specifications and plans are available on request through Jennian Homes Wairarapa.
- Competitively priced 2 to 4 bedroom quality homes that are energy-efficient, low-maintenance, and above all, healthy from 110sqm to suit land covenants.
- Stage 2 is now selling, and we are offering Fixed-Price contracts on our House and Land packages.
- Titles are imminent, so there is an opportunity to invest with great returns.
- Take advantage of interest deductibility tax benefits available for new build investors—a significant advantage over existing properties.
- Award winning builder Jennian Homes Wairarapa will provide you with a quality home backed by a 10-year Master Build
- Guarantee, Jennian Homes Completion Promise and a 36 Month Maintenance Warranty.

# Investment Options.



PLAN	SIZE	BEDS	BATHS	GARAGE	WEEKLY RENTAL APPRAISAL	HOUSE AND LAND FROM
Andrew	155m <sup>2</sup>	3	2	2	\$650 p/w	\$688,500
Edward 4	139m <sup>2</sup>	4	2	1	\$700 p/w	\$658,500
Carterton 1	126m <sup>2</sup>	3	2	1	\$650 p/w	\$673,500
Kea	157m <sup>2</sup>	3	2	2	\$650 p/w	\$693,500

## New Build Interest Deductibility.

- A new build is a self-contained residence that is issued a Code Compliance Certificate (CCC) under section 95 of the Building Act 2004, confirming the residence was added to the land on or after 27 March 2020.
- A new build is also a self-contained residence acquired off the plans that receives its CCC on or after 27 March 2020 confirming it has been added to the land.
- For new builds purchased off the plan, the exemption starts from the date you entered into an agreement to purchase it.
- The exemption expires 20 years after a new build is issued its CCC or when the new build ceases to be on the land (for example, it is demolished or removed), whichever is earlier.
- Where a new build is acquired off the plans and before its CCC is issued, the 20-year fixed period runs from the date of the CCC.
- The exemption applies to anyone who owns the new build within this 20-year fixed period, (is transferrable) and the timing of the exemption does not reset when the property is sold.
- Additional Rules Apply. Find out more at <https://www.ird.govt.nz/property>



# Bright-Line Period Qualification



## Qualifying for the 2-year bright-line period for new builds

To qualify for the 2-year bright-line period for new builds, one of the following must apply:

- For an existing new build, you must have acquired it no later than 12 months after the code compliance certificate (CCC) for that new build was issued under the Building Act 2004.
- Where you buy a new build off the plan, the CCC confirming the dwelling was added to the land must have been issued by the time you sell the land and the title is transferred. This is generally also the date settlement occurs.
- If you construct a new build on your land, the CCC must be issued by the time you sell the land and the title is transferred. This is generally also the date settlement occurs.
- In all cases, a new build must be self-contained and received its code compliance certificate (CCC) issued under the Building Act 2004 on or after 27 March 2020 confirming this.
- Additional Rules Apply. Find out more at <https://www.ird.govt.nz/property>