

Oakbridge 4th Release – additional information

When will Oakbridge 4th release be ready for me to start building my home?

Titles for our 4th release are anticipated to be issued late January, early February 2025. Construction can commence as soon as settlement has taken place.

What are the prices and how can I secure a section?

Prices start from \$335,000* with a range of section sizes on offer providing opportunities for all. To assist us with our decision making in the allocation of sections, we would like to see plans or renders of the proposed home from the street facing view – A picture of something of a similar style is acceptable.

Suburban Estates is delighted to work directly with buyers, builders, and building companies who seek to create an ideal home and environment. If you are a private buyer, we encourage you to have a meeting or discussion with a builder or building company of your own choosing. We also invite you to visit any of the 7 Show homes located in Oakbridge open to the public on Oakbridge Blvd and Mills Rd from Wed –Sun 12-4 pm. Each team is there to guide and assist you with your future home and can guide you with your section choice and budget.

What are the deposit requirements?

A deposit of 10% will be payable by the purchaser upon becoming unconditional. The final settlement is 10 days from the date of confirmation of the agreement. Deposits will be held in the Vendor's solicitors trust account.

Are there any restrictive covenants?

Oakbridge has covenants in place to protect your investment and to ensure a high level of design quality one would expect in a premium development. Please refer to the covenants and design guidelines available on our website. To ensure consistent quality housing, purchasers are required to obtain written approval from Suburban Estates for any dwelling prior to making an application for building consent to the Christchurch City Council.

What about fencing?

The Vendor will have all boundary fences erected (excluding road frontages and ROW access boundaries) at no additional cost to the purchaser.

What about a Geotech Report?

These sections are classified Technical Category 2 (TC2) and individual site-specific Geotech reports verifying the rating will be supplied to each purchaser as soon as the earthworks are completed.

National Environmental Standard (NES) resource consent

The site (Oakbridge) has historically been used for agricultural and pastoral purposes, containing large fruit orchards and grazing areas. The Listed Land Use Register (LLUR) indicates information regarding Hazardous Activities or Industries (as defined on the HAIL list). Testing of this 3rd release has identified and confirmed that there are elevated concentrations of copper and zinc, while deemed suitable for residential use any excess soil needs to be disposed of at an endorsed managed fill facility. The following have all confirmed acceptance of disposal of our soil; Winstone Aggregates W heatsheaf, Frews Managed Fill Facility and Burwood Resource Recovery Park. We (SPL) have obtained the required resource "Global Consent" to be utilized by each purchaser. All costs incurred and management in relation to the disposal of the soil are the sole responsibility of the purchaser. For further information please refer to the "Global Consent" and "Site Management Plan for Global Consent" under our Key Docs section.

Low-Pressure Sewer System

As part of our Subdivision Consent, Christchurch City Council require a low-pressure sewer pump system to be installed, along with the remainder of the house sewer drain works. Suburban Estates provide you with separate information on our website relating to the sewer system with full details of installation requirements. Please note the sewer pump must be purchased and installed at your own cost.

Can we use our own builder?

Yes, you can choose your section and use your own builder, or we can recommend one of the reputable building companies working alongside us.

Is there a building timeframe?

You are required to commence construction within 1 year of the date of purchase and complete the home and landscaping within 1 year of the start of construction (or by agreement by Suburban Estates).

What on-site amenities will be offered within Oakbridge?

Oakbridge has been meticulously master planned and engineered to provide a shared connected environment with community access to open spaces. Oakbridge is committed to creating an environment that instills pride in its occupants. Elevated design elements bring a sense of place. Enter Oakbridge over a stone bridge, bordered by attractive grassed swales. Tree-lined streets are joined by the character of cobblestone paving, and Suburban Estates' signature generosity in road widths ensures safe and effortless movement within Oakbridge.

Tell me more about the site and location?

Suburban Estates Ltd in partnership with KB Contracting & Quarries Ltd purchased 35 hectares of land, in the Marshland location. Oakbridge North will consist of approximately 450 sections ranging in size from 300m² to 800m², catering for the executive townhouse through to the luxury family home.

Located in the flourishing neighborhood of Marshland and with close proximity to the new motorway, providing an easy commute into the city, you are also only a short drive from the amenities in Northlands and Northwood Super Centre as well as the recreational opportunities around Bottle Lake Forest.

There are various schooling options available around the area, such as Redwood school, Casebrook Intermediate, Mairehau High School, Papanui High School, St Andrews College, St Bede's College, along with a newly built Marian College. The location couldn't be more accessible to everything you need.

Can I on-sell my section?

No lot may be sold until a house has been constructed. Suburban Estates may grant a dispensation to this requirement at its discretion.

*Subject to change